

**MINUTES**  
**Regular Meeting**  
**San Luis City Council**  
**San Luis Council Chamber**  
**1090 E. Union Street**  
**January 28, 2015**  
**7:00 p.m.**

|                                                                                                        |
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| <b>APPROVED</b> by Council<br><b>Date:</b> February 25, 2015<br><b>Clerk's Office:</b> /s/ S. Cornelio |
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**CALL TO ORDER** Mayor G. Sanchez called the Regular City Council meeting to order at approximately 7:04 p.m.

**ROLL CALL**

**PRESENT:** Mayor Gerardo Sanchez  
Vice Mayor Matias Rosales  
Council Member Mario Buchanan Jr.  
Council Member Africa Luna-Carrasco  
Council Member Maria C. Ramos  
Council Member Gloria Torres  
Council Member Ruben Walshe

**OTHERS PRESENT:** Robert Eads, City Manager  
Tadeo De La Hoya, Director of Operations  
Sonia Cornelio, City Clerk  
Andrea Moreno, Police Department  
Aracely De La Hoya, Senior Center Director  
Chris Kasid, Parks & Recreation Director  
Daniel Paz, I.T. Director  
Eulogio Vera, Public Works Director  
Geraldine Gutierrez, PIO/Asst. to the City Council  
Hank Green, Fire Chief  
James Neujahr, Chief of Police  
Jennifer Cisneros, Assistant Parks & Recreation Director  
Jenny Torres, Community Development Director  
John Starkey, Building Safety Director  
Jose Guzman, Assistant Planner  
Kay Macuil, Assistant City Attorney  
Katie St. Louis, Finance Director  
Olivia Jenkins, Utilities Director  
Yolanda Dueñas, Facilities Department  
Francisca Guzman, Translator  
Cesar Neyoy, Reporter  
Diane Umphress, Amberly's Place Executive Director  
Guillermina Fuentes, Resident  
Henry Chavez, Spindle Cooling  
Lucy Lopez, Reporter

Marco A. Pinzon, Resident  
Pamela Green, Visitor

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member R. Walshe

### **INVOCATION**

The Invocation was made by Mr. Hank Green

### **PRESENTATION**

- Presentation of the Comprehensive Annual Financial Report for the City of San Luis, fiscal year ended June 30, 2014 and the Management Letter, fiscal year ended June 30, 2014 by Lumbard & Associates. **(Lisa Lumbard)**

Ms. Lisa Lumbard, Lumbard & Associates, explained that it is the option of the City to prepare a Comprehensive Annual Financial Report (CAFR); the City is required to have an audit but it is not required to have this level of reporting. This type of reporting includes additional information over and above standard audit report and the disclosure checklist for this report is 112 pages long. The City of San Luis is required to provide an Annual Expenditure Report and the City was well within the limits set by the state. Ms. Lumbard added that the City of San Luis received for the prior year the Certificate of Achievement for excellence in financial reporting. The CAFR and the Management Letter were briefly explained by Ms. Lumbard to the Mayor and City Council.

Mayor G. Sanchez asked Ms. Lumbard how does she see the City overall compared to seven (7) years ago as she has been performing the audits for the City for quite some time. Ms. Lumbard responded that significantly better; a few years back the City had a bad audit opinion as there were a number of things that her firm could not verify the account balances on and believes that the Finance Director at that time was subsequently terminated. Ms. Lumbard concluded her presentation by stating that the City has definitely come a long way on the CAFR report and the general finances.

### **CONSENT AGENDA**

#### **-DISBURSEMENTS from January 5, 2015 to January 16, 2015**

Total disbursements \$747,966.34

(Seven-Hundred, Forty-Seven Thousand, Nine-Hundred, Sixty-Six Dollars and Thirty-Four Cents)

**MOTION:** Council Member A. Luna-Carrasco/Vice Mayor M. Rosales to approve the Consent Agenda as presented. Motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION ITEMS:**

**1. Discussion and possible action on any and all matters regarding proposed budget calendar fiscal year 2015-2016. (Ketie St. Louis)**

Ms. Ketie St. Louis, Finance Director, explained that the calendar attached to the Agenda Packet is for this coming budget year 2016, the calendar demonstrates the schedule of the dates for the preparation of the budget.

