

**MINUTES**  
**Regular Council Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**August 27, 2025**  
**6:00 p.m.**

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

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

**PRESENT:** Mayor Nieves Riedel  
Council Member Luis E. Cabrera  
Council Member Maria Cecilia Cruz  
Vice Mayor Tadeo Azael De La Hoya  
Council Member Esteban C. Rosales  
Council Member Lizeth Servin (via Teams)  
Council Member Javier Vargas

**OTHERS PRESENT:** Jenny Torres, Acting City Manager  
Kay Macuil, City Attorney  
Sonia Cornelio, City Clerk  
Adela Cortez, Director of Human Resources  
Albert Moreno, I.T. Technician  
Angel Ramirez, Fire Chief  
Antonio Maldonado, Multimedia Production & Operations Specialist  
Armando Esparza, Director of Economic Development  
Damian Miller, Police Lieutenant  
Edgar Esparza, Billing and Collections Manager  
Eulogio Vera, Director of Public Works  
Francia Alonso, Public Information Officer  
Jorge Perez, Assistant Director of Public Works  
Jose A. Guzman, Director of Development Services  
Juan Leal Rubio, Assistant Director of Development Services  
Manuel Hernandez, Assistant Director of Public Works  
Maria Barajas, Acting Human Resources Manager  
Maria Sabori, Risk Manager  
Mario Rodriguez, Finance Operations Manager  
Olivia Jenkins, Administrative Services Manager  
Tomas Sanchez, City Engineer  
Victor De La Torre, Safety Officer  
Cesar Neyoy, Reporter  
Christian Cuevas, Meeting Translator  
Elizabeth Carpenter, Developer  
Fabher Sanchez, Resident

James Allen Jr., Resident  
Lilia Quiñonez, Resident  
Maria Gonzalez, Resident  
Maria Robles, Resident  
Mark Concha Jr., Resident

## **2. PLEDGE OF ALLEGIANCE**

Council Member Javier Vargas led the Pledge of Allegiance.

## **3. INVOCATION**

The invocation was performed by Maria Cecilia Cruz from Church For The City.

## **4. CALL TO THE PUBLIC**

Ms. Maria Robles, 1195 California Street, San Luis, AZ, reminded everyone about the event “Vive” to support the Josefina Yepez Foundation. She is now selling tickets for the fundraiser, which includes a raffle for a bed set. She added that the cost of the ticket is \$20.00 and they are asking for volunteers to assist in selling the fundraiser tickets or to purchase tickets. Donations are also welcome, and checks should be payable to the Josefina Yepez Foundation. The “We Are Somos” organization has joined the Josefina Yepez Foundation, as the need is big. Ms. Robles can be reached at (928) 285-3193.

Mr. James Allen Jr., 1549 E. Babbitt Lane, San Luis, AZ, announced he will be running for Mayor at the upcoming elections for the City of San Luis. He is not looking at himself as being supported by different groups, but he is running for the citizens that are here, the people that are the fiber of the city. He thinks he can offer and bring something good to the table. He asked for direction or help and stated he is planning to do this from his heart. He told those on the internet that if they want him to be their Mayor, they should please step up and utilize any help they can offer him.

Mr. Miguel Sandoval, 1900 San Pedro Street, San Luis, AZ, made an urgent call to the city so they can see what is happening at the soccer fields, specifically at Joe Orduño Park. The local soccer league has approximately 1,000 participants each season. There are two (2) seasons per year. Year after year, they have experienced bad conditions at the soccer parks. Parents in the past have complained about the conditions of the fields, but an occurrence occurred, and it is enough. The league began last Monday, adding that, unfortunately, a child had to be transported to the hospital due to the wet soccer field. He has witnessed how children get hurt due to the bad state of the soccer fields. He invited any Council Member to accompany him to see the soccer fields so they can see with their own eyes what he is talking about.

Mayor Nieves Riedel stated that she knows what Mr. Sandoval is referring to. She knows the soccer fields are uneven and will accompany Mr. Sandoval to the soccer fields, asking him to schedule a meeting with the staff, where she will be present, to discuss this matter further. She thanked him for bringing this matter to the city's attention and apologized for not being aware of the accident.

## **5. PROCLAMATIONS**

**5. A. Proclamation on Childhood Cancer Awareness Month September 2025**

**5. B. Proclamation on Hunger Action Month September 2025**

**5. C. Proclamation on Library Card Sign-Up Month September 2025**

**5. D. Proclamation on National Suicide Prevention Month September 2025**

Mrs. Sonia Cornelio, City Clerk, read the proclamations by title, declaring the proclamations for the City of San Luis.

