



NOTICE OF REGULAR COUNCIL MEETING

In accordance with § 38-431.02 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of City Council and to the general public that the Mayor and Council of the City of San Luis, Arizona will hold a Regular City Council meeting at 6:00 p.m., Wednesday, January 14, 2026. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. The public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. § 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. § 1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Sonia Cornelio, City Clerk

AVISO DE JUNTA REGULAR

De acuerdo con los Estatutos del Estado de Arizona A.R.S. § 38-431.02, se le informa a los miembros del Cabildo y al público en general que el Alcalde y el Cabildo, tendrán una Junta Regular a las 6:00 p.m., el día Miércoles, 14 de Enero del 2026. La junta se llevará a cabo en la Sala del Cabildo, ubicada en el 1090 E. Union Street, San Luis, Arizona, 85349. El público está invitado a la junta.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación del 1973, la Ciudad de San Luis, Arizona no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la Ciudad, contactar al: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, Arizona, ubicado en el 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de este aviso y de acuerdo con los Estatutos del Estado de Arizona A.R.S § 1-602.A.9, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar el consentimiento ante el Estado o cualquiera de sus subdivisiones políticas para hacer una grabación de audio o video de su hijo menor de edad. Las juntas del Cabildo se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden dar el consentimiento por escrito con la Secretaria de la Ciudad a tal grabación, o tomar acción personal para asegurarse que su hijo menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con los Estatutos del Estado de Arizona A.R.S. § 1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Sonia Cornelio, Actuaría de la Ciudad

AMENDED AGENDA 1/12/2026

**PREVIOUSLY ITEMS NO. 7.J. AND 7.K. ARE NOW ITEMS NO. 7.A. AND 7.B.
THE ITEMS WERE RE-NUMBERED ACCORDINGLY**



AGENDA Regular Meeting San Luis City Council Council Chambers 1090 E. Union Street San Luis, AZ 85349 January 14, 2026 6:00 p.m.

PLEASE TAKE NOTICE THAT MEMBERS OF THE CITY COUNCIL WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION. THE MAYOR OR ACTING MAYOR FOR THIS MEETING MAY CHANGE THE ORDER OF THE ITEMS; IF AUTHORIZED BY LAW AND BY A MAJORITY VOTE OF A QUORUM OF CITY COUNCIL MEMBERS PRESENT, AN EXECUTIVE SESSION WILL BE HELD IMMEDIATELY FOLLOWING THE VOTE IN ACCORDANCE WITH A.R.S. § 38-431.03(A) AND THE MEETING WILL BE TEMPORARILY RECESSED WHILE THE CITY COUNCIL RETIRES TO EXECUTIVE SESSION WHICH WILL NOT BE OPEN TO THE PUBLIC.

TENGA EN CUENTA QUE LOS MIEMBROS DEL CABILDO DE LA CIUDAD ASISTIRÁN EN PERSONA, TELÉFONO O COMUNICACIÓN POR VIDEO CONFERENCIA. LA ALCALDESA O ALCALDE INTERINO DE ESTA REUNIÓN PUEDE CAMBIAR EL ORDEN DE LOS TEMAS; SI ESTÁ AUTORIZADO POR LA LEY Y POR MAYORÍA DE VOTOS DE UN QUÓRUM DE MIEMBROS DEL CABILDO PRESENTES, SE LLEVARÁ A CABO UNA SESIÓN EJECUTIVA INMEDIATAMENTE DESPUÉS DE LA VOTACIÓN DE ACUERDO CON LOS ESTATUTOS DEL ESTADO DE ARIZONA A.R.S. § 38-431.03 (A) Y LA REUNIÓN SERÁ TEMPORALMENTE RECESADA MIENTRAS EL CABILDO DE LA CIUDAD SE RETIRE A UNA SESIÓN EJECUTIVA QUE NO ESTARÁ ABIERTA AL PÚBLICO.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff. The city is not allowed by law to endorse the religious or non-religious beliefs or views of such speakers. Any invitation to stand during the Pledge of Allegiance or invocation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any Pledge of Allegiance or an opening invocation that is offered.

Toda invocación inicial que se ofrezca antes del inicio oficial de la sesión del Cabildo será una ofrenda voluntaria de una persona particular, para beneficio del Cabildo. Las opiniones o creencias expresadas por quien haga la invocación no han sido revisadas ni aprobadas previamente por el Cabildo ni por el personal de la ciudad. La ley no permite a la ciudad respaldar las creencias o puntos de vista religiosos o no religiosos de dichos oradores. Cualquier invitación a ponerse de pie durante el Juramento a la Bandera o la invocación no se interpretará como una exigencia, orden ni ningún otro tipo de mandato. Ninguna persona presente en la sesión estará obligada a participar en el Juramento a la Bandera ni en ninguna invocación inicial que se ofrezca.

4. CALL TO THE PUBLIC

This is the time for the public to comment. Under A.R.S. § 38-431.01(I), Members of the City Council shall not discuss or take legal action on matters raised during an open call to the public that are not properly noticed on this agenda for discussion and legal action. At the conclusion of an open call to the public, individual Members of the City Council may respond to criticism made by those who have addressed the City Council, may ask staff to review a matter, or may ask that a matter be put on a future agenda.