Mr. Robert Eads, City Manager, added that the purpose of this is to have the idea of when the budget will be produced and adopted at a certain point in knowing that there are key dates that must be met to be in compliance as required. This plan shows the budget process and preparation including meetings with Department Heads, hearings, discussions that will lead to the completion of the budget.

**MOTION:** Vice Mayor M. Rosales/Council Member M. Buchanan Jr. to approve Budget Calendar as presented. Motion passed unanimously.

**2. Discussion and possible action on any and all matters regarding the appointment of a member to the Western Arizona Council of Governments (WACOG) Yuma County Advisory Board meetings. (Tadeo De La Hoya)**

Mr. Tadeo De La Hoya, Director of Operations, explained that former Council Member M.A. Pinzon is no longer in the City Council, therefore he needs to be replaced as he was the one serving on this board. This is for the WACOG Yuma County Advisory Board meetings.

**MOTION:** Council Member A. Luna-Carrasco/Council Member M.C. Ramos to appoint Council Member G. Torres to replace Mr. Marco Pinzon to serve on the Western Arizona Council of Governments (WACOG) Yuma County Advisory Board. Motion passed unanimously.

**3. Discussion and possible action on any and all matters regarding the appointment of a member to the Western Arizona Council of Government (WACOG) Executive Board. (Tadeo De La Hoya)**

Mr. Tadeo De La Hoya, Director of Operations, explained that former Council Member M.A. Pinzon needs to be replaced on this board as well. This is for the WACOG Executive Board.

**MOTION:** Council Member A. Luna-Carrasco/Vice Mayor M. Rosales to appoint Council Member G. Torres to replace Mr. Marco Pinzon to serve on the Western

Arizona Council of Governments (WACOG) Executive Board. Motion passed unanimously.

**4. Discussion and possible action on any and all matters regarding the appointment of a new member to the Economic Development Commission. (Jenny Torres)**

Ms. Jenny Torres, Community Development Director, explained that there is a vacancy on the Economic Development Commission as Ms. Leticia Aragon was unable to continue to serve on the commission. There are some possible candidates to serve on this commission, furthermore Ms. Torres added that her office tried contacting a few of from the retail field and also Council Member R. Walshe tried to contact some people however there was no luck to get someone who is interested. In the future one of her business retention and expansion goals is to meet with the businesses on a one by one basis to explain what the Economic Development Commission does. The City is starting the focus of future Economic Development Strategic Plan as of February 9 and prefers to have a full board at that point. A list of interested candidates was provided to the Mayor and City Council at the Work Session and any candidate from the list is interested in serving on the Economic Development Commission.

Council Member M.C. Ramos recommended Mr. Marco Garcia, she added that she has worked with him and Mr. Garcia is a dedicated person and thinks that he will be great for this board.

Mayor G. Sanchez added that he was thinking and considering Marco Garcia and Mr. Garcia likes the City of San Luis.

**MOTION:** Council Member M.C. Ramos/Vice Mayor M. Rosales to recommend Mr. Marco Garcia to serve on the Economic Development Commission. Motion passed unanimously.

**5. Discussion and possible action on any and all matters regarding the selection of colors and placement of “Welcome to City of San Luis” signs designed and constructed by the San Luis High School welding class. (Chris Kasid)**

Mr. Chris Kasid, Parks & Recreation Director, explained that as discussed at the Work Session in the previous week, staff recommends that the San Luis High School Welding class select the colors and to place a sign at Juan Sanchez Boulevard, a quarter mile west of Avenue F and the other one south of County 21 ½ Street as this is the City’s right of way and do not have to obtain an encroachment permit. Solar light will be placed on the signs; Mr. Kasid added that he will be meeting with the San Luis High School Welding Instructor to go over the signs and instructions.

