

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
November 12, 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
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
Alan Guevara, Police Lieutenant
Julissa Alejandra Peru, Court Administrator
Alfredo Leon, Building Maintenance Technician
Alvaro Escalante, Parks Grounds Manager
Angel Ramirez, Fire Chief
Angelica Roldan, Director of Parks & Recreation
Armando Esparza, Director of Economic Development
Carlo Bermudez, Police Sergeant
Carmen Lizarraga, Police Records Specialist
Damian Miller, Police Lieutenant
Danae T. Figueroa, Court Magistrate
Domingo Sosa, Graphics and Media Specialist
Edgar Esparza, Billing & Collections Manager
Emmanuel Botello, Police Lieutenant
Ernesto Cardenas, Police Sergeant
Ernesto Prieto, Police Sergeant
Eulogio Vera, Director of Public Works
Francia Alonso, Public Information Officer
Itzel Contreras, Police Records Specialist
Johnnie Morris, Fire Battalion Fire
Jorge Perez, Assistant Director of Public Works

Jose A. Guzman, Director of Development Services
Juan Tejada, Associate Planner
Laura Cornejo, Custodian
Lesley Camarillo, Police Records Specialist
Lizeth Laguna, Police Records Supervisor
Luis Lopez, Police Officer
Manuel Hernandez, Assistant Director of Public Works
Maria Barajas, Human Resources Manager
Maria Sabori, Risk Manager
Mark Reader, Stifel, Nicolaus and Company
Michelle Boucher, Police Administrator
Miguel Ramirez, Finance Accounting Manager
Nigel Reynoso, Police Chief
Olivia Jenkins, Administrative Services Manager
Oscar Romo, Police Communications Officer
Oscar Ruiz, Police Officer
Osvaldo Rodriguez, Lead Custodian
Paul Monge, Police Officer
Roula Encinas, Director of Finance
Samantha Barraza, Police Officer
Tomas Sanchez, City Engineer
Yadira Bobadilla, Police Sergeant
Yolanda Dueñas, Facilities Supervisor
Aurora Leon, Visitor
Buna George, Greater Yuma Port Authority
Christian Cuevas, Meeting Interpreter
Fabher Sanchez, Resident
Maria Gonzalez, Resident
Vianey Vega, Vega and Vega Engineering

2. PLEDGE OF ALLEGIANCE

Council Member Esteban C. Rosales led the Pledge of Allegiance.

3. INVOCATION

The invocation was performed by Ms. Helia Martinez, Pastor for Templo Christiano Vino Nuevo.

4. CALL TO THE PUBLIC

There were no public comments.

5. PROCLAMATIONS/PRESENTATIONS

5. A. Proclamation on GIS Day - November 19, 2025

5. B. Proclamation on Education Support Professionals Day - November 19, 2025

5. C. Proclamation on American Education Week - November 17 - 19, 2025

Mrs. Sonia Cornelio, City Clerk, read the proclamations by title only.

5. D. Retirement presentation to Ms. Socorro Ayala, Police Department Records Specialist, for her 23 years of dedicated service to the City of San Luis. (Nigel Reynoso, Chief of Police)

Mr. Nigel Reynoso, Chief of Police, recognized Ms. Socorro Ayala for her 23 years of service at the Police Department as Records Specialist.

Ms. Ayala thanked the City of San Luis, friends and family for the support and opportunity to have served this community.

The Mayor and Council Members congratulated and thanked Ms. Ayala for her years of service to the City of San Luis.

5. E. Retirement presentation to Mr. Alfredo Leon, Building Maintenance Technician, for his 18 years of dedicated service to the City of San Luis. (Eulogio Vera, Director of Public Works, and Yolanda Dueñas, Facilities Supervisor)

Mr. Eulogio Vera, Director of Public Works, thanked Mr. Alfredo Leon for his 18 years of service to the City of San Luis.

Ms. Yolanda Dueñas, Facilities Supervisor, presented a plaque to Mr. Leon, thanking him for his dedicated service and hard work to the community.

Mr. Leon thanked the Mayor, City Council, co-workers, family and residents for the opportunity given to him to serve the City of San Luis.

The Mayor and Council Members congratulated and thanked Mr. Leon for his years of service to the City of San Luis.

