

APPROVED by Council  
Date: 8/21/2024  
Clerks Office: [Signature]

**MINUTES**  
**Regular Council Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**July 24, 2024**  
**6:00 p.m.**

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

Mayor Nieves Riedel called the Regular City Council meeting to order at approximately 6:00 p.m.

**PRESENT:** Mayor Nieves Riedel  
Vice Mayor Gloria Torres  
Council Member Luis E. Cabrera  
Council Member Maria Cecilia Cruz  
Council Member Tadeo Azael De La Hoya  
Council Member Matias Rosales  
Council Member Javier Vargas

**OTHERS PRESENT:** Jenny Torres, Acting City Manager  
Kay Macuil, City Attorney  
Candy Lara, Acting City Clerk  
Adela Cortez, Director of Human Resources  
Adriana Garcia, Human Resources Manager  
Angel Ramirez, Fire Chief  
Angelica Roldan, Director of Parks & Recreation  
Antonio Maldonado, Video Production Specialist  
Armando Esparza, Director of Economic Development  
Candy Lara, Records Management Specialist  
Domingo Sosa, Graphics and Media Specialist  
Edgar Esparza, Billing & Collections Manager  
Eulogio Vera, Director of Public Works  
Francia Alonso, Public Information Officer  
Javier Nuño, Police Officer  
Joel Arizmendi, I.T. Help Desk Technician  
Jorge Perez, Assistant Director of Public Works  
Manuel Hernandez, Assistant Director of Public Works  
Maria Muñoz, Human Resources Analyst  
Maria Sabori, Risk Manager  
Miguel Ramirez, Finance Accounting Manager  
Nigel Reynoso, Chief of Police  
Roula Encinas, Acting Director of Finance  
Stephanie Pereda, Human Resources Coordinator  
Viviana Briones, Administrative Assistant  
Abraham Andrade, Resident

Albert Leon, Resident  
Angel Casas, Resident  
Buna George, Greater Yuma Port Authority  
James Allen Jr., Resident  
Linda Padilla, Visitor  
Maria Luz Hoyos, Resident  
Mark Concha, Resident  
Mary Lopez, Visitor  
Oscar Franco, Visitor  
Salma Marrufo, Visitor  
Tori Bourguignon, Director of Amberly's Place

## **2. PLEDGE OF ALLEGIANCE**

Vice Mayor Gloria Torres led the Pledge of Allegiance.

## **3. INVOCATION**

Mr. Nigel Reynoso - Chief of Police led the invocation.

### **4. A. Proclamation on Child Support Awareness Month - August 2024**

Ms. Candy Lara, Acting City Clerk, read the proclamation by title only.

### **4. B. Presentation and pinning of all newly promoted employees at the San Luis Fire Department. (Angel Ramirez, Fire Chief)**

Mr. Angel Ramirez, Fire Chief, presented promotions to San Luis Fire personnel who have demonstrated exceptional dedication and skill leadership in their previous roles, earning them this well-deserved advancement. Some Firefighters participated during the Zero to Hero, promotions of Engineer Captain and new Battalion Chiefs. The Firefighters were pinned by family members.

### **4. C. Presentation and recognition of the 2024 - 2nd Quarter Awardees by the Employee Recognition and Awards Program (ERAP) for their outstanding work with the City of San Luis. (Enrique Lopez, ERAP Chair)**

Mr. Jorge Perez, Assistant Director of Public Works, presented on behalf of Enrique Lopez, ERAP Chair, and the ERAP Committee. He presented the winners of the second quarter for the year 2024 for employee recognition. Four (4) types of awards were given, including the Customer Service Award, the Award of Excellence, the Safety Award, and the Employee of the Quarter Award.