**MOTION:** Vice Mayor M. Rosales/Council Member M.C. Ramos to authorize Parks and Recreation staff to have the San Luis High School welding class select the appropriate colors for the "Welcome to San Luis" signs that are suitable for the area. Staff recommends placing one (1) sign just North of Ave F on Juan Sanchez Blvd. and the other one (1) just south of County 21 ½ on Hwy 95 dependent on an encroachment permit from Yuma County. Motion passed unanimously.

**6. Discussion and possible action on any and all matters regarding authorization to purchase a Public Safety Answering Point (PSAP) for the Communications Division from Century Link in the amount of \$82,727.00.00 from the San Luis Police Department's Contractual Services account-\$24,000.00; San Luis Fire Department's Vehicle Maintenance account-\$10,727.00; and San Luis Municipal Court's Special Revenues account-\$48,000.00. (Jim Neujahr)**

Mr. Jim Neujahr, Chief of Police explained that he contacted Mr. Rosendo Morales, City of San Luis Municipal Judge to assist with this project as suggested by the Mayor and City Council. The San Luis Police and Fire Departments as well as the Municipal Court will work together and allocate funds to make this project possible. The PSAP will have three (3) stations as discussed and explained at the previous Work Session.

**MOTION:** Council Member M. Buchanan Jr./Council Member M.C. Ramos to authorize the purchase of the Public Safety Answering Point for the Communications Division from Century Link in the amount of \$82,727 from the San Luis Police Department's Contractual Services account, San Luis Fire Department's Vehicle Maintenance account and San Luis Municipal Court Special Revenues account. Motion passed unanimously.

Council Member G. Torres asked if the City of San Luis is paying a fee to the Somerton PSAP. Mr. Neujahr responded that the San Luis Police and Fire Departments were paying \$8,400.00 a year for the cooperative system and not actually for the expense of the equipment or service of answering the phone calls.

**7. Public hearing followed by discussion and possible action on any and all matters regarding the proposed Development Agreement with Riedel Construction, Inc., and Rezoning Case No. 2014-0112 as both pertain to the proposed subdivision known as Las Quintas de San Luis 2. (John Starkey)**

Mr. John Starkey, Building Safety Director/Zoning Administrator, explained that after the last Work Session on this item, the applicant sent an email requesting that this item be removed from consideration. However, on Monday, the owner of the property and the applicant met with Mr. Robert Eads, City Manager and himself and sent an email requesting to be reinstated and they would like the motion to be to continue this item to

the second meeting in February. Mr. Starkey added that the public hearing was advertised and probably the public hearing needs to be held.

Mayor G. Sanchez stated that the reason this item is on the Agenda is because he received several phone calls Monday evening regarding a newspaper article stating that the rezoning was removed, then on Monday it got reinstated. It is not fair for those people that wanted to talk about this subdivision and just today he received more paperwork on the subdivision. It is not fair for those people against it or in favor of it because in the vision of the residents they do not know what is going on...first it is denied then is placed back on the Agenda; there are people who wanted to be here as there are some that are against it and others that are in favor of it and at the same time it is not the developer but the owner requesting some time because there are concerns brought by some Council Members and this was the only time that the City Council was introduced to this subject and this tells him that this is a complicated one. This is not fair for the residents and the owner who have constitutional rights to a fair process and he does not want any doubts that they were treated fairly, that the City Council went to through the process and that there were concerns and he is going to get a reason. Mayor G. Sanchez furthermore said that he does not have a problem with it; this is a rezoning case and it not being developed, the more informed people are the better off the City is. The reason this is being done is because the City wants to make sure that there are no legal issues and no accusations that the City was unfair, that the developer was treated unfairly and that the City is against development. The City has concerns and were brought up at the last meeting and today there are even more concerns, so he wants to make it very clear and answer those concerns and the other thing, staff dropped the ball in his opinion because he sees two (2) plans; the initial plan with which a lot people were unhappy with it and then the second plan. Was the public ever informed of the second plan? Planning & Zoning does not count and asked if a public hearing was held? This is where the City lacked as some people were given a two (2) day or 24-hour notice and people wanted to voice their concerns and is only fair that the City provides that service. The City is not approving anything and he respects the owner's request for the 25 or 30 days that he is requesting.