6. CONSENT AGENDA

6. A. MINUTES OF

- Regular Council meeting held October 8, 2025

6. B. DISBURSEMENTS

From October 15, 2025 to November 4, 2025

Total \$2,057,378.60 (Two Million, Fifty-Seven Thousand, Three Hundred Seventy-Eight Dollars and Sixty Cents)

6. C. Discussion and possible action on any and all matters regarding the contract with the Humane Society of Yuma for the Fiscal Years 2026 and 2027. (Jenny Torres, Acting City Manager)

MOTION: Council Member Luis E. Cabrera/Council Member Lizeth Servin to approve the Consent Agenda and remove Item No. 6.C. for further discussion. 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

Item No. 6.C. was removed from the Consent Agenda for further discussion.

6. C. Discussion and possible action on any and all matters regarding the contract with the Humane Society of Yuma for the Fiscal Years 2026 and 2027. (Jenny Torres, Acting City Manager)

Ms. Jenny Torres, Acting City Manager, explained that she has kept the City Council informed about negotiations with the Humane Society over the last couple of months. As reported in her weekly reports, it hasn't been only the City of San Luis; the rest of the municipalities, like the City of Yuma and Yuma County, have already approved a contract. They did request a higher amount, but the staff is recommending the amount included in the agenda item. She introduced Ms. Annette Lagunas, Humane Society of Yuma Executive Director, to explain their request.

Ms. Lagunas mentioned they have been going through the entire community. Last year, this community brought in almost 700 animals to the Humane Society. The City of San Luis is their third-largest municipality, which they manage. She proceeded to elaborate on the process for each animal that enters their facility. Their request for a higher amount is due to rising expenses, the minimum wage increase in January 2026, and the fact that most of her staff are minimum-wage employees. With almost 7,000 animals coming into the shelter every year, it takes a lot of people to care for them. Additionally, the veterinary fees are beyond her budget.

Some discussion ensued between Ms. Lagunas and Members of the City Council regarding the contract and the services provided by the Humane Society of Yuma to include dogs and cats.

MOTION: Council Member Javier Vargas/Mayor Nieves Riedel to approve and ratify the contract with the Humane Society of Yuma in the amount of \$83,500.00 for this fiscal year and \$98,375.00 for the next fiscal year and authorize the budget transfer as presented in the fiscal impact statement. The motions 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. DISCUSSION AND POSSIBLE ACTION ITEMS:

Mayor Nieves Riedel moved Item No. 7.E. to the top of the agenda for discussion, to allow the consultant to present it.

7. E. Discussion and possible action on any and all matters regarding Resolution No. 2383. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, a Municipal Corporation of Arizona, approving the form and authorizing the execution and delivery of a loan agreement with the Water Infrastructure Finance Authority of Arizona from its Clean Water Revolving Fund Program for the West Wastewater Treatment Plant Expansion; providing for the transfer of certain moneys; approving related covenants and agreements; and declaring an emergency. (Roula Encinas, Director of Finance and Mark Reader, Managing Director of Stifel, Nicolaus & Company)

(6 votes in favor are required to pass immediately as an emergency per A.R.S. § 19-142.)

Ms. Roula Encinas, Director of Finance, stated that Resolution No. 2383 concerns the Water Infrastructure Finance Authority of Arizona (WIFA). She introduced Mr. Mark Reader, Managing Director of Stifel, Nicolaus & Company.

Mr. Reader stated that the loan will be used to award a construction contract for the expansion of the West Wastewater Treatment Plant. The city received a \$1.5 million grant, known as the forgivable principal component, that reduces the borrowing amount and the amortization. He provided an overview of the long-term and financing details on the \$26,240,000.00 loan between the city and WIFA.

Mr. Eulogio Vera, Director of Public Works, added that staff received a cost model for construction as a Construction Manager at Risk (CMAR) for the West Water Treatment Plant, which was almost twice the budget. It will be several months before construction can begin.

Mayor Nieves Riedel stated that she is concerned about financing the loan and not having enough funds to start making payments on it.

Mr. Reader clarified that there is no interest until the city begins drawing on the funds. He recommended closing this portion, and the results of the negotiations will be available in the coming months.

There were comments, questions and answers amongst the City Council and Mr. Reader.