5. PROCLAMATION/PRESENTATION

5. A. Proclamation on Education Day - January 24, 2026

5. B. Presentation of Awards to Officers Edgar Renteria, Abraham Lopez, Jose Encinas, and Supervisor Gaby Guevara. **(Nigel Reynoso, Chief of Police)**

6. CONSENT AGENDA

All matters are considered to be routine by the City Council and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

6. A. MINUTES OF

- Regular Council meeting held December 10, 2025

6. B. DISBURSEMENTS

From December 9, 2025, to January 2, 2026

Total \$6,450,432.51

(Six Million, Four Hundred Fifty Thousand, Four Hundred Thirty-Two Dollars and Fifty-One Cents)

7. DISCUSSION AND POSSIBLE ACTION ITEMS:

7. A. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2025-0273 and Resolution No. 2388. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, amending the 2040 General Plan to change the land use designation of 3.13 acres of land being a portion of parcel located at the northwest corner of 6th Avenue and Urtuzuastegui Street from Mixed-Use Activity Center (MU) to Medium Density Residential (MDR); Repealing any conflicting provisions; and providing for severability. **(Jose A. Guzman, Director of Development Services)**

- A. Staff presentation
- B. Open Public Hearing
- C. Call to the public on this item
- D. Close Public Hearing
- E. Action on Resolution No. 2388

- 7. B.** Public Hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2025-0274 and Ordinance No. 475. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending the Official Zoning Map of the City of San Luis by changing the zoning classification of approximately 3.13 acres from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) on property located at the northwest corner of 6th Avenue and Urtuzuastegui Street; repealing any conflicting provisions; and providing for severability. **(Jose A. Guzman, Director of Development Services)**
- A. Staff presentation
 - B. Open Public Hearing
 - C. Call to the public on this item
 - D. Close Public Hearing
 - E. Action on Ordinance No. 475 by title only
 - F. Action on Ordinance No. 475
- 7. C.** Discussion and possible action on any and all matters regarding Resolution No. 2389. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, approving the El Corazon de San Luis: Cultural & Economic Revitalization Plan; repealing conflicting provisions; and providing for severability. **(Armando Esparza, Director of Economic Development and Josh Lapp, Designing Local)**
- 7. D.** Discussion and possible action on any and all matters regarding authorization to purchase annual ammunition for the San Luis Police Department using fiscal year 2026 budgeted funds. **(Alan Guevara, Lieutenant)**
- 7. E.** Discussion and possible action on any and all matters regarding authorization to purchase uniform items for the San Luis Police Department using fiscal year 2026 budgeted funds. **(Emmanuel Botello, Lieutenant)**
- 7. F.** Public Hearing followed by discussion and possible action on any and all matters regarding the recommendation of the Liquor License Application submitted to the Arizona Department of Liquor Licenses and Control by Rivan Saad Nona on behalf of Habibi Spirits, located at 1922 Cesar Chavez Boulevard, San Luis, Arizona. **(Sonia Cornelio, City Clerk)**
- A. Staff and/or Applicant presentation
 - B. Open Public Hearing
 - C. Call to the public on this item
 - D. Close Public Hearing
 - E. Action on the recommendation of the Liquor License Application to the Arizona Department of Liquor Licenses and Control for Habibi Spirits
- 7. G.** Discussion and possible action on any and all matters regarding Resolution No. 2390. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, amending Resolution No. 2334, as previously amended by Resolution No. 2375, concerning the issuance of debt by the Industrial Development Authority of the City of San Luis, Arizona, the proceeds of which are to be used for the construction of the Regional Center for Border Health, Inc.'s new hospital facilities, and declaring an emergency. **(Kay Marion Macuil, City Attorney)**

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

- 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; repealing any conflicting provisions; and providing for severability. **(ITEM CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 12, 2025) (Kay Marion Macuil, City Attorney)**

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

- 7. I.** Discussion and possible action on any and all matters regarding Ordinance No. 472. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending and restating City Code sections 8.25.010 and 8.25.020(A) to include hazardedly large mud clods on roadways as a nuisance; repealing conflicting provisions, and providing for severability. **(ITEM CONTINUED FROM THE SPECIAL COUNCIL MEETING HELD ON DECEMBER 17, 2025) (Kay Marion Macuil, City Attorney)**

A. Action on Reading of Ordinance No. 472 by title only
B. Action on Ordinance No. 472

- 7. J.** Discussion and possible action on any and all matters regarding Ordinance No. 476. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, Adding Chapter 9.40; Drunk and Disorderly to the San Luis City Code **(Kay Marion Macuil, City Attorney)**

A. Action on Reading of Ordinance No. 476 by title only
B. Action on Ordinance No. 476

- 7. K.** Discussion and possible action on any and all matters regarding Ordinance No. 477. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending city code section 7.05.010 to add park hours and update references. **(Kay Marion Macuil, City Attorney)**

A. Action on Reading of Ordinance No. 477 by title only
B. Action on Ordinance No. 477

- 8. SUMMARY OF CURRENT EVENTS**
Events by Mayor, Council Members and/or City Manager pursuant to A.R.S. § 38-431.02 (K).

