

**MINUTES**  
**Work Session**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**May 17, 2023**  
**6:00 p.m.**

**1. CALL TO ORDER/ROLL CALL**

Mayor Nieves Riedel called the Work Session to order at approximately 6:00 p.m.

**PRESENT:** Mayor Nieves Riedel  
Council Member Tadeo Azael De La Hoya - arrived at 6:05 p.m.  
Council Member Javier Vargas  
Council Member Gloria Torres  
Vice-Mayor Luis E. Cabrera  
Council Member Matias Rosales  
Council Member Maria Cecilia Cruz

**OTHERS PRESENT:** Ralph Velez, Interim City Manager  
Jenny Torres, Assistant City Manager  
Kay Marion Macuil, City Attorney  
Sonia Cornelio, City Clerk  
Angel Ramirez, Fire Chief  
Aracely De La Hoya, Senior Services Manager  
Domingo Sosa, Graphic & Media Specialist  
Eulogio Vera, Director of Public Works  
Francia Alonso, Public Information Officer  
Jose Antonio Maldonado, Video Production Specialist  
Jose Luis Cisneros, Acting Director of Parks & Recreation  
Lizette Varela, Recreation Coordinator  
Manuel Hernandez, Acting Assistant Director of Public Works  
Marco A. Santana, Police Lieutenant  
Miguel Ramirez, Finance Accounting Manager  
Olivia Jenkins, Government & Foreign Affairs Coordinator  
Roula Encinas, Finance Operations Manager  
Abraham Andrade, Arte en la Calle  
Antonio Carrillo, San Luis Film Festival/ComicCon  
Buna George, Greater Yuma Port Authority  
Crystal Figueroa, Yuma Metropolitan Planning Organization-virtual  
David Lara, Resident  
Fernando Quiroz, Arizona Farmworkers Coalition  
Jake Herrington, PPEP, Inc. – virtual  
Javier Nuno, Police Officer  
Jesse Lopez, PPEP, Inc.  
Julie Engel, Greater Yuma Economic Development Corporation  
Kimberly Kahl, Yuma County Chamber of Commerce

Luis Ramirez, Ramirez Advisors Inter-National, LLC  
Manuel Castro, Gethsemani Food Ministry  
Maria Esparza, Cancer Survivors' Support Group  
Mark Concha, Resident  
Martin Rodriguez, Ramirez Advisors Inter-National, LLC  
Nydia Mendenhall, Resident  
Nazzer Mendez, 4FrontED

## **2. ITEMS FOR DISCUSSION ONLY:**

Mayor Nieves Riedel stated that at the request of Council Member Tadeo A. De La Hoya, she would like to move item 2.C. to be discussed next.

### **2. C. Discussion and possible directions to staff on any and all matters regarding the use of the Arnold Cordova Building at 731 North William Brooks starting in September 2023. (Jenny Torres, Assistant City Manager)**

Ms. Jenny Torres, Assistant City Manager, stated that this item was placed on the agenda at the request of a Council Member. She informed that the city sent a letter to PPEP, Inc. asking to vacate the building on September 5, 2023. She mentioned that staff has done research and found that the city needs space to hold after-school programs. She commented that staff spoke with representatives from PPEP to explain the city's needs and have provided them with some options of other locations where they can relocate. After meeting with them, PPEP has requested a 24-month extension. They propose building another facility on San Luis Plaza Drive to relocate the students served at the William Brooks location. Furthermore, she informed that the current lease rate is \$.38 per square foot, but they are willing to pay \$.58 per square foot. She mentioned that it is the council's decision on how they would like to proceed.

Council Member Javier Vargas asked when was the last time the lease rate was reviewed.

Ms. Torres replied that the rate was established 12 years ago at \$.38 and has never been reviewed.

Council Member Torres stated that this is a great program; they help kids achieve their goals and keep them from the streets. She commented that the city should extend the lease until they finish their new building.

Vice-Mayor Luis Cabrera stated that he found out that the lease agreement was terminated on September 2023 due to the growth of the Parks and Recreation Program. He asked if this program is an ongoing program currently held or what activities are done in that program.

Mr. Jose Luis Cisneros, Acting Director of Parks & Recreation, informed that his department currently offers music and art classes in the activity center, which have been growing in the last couple of years. There are only 10 to 15 students per class due to the space limitation; furthermore, he added that the current building has several issues.

Vice Mayor Cabrera asked if other alternatives were being considered.

Ms. Cisneros replied that staff have looked into it, but it is a bit difficult to move them around due to the nature of the classes.

Council Member Javier Vargas stated that the contract stipulates that services to the community must be composed of 80% of San Luis residents. He asked if the city knows how many residents are in the program.