MOTION: Council Member Esteban C. Rosales/Vice Mayor Tadeo Azael De La Hoya to approve and adopt Resolution No. 2383, authorizing the City of San Luis to enter into the loan agreement with the Water Infrastructure Finance Authority of Arizona (WIFA). 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. A. Discussion and possible action on any and all matters regarding the purchase of a new Pre-Engineered Metal Building (PEMB) for the Water Well Site #7 Building Expansion Project. (Jorge Perez, Assistant Director of Public Works)

Mr. Jorge Perez, Assistant Director of Public Works, stated that the Department of Public Works is seeking the City Council's approval for the purchase of a pre-engineered metal building from Bunger Steel. This metal building is to be located at Well Site #7, also known as the Public Works Yard. The purpose of this building is to expand the office building by adding offices to house 14 employees from the Water Department, and to provide extra storage and a shop area for work, fabrication, and storage of supplies. To improve project time, staff finalized the design with Thompson Design Architects. Three (3) proposals were requested from different metal building fabricators, and only one (1) was received from Bunger Steel. One contractor or vendor declined to provide a proposal, and the other did not. Staff is requesting approval to purchase from Bunger Steel for \$66,365.00 and to waive formal purchasing procedures and not go to bid for the purchase of the metal building, although staff will be bidding the project out for that construction. Public Works has a budget of \$380,000.00 for the construction of the metal building, including walls, insulation, doors, frames, and everything else; this is just a metal shell.

MOTION: Council Member Javier Vargas/Council Member Luis E. Cabrera to approve the purchase of a pre-engineered metal building from Bunker Steel, Inc., in the amount of \$66,365.00 and to waive formal purchasing procedures for the reasons 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. B. Discussion and possible action on any and all matters regarding authorization to contract JSA Company for full landscape maintenance of several assessment districts for Fiscal Year 2026. (Angelica Roldan, Director of Parks and Recreation)

Ms. Angelica Roldan, Director of Parks and Recreation, explained that in Fiscal Year 2025, the City Council approved a cumulative purchase for the Parks and Recreation Department to contract with JSA Company to assist with the landscape maintenance of several assessment districts. JSA Company was awarded a contract with the City of Yuma in 2020, and the city piggybacked on the City of Yuma Contract Number 2020-0000098 in Fiscal Year 2024, as allowed under San Luis Purchasing Code Section 3.05.090. This was a 5-year contract from July 1, 2020, through June 30, 2025. The City of Yuma posted a Request for Qualifications (RFQ) Award in July 2025 to award new contracts for the Landscaping Maintenance Services. During the RFQ bid period, the City of Yuma granted its contractors a 3-month extension to continue providing maintenance services until all bids were received and reviewed. The City of Yuma held a Council meeting on September 3, 2025, during which it approved executing a one-year contract with an option to renew for four (4) additional one-year periods, subject to the appropriation of funds and satisfactory performance by three (3) companies. One of the three (3) awarded companies was JSA Company, with whom staff would like to continue working this fiscal year.

Last fiscal year, JSA Company did a great job in maintaining a total of fifteen (15) improvement districts on the east side of the city. This fiscal year, one (1) more assessment district was added, bringing the total to 16 that need landscape maintenance. This would be the third year that the staff would like to partner with JSA for the landscape maintenance of 16 improvement districts.

JSA Company will assist with various services, including weed control, tree trimming, plant maintenance, irrigation maintenance, mowing and edging, gravel maintenance, periodic raking, outfall/spillway maintenance, tree raising, and concrete blowing in designated areas. Working with JSA Company allows the city to provide a higher level of service to residents who pay for these services in their area.

The City of Yuma issued a Request for Qualifications for the same services, as shown in the attachment Request for Qualifications for this item. Although the City of Yuma hired three (3) providers, San Luis needs only one (1) outside provider for these services.

Staff is seeking approval for the landscape maintenance service with JSA per the attached City of Yuma contract and expense estimate for each improvement district, following Cooperative Purchase procedures as allowed under San Luis Purchasing Code Section 3.05.090, since Yuma has already gone through the process.

Staff is also seeking City Council's approval to ratify Purchase Order #2026-00001479 for payments to JSA for services rendered from July 2025 to the present date, as per written agreement from City of Yuma, where they extended landscaping maintenance services for an additional three (3) months, from July 2025 - September 2025, while their Request for Qualifications was open to the public.