Vice Mayor M. Rosales asked if staff still on the date requested. Mr. Starkey responded yes which is February 25, 2015.

**MOTION:** Vice Mayor M. Rosales to continue the public hearing on Rezoning Case No. 2014-0112 Las Quintas de San Luis 2 to rezone parcel 211-31008 and a portion of parcel 7709001 from Rural Area (RA-10) to Residential Medium Density (R-1-6) and related conditions and the development agreement recommended by Planning & Zoning Commission to

- A. Open public hearing**
- B. Close public hearing**
- C. Action on Development Agreement & Rezoning Case No. 2014-0112**

**8. Public hearing on any and all matters regarding General Plan Minor Amendment Case No. 2014-0423 followed by discussion and possible action to approve Resolution No. 1081. A resolution of the Mayor and City Council of the City of San Luis, Arizona, amending the San Luis 2020 General Plan to change the Land Use Designation of 1.77 acres of land located at 3676 E. County 24<sup>th</sup> Street from Neighborhood to Business; repealing any conflicting provisions; and providing for severability. (John Starkey)**

**A. Open public hearing**

**MOTION:** Council Member A. Luna-Carrasco/Vice Mayor M. Rosales to open the public hearing. Motion passed unanimously.

Mr. John Starkey, Building Safety Director/Zoning Administrator, explained that there is a parcel at the intersection of Avenue F and County 24<sup>th</sup> Street that it is zoned C-1 which is Neighborhood Commercial and the applicant is requesting to rezone it to C-2 to be able to have a convenience store with gasoline sales, however the General Plan in that area does not allow C-2 zoning therefore the first step to be done is change the General Plan designation from Neighborhood to Commercial. Mr. Starkey added that there is another item on the Agenda that requests to rezone the property from C-1 to C-2 so that they can have a convenience store with gasoline sales. A Citizens Review Committee meeting on January 6 and none of the local people attended the meeting. A public hearing took place at the Planning & Zoning Commission meeting on January 13 and some members of that neighborhood were present and are in favor of it.

Mayor G. Sanchez asked if there were any restrictions recommended by the Planning & Zoning Commission. Mr. Starkey responded that there were no restrictions recommended by the Planning & Zoning Commission. A member of the San Luis Community Facilities District Board is present tonight, and they would like an amendment added to the rezoning to require that they build a convenience store gas station and not some other use in the C-2 zoning district.

Mayor G. Sanchez asked if all members of the San Luis Community Facilities District Board informed on the request for rezoning. Mr. Starkey responded he was not sure if they were informed.

Mr. Henry Chavez, East San Luis Community Facility District Board, stated that they have no objections to the change in the rezoning as long as the residents in the area do not have any objections.

Mayor G. Sanchez asked if the City has a commitment from Comité de Bienestar that they will build a convenience store. Mr. Starkey responded that on the application they stated that they were going to build a convenience store.

Mayor G. Sanchez asked if they can change their mind. Mr. Starkey stated that yes they can unless the conditions are to rezone to that as there are other uses appropriate to the C-2 district.

Mayor G. Sanchez added that there are over 200 lots in foreclosure and the San Luis Community Facilities District is responsible to make sure that everything that gets built in that area, yields the highest price for those lots to minimize the loss; these are bond issues as bond money was used to purchase those lots. Staff and the San Luis Community Facilities District have been working with the firm that issued the bonds and added that a convenience store will add value to the area in addition the residents from that area have asking for a convenience store. In the event that Comité de Bienestar decides not to build the convenience store, the City needs to be notified as this will not only affect the prices of those lots but also affects the standing in a foreclosure procedure. He is not against the project but there needs to be restrictions as the City is liable.

## **B. Close public hearing**

**MOTION:** Vice Mayor M. Rosales/Council Member M. Buchanan Jr. to close the public hearing. Motion passed unanimously.

Ms. Kay Macuil, Assistant City Attorney, explained that this item is for the General Plan and for the convenience store there needs to be a change in the General Plan.