Ms. Kary Hogan, Chief Administrative Officer for PPEP, Inc., informed that currently, the building houses four (4) programs, Community Services, Farm Workers Jobs, YouthBuild, and Micro Loan Programs. She mentioned that PPEP not only services YouthBuild students but also serves about 500 people per year in that facility for employment training, utility/rent assistance, and other programs. She added that PPEP also brings approximately \$1 million in training and education on the services they provide to those individuals. She stated that PPEP has the space to house some Parks and Recreation programs, as they have two (2) classrooms. She mentioned that they would like to partner and serve both programs simultaneously. Furthermore, she stated that PPEP would accept the rent increase from \$22,000 to \$44,000 annually. She asked the Mayor and City Council to consider working with them and continue to partner to serve the community.

Council Member Matias Rosales stated that he understands the dilemma in the city about space limitations. He commented that partnering with PPEP would be a good idea while a new space is found to house PPEP's programs. He added that having them leave the building in September is too short of notice to accommodate their programs in another building.

Ms. Hogan stated that they are willing to work with Parks & Recreation Department to house their program, as the building is not in use in the evenings.

Council Member Tadeo A. De La Hoya mentioned that this is a hard decision; PPEP is not the only non-profit organization that was asked to vacate the building leased through the city. He stated that the city is fair with all non-profits and allows them to stay in the buildings. He noted that the city is trying to maintain the programs offered to the community.

Ms. Hogan explained that in February, staff and city officials met and verbally agreed to extend the agreement to 18 months, then a letter was received asking to vacate the building on September 2023 due to a change of plans. She mentioned that in the letter included in the packet, she asked for 24 months, but if the city allows them to stay for 18 months, there be no problem. She added that PPEP is willing to work with the city and partner to accommodate their programs.

Mayor Nieves Riedel asked if there would be space in their new PPEP Tec High School currently being built to accommodate their programs.

Ms. Hogan replied that there would be no space to house those programs.

Mayor Riedel asked if the programs currently housed at the building on William Brooks Avenue could be moved to the Jackson Square building since the program being held will be moved to the new building on San Luis Plaza Drive.

Ms. Hogan replied that she asked that same question and was informed that the building on Jackson Square is not safe anymore, and the insurance no longer wants to cover it.

Mayor Riedel stated that the building is a sound safe building; the Planning & Zoning Department has confirmed that there is nothing wrong with the building, but the building next door. She noted that as soon as she found out that the city was going to ask for the building, it was six (6) months before that happened, and she tried to help as the programs benefit the community. She mentioned that Jesse Lopez and other staff from PPEP came and looked at another building, but the issue is that they cannot agree on the rent. Furthermore, she added that she spoke with Dr. Arnold regarding the different options, but he did not consider them as he mentioned that PPEP needed a 6,000-square-foot building. She noted that she offered herself, not as the mayor, to build a building in the next three (3) months and lease that building to PPEP at a market value, but he declined the offer. She commented that she offered to build the building because she cares for the community. Ms. Riedel noted that she got elected for two (2) things: safeguarding the city's finances and ensuring the residents receive the services they need. She mentioned that this situation is difficult, but the city has a fiduciary duty; both entities must find a solution. She commented that the city needs to provide services to the community and programs for the kids during the summer and all year round.

Council Member Rosales pointed out that the Parks and Recreation Department provides services to the youths, and PPEP provides services to the residents. He commented that September is too soon for them to move out of the building; he suggested giving them extra time and adjusting the lease rate. This will give time for them to budget and the city to budget in order to provide the services to the youths.

Mr. Jake Harrington, PPEP, Inc., explained that PPEP decided to move out of the Jackson Square building because the building was not safe. He indicated that the high school building will be ready by July 24<sup>th</sup> and that is when they will be moving out of the Jackson Square building.

Mayor Riedel clarified that Mr. Spaulding is not the owner of Jackson Square and said building is safe, according to the city's building officials.

**2. A. Discussion and possible directions to staff on any and all matters regarding City Council's Budget Line Items for Contractual Services, Council Sponsorships & Pledges, and Dues and Subscriptions for the fiscal year starting July 1, 2023. (Ralph Velez, Interim City Manager)**

Ms. Jenny Torres, Assistant City Manager, informed that different organizations come in every year and request a financial contribution from the city. She presented the Mayor and City Council with a PowerPoint presentation, included in the complete agenda packet, that contained information about the funding provided during the current fiscal year and what is being proposed for the next fiscal year. She stated that staff is requesting directions on how the mayor and City Council would like to proceed.

Mayor Nieves Riedel asked how many agencies have complied with the contract, such as providing a report on how the funds are being used.

Ms. Torres stated that most agencies have contracts except for the Dues and Subscription listing. This year staff have requested information on how the funds are being spent and to verify that San Luis residents are receiving the benefits. She informed that staff received different types of reporting for the entities. She commented that to have a procedure in place, staff would like to set a process to keep track of the funding, contract, and reporting, making it easier to follow up.

Ms. Kay Marion Macuil, City Attorney, replied that five (5) agencies did not provide a report or were non-responsive. She informed that each contract specified that they needed to make reporting to the city.