## **5. CONSENT AGENDA**

### **5. A. MINUTES OF**

**- Regular Council meeting held June 26, 2024**

**5. B. DISBURSEMENTS From July 03, 2024, to July 17, 2024**

**Total \$3,339,973.12**

(Three Million, Three Hundred Thirty-Nine Thousand, Nine Hundred Seventy-Three Dollars and Twelve Cents)

**5. C. Discussion and possible action on any and all matters regarding a proposed contract with the Greater Yuma Economic Development Corporation for regional economic development efforts. (Jenny Torres, Acting City Manager)**

**5. D. Discussion and possible action on any and all matters regarding the award of a contract to Kimley Horn and Associates, Inc. for the County 25th Extension to Avenue B project. (Jenny Torres, Acting City Manager)**

**5. E. Discussion and possible action on any and all matters regarding a budget transfer to cover the cost of the land acquisition for the downtown drainage property. (Jenny Torres, Acting City Manager)**

**5. F. Discussion and possible action on any and all matters regarding a contract with the consultant, Ramirez Advisors Inter-National, LLC, to assist the city with border and growth-related issues. (Jenny Torres, Acting City Manager)**

**5. G. Discussion and possible action on any and all matters regarding the contract with Yuma Community Food Bank for the Fiscal Year 2024-2025. (Jenny Torres, Acting City Manager)**

**5. H. Discussion and possible action on any and all matters regarding the Fiscal Year 2024-2025 for the 4FrontED annual contribution. (Jenny Torres, Acting City Manager)**

**5. I. Discussion and possible action on any and all matters regarding the contract with Amberly's Place, Inc. for the Fiscal Year 2024-2025. (Jenny Torres, Acting City Manager)**

**5. J. Discussion and possible action on any and all matters regarding Resolution No. 2329. A resolution of the Mayor and City Council of the City of San Luis, Arizona, correcting a scrivener's error nunc pro tunc in Resolution Number 2259; repealing conflicting provisions; and providing for severability. (Kay Marion Macuil, City Attorney)**

**5. K. Discussion and possible action on any and all matters regarding Order No. 2024-05. An Order of the Mayor and City Council of the City of San Luis, Arizona, to authorize the City of San Luis Police Department to receive funding from the State of Arizona Department of Emergency and Military Affairs (DEMA) for Border Fencing and Technology by approving Agreement M24-0013 between the City of San Luis, Arizona through the San Luis Police Department and DEMA. (Nigel I. Reynoso, Chief of Police)**

**MOTION:** Council Member Javier Vargas/Vice Mayor Gloria Torres to approve the Consent Agenda as presented. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Javier Vargas	Aye

## **6. DISCUSSION AND POSSIBLE ACTION ITEMS:**

**6. A. Discussion and possible action on any and all matters regarding the appointment of a director to the Industrial Development Authority of the City of San Luis to replace a resignation. (Kay Marion Macuil, City Attorney)**

Ms. Kay Macuil, City Attorney, presented that Rosa Varela, member of the board resigned, and Alex Joe Harper volunteered to take the place. The board allows lending to companies that want to bring economic development to the community, and the benefit of using this board for that purpose is that the interest for many bond loans is tax-free to bondholders.

**MOTION:** Council Member Javier Vargas/Tadeo Azael De La Hoya to appoint Alex Joe Harper to the Industrial Development Authority of the City of San Luis. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Javier Vargas	Aye

**6. B. Discussion and possible action on any and all matters regarding authorization to approve Fiscal Year 2025 cumulative purchases for the Public Works Department. (Jorge Perez, Assistant Director of Public Works)**

Mr. Manuel Hernandez, Assistant Director of Public Works, asked for approval for the Fiscal Year 2025 cumulative purchases. Annually, Public Works purchases materials, equipment, and services with several vendors that exceed the \$45,000.00 annual procurement threshold.

The vendors are sole source vendors and/or companies that have agreements. Also, there was a recent price increase from Southwest Yuma County Landfill. Since 2021, the City of San Luis has been paying \$32.25 per ton annually. Annually, the average is about 13,500 tons of waste per year, which equals approximately \$440,000.00. If the city agrees to the new rates, next year's total could exceed \$525,000.00. It is a concern for the Public Works Department since it had not budgeted for the increase. The department is requesting approval as presented in this line item as they negotiate due to the fact that services are needed. There is discussion with another vendor, Public Services regarding their rates. The City of Yuma has a ten (10) year contract and are paying \$30.60 per ton. They also offer recycling with an additional cost. This is something the community has been requesting. An update will be provided once they gather more information.