## **6. CONSENT AGENDA**

### **6. A. MINUTES OF**

- Work Session held July 30, 2025
- Special Council meeting held July 30, 2025

### **6. B. DISBURSEMENTS**

**From August 6, 2025, to August 20, 2025**

**Total \$1,646,355.83**

**(One Million, Six Hundred Forty-Six Thousand, Three Hundred Fifty-Five Dollars and Eighty-Three Cents)**

**6. C. Discussion and possible action on any and all matters regarding the Fiscal Year 2025-2026 for the 4FrontED annual contribution. (Armando Esparza, Director of Economic Development & Government Affairs)**

**6. D. Discussion and possible action on any and all matters regarding Resolution No. 2371. A resolution of the Mayor and City Council of the City of San Luis, Arizona, creating a Street Lighting Improvement District and declaring its intention to purchase electricity and maintain poles, luminaries, and underground conduit, together with a charge for the use of lighting facilities, for lighting public streets within the area described as Southwest Arizona Industrial Subdivision Phase 2, San Luis, Arizona. (Jose A. Guzman, Director of Development Services)**

**6. E. Discussion and possible action on any and all matters regarding Resolution No. 2372. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the city engineer to order the purchase of electricity and to order the maintenance of poles, luminaries, and underground conduit incident to the installation of street lights for lighting public streets serving the area described as Southwest Arizona Industrial Subdivision Phase 2, San Luis, Arizona. (Jose A. Guzman, Director of Development Services)**

**6. 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)**

**6. G. Discussion and possible action on any and all matters regarding Resolution No. 2373. A resolution of the Mayor and City Council of the City of San Luis, Arizona, approving the annual contribution under the Intergovernmental Agreement with the Yuma County Intergovernmental Public Transportation Authority for the Yuma County Area Transit (YCAT), the regional public transportation services for the fiscal year 2025-2026; repealing conflicting provisions; and providing for severability. (Jenny Torres, Acting City Manager)**

**MOTION:** Council Member Javier Vargas/Mayor Nieves Riedel to approve the Consent Agenda as presented. The motion passed with six (6) Ayes and one (1) Nay vote by Vice Mayor Tadeo Azael De La Hoya.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Nay
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Aye

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

**7. A. Discussion and possible action on any and all matters regarding adopting a Notice of Intention to adopt new and amend business license fees and types. (Edgar Esparza, Billing and Collections Manager)**

Mr. Edgar Esparza, Billing & Collections Manager, stated that this Notice of Intent is to increase the business license fees. If approved tonight, this notice will be posted on the city's website in English and Spanish. A public hearing is scheduled for November 12, 2025.

**MOTION:** Council Member Javier Vargas/Vice Mayor Tadeo Azael De La Hoya to approve the Notice of Intent to increase business license fees for the reasons presented. The motion passed with six (6) Ayes and one (1) Nay vote by Council Member Luis E. Cabrera.

The vote was as follows:

Council Member Luis E. Cabrera	Nay
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Aye

**7. B. Discussion and possible action on any and all matters regarding authorization to purchase one (1) fully marked and equipped new 2026 Ford F250 Animal Control Truck using Fiscal Year 2025-2026 Capital Improvement Budgeted Funds. (Damian Miller, Lieutenant)**

Mr. Damian Miller, Police Lieutenant, explained that the City of San Luis Police Department is seeking approval for the purchase of one (1) new 2026 Ford F250. The new vehicle will be assigned to the San Luis Police Department Animal Control Services to replace one (1) of the current vehicles that has over 100,000 miles and is continuously down for service. The funds for the purchase of this vehicle were approved as Fiscal Year 2025-2026 Capital Projects. The vehicle will be purchased from Peoria Ford, which holds Arizona state contract #CTR059322 and has submitted a bid of \$52,220.16, inclusive of tax, for the vehicle. The vehicle will be fully equipped and marked by Arizona Emergency Products, utilizing the City of Chandler's contract #PD5-005-4859, which provides a cost reduction compared to the state dealership contract. The quote provided to equip the new vehicle fully will total \$47,074.23. The total purchase amount for the vehicle and the equipment will be \$99,294.39.

**MOTION:** Council Member Esteban C. Rosales/Vice Mayor Tadeo Azael De La Hoya to approve the purchase of one (1) new fully equipped and marked, 2026 Ford F250 vehicle for a total amount not to exceed the budgeted amount of \$107,360.00. The motion passed unanimously.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Aye

**7. C. Discussion and possible action on any and all matters regarding the engagement of engineering services with Dahl, Robins, & Associates, Incorporated, for the design of 10th Avenue Widening from Cesar Chavez Boulevard to County 22nd Street. (Tomas Sanchez, City Engineer)**

Mayor Nieves Riedel declared a conflict of interest on this item and asked Vice Mayor Tadeo Azael De La Hoya to take over.