## **C. Action on Resolution No. 1081**

**MOTION:** Council Member M.C. Ramos/Vice Mayor M. Rosales to approve Resolution No. 1081. Motion passed with six (6) aye votes and one (1) nay vote by Council Member M. Buchanan Jr.

Mayor G. Sanchez stated that since Item No. 12 and the item just voted on are related it will be discussed next on the Agenda. There was no opposition from the City Council.

**12. Public hearing followed by discussion on any and all matters regarding Rezoning Case No. 2014-0424, a request by Gary Black, on behalf of Comité de Bienestar, Inc. followed by discussion and possible action to approve First Reading of Ordinance No. 334. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending the official zoning map of the City of San Luis by changing the zoning classification of 1.77 acres located at 3676 E. County**

**24<sup>th</sup> Street from C-1 (Neighborhood Commercial) to C-2 (Community Commercial); repealing any conflicting provisions; and providing for severability.  
(John Starkey)**

**A. Open public hearing**

**MOTION:** Vice Mayor M. Rosales/Council Member A. Luna-Carrasco to open the public hearing. Motion passed unanimously.

Vice Mayor M. Rosales asked if this is the item where the conditions will be specified in regards to the zoning that it remains a convenience store with a gas station only. Ms. Kay Macuil, Assistant City Attorney responded yes and added that at the Work Session, Mr. Reyes mentioned that he was contemplating possibly adding some office space and C-1 has professional offices and if the City Council wants to condition C-2 to just the gas station the City Council can include the uses in C-1 if that is the City Council's desire rather than limit the use to just what is in C-2. C-2 is more intensive and C-1 has lighter uses. Mr. Starkey added that C-2 is what is needed in order for them to sell gasoline, but if the City Council wants to condition the C-2 zoning to only build a convenience store and sell gasoline, then the City Council cannot adopt this ordinance tonight as the condition is not in the ordinance, therefore, the ordinance would need to be re-written and presented to the City Council at the next scheduled Council meeting.

Council Member G. Torres said that Mr. Reyes mentioned that the C-2 zoning across the street from the proposed site for the convenience store have conditions as well. Mr. Starkey responded that the C-2 across the street has no conditions; it was actually rezoned C-2 prior to the zoning ordinance adoption or General Plan adoption several years ago. That property and part of Bienestar B was zoned C-1 a long time ago and was not zoned C-2 at the time because in the old zoning ordinance C-1 did not allow a gas stations.

Vice Mayor M. Rosales asked what C-2 allows in general. Mr. Starkey responded that General Commercial probably the only objectional thing in C-2 would be auto repair garage, pain body shop and things like that which are not appropriate next to housing including no car dealers, heavy commercial or apartments. There are many conditional uses that can be done in C-2 but they have to go back to the Planning & Zoning Commission to obtain a conditional use permit approved for intensive General Commercial districts.

Mayor G. Sanchez asked Ms. Macuil if she agreed with Mr. Starkey. Ms. Macuil responded yes and provided a few C-2 uses found on the Zoning Ordinance Section 7.2. Ms. Macuil added that the City Council can proceed with a motion then present the ordinance to the Mayor and Council for adoption.

Mr. Starkey said that the recommendation from the Planning & Zoning Commission is to zone it to C-2 but if the Mayor and City Council want to condition it on tactic for use then the ordinance needs to be amended to reflect the condition but the Mayor and Council would have to make a motion to rezone to C-2 on the basis of building a convenient store with a service station and possibly some administrative offices.

Ms. Macuil added that if the Mayor and City Council is ok with the office being there and the lower uses the C-1 can be left as is or leave the C-1 uses out and just limit it to the convenience store and gas station.

#### **B. Close public hearing**

**MOTION:** Vice Mayor M. Rosales/Council Member A. Luna-Carrasco to close the public hearing. Motion passed unanimously.