- 9. ADJOURNMENT**



PROCLAMATION

Regular City Council Meeting

5. A.

Meeting Date: 01/14/2026

Title:

Proclamation on Education Day - January 24, 2026

Attachments

Proclamation



Proclamation

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

EDUCATION DAY
January 24, 2026

WHEREAS, the basis for the continuity of any society is education and in the great State of Arizona, the education of our youth is a priority; and

WHEREAS, education is key for Social, Economic, and Personal Success for all the citizens of the City of San Luis; and

WHEREAS, accessible schools are the backbone of our democracy, providing young people and adults with the necessary tools to forge progress; and

WHEREAS, prepared individuals create economic development opportunities for the benefit of all; and

WHEREAS, this border city enjoys the beauty and benefits of two major cultures which should be studied, understood, and equally celebrated; and

WHEREAS, educational opportunities are provided by creating new partnerships between the schools, private enterprises, families and individuals.

NOW, THEREFORE, BE IT RESOLVED, that I, Nieves Riedel, Mayor of the City of San Luis, Arizona, hereby proclaim January 24, 2026, as “**Education Day**” in San Luis, Arizona.

DATED this 14th day of January 2026.

Nieves Riedel, Mayor

ATTEST:

Sonia Cornelio, City Clerk



PRESENTATION

Regular City Council Meeting

5. B.

Meeting Date: 01/14/2026

Submitted By: Nigel Reynoso, Police Department

Presentation Topic/Summary:

Presentation of Awards to Officers Edgar Renteria, Abraham Lopez, Jose Encinas, and Supervisor Gaby Guevara. **(Nigel Reynoso, Chief of Police)**



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6. A.

Meeting Date: 01/14/2026

Summary

MINUTES OF

- Regular Council meeting held December 10, 2025

Attachments

12/10/2025 RCM

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
December 10, 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: Council Member Luis E. Cabrera (via Teams)
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
Mayor Nieves Riedel

OTHERS PRESENT: Jenny Torres, Acting City Manager
Kay Macuil, City Attorney
Sonia Cornelio, City Clerk
Adela Cortez, Director of Human Resources
Angel Ramirez, Fire Chief
Antonio Maldonado, Multimedia Production & Operations Specialist
Armando Esparza, Director of Economic Development
Claudia Montoya, Acting Assistant Director of Parks and Recreation
Edgar Esparza, Billing & Collections Manager
Eulogio Vera, Director of Public Works
Francia Alonso, Public Information Officer
Jorge Perez, Assistant Director of Public Works
Jeziel Baños, IT Help Desk Technician
Maria Barajas, Human Resources Manager
Maria Sabori, Risk Manager
Miguel Ramirez, Finance Accounting Manager
Nigel Reynoso, Police Chief
Roula Encinas, Director of Finance
Tomas Sanchez, City Engineer
Victor De La Torre, Safety Officer
Angela Delgado, Resident
Christian Cuevas, Meeting Interpreter
Elida Valenzuela, Police Chaplain
Elizabeth Carpenter, Developer
Fabher Sanchez, Resident
James Allen Jr, Resident
Luisa Arreola, Resident

Manuel Rojas, Resident

2. PLEDGE OF ALLEGIANCE

Vice Mayor Tadeo Azael De La Hoya led the Pledge of Allegiance.

3. INVOCATION

The invocation was performed by Ms. Elida Valenzuela, Police Chaplain

4. CALL TO THE PUBLIC

Ms. Arlyn Galaviz introduced herself as the Community Relations Representative for OneAZ Bank. Ms. Galaviz stated that she will be in the Yuma area, including San Luis to provide services, answer questions, and participate in future events.

Mr. James Allen Jr., 1549 E. Babbitt Lane, San Luis, AZ, stated that while driving to Los Alamos for a church event, he observed standing water on the roadway in the curve area while going downhill. Mr. Allen Jr. later contacted the city and requested a meeting with the Chief of Police to express his concerns regarding the area. He also requested an appointment with Mayor Nieves Riedel; however, her assistant informed him that the earliest available time to meet would be in January. Mr. Allen Jr. stated that, as a citizen of this city, he believes it is the responsibility of those in leadership positions to address concerns when residents reach out. He also expressed concern on behalf of himself and other residents of the Los Alamos area, requesting information on when action will be taken, especially since another fatality occurred in the area this year.

Ms. Angela Delgado, a resident of Los Alamos, thanked the Maintenance Department for their efforts during the recent rains, stating that they responded by placing sand and barriers and doing their best under the circumstances. She expressed appreciation for the maintenance staff who went out during the storm, but requested that they be more vigilant when weather advisories are issued. Ms. Delgado also noted that a young driver was speeding and performed a donut in the area, creating a safety concern. Additionally, she requested the installation of bumper pads or similar safety measures along the roadway, as buses and other vehicles traveling downhill often cross into the opposite lane, nearly causing collisions and forcing drivers to move into the sand.

5. PRESENTATION

5. A Presentation by Policy Development Group on the Proposed Yuma Pipeline Project. (Rob Ober, Policy Development Group)

Mr. Daniel Alzada made a PowerPoint presentation on the Proposed Yuma Pipeline Project, which contained the following slides: About Grupo Clisa, Grupo Clisa Energy, Yuma Pipeline, Yuma Pipeline Routes and Yuma Pipeline-Yuma Location.