Ms. Kay Macuil, City Attorney, indicated that before Mr. Tomas Sanchez, City Engineer, presents the item, she would like to caution the City Council that there is litigation on 10<sup>th</sup> Avenue between Cesar Chavez Boulevard and County 22<sup>nd</sup> Street, which is the same road Mr. Sanchez will speak of. One of the issues in the litigation is determining who will pay for the design and construction of widening the road. To protect the city from liabilities, she asked that the discussion be limited. As background to this matter, the city needs a design to request from the Bureau of Land Management (BLM) the remaining right-of-way that is required.

**MOTION:** Council Member Luis E. Cabrera/Council Member Maria Cecilia Cruz to go into executive session at approximately 6:18 p.m. to obtain legal advice on this item. The motion passed with six (6) Ayes and one (1) Abstention by Mayor Nieves Riedel.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Abstained

Vice Mayor Tadeo Azael De La Hoya to go back into Regular Session at approximately 6:35 p.m.

Mr. Sanchez stated that the Engineering Department is seeking Council approval to accept a professional services proposal from Dahl, Robins & Associates, Incorporated for the design of 10th Avenue, widening from Cesar Chavez Boulevard to County 22<sup>nd</sup> Street. The roadway improvements will help alleviate traffic congestion during peak hours for residents who travel on this section of the road daily, particularly in the vicinity of the nearby schools. The improvements will enhance safety, improve traffic flow, and help reduce or eliminate vehicle and pedestrian accidents. The design will include dual travel lanes, a center lane, a bike lane, streetlights, a sidewalk, multi-use path options, right-of-way exhibits and storm drainage design.

The proposal from Dahl, Robins, & Associates, Incorporated, for \$100,000.00, as allowed under City Code 3.05.080, for professional services. This engineering firm is included on the city's on-call engineering services list, per Resolution No. 2161.

Council Member Luis E. Cabrera inquired about the expected timeframe for a design to be ready. Mr. Sanchez responded that construction plans will be ready after July 2026.

**MOTION:** Council Member Javier Vargas/Council Member Maria Cecilia Cruz to approve the professional services contract by Dahl, Robins & Associates, Incorporated for the design of 10<sup>th</sup> Avenue widening from Cesar Chavez Boulevard to County 22<sup>nd</sup> Street in the amount of \$100,00.00. The motion passed with six (6) Ayes and one (1) Abstention by Mayor Nieves Riedel.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Abstained

**7. D. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0299F - Orchidea Park Townhomes Phase 1; a request by Vega & Vega Engineering, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Townhomes Phase1 final plat, located at the southeast corner of 24<sup>th</sup> Avenue and County 24<sup>th</sup> Street intersection, in San Luis, Arizona. (Juan Leal Rubio, Assistant Director of Development Services)**

Mr. Juan Leal Rubio, Assistant Director of Development Services, presented a PowerPoint summary of Subdivision Case No. 2024-0299F. He added that staff recommends approval of Subdivision Case No. 2024-0299F with the following conditions:

1. Prior to the recordation of the final plat, the applicant must address the comments from the Comment Letter prepared by the City of San Luis Development Services Department dated August 21, 2025, to the satisfaction of City of San Luis staff.
2. Developer shall comply with the development agreement approved by Resolution No. 2350.

Mayor Nieves Riedel declared a possible conflict of interest and asked Vice Mayor Tadeo De La Hoya to take over this item.

**MOTION:** Vice Mayor Tadeo Azael De La Hoya/Council Member Javier Vargas to approve Subdivision Case No. 2024-0299F with conditions as presented by staff. The motion passed with six (6) Ayes and one (1) Abstention by Mayor Nieves Riedel.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Abstained

**7. E. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0578F - Orchidea Park Phase 1 Subdivision; a request by Vega and Vega Engineering PLC, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Phase 1 Final Plat, located east of 24th Avenue and south of Orchidea Park Townhomes 1 in San Luis, Arizona. (Juan Leal Rubio, Assistant Director of Development Services)**

Mayor Nieves Riedel declared a possible conflict of interest and asked Vice Mayor Tadeo De La Hoya to take over this item.

Mr. Juan Leal Rubio, Assistant Director of Development Services, presented a PowerPoint summary of Subdivision Case No. 2024-0578F. He added that staff recommends approval of Subdivision Case No. 2024-0578F with the following conditions:

1. Prior to the recordation of the final plat, the applicant must address the comments from the Comment Letter prepared by the City of San Luis Development Services Department dated August 21, 2025, to the satisfaction of City of San Luis staff.
2. Developer shall comply with the development agreement approved by Resolution No. 2350.
3. The Developer has agreed to install recreational amenities within the subdivision. In the absence of current city standards for such amenities, the developer will ensure that the installed amenities are designed and constructed to align with the standards adopted by the City of San Luis at the time of their implementation.