Council Member Matias Rosales asked if the reporting is self-reporting or upon request, and if those who did not submit a report are present, can they present their reporting to the mayor and city council?

Ms. Macuil replied that the city requested each entity for their reporting this year.

Ms. Crystal Mendoza, Director of the Small Business Development Center (SBDC), made a PowerPoint presentation included with the complete agenda packet filed in the City Clerk's Office. She informed that SBDC is requesting funding of \$13,630 from the city through an Intergovernmental Agreement. She concluded her presentation by stating that with the assistance, SBDC will be able to fulfill the needs of entrepreneurs within the communities and will create new jobs.

Council Member Tadeo De La Hoya stated that the city council received documents distributed during the night of the meeting and has yet to have the chance to review what is being presented. He added that he does not appreciate being provided with information on the day of the meeting when a decision is to be made.

Ms. Torres informed that Amberly's Place does a monthly reporting; Chicano Art Collective submitted information, there was a misunderstanding of the reporting, but they were present to entertain questions.

There were no questions for Amberly's Place and Chicano Art Collective.

Ms. Torres informed that Gethsemani Food Ministry would like to make a report.

Mr. Jose Manuel Castro, Gethsemani Food Ministry, 1010 B Street, San Luis, Arizona, thanked the City of San Luis for the support given in the last 10 years. He mentioned that the support has been increasing every year. The city's support is essential for the service offered to the community. He asked the Mayor and City Council to continue supporting his program. He informed that his ministry has been in the community for approximately 24 years and has participated in community events. He explained that the program had significantly impacted the community and mentioned that they distribute more than 50,000 lbs. of food weekly to low-income families in the community and throughout Yuma County. He explained that his food ministry does not require identifications from the recipients to show proof of residency and would like to continue like that.

Council Member Maria Cecilia Cruz thanked Mr. Castro for contributing to the community.

Council Member Gloria Torres asked how often food is distributed in the community.

Mr. Castro replied that when there is an excess of food stored in his ministry, food is distributed two (2) times a week.

Council Member Javier Vargas explained that the city council is not against the support given to the different organizations but wants to ensure that the funds are distributed in the community. He added that there was no required reporting before, but it is noted in the contract that reporting is to be done to receive funding from the city. He clarified that the Mayor and City Council are okay contributing to the different organizations.

Mayor Riedel stated that she agreed with Council Member Vargas and added that it is the City Council's responsibility to make the right decisions.

Ms. Marias Esparza, Coordinator for the Hispanic Cancer Support Group, informed that she is present to answer any questions the City Council may have; she added that she understands the city council's concerns. She stated that the funds are being used solely by the group. She mentioned that since last year this group has been working under Comité De Bien Estar, which administers the program; any contributions to the group go directly to the group. She thanked the city for the contributions made to her group.

Ms. Kay Marion Macuil, City Attorney, informed the Mayor and City Council that the Children's Museum of Yuma County did not receive funding. Still, they gave 700 passes to the city to give out to the community.

Ms. Torres stated that it is up to the Mayor and City Council how the contributions will be made.

Mayor Riedel informed that this is a Work Session and the City Council can not make a decision.

Council Member Matias Rosales stated that this would be his 11<sup>th</sup> year reviewing a budget, and every year city council reviews the contributions made to the different organizations; reports were also received from all the entities receiving funding. This is not something new; the difference this year is that they have to submit their request in writing before the meeting.

Ms. Fernando Quiroz, Arizona Farmworkers Coalition, 2677 E County 16<sup>th</sup> Street, Yuma, Arizona, thanked the Mayor and City Council for their contribution to the organization; these funds are given out as scholarships to students residing in San Luis, Arizona.

**2. B. Discussion and possible directions to staff on any and all matters regarding establishing by ordinance an organized process of application and award of grants for public purpose activities that benefit the residents of the City of San Luis. (Ralph Velez, Interim City Manager)**

Ms. Jenny Torres, Assistant City Manager, asked the Mayor and City Council to continue this item, as staff would like to provide additional information on how this will be processed and the required reporting.

### 3. Adjournment

**MOTION:** Mayor Nieves Riedel/Vice Mayor Luis Cabrera to adjourn the meeting at 7:22 p.m.  
Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Council Member Javier Vargas	Aye
Council Member Gloria Torres	Aye
Vice-Mayor Luis E. Cabrera	Aye
Council Member Matias Rosales	Aye
Council Member Maria Cecilia Cruz	Aye

**APPROVED:**

\_\_\_\_\_  
Nieves Riedel, Mayor

**ATTEST:**

\_\_\_\_\_  
Sonia Cornelio, City Clerk

**Certification**

I hereby certify that the foregoing minutes are a true and correct copy of the Work Session minutes for the City Council of the City of San Luis, Arizona, held on May 17, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

\_\_\_\_\_  
Sonia Cornelio, City Clerk