6. CONSENT AGENDA

6. A. MINUTES OF

- Work Session held November 5, 2025
- Regular Council meeting held November 12, 2025

6. B. DISBURSEMENTS

From November 12, 2025 to December 2, 2025

Total \$2,059,434.63 (Two Million, Fifty-Nine Thousand, Four Hundred Thirty-Four Dollars and Sixty-Three Cents)

MOTION: Vice Mayor Tadeo Azael De La Hoya/ Council Member Javier Vargas to approve the Consent Agenda. 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. DISCUSSION AND POSSIBLE ACTION ITEMS:

7. A. Discussion and possible action on any and all matters regarding the appointment of one (1) member to the San Luis Economic Development Commission. (Armando Esparza, Director of Economic Development & Government Affairs)

Mr. Armando Esparza, Director of Economic Development and Government Affairs, stated that the San Luis Economic Development Commission currently has one (1) vacant two (2) year term. He noted that Mr. Eric Jones previously held the position, but submitted a letter of resignation in August. Mr. Esparza explained that the department conducted recruitment earlier this year and has four (4) active applications on file. The applicants were contacted to confirm continued interest and were invited to attend the Council meeting for possible appointments. One of the applicants, Mr. Octavio Ramirez, was present at the meeting.

Mr. Octavio Ramirez introduced himself and expressed enthusiasm and excitement for the opportunity to serve on the Commission.

MOTION: Council Member Esteban C. Rosales/Council Member Lizeth Servin to appoint Octavio Ramirez to complete the two (2) year vacant term of the San Luis Economic Development Commission. 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 renewal of the Lease Agreement with Gemini Property Holdings, Inc. for the San Luis Police Department Substation located in East San Luis. (Nigel Reynoso, Chief of Police)

Mr. Nigel Reynoso, Chief of Police, sought approval to renew the contract currently held with Gemini Property Holdings. He explained that they provide services for the public and is used for training purposes since it's a big warehouse area. The Lease Agreement is for \$3,000.00 a month. The renewed lease will commence on June 1, 2026, for an additional three (3) years, with the option to extend it to an additional three (3) years.

MOTION: Mayor Nieves Riedel/ Council Member Esteban C. Rosales to approve the renewal of the Lease Agreement with Gemini Property Holdings, as presented. The motion passed with six (6) Ayes and one (1) Abstention by Council Member Lizeth Servin.

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	Abstained
Council Member Javier Vargas	Aye
Mayor Nieves Riedel	Aye

7. C. Discussion and possible action on any and all matters regarding authorization to purchase one (1) fully marked and equipped new 2026 Ford Explorer using Arizona Department of Public Safety Local Border Support Grant budgeted funds. (Nigel Reynoso, Chief of Police)

Mr. Nigel Reynoso, Chief of Police, requested approval for the purchase of one (1) new 2026 Ford Explorer. Funding for this purchase was approved under the Fiscal Year 2025–2026 Capital Projects Grant Funds. The vehicle will be purchased from Peoria Ford, which holds an Arizona State Contract and has submitted a bid of \$50,096.85, including tax.

The Ford Explorer will be fully equipped and marked by Waltz Outfitting using a City of Chandler contract, which provides a cost reduction compared to the state dealership contract. The total cost to fully equip the vehicle is \$32,384.08. The total cost for the vehicle and equipment is \$82,480.93.

MOTION: Council Member Esteban C. Rosales/Council Member Javier Vargas to approve the purchase of one (1) new 2026 Explorer, to approve the marking and equipping of the vehicle for a total amount not to exceed \$90,000.00. 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. D. Discussion and possible action on any and all matters regarding the engagement of engineering services with Kimley-Horn and Associates, Inc., for the design of Union Street and 4th Avenue Intersection. (Tomas Sanchez, City Engineer)

Mr. Tomas Sanchez, City Engineer, asked for approval of a professional services proposal from Kimley-Horn and Associates, Inc. for the design of Union Street and 4th Avenue intersection. The scope of work includes design services for intersection improvements, such as traffic signals, street lighting, and roadway and sidewalk improvements on the approaching streets. Project limits extend approximately one-half mile along 4th Avenue from Cesar Chavez Boulevard to the County 22 ½ Street alignment, and along Union Avenue from 4th Avenue to McCain Avenue. The Engineering Department is requesting Council's approval to accept the \$150,382.00 proposal.

MOTION: Council Member Maria Cecilia Cruz/Council Member Esteban C. Rosales to approve the Professional Services Contract by Kimley-Horn and Associates, Inc. for the design of Union Street and 4th Avenue intersection improvements in the amount of \$150,382.00. 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

8. SUMMARY OF CURRENT EVENTS

Vice Mayor Tadeo Azael De La Hoya stated that yesterday he had the opportunity to attend the Arizona Congressional Briefing along with Council Member Javier Vargas, Greater Yuma Port Authority (GYPA) Executive Director Buna George, Mr. Matias Rosales (GYPA), Council Member Esteban C. Rosales (participated online), Council Member Maria Cecilia Cruz, and Acting City Manager Jenny Torres. He reported that they presented to the 11 offices of the Arizona Federal Delegation, with representatives from all offices in attendance, as well as representatives from the General Services Administration (GSA), United States Department of Agriculture (USDA), and counterparts from Douglas and Nogales. During the briefing, they presented data showing an increase to 8.14 million border crossings since 2014, representing approximately a five (5) percent increase.