Council Member Matias asked when was the last time the city has bid for gasoline and oil?

Mr. Hernandez stated that they have not bid for McNeece Services for gas and oil.

Council Member Matias Rosales stated that another board that he is a member of has started bidding and has seen some changes.

**MOTION:** Council Member Luis E. Cabrera/Mayor Nieves Riedel to approve purchases for FY 2025 of services and materials listed on the Public Works cumulative purchases schedule as presented in this agenda item and waive formal purchase procedures. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Javier Vargas	Aye

**6. C. Discussion and possible action on any and all matters regarding accounting and disbursement under the development agreement with CDB Valley View Apartments that the City Council adopted on August 18, 2021, through Resolution No. 2193 on a project that provided for the development of public infrastructure improvements along 4th Avenue and affordable housing for those with low income. (Eulogio Vera, Public Works Director)**

Mr. Eulogio Vera, Public Works Director, explained that Comité de Bien Estar completed an affordable housing project a little over a year ago and in 2021 Council entered a development agreement with them to help the project due to extensive costs that were needed for reconstruction of 4<sup>th</sup> Avenue.

There was a visibility issue on 4<sup>th</sup> Avenue and the city asked to include those improvements for public safety. Resolution No. 2193 approved the development agreement that the city will contribute \$160,000.00 towards the estimated cost to be an excess of \$350,000.00 at that time. Since then, there has been multiple phases to this project, there was a sewer line installed, there was some right-a-way acquired and other improvements. Total of the contributions that the city has spent towards the \$160,000.00 add up to \$39,515.84. The remainder of the contribution of the development agreement would be \$120,484.16 and it is ready for disbursement.

Vice Mayor Gloria Torres abstained from participating on this item due to a possible conflict of interest.

**MOTION:** Council Member Javier Vargas/Mayor Nieves Riedel to approve the payment of \$120,484.16 to CDB Valley View Apartments, L.P. in compliance with Resolution No. 2193 Development Agreement and approve the budget transfer as stated in the Fiscal Impact. Motion passed with six (6) ayes and one (1) abstention by Vice Mayor Gloria Torres.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Abstained
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Javier Vargas	Aye

**6. D. Discussion and possible action on any and all matters regarding the appointment of seven (7) members to the San Luis Economic Development Commission. (Armando Esparza, Director of Economic Development & Government Affairs)**

Mr. Armando Esparza, Director of Economic Development & Government Affairs, asked for appointment of seven (7) new members to the San Luis Economic Development Commission. The Economic Development Commission was formed to promote sustainable economic growth through programs, partnerships, and innovative opportunities to increase the commercial and industrial tax base. The terms of the previous members expired on October 8<sup>th</sup>, 2018, and were not renewed. The application was put out in January of 2024 and received a good response from the community. Eight (8) qualified applicants applied and shared the same goal to see the City of San Luis be thriving with commercial and economic activity.

Council Member Tadeo Azael De La Hoya asked if it was common for other cities to allow nonresidents to be part of their commission?

Mr. Esparza responded that he would ask other cities, but one (1) requirement is to be interested in the quality development and economic growth of the community. Mayor Nieves Riedel asked how often they are planning to meet?

Mr. Esparza stated that they are planning to meet quarterly, and the first meeting will be scheduled for October.

Council Member Matias Rosales for transparency, asked how the application process was posted?

Mr. Esparza stated the application was posted on the website, Mrs. Francia Alonso, PIO, posted it on social media, and it was promoted on Campesinos Sin Fronteras radio station.

Council Member Javier Vargas asked how long the term was for the members?

Mr. Esparza responded that by the first meeting, it will be determined who will serve one (1) year term or three (3) year terms, and the bylaws will be updated. Staggered terms and rotation are required.

Council Member Maria Cecilia Cruz asked if any of the applicants would like to make a comment since it is very important for the economic development of the city?