Mayor Nieves Riedel asked whether the money collected for the improvement districts can be used throughout the city or only in the area of the specific improvement district.

Ms. Roula Encinas, Director of Finance, stated that the funds collected for this purpose can be used only within the improvement districts.

MOTION: Council Member Luis E. Cabrera/Council Member Esteban C. Rosales to approve the contract with JSA Company for landscape maintenance services in the amount of \$367,663.00 under Cooperative Purchase Agreement with the City of Yuma and to ratify Purchase Order #2026-00001479 for payments made for services rendered from July 2025 to the present date, 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. C. Public hearing followed by discussion and possible action on any and all matters regarding Resolution No. 2382. A Resolution of the Mayor and City Council of the City of San Luis, increasing business license fees and adopting new business license types. (Edgar Esparza, Billing & Collections Manager)

A. Staff Presentation

Mr. Edgar Esparza, Billing & Collections Manager, provided background on the business license fees adopted on April 27, 2005, the Cottage Food Program, current fees, proposed new fees, and a fee comparison.

Some discussion, questions and answers resulted amongst some Council Members and staff.

B. Open Public Hearing

Mayor Nieves Riedel opened the Public Hearing.

C. Call to the public on this item

There were no comments from the public on this item.

D. Close Public Hearing

Mayor Nieves Riedel closed the Public Hearing.

E. Action on Resolution No. 2382

MOTION: Council Member Luis E. Cabrera/Council Member Javier Vargas to approve and adopt Resolution No. 2382, as presented. The motion passed with six (6) Aye votes 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. D. Discussion and possible action on any and all matters regarding the review of a potential one-time Cost-of-Living Adjustment (COLA) for City employees, as directed by the City Council during the October 22, 2025, meeting. (Roula Encinas, Director of Finance)

Ms. Roula Encinas, Director of Finance, explained that, as directed during the October 22nd Council meeting, staff reviewed organizing the employee recognition event and considered linking it to a one-time cost-of-living adjustment (COLA) for city employees. Management met with all department directors to talk about options. Staff agreed that giving employees a one-time COLA would be a better way to recognize their hard work and dedication. Following the City Council's direction, the Finance Department reviewed the current budget and vacant savings to see what could be done. Based on that review, staff prepared three (3) options for consideration tonight. Option 1 is \$1,000.00; Option 2 is \$800.00, and Option 3 is \$600.00. If approved, the funding would come from the \$35,000.00 that was already transferred to the Human Resources Department, along with additional savings from vacant positions. Staff is seeking Council direction on which option to proceed with for the one-time COLA adjustment.

The City Council and staff engaged in a discussion that included a thoughtful exchange of questions and answers.

MOTION: Council Member Lizeth Servin/Council Member Luis E Cabrera to approve Option 1 for a one-time COLA for classified and contracted employees as presented, direct staff to complete the necessary budget transfers from the Human Resources approved budget for the employee recognition event and from salary savings due to vacancies. The motion passed with six (6) Aye votes and one (1) Nay vote by Council Member Maria Cecilia Cruz.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Nay
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. F. Discussion and possible action on any and all matters regarding approval of the 5th Amendment and Restatement of Greater Yuma Port Authority's Bylaws. (Kay Marion Macuil, City Attorney)

Ms. Kay Macuil, City Attorney, detailed that this item is an amendment to the bylaws, allowing for membership to change from the current language, a member may appoint two (2) persons to serve on the Board of Directors, one of whom shall be from the business private community and not an employee or elected official of any member.

And now the amendment changes to the second person appointed by the member entities, maybe from within the members' organization or outside of it. Additionally, all the other entities have already approved this amendment.

MOTION: Council Member Luis E. Cabrera/Council Member Esteban C. Rosales to approve the 5th Amendment and Restatement of the Greater Yuma Port Authority Bylaws. 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 Order No. 2025-13. An Order of the Mayor and City Council of the City of San Luis, Arizona, ratifying entering into the settlement proposals to resolve legal claims against Purdue/Sackler and Eight (8) manufacturers for alleged misconduct related to opioids through the In re: National Prescription Opiate Litigation. (Kay Marion Macuil, City Attorney)

Ms. Kay Macuil, City Attorney, explained that this is the national opioid litigation settlement currently underway with the various manufacturers. In this case, Purdue, Sackler and their shareholders are settling through the system that was derived through the national opiate litigation. This, along with eight (8) generic manufacturers, is included in these two (2) settlement agreements. Staff signed the settlements to be eligible to receive money from them. So this item is to ratify; additionally, the city would receive \$200,000.00 over 18 years from these other settlements.