Mayor Nieves Riedel stated that while Vice Mayor Tadeo Azael De La Hoya attended the Arizona Congressional Briefing yesterday, she shared that a company from California is seriously considering acquiring 80 acres in the industrial park, which would bring a significant economic development opportunity to the City of San Luis.

Council Member Maria Cecilia Cruz added to Vice Mayor Tadeo Azael De La Hoya's presentation, stating that participation in these meetings is very important, as they provide updates on the progress of the Port of Entry and allow participants to hear the needs and priorities of other Ports of Entry.

Council Member Lizeth Servin reminded the community that the Holiday Lights Parade will take place tomorrow and encouraged everyone to attend.

Council Member Luis Cabrera stated that three (3) years ago, when he was appointed Vice Mayor, there was an understanding that the Vice Mayor position would be revisited annually. He noted that it is that time of year again to review the position and expressed concern that the item was denied placement on the agenda. Council Member Cabrera stated that he would like to formalize the process by having the Vice Mayor position reviewed annually and requested that staff modify the City Code through a Resolution or Ordinance. He explained that this would eliminate political considerations related to the position and ensure that all Council Members have an equal opportunity to serve as Vice Mayor. He concluded that establishing this process in the City Code would reflect best practices.

Council Member Maria Cecilia Cruz stated that she, along with Council Member Javier Vargas and Council Member Lizeth Servin, participated in the Yuma County Chamber of Commerce Foodie Tour. She reported that they visited three (3) local businesses: La Bodega, Rolls and Bowls, and Eddie's Food and Drink. She congratulated the Yuma County Chamber of Commerce on hosting a successful tour.

9. ADJOURNMENT

MOTION: Vice Mayor Tadeo Azael De La Hoya/Mayor Nieves Riedel adjourned the Regular Council meeting at approximately 6:45 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 December 10, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Sonia Cornelio, City Clerk



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6. B.

Meeting Date: 01/14/2026

Summary

DISBURSEMENTS

From December 9, 2025, to January 2, 2026

Total \$6,450,432.51

(Six Million, Four Hundred Fifty Thousand, Four Hundred Thirty-Two Dollars and Fifty-One Cents)

Attachments

Disbursements



City of San Luis

Finance Department

COUNCIL MEETING JANUARY 14, 2026 Disbursement Report from 12/09/2025 TO 01/02/2026

<u>Bank Accounts</u>	<u>Check Date</u>	<u>Amount</u>	<u>Schedule</u>
Payroll Check Account	12/11/2025	\$ 3,917.03	Schedule A
Accounts Payable Check Account	12/11/2025	\$ 970,914.89	Schedule B
Payroll Check Account	12/12/2025	\$ 60,321.51	Schedule C
Accounts Payable Check Account	12/17/2025	\$ 288,595.22	Schedule D
Payroll Check Account	12/19/2025	\$ 600,824.51	Schedule E
Accounts Payable Check Account	12/19/2025	\$ 748,868.65	Schedule F
Accounts Payable Check Account	12/22/2025	\$ 2,354,531.80	Schedule G
Accounts Payable Check Account	12/31/2025	\$ 849,174.51	Schedule H
Payroll Check Account	01/02/2026	\$ 573,284.39	Schedule I

Total Disbursements: \$ 6,450,432.51

Please contact Ms. Roula Encinas or Mr. Miguel Ramirez prior to the meeting if additional information is needed.

Prepared by Carolina Corral: Carolina Corral

Verified by Finance: Miguel Ramirez

For Council approval on: _____

Mayor: _____

Council: _____



Pay Day Register

Pay Date Range 12/01/25 - 12/31/25

Pay Batch 202512M

Pay Batch 202512M Total

Employees in Pay Batch 7

Female Employees in Pay Batch 3

Hours Description	Hours	Gross	Withholdings and Deductions	Gross Base	Benefits	Gross Base
102 - SALARY	.0000	7,550.00	Gross	7,550.00	ASRS Council	260.92 2,200.00
Total	0.0000	\$7,550.00	Imputed Income		ASRS LTD Council	3.08 2,200.00
			FEDERAL TAX WITHHOLDING	126.93 4,738.86	ASRS/EORP - LEGACY RATE	1,291.40 2,200.00
			SOCIAL SECURITY TAX	468.10 7,550.00	Dental Council	249.44 .00
			MEDICARE	109.48 7,550.00	EODCRS - COUNCIL	267.00 4,450.00
			STATE WITHHOLDING	114.24 4,738.86	EODCRS - DISABILITY	6.23 4,450.00
			ASRS Council	260.92 2,200.00	EODCRS/EORP LEGACY RATE	2,385.65 4,450.00
			ASRS LTD Council	3.08 2,200.00	Health Council	8,881.85 .00
			Council Retirement EORP	117.00 900.00	Retirement Council EORP	636.30 900.00
			Dental Council	133.33 .00	Vision Council	76.98 .00
			EODCRS - COUNCIL	356.00 4,450.00	Total	\$14,058.85
			EODCRS - DISABILITY	6.23 4,450.00		
			Medical Council	1,895.84 .00	Employer Taxes	Gross Base
			Vision Council	41.82 .00	MEDICARE	109.48 7,550.00
			Net	\$3,917.03	SOCIAL SECURITY TAX	468.10 7,550.00
					SUTA/UNEMPLOYMENT	45.30 7,550.00
					Total	\$622.88
					Workers' Comp	Gross Base
					MUNICIPAL/ TOWN/	132.13 7,550.00
					Total	\$132.13
					Direct Deposits	Amount
					1st Bank Yuma	1,326.34
					CAPITAL ONE	651.91
					Chase Bank	1,227.08
					Navy Federal	104.92
					Wells Fargo	606.78
					Total	\$3,917.03
					Check	\$0.00