There was some discussion, questions, and answers among staff, the City Council, and the developer regarding the amenities, dollar amounts, and whether to agree to a standard that had not yet been adopted.

Mr. Jose Guzman, Director of Development Services, added that a stakeholder meeting will be held on September 25, 2025, to discuss the requirements and present them to the City Council for final adoption.

**MOTION:** Council Member Luis E. Cabrera/Council Member Lizeth Servin to approve Subdivision Case No. 2024-0578F with conditions as presented by staff with the removal of bullet point number three (3), which is to require amenities and not have the developer have an open checkbook with the city.

Council Member Luis E. Cabrera stated he would like to amend his motion.

**MOTION (AMENDED):** Council Member Luis E. Cabrera/Council Member Esteban C. Rosales to approve Subdivision Case No. 2024-0578F with the conditions as presented by staff and not to exceed \$500.00 per lot for amenities. The motion passed with four (4) Ayes, two (2) Nays by Vice Mayor Tadeo Azael De La Hoya and Council Member Lizeth Servin and one (1) Abstention by Mayor Nieves Riedel.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Nay
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Nay
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Abstained

**7. F. Discussion and possible action on any and all matters regarding Ordinance No. 469. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending City Code § 2.05.460(B) to align the City Council minutes requirement with current state law A.R.S. § 38-431.01(C)(4); repealing conflicting provisions, and providing for severability. (Kay Marion Macuil, City Attorney)**

Ms. Kay Macuil, City Attorney, explained that this item clarifies the City Code, which states that members decide whether to include in the minutes the names of those who voted. The state statute, amended a few years ago under the open meeting law, requires the inclusion of the names of votes. Staff has been doing it the right way since the statute was changed; this codifies it. Additionally, it allows for a Council Member's silence during the vote to be counted as an Aye. Several communities in Arizona follow this approach; apparently, it is the training that the City Clerk and Deputy City Clerk received, and it has been the city's practice for years.

**A. Action on Reading of Ordinance No. 469 by title only**

**MOTION:** Council Member Luis E. Cabrera/Mayor Nieves Riedel to approve the Reading of Ordinance No. 469 by title only. The motion passed unanimously.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Aye

Mrs. Sonia Cornelio, City Clerk, read Ordinance No. 469 by title only.

### **B. Action on Ordinance No. 469**

**MOTION:** Council Member Luis E. Cabrera/Council Member Javier Vargas to approve and adopt Ordinance No. 469 as presented. The motion passed unanimously.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Aye

**7. G. Discussion and possible action on any and all matters regarding Annexation Case No. 2024-01 and Ordinance No. 470. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, extending and increasing the corporate limits of the City of San Luis of Yuma County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and amendments thereto, by annexing thereto certain territory contiguous to the existing city limits of the City of San Luis; approving infrastructure and service plan; and adopting zoning classifications for said territory; and providing for severability. (Jose A. Guzman, Director of Development Services)**

Mr. Jose Guzman, Director of Development Services, stated that this is the final step of the annexation process that began last year. With this ordinance, the city limits will be increased by a little over two (2) square miles. This will be effective in 60 days, which will be October 26, 2025.

**A. Action on Reading of Ordinance No. 470 by title only**

**MOTION:** Council Member Javier Vargas/Mayor Nieves Riedel to approve the Reading of Ordinance No. 470 by title only. The motion passed unanimously.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Aye

Mrs. Sonia Cornelio, City Clerk, read Ordinance No. 470 by title only.

**B. Action on Ordinance No. 470**

**MOTION:** Mayor Nieves Riede/Council Member Javier Vargas to approve and adopt Ordinance No. 470 as presented. The motion passed unanimously.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Aye

**8. SUMMARY OF CURRENT EVENTS**

Council Member Maria Cecila Cruz reported that she and other Council Members attended the Arizona League of Cities and Towns Conference and the City of San Luis shines bright, showcasing the city. She added that one (1) of the sessions she attended was regarding the transportation issues, and she stated at the session that the City of San Luis does not have new roads and that is something that the city needs. The city only has two (2) ways to enter and exit the city. She knows that there is no funding for that and urged those present at that session to make transportation issues a priority, because the city needs new roads.

## 9. ADJOURNMENT

Vice Mayor Tadeo Azael De La Hoya adjourned the Regular Council meeting at approximately 7:24 p.m.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	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 August 27, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

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