MOTION: Council Member Esteban C. Rosales/Vice Mayor Tadeo Azael De La Hoya to approve Order No. 2025-13, to ratify entering into settlement proposals in the National Prescription Opiate Litigation, 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. H. Discussion and possible action on any and all matters regarding Ordinance No. 471. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending certain San Luis City Codes to conform penalties with Ordinance No. 466 and remove references to border taxis to conform with Ordinance No. 437; repealing any conflicting provisions; and providing for severability. (Kay Marion Macuil, City Attorney)

- A. Action on Reading of Ordinance No. 471 by title only**
- B. Action on Ordinance No. 471**

Staff requested that this item be continued to a future Council meeting.

MOTION: Mayor Nieves Riedel/Council Member Javier Vargas to continue this item to a future Council meeting. 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. I. Discussion and possible action on any and all matters regarding Resolution No. 2384. A resolution of the Mayor and City Council of the City of San Luis, Arizona, declaring that the City Council deems the sale of the real and personal property of the San Luis facility Development Corporation for the San Luis Regional Detention and Support Center beneficial for the City of San Luis; ordering and calling a special election to be held on May 19, 2026, to submit to the qualified electors of the City of San Luis the question as to whether or not said property should be sold within 5 years starting June 1, 2026. (Kay Marion Macuil, City Attorney and Sonia Cornelio, City Clerk)

Ms. Kay Macuil, City Attorney, stated that this item was on the November 4th election ballot and did not pass. To hold the May 19th Election, it needs to be approved by the Council to give the County sufficient time under the Intergovernmental Agreement with them to conduct the election. The city would like to sell the detention center property to help pay down the debt, freeing up more money to support operations there and, hopefully, generating extra revenue to start paying a license fee to the city.

Mayor Nieves Riedel clarified that this matter was asked to be on the agenda by the Administration and Ms. Macuil, and that she is not interested in purchasing that building.

A discussion between the City Council and staff focused on a series of questions and responses.

MOTION: Vice Mayor Tadeo Azael De La Hoya to table this item. There was no second; therefore, the motion does not proceed.

Ms. Macuil explained the reason for this activity, and that is that part of the forbearance agreement, which was agreed to by the San Luis Development Corporation and the Trustee with the bondholder, was for the city to seek to sell the property to help pay down the debt. She added that the current operator is interested in buying; there are three (3) other companies that do this and would be out to bid. She clarified that it is not the city's books; the bondholders bought the bonds, which is the loan for building the facility and buying the land. It is the federal government's money that pays back the debt. There is no responsibility in the city to pay anything for that. The city would create a neutral pamphlet to inform electors.

Members of the City Council provided additional remarks in opposition to holding a Special Election on May 19, 2026.

MOTION: Council Member Luis E. Cabrera/Council Member Lizeth Servin to approve and adopt Resolution No. 2384, calling a May 19, 2026, Special Election. The motion did not pass with three (3) Aye votes and four (4) Nay votes by Council Member Maria Cecilia Cruz, Vice Mayor Tadeo Azael De La Hoya, Council Member Javier Vargas and Mayor Nieves Riedel.

The vote was as follows:

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

8. BOARD OF ADJUSTMENT

MOTION TO ADJOURN AS CITY COUNCIL AND CONVENE AS BOARD OF ADJUSTMENT

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Esteban C. Rosales to adjourn as City Council and convene as Board of Adjustment. 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. A. Public hearing followed by discussion and possible action on any and all matters regarding Variance Case No. 2025-0343 – Panchita’s Restaurant. A request by Vega & Vega Engineering, on behalf of Juventina Garcia, owner, for a variance from the City of San Luis Zoning Ordinance Section 18.35.040 Table No. 7 to reduce the minimum front setback required from 15 ft. to 10 ft. and Section 18.75.030 (B) to reduce the required paved driveway within the property line from 20 ft. to 10 ft. in a Community Commercial District (C-2) on property located at 683 N 2nd Avenue in San Luis, Arizona. (Jose A. Guzman, Director of Development Services)