Miguel Ramirez
12/09/2025

SCHEDULE A

Payment Register

From Payment Date: 12/8/2025 - To Payment Date: 12/11/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
Check									
113956	12/11/2025	Open			Accounts Payable	AGILE OCCUPATIONAL MEDICINE, PC	\$100.00		
113957	12/11/2025	Open			Accounts Payable	AMERICAN FIDELITY ASSURANCE CO	\$2,693.32		
113958	12/11/2025	Open			Accounts Payable	AMERICAN NATIONAL RED CROSS & ITS CONSTITUENT CHAP	\$920.00		
113959	12/11/2025	Open			Accounts Payable	ARIZONA PUBLIC SERVICE	\$959.51		
113960	12/11/2025	Open			Accounts Payable	ARIZONA VALLEY REFRIGERATION H & C LLC	\$750.00		
113961	12/11/2025	Open			Accounts Payable	AZ ASSOCIATION OF CHIEF OF PD	\$350.00		
113962	12/11/2025	Open			Accounts Payable	AZUL CAFE LLC	\$578.05		
113963	12/11/2025	Open			Accounts Payable	BOUND TREE MEDICAL, LLC.	\$6,342.58		
113964	12/11/2025	Open			Accounts Payable	BROWNE, JOSEPH, S	\$150.00		
113965	12/11/2025	Open			Accounts Payable	CENTURYLINK	\$63.62		
113966	12/11/2025	Open			Accounts Payable	CENTURYLINK	\$5,489.83		
113967	12/11/2025	Open			Accounts Payable	CNJ AUTO GLASS & WINDOW TINTING, LLC	\$405.00		
113968	12/11/2025	Open			Accounts Payable	COMITE DE BIENESTAR INC	\$2,925.25		
113969	12/11/2025	Open			Accounts Payable	CONSTRUCTION SUPPLY HOLDINGS II, LLC	\$1,263.90		
113970	12/11/2025	Open			Accounts Payable	CORE & MAIN LP	\$8,814.30		
113971	12/11/2025	Open			Accounts Payable	DURHAM'S FLEET SERVICES LLC	\$462.50		
113972	12/11/2025	Open			Accounts Payable	ECONOMIC MODELING LLC	\$7,500.00		
113973	12/11/2025	Open			Accounts Payable	GAMEZ, ABRAHAM	\$100.00		
113974	12/11/2025	Open			Accounts Payable	GARCIA, JESUS	\$200.00		
113975	12/11/2025	Open			Accounts Payable	GREEN RUBBER- KENNEDY AG	\$2,729.85		
113976	12/11/2025	Open			Accounts Payable	HAJOCA CORPORATION	\$649.90		
113977	12/11/2025	Open			Accounts Payable	INTERNATIONAL INSTITUTE OF	\$260.00		
113978	12/11/2025	Open			Accounts Payable	IPS GROUP INC	\$843.32		
113979	12/11/2025	Open			Accounts Payable	IRON MOUNTAIN INC	\$412.81		
113980	12/11/2025	Open			Accounts Payable	LA CHOYA PLUMBING LLC	\$520.00		
113981	12/11/2025	Open			Accounts Payable	LAWSON PRODUCTS INC.	\$2,347.47		
113982	12/11/2025	Open			Accounts Payable	MACHADO, IVAN & AIXIA GUTIERREZ	\$2,000.00		
113983	12/11/2025	Open			Accounts Payable	MANHATTANLIFE ASSURANCE CO	\$193.01		
113984	12/11/2025	Open			Accounts Payable	NIEBLAS BRIZUELA, JOSE, G	\$400.00		
113985	12/11/2025	Open			Accounts Payable	NIEVES HEIDY QUINTERO	\$1,950.00		
113986	12/11/2025	Open			Accounts Payable	OFF DUTY MANAGEMENT, INC.	\$711.20		
113987	12/11/2025	Open			Accounts Payable	ONE SOURCE DISTRIBUTOR LLC	\$1,352.99		
113988	12/11/2025	Open			Accounts Payable	ORTIZ, JUAN, C	\$130.08		
113989	12/11/2025	Open			Accounts Payable	PEREZ, JORGE	\$200.00		
113990	12/11/2025	Open			Accounts Payable	PRECISION UNIFORMS LLC	\$9,388.16		
113991	12/11/2025	Open			Accounts Payable	PREPAID LEGAL SERVICES	\$118.60		
113992	12/11/2025	Open			Accounts Payable	PROACTIVE WORK HEALTH MEDICAL CENTER INC	\$2,435.00		
113993	12/11/2025	Open			Accounts Payable	PUEBLO PIES LLC	\$189.32		
113994	12/11/2025	Open			Accounts Payable	PUEBLO PIES LLC	\$75.28		
113995	12/11/2025	Open			Accounts Payable	QUINONEZ, FRANCISCO	\$165.00		
113996	12/11/2025	Open			Accounts Payable	REFINE LEGAL PLLC	\$7,561.59		