Applicants for the Economic Development Commission commented.

**MOTION:** Council Member Maria Cecilia Cruz/Council Member Tadeo Azael De La Hoya to appoint Salma Marrufo, Oscar Franco, Mary Carmen Lopez, Audren Morris-Sandoval, Linda Padilla, Jesus Carrillo, and Abraham Andrade to the San Luis Economic Development Commission. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Javier Vargas	Aye

**6. E. Discussion and possible action on any and all matters regarding Resolution No. 2328. A resolution of the Mayor and City Council of the City of San Luis, Arizona, Yuma County, committing local funds as leverage for FFY 2023-2024 Community Development Block Grant State Special Project (CDBG-SSP) application. (Armando Esparza, Director of Economic Development & Government Affairs)**

Mr. Armando Esparza, Director of Economic Development & Government Affairs, is seeking a commitment of a local match of \$371,707.00 for the application phase two (2) for the Merrill Avenue project. The application is due November 2024. Pre-bid meetings were held on May 22, 2024, and a Public Hearing on June 24, 2024. The project is very similar to phase one (1), widening of roads and sidewalks.

Council Member Luis E. Cabrera mentioned that he sees on social media that the eastside of the city seems to be where all the growth is happening, but this project serves as proof that there continues to be investment in the westside of the city. There are grants and other resources being sought to be able to provide better services to the community.

Mayor Nieves Riedel added that all the grants coming in are only available for the westside of town.

Ms. Jenny Torres, Acting City Manager, confirmed that the grants have been used in the following areas: Plaza One, Plaza Two, Escondido Beach, Merrill Avenue, and Rancho Los Oros. It has been done in phases because millions of dollars have been invested in those areas throughout the years.

**MOTION:** Council Member Luis E. Cabrera/Council Member Javier Vargas to approve and adopt Resolution No. 2328, committing city funds for the Community Development Block Grant application as presented. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Javier Vargas	Aye

**6. F. Discussion and possible action on any and all matters regarding Resolution No. 2330. A resolution of the Mayor and City Council of the City of San Luis, Arizona, setting towing and storage fees pursuant to San Luis City Code Section 10.25.030(H): repealing any conflicting provisions; and providing for severability. (Nigel Reynoso, Chief of Police)**

Mr. Nigel Reynoso, Chief of Police, stated the importance of maintaining a good relationship with the community, as well as with stakeholders, organizations, and businesses throughout the city which is the reason why Resolution No. 2330 is being brought back for discussion and review. In 2009, there was a resolution that set the fees for towing and storage to \$75.00 for towing and \$25.00 for storage.

In 2022, there was a resolution brought up to request to have towing fees to \$150.00 for towing and \$35.00 for storage and concluded with a towing fee of \$90.00 and storage fee of \$35.00. Currently, A.R.S. allows cities to regulate maximum rates and charges. This resolution is to request to have towing fees increase to \$165.00 per vehicle, \$40.00 for storage, \$5.00 per mile to transport a vehicle to and from outside the city, and a \$30.00 after-hours service fee.

Council Member Javier Vargas asked for confirmation that the last time it was revised was in the year 2022.

Chief Reynoso responded yes, that is correct.

Council Member Tadeo Azael De La Hoya asked about the 2009 resolution attached to the item?

Chief Reynoso stated that the last resolution that was revised was on August 24, 2022, and the first one was in 2009.

Council Member Matias asked if in the resolution there was a maximum number of days that can be charged for storage fees?

Chief Reynoso responded that the resolution does not state that, but it will be set in the contract based on the statute and what the current city code allows. He added that there can always come back with a new resolution if needed to make any changes.

Council Member Luis E. Cabrera stated that the fee increase will put a burden on people in the community and also people coming to do their shopping from Mexico. The prices that are being requested are significantly high.

Mr. Paul, Business Owner of Affordable Towing stated that they have a ten (10) days max and on the eleven (11) day by law they need to start paperwork on abandonment title fees. If the vehicle does not get picked up within the thirty (30) days, the title needs to be sent to the towing company.