A. Staff presentation

Mr. Jose Guzman, Director of Development Services, stated that the request intends to allow the restaurant to expand towards the front of the property to provide on-site parking. This will help eliminate the current parking situation, where vehicles are backing up directly into the public right-of-way. Current parking spaces back up directly to the streets, which is a safety concern. With this variance, they will redesign the parking lot and provide the required number of parking spaces for the restaurant. Panchita's Restaurant has been part of the downtown community for over 30 years, and this project will be a positive investment in the area. However, under state law, all forbearance criteria must be met in this case, although the site improvements are beneficial, only one (1) of the four (4) criteria is met. The first three (3) criteria are not met because the circumstances leading to the request are related to the proposed design and are not unique to the property. The property can remain a restaurant by reducing the size of the proposed building expansion. The last criteria is met because the request will not be materially detrimental to the neighbors or vicinity, and it will not create a safety concern. For that reason, staff recommends denial of this variance. As it does not meet all the required criteria, the proposed improvements are recognized as having a positive impact on the downtown area.

An exchange of comments, questions, and responses took place between the City Council and staff about the staff's recommendation, the City Council approving the request and safety concerns.

B. Open Public Hearing

Mayor Nieves Riedel opened the Public Hearing.

C. Call to the public on this item

Mr. Vianey Vega, of Vega & Vega Engineering, representing the applicant, stated that he has worked with the owner throughout this lengthy process to secure this restaurant expansion and that they have been following the process. They started with a lot split/tie so they could acquire the property on the north side. They purchased a lot on the south side and have been planning this expansion for the longest time. They want to increase the restaurant's size by 12 feet on the west side to improve storage and functionality, which is what has triggered all these requirements. To accomplish the addition on the west side, they want to reduce the setback and eliminate the parking on the west side backing up to the street. He commented on some of the improvements planned for the area.

D. Close Public Hearing

Mayor Nieves Riedel closed the Public Hearing.

E. Action on Variance Case No. 2025-0343

MOTION: Council Member Luis E. Cabrera/Mayor Nieves Riedel to approve Variance Case No. 2025-0343. 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

9. MOTION TO ADJOURN AS BOARD OF ADJUSTMENT AND RECONVENE AS CITY COUNCIL

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Javier Vargas to adjourn as Board of Adjustment and reconvene as City Council. 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

10. SUMMARY OF CURRENT EVENTS

Council Member Maria Cecilia Cruz reported that she attended the Gary Knight Dedication Unveiling Ceremony of US Memorial. He was an excellent Council Member, Vice Mayor and also served on the Arizona State Transportation Board and Yuma Metropolitan Planning Organization. He served his community with integrity.

11. Vote to hold an Executive Session pursuant to A.R.S. § 38-431.03(A)(1)(3) and (4).

Discussion and possible action to hold an executive session pursuant to A.R.S. § 38-431.03(A)(1)(3) and (4) on any and all matters relating to the position of Magistrate to discuss or consider employment, assignment, appointment, including possible discussion of confirmation of appointment and/or discussion of approval of terms and/or conditions pursuant to San Luis City Code § 34.20, and consultation with the City Attorney or City's attorneys regarding the same. (Kay Marion Macuil, City Attorney)

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Javier Vargas to go into Executive Session at approximately 8:03 p.m. 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

12. MOTION TO GO BACK INTO REGULAR SESSION

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Javier Vargas to go into Regular Session at approximately 8:15 p.m. 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

13. DISCUSSION AND POSSIBLE ACTION ITEM:

13. A. Discussion and possible action on any and all matters regarding an employment contract for City Magistrate, Danae T. Figueroa. (Jenny Torres, Acting City Manager)

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Javier Vargas to approve and adopt the proposed contract for Magistrate Danae T. Figueroa. 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

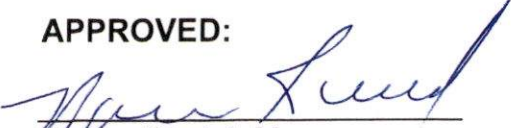
14. ADJOURNMENT

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Esteban C. Rosales to adjourn the Regular Council meeting at approximately 8:16 p.m. 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

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 November 12, 2025. I further certify that the meeting was duly called and held and that a quorum was present.



Sonia Cornelio, City Clerk