SCHEDULE B

Payment Register

From Payment Date: 12/8/2025 - To Payment Date: 12/11/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
113997	12/11/2025	Open			Accounts Payable	RENERIA, EDGAR	\$277.00		
113998	12/11/2025	Open			Accounts Payable	RYAN, RAPP, PACHECO, SORENSEN	\$550.00		
113999	12/11/2025	Open			Accounts Payable	SAFETY-KLEEN SYSTEMS, INC	\$296.71		
114000	12/11/2025	Open			Accounts Payable	SHERWIN WILLIAM	\$110.63		
114001	12/11/2025	Open			Accounts Payable	STANDARD INSURANCE CO.	\$1,737.08		
114002	12/11/2025	Open			Accounts Payable	TEXAS LIFE INSURANCE COMPANY	\$356.78		
114003	12/11/2025	Open			Accounts Payable	THE CONCRETE EDGE COMPANY	\$9,428.00		
114004	12/11/2025	Open			Accounts Payable	TRANSWESTERN INSURANCE ADMIN	\$282.00		
114005	12/11/2025	Open			Accounts Payable	TRANT, MICHAEL, G	\$425.00		
114006	12/11/2025	Open			Accounts Payable	TRIPLE BBB GAS STATION	\$60.00		
114007	12/11/2025	Open			Accounts Payable	UNITED TACTICAL SYSTEMS, LLC	\$9,524.38		
114008	12/11/2025	Open			Accounts Payable	US BANK	\$1,350.00		
114009	12/11/2025	Open			Accounts Payable	VISION SERVICE PLAN OF ARIZONA	\$5,594.87		
114010	12/11/2025	Open			Accounts Payable	XEROX CORPORATION	\$1,255.60		
114011	12/11/2025	Open			Accounts Payable	YUMA COUNTY CHAMBER	\$150.00		
114012	12/11/2025	Open			Accounts Payable	YUMA COUNTY PUBLIC HEALTH	\$358.00		
114013	12/11/2025	Open			Accounts Payable	YUMA COUNTY SUPERIOR COURT	\$10,972.45		
114014	12/11/2025	Open			Accounts Payable	ZARAGOZA, JOSE	\$277.00		
114015	12/11/2025	Open			Accounts Payable	AZ WASTE WATER INDUSTRIES, INC	\$9,963.14		
Type Check Totals:							60 Transactions	\$127,670.08	
EFT									
8775	12/11/2025	Open			Accounts Payable	24/7 GET FIT LLC	\$1,728.00		
8776	12/11/2025	Open			Accounts Payable	ALLKIOSK LLC	\$1,122.53		
8777	12/11/2025	Open			Accounts Payable	ALSCO, INC	\$4,387.34		
8778	12/11/2025	Open			Accounts Payable	AMAZON.COM SALES, INC.	\$4,195.82		
8779	12/11/2025	Open			Accounts Payable	AMERICAN PAVEMENT PRESERVATION LLC	\$197,400.00		
8780	12/11/2025	Open			Accounts Payable	ARIZONA POLICE PSYCHOLOGY, PLLC	\$2,000.00		
8781	12/11/2025	Open			Accounts Payable	ARIZONA WESTERN COLLEGE	\$10,324.00		
8782	12/11/2025	Open			Accounts Payable	AUTOZONE STORES, INC	\$7,331.85		
8783	12/11/2025	Open			Accounts Payable	BILL ALEXANDER FORD	\$623.05		
8784	12/11/2025	Open			Accounts Payable	BTE BODY COMPANY INC	\$521.40		
8785	12/11/2025	Open			Accounts Payable	CDWVG	\$87.39		
8786	12/11/2025	Open			Accounts Payable	CHAPMAN DCJR YUMA LLC	\$3,972.73		
8787	12/11/2025	Open			Accounts Payable	CITY OF SAN LUIS EMPLOYEE BENEFIT TRUST	\$378,266.00		
8788	12/11/2025	Open			Accounts Payable	CONSULTANT ENGINEERING INC	\$13,249.15		
8789	12/11/2025	Open			Accounts Payable	CORE ENGINEERING GROUP, PLLC	\$2,185.00		
8790	12/11/2025	Open			Accounts Payable	DESERT DOCUMENT SHREDDERS, LLC	\$363.75		
8791	12/11/2025	Open			Accounts Payable	DESERT VALLEY SERVICES, INC	\$710.23		
8792	12/11/2025	Open			Accounts Payable	DESERT WATER STORE INC	\$229.16		
8793	12/11/2025	Open			Accounts Payable	DIGITAL ROOM LLC	\$156.04		
8794	12/11/2025	Open			Accounts Payable	FRESH TERRA SERVICES LLC	\$1,946.00		