Mayor Nieves Riedel stated that it really bothers her that the government can tell a business owner how much he can charge and earn.

**MOTION:** Council Member Tadeo Azael De La Hoya/Council Member Matias Rosales to approve and adopt Resolution No. 2330 as presented. Motion passed with six (6) ayes and one (1) nay by Council Member Luis E. Cabrera.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member Luis E. Cabrera	Nay
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Javier Vargas	Aye

## **7. SUMMARY OF CURRENT EVENTS**

Council Member Matias Rosales reported that San Luis now has a Tesla charging station downtown and anyone with an electrical vehicle can scan the bar code to charge.

Council Member Luis E. Cabrera reported that the San Luis Municipal Pool opened on July 24, 2024, at 4:00 p.m. and is now open to the public after two (2) years of being closed. It is open in the morning from 8:00 a.m. to 12:00 p.m. and 4:00 p.m. to 8:00 p.m. in the evening.

Council Member Maria Cecilia Cruz reported she attended the Rural Transportation Advocacy Council meeting on July 22, 2024, and met with Jennifer Toth, the Director of ADOT. She mentioned about the deterioration of the roads and the percentage of where Arizona is ranked on that category.

Council Member Javier Vargas reported he attended the Groundbreaking Ceremony of Well Site 5 and Well Site 7 for water improvement for the community. He thanked the Public Works Department for their hard work.

Council Member Matias Rosales invited staff and residents to complete the survey for the public transportation. He informed everyone the importance of completing the survey to get funding from the state. It was posted on social media several times and gave the website where it can be completed.

Ms. Nieves Riedel commented that Riedel Construction would like to thank Economic Development and all the city officials who joined in the Groundbreaking Ceremony of the first grocery store on the eastside of the city. It is a multi-million-dollar investment that is almost 40,000 square feet and hopefully will open by the month of May.

Mayor Nieves Riedel commented on the wonderful job the Department of Public Works has done with the walking path on Urtuzuastegui Street.

Council Member Matias Rosales added that it has been a project that has been worked on for three (3) years to complete because of funding.

Council Member Luis E. Cabrera reminded everyone on voting July 30, 2024. Voting location are at the Medical Mall and San Luis Library. The polling locations open at 6:00

a.m. and close at 7:00 p.m. There's a drive thru drop box location at the San Luis Library for those with early ballots.

## 8. CALL TO THE PUBLIC

Mr. James Allen Jr., 1549 E. Babbitt Lane, San Luis, AZ, thanked those who prayed for his daughter who passed away the previous Wednesday. He stated the people are being oppressed and children are a gift of God. He was made aware when his daughter was in her death bed that when the special Olympics was to be held earlier this year the schools came to this government and were denied a permit to do a parade for children with disabilities. An outside source provided half of the fee and one of the master teachers provided the other half for traffic control.

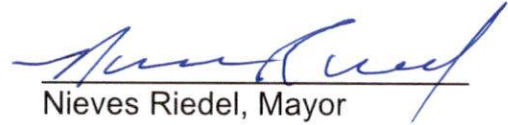
## 9. ADJOURNMENT

**MOTION:** Council Member Tadeo Azael De La Hoya/Vice Mayor Gloria Torres to adjourn the Regular Council meeting at approximately 7:16 p.m. Motion passed unanimously.

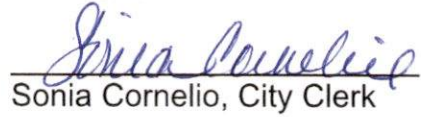
The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Javier Vargas	Aye

**APPROVED:**

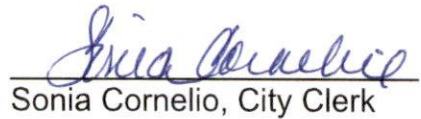
  
Nieves Riedel, Mayor

**ATTEST:**

  
Sonia Cornelio, City Clerk

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular City Council meeting of the City Council of the City of San Luis, Arizona, held on July 24, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

  
Sonia Cornelio, City Clerk

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