

CITY OF SOMERTON  
MINUTES  
REGULAR COUNCIL MEETING  
OF THE CITY COUNCIL

7:00 P.M.

Tuesday, September 06, 2011

Council Members:

Staff:

M. Porchas, Mayor	(P)	Bill Lee, City Manager	(P)
A. Magana, Vice-Mayor	(P)	Louie Galaviz, Park & Rec Dir	(P)
J. Yepez	(P)	B.B. Cotman, Chief of Police	(P)
G. Anaya	(A)	S. Palacios, Interim Public Works Dir	(P)
M. Villalpando	(A)	G.W. Hunt, City Attorney	(P)
L. Ramirez	(P)	M. Figueroa, City Magistrate	(P)
L. Galindo	(P)	D. Bradley, Admin. Svcs. Dir	(P)
		C. Juarez, Interim Com. Dev. Dir	(P)
		P. De Anda, Fire Chief	(A)

**CALL TO ORDER/ROLL CALL**

Mayor Martin Porchas called meeting to order at 7:01 P.M.

Pledge of Allegiance was recited in unison.

All members of the Council were not present. Council Members M. Villalpando and G. Anaya were absent.

**Call to the Public**

**Oscar Sanchez**, West Yucca Street-Commented that the retention basin on Yucca Street appears to be abandoned and appears to be the only one throughout the City of Somerton to be in a bad shape. Believes that since his taxes help pay for the city, the Yucca neighborhood deserve to have a nice looking retention basin.

**Stan Nukem**, Somerton Resident-Commented that the City of Somerton should have at least half a page on the newspaper so that the residents of Somerton can read what's being advertised for the City of Somerton.

**Mayor M. Porchas**-Stated that the City of Somerton Council has been transparent for the past 6 years or so. Explained that there's nothing to hide from the public. Will have City Manager, Bill Lee, look into the issue.

**Bill Lee**, City Manager-Explained that smaller ads are placed on the newspaper due to price. It is expensive for the city. Nothing is being hidden from the citizens.

**CONSENT AGENDA**

1. Minutes for Regular Council Meeting of August 16, 2011.
2. Minutes for Work Session of August 24, 2011.
3. Special Event Liquor License for Fiestas Patrias for September 17, 2011.

Mayor M. Porchas moved to approve Consent Agenda. Councilman J. Yepez moved to approve Consent Agenda. Councilman L. Galindo seconded the motion. All voted in favor. Motion passed.

## **PUBLIC HEARING**

### **Amendment to 2010 General Plan Case #GP01-11 and Rezoning Case #Z02-11**

Doug Hipp from Development Design and Engineering requests a minor amendment to the 2010 General Plan on behalf of Housing America Corporation. The request is to change 4.30 acres, more or less, from Low Density Resident Land Use designation to High Density Residential Land Use Designation and to rezone it from Low Density Residential (R-16) to High Density Residential (R-3) Zoning.

**Carmen Juarez**, Planning & Zoning Director- Stated that the original request was to rezone 14.8 acres of the Rollow Subdivision and rezone the northern portion from Flower Street to the northern parcel.

**Carmen Juarez**- Stated that the Planning & Zoning Commission motioned to recommend approval for 3 to 4 acres only to build a 36 unit apartment complex, facing Cesar Chavez Ave.

**Carmen Juarez**- Commented that on August 02, 2011, Council denied this request, which the applicant has requested a second public hearing.

**Carmen Juarez**- Stated that Housing America has changed the location for the apartment complex from the Northeast corner to the Northwest corner of the parcel.

**Carmen Juarez**- Commented that city staff will come back next meeting, September 20, 2011, with a Resolution approving the minor amendment if it is approved and an Ordinance approving the rezoning.

**Irma Myers**, Housing America Executive Director- Stated that Housing America followed City Council's recommendation.

**Irma Myers**- Stated that Housing America is applying for a \$4 Million dollars investment to USDA, which will generate jobs and more money within the city.

**Irma Myers**- There will be 34 units. Out of that, 24 units will be for farm labor and the rest will be for real renting housing.