#### **C. Action on First Reading of Ordinance No. 334**

**MOTION:** Vice Mayor M. Rosales/Council Member M.C. Ramos to Rezoning Case No. 2014-0424 for 1.77 acres located at 3676 E. County 24<sup>th</sup> Street from C-1 (Neighborhood Commercial) to C-2 (Community Commercial) on the condition that the C-2 uses be limited to the use of a convenience store and/or gasoline station and that all uses of C-1 are allowed. Motion passed with six (6) ayes and one (1) abstention from Council Member G. Torres due to a conflict of interest.

**9. Discussion and possible action to approve Resolution No. 1082. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing Subgrantee Agreement between the San Luis Police Department and State of Arizona Department of Homeland Security to receive funds for overtime and mileage in the amount of \$187,920.00. (Jim Neujahr)**

Mr. Jim Neujahr, Chief of Police, said that this resolution allows the San Luis Police Department to become a subgrantee under the State's Department of Homeland Security grant in the amount of \$187,920.00 for overtime and mileage.

**MOTION:** Council Member R. Walshe/Council Member M.C. Ramos to approve Resolution No. 1082. Motion passed unanimously.

**10. Discussion and possible action to approve Resolution No. 1083. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing Subgrantee Agreement between the San Luis Police Department and State of Arizona of Homeland Security to receive funds for equipment in the amount of \$46,590.00. (Jim Neujahr)**

Mr. Jim Neujahr, Chief of Police, explained that this resolution is to approve the Operations StoneGarden Grant which is a federal grant to assist with public safety issues along the border. Mr. Neujahr asked the Mayor and Council to approve the resolution to receive the funding in the amount of \$46,590.00.

**MOTION:** Council Member G. Torres/Council Member M.C. Ramos to approve Resolution No. 1083. Motion passed unanimously.

**11. Discussion and possible action to approve First Reading of Ordinance No. 333 by title only. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, enacting and adopting a supplement to the Code of Ordinances for the City of San Luis, Arizona; repealing any conflicting provisions; and providing for severability. (Sonia Cornelio)**

Mayor G. Sanchez stated that this ordinance needs to be amended and the City Attorney's Office recommended continuing this item to the next scheduled Council meeting as the ordinances passed after the City Code was adopted, do not conflict with the provisions.

**MOTION:** Vice Mayor M. Rosales/Council Member M.C. Ramos to continue Ordinance No. 333 to the next scheduled Council meeting. Motion passed unanimously.

**13. Summary of current events by Mayor, Council Members, City Manager, and/or City Staff pursuant to A.R.S. §38-431.02 (K).**

Council Member M.C. Ramos reported that she attended the Rural Transportation meeting. Legislators, senator and Representative Fernandez was present and added the designation of taxes for roads only was discussed which included thinking of new ways on how cities and counties have to repair their roads due to HURF funds not being restored completely. Therefore the idea of expanding Juan Sanchez Boulevard will be difficult and the City has to think of other ways of bringing revenues to the City for the repairs and maintenance of roads.

Mayor G. Sanchez added that six (6) years ago the quote to expand Juan Sanchez Boulevard was between \$6 million and 7 million dollars, now the quote is approximately \$22 million; these figures are being obtained from Arizona Department of Transportation. The City of San Luis counts with 32,000 people and the roads need to be fixed; while other cities are getting millions and millions of dollars the City of San Luis is getting thousands of dollars. The modifications to Main Street will cost \$12.7 million.

Vice Mayor M. Rosales said that he attended the Planning & Zoning meeting in Yuma and there was a presenter that discussed that he wanted to make sure that all the cities and counties work together in regards to expansion of roads keeping in mind the bicyclists.

### **CALL TO THE PUBLIC**

Ms. Guillermina Fuentes, 1630 N. 9<sup>th</sup> Avenue, San Luis, stated that she wanted to address her concern on the public hearing of Item No. 7 and since that item was continued she will address the City Council on Call to the Public. Ms. Fuentes commented that the same developer wanting to develop that area is the same person who sold the lots \$8,000.00 to \$10,000.00 more due to the view; the developer did the same thing in Los Alamos by selling the lots with a view at \$70,000.00, therefore it is very clear that the developer sold the residents of those areas a view. Ms. Fuentes provided copies to the Mayor and City Council of portions of the development agreement signed by both the City of San Luis and the developer, page 13 line 11 states what she is talking about. Furthermore, Ms. Fuentes added that by entering into that agreement, the City also promised homeowners the view of those lots as the fences are three (3) feet tall. On an incomplete subdivision done by the same developer, the City has spent thousands and thousands of dollars. Ms. Fuentes also provided a copy of the subdivision guidelines to the Mayor and Council. Las Quintas subdivision...developers still owe as per the developer's agreement a full mile road, from Juan Sanchez to County 22<sup>nd</sup> Street, page 12 line 12 of the developer agreement, 10<sup>th</sup> Street is very dangerous, if an accident was to happen there, the City will be ultimately responsible for it. There are nine (9) uncompleted different subdivisions containing over 500 lots available and the City Council has to be aware of this. The City of San Luis deserves a proper growth and the City Council should look into that and represent the safety of the community's residents because the residents deserve that. She is frustrated that Item No. 7 was continued and she understands the City Council's point but residents also deserve respect from any developer and the City Council is there to protect its residents not the pockets of the developers.

Ms. Karla Felix, 1470 N. 9<sup>th</sup> Avenue, San Luis, stated that she is against the rezoning of the area, placing an ad on the newspaper stating yes then no, to her is a game. She

works in Yuma and sees the police and people and she is commented "oh you live in San Luis, the City of San Luis never knows what they are doing"; this is another proof that this community is the people's joke. Why is the City Council continuing something that the developer said no to? Another issue that the City Council needs to consider is that the developer needs to complete the other uncompleted subdivisions before beginning another one. 10<sup>th</sup> Avenue should have been expanded fourteen (14) years ago and nothing has been done, it is a disaster and more traffic will be flowing there. This is the 4<sup>th</sup> time she is present at a meeting and staff claims that notices are sent by mail to the residents of that area and she has never been notified nor her neighbors, the only ones receiving the notices are the ones who form a part of the City. Mr. Felix added that like Mayor G. Sanchez mentioned, this item is complicated and asked the

Mayor and City Council to take into consideration all the residents and if they are not present it is most likely because they were not notified.

Mr. Martin Velasco, 1646 N. 9<sup>th</sup> Avenue, San Luis, stated that he has attended two (2) Planning & Zoning meetings and said that he is an affected resident neighboring the area proposed to be rezoned. Residents have not been given any indication that viable reports have been performed, it is very clear that the residents of that area will be affected. The City is going the wrong direction as there is other available land to be developed. Mr. Velasco said that he is not against growth within the City but not in that area. A survey should be done on how many people have voiced their concerns to the City and they go to dead barriers as their problems have not been resolved and issues continue to come up. Also, the people that are in favor of this are getting their vision clouded with the impression that hundreds of jobs will be created but that is not going to happen, the bottom line is that some folks will continue to work and it is not a big impact to the community. What has been done to convince the residents that it is a good project? He has been following this item closely and he has to hear from other people that a meeting will or not be taking place and he thinks that everyone should be acting in good faith for the community especially for those that will be affected. Mr. Velasco furthermore stated that he made an observation last time he was present at the Planning & Zoning meeting, he voiced his concern and when he was done expressing his comment he asked the Planning & Zoning if they had any questions for him and no one made an attempt to ask or state something, he was given the impression like his comment did not matter and residents have their rights.

Mayor G. Sanchez stated that residents of that area will be notified by the City that there will be a public discussion on this item for anyone who has concerns or might be affected.

14. Adjournment

**MOTION:** Council Member A. Luna-Carrasco/Council Member Mario Buchanan Jr. to adjourn the meeting at 8:35 p.m. Motion passed unanimously.



### **Certification of Council Minutes**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council meeting of the San Luis City Council held on January 28, 2015. I further certify the meeting was dully called and held and that the quorum was present and that the City Council approved these minutes at their Regular Council meeting held on February 25, 2015.

Dated this 26<sup>th</sup> day of February 2015.

/s/ Sonia Cuello, City Clerk