**Irma Myers**- Stated that Somerton is in need of 100 units because the majority of the Somerton residents are farm workers.

**Irma Myers**- Stated that there's a 2 years waiting list and there are about 200 people on the waiting list.

**Irma Myers**- Would like to empower people to become homeowners.

**Manuel Figueroa**, City of Somerton Judge- Commented that there were some concerns that were brought to the meeting of Housing America Board of Directors. Concerns were addressed.

**Stan Nukem**, Sunset Estates- Thinks project is good, but it looks like they're still looking for funding to build it.

**Stan Nukem**- Concerned about retention basins.

**Carmen Juarez**- Stated that staff needs direction to bring a Resolution for the minor amendment to the General Plan and an Ordinance for the rezoning for the next meeting, which is September 20, 2011.

**Councilman J. Yopez**- Proceed as Carmen Juarez stated.

## **OLD BUSINESS**

*All items are for discussion and possible action.*

1. **ORDINANCE 2011-008** AN ORDINANCE OF THE CITY OF SOMERTON, ARIZONA, AMENDING ARTICLE 2-7, SUBDIVISION REGULATION, OF THE CITY CODE, BY MAKING TECHNICAL CORRECTIONS TO SECTION 19, 20, 21, AND 23 FOR THE PURPOSE OF CLARIFYING THE AUTHORITY OF THE DESIGN REVIEW

*COMMITTEE AND ADDING THE REQUIRED APPROVAL OF THE PARKS AND RECREATION DIRECTOR OR HIS NOMINEE UNDER ARTICLE 2-7-18.2 TO SET STANDARDS AND ENFORCE REGULATIONS IN THE DEVELOPMENT OF PARKS WITHIN RETENTION BASINS AS MAY BE ESTABLISHED IN THE CITY; PROVIDING PENALTIES FOR THE VIOLATION THEREOF AND PROVIDING FOR SEVERABILITY.*

*a) Second Reading by Title Only*

*b) Approval of Ordinance*

**Bill Lee**-Requested to bring item back before Council when all seven Council Members are present.

2. *Discussion and possible action relating to cellular tower contracts for use of the water tower as cellular tower.*

**Bill Lee**-Requested to bring item before Council until all contracts were available to city staff.

## **NEW BUSINESS**

*All items are for discussion and possible action.*

1. *Presentation by Yuma County Intergovernmental Public Transportation Authority Transit Director, John Andoh. Activities of the new agency will be presented and discussion on the direction it is going.*

**John Andoh**, YCIPTA Transit Director-Gave brief presentation on activities of the Yuma County Area Transit (YCAT).

**John Andoh**-Stated that YCAT provides 6 routes throughout the cities of Yuma, Somerton, San Luis, Town of Welton and non-incorporated areas of Yuma County.

**John Andoh**-Buses run Monday through Saturday from 6 A.M. through 6 P.M.

**John Andoh**-All routes, with the exception of the grey and the purple, start at the Yuma Palm Shopping Center near Target.

**John Andoh**-Stated that there are 105 bus stops throughout the entire system with 20 bus shelters.

**John Andoh**-Commented that YCAT will be working on releasing a request for proposals to sell advertisements on board YCAT buses this month, as well as bus shelters as a way to generate additional revenues for the transit system. Also, YCAT will be look to seek a vendor to add some benches and additional shelters throughout the service area for passenger convenience.

**John Andoh**-Stated that, overall, the transit system carries 264,564 unlinked passengers trips.

Summary of current events by Mayor, Council Members and or City Manager, pursuant to A.R.S. §38-431.02(K). Provided that the public body does not propose, discuss, deliberate or take legal action on any matter in the summary.

**A motion to ADJOURN was made by Mayor Porchas. Motion approved 5-0.**

**ADJOURNMENT**

**Meeting was adjourned at 7:55 P.M.**

  
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**MAYOR MARTIN PORCHAS**

**CERTIFICATION**

**I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting for Tuesday, September 06, 2011.**

  
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**CITY CLERK**