Payment Register

From Payment Date: 12/8/2025 - To Payment Date: 12/11/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
8795	12/11/2025	Open			Accounts Payable	G&T LOCKSMITH AND SAFE CO.	\$858.13		
8796	12/11/2025	Open			Accounts Payable	HILL BROTHERS CHEMICAL CO.	\$8,870.69		
8797	12/11/2025	Open			Accounts Payable	HIREQUEST LLC	\$9,532.10		
8798	12/11/2025	Open			Accounts Payable	JSA COMPANY	\$79,173.00		
8799	12/11/2025	Open			Accounts Payable	KIMLEY-HORN AND ASSOCIATES INC	\$4,080.50		
8800	12/11/2025	Open			Accounts Payable	KINGHOSE INDUSTRY LLC	\$1,322.05		
8801	12/11/2025	Open			Accounts Payable	LOOMIS	\$1,913.82		
8802	12/11/2025	Open			Accounts Payable	MCNEECE BROS. OIL COMPANY, INC	\$40,866.24		
8803	12/11/2025	Open			Accounts Payable	O'REILLY AUTO PARTS	\$1,132.13		
8804	12/11/2025	Open			Accounts Payable	ODP BUSINESS SOLUTIONS LLC	\$6,111.02		
8805	12/11/2025	Open			Accounts Payable	OMEGA INDUSTRIAL SUPPLY INC	\$2,565.95		
8806	12/11/2025	Open			Accounts Payable	POLAR COOLING LLC	\$212.50		
8807	12/11/2025	Open			Accounts Payable	PRECISION PROTECTIVE SERVICES LLC	\$10,091.37		
8808	12/11/2025	Open			Accounts Payable	R.D. OFFUTT COMPANY	\$370.28		
8809	12/11/2025	Open			Accounts Payable	REAL PURIFIED WATER LLC	\$8.00		
8810	12/11/2025	Open			Accounts Payable	REPUBLIC SERVICES, INC.	\$16,035.61		
8811	12/11/2025	Open			Accounts Payable	RON TURLEY ASSOCIATES INC.	\$3,079.99		
8812	12/11/2025	Open			Accounts Payable	RUSH TRUCK CENTER	\$1,028.96		
8813	12/11/2025	Open			Accounts Payable	SAN LUIS AIR CONDITIONING LLC	\$1,750.00		
8814	12/11/2025	Open			Accounts Payable	SOUTHERN TIRE MART LLC	\$4,818.87		
8815	12/11/2025	Open			Accounts Payable	SOUTHWEST MERCH LLC	\$260.85		
8816	12/11/2025	Open			Accounts Payable	SOUTHWEST SANITATION SERVICES, LLC	\$1,094.61		
8817	12/11/2025	Open			Accounts Payable	SPECTRUM BUSINESS	\$613.76		
8818	12/11/2025	Open			Accounts Payable	SUN RENTAL AND SALES INC.	\$1,236.28		
8819	12/11/2025	Open			Accounts Payable	UNITED LABORATORIES INC.	\$6,063.50		
8820	12/11/2025	Open			Accounts Payable	UNIVERSAL BACKGROUND SCREENING INC	\$58.56		
8821	12/11/2025	Open			Accounts Payable	WAXIE SANITARY SUPPLY	\$7,425.30		
8822	12/11/2025	Open			Accounts Payable	WESTERN SUN SYSTEMS, INC	\$516.00		
8823	12/11/2025	Open			Accounts Payable	YUMA FARM & HOME SUPPLY INC.	\$147.24		
8824	12/11/2025	Open			Accounts Payable	YUMA REGIONAL MEDICAL CENTER	\$1,208.06		
						50 Transactions	\$843,244.81		

Type EFT Totals:
1BYPAYABLE - 1st BY Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	60	\$127,670.08	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	60	\$127,670.08	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	50	\$843,244.81	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	50	\$843,244.81	\$0.00

Payment Register

From Payment Date: 12/8/2025 - To Payment Date: 12/11/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
Grand Totals:									
All									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	110	\$970,914.89	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	110	\$970,914.89	\$0.00	
Checks									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	60	\$127,670.08	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	60	\$127,670.08	\$0.00	
EFTs									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	50	\$843,244.81	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Total	50	\$843,244.81	\$0.00	
All									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	110	\$970,914.89	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	110	\$970,914.89	\$0.00	

Guadalupe Canez
 Digitally signed by: Guadalupe Canez
 DN: CN = Guadalupe Canez email =
 gcanez@sanluis.gov C = AD
 Date: 2025.12.11 17:08:55 -07'00'



Pay Day Register

Pay Date Range 12/12/25 - 12/12/25

Pay Batch LONG1225

Pay Batch LONG1225 Total

Employees in Pay Batch 43

Female Employees in Pay Batch 10

Hours Description	Hours	Gross	Withholdings and Deductions	Gross Base	Benefits	Gross Base
970 - LONGEVITY PAY	.0000	78,000.00	Gross	78,000.00	AZ STATE RETIREMENT	54,000.00
Total	0.0000	\$78,000.00	Imputed Income		LONG TERM DISABILITY	54,000.00
			FEDERAL TAX WITHHOLDING	3,447.94	Total	\$6,480.00
			SOCIAL SECURITY TAX	4,836.08		
			MEDICARE	1,131.00	Employer Taxes	Gross Base
			STATE WITHHOLDING	1,783.47	MEDICARE	78,000.00
			AZ STATE RETIREMENT	6,404.40	SOCIAL SECURITY TAX	78,000.00
			LONG TERM DISABILITY	75.60	SUTA/UNEMPLOYMENT	78,000.00
			Net	\$60,321.51	Total	\$6,435.08
					Workers' Comp	Gross Base
					Ambulance EMT Search &	3,500.00
					ATTORNEY- ALL & CLERICAL-	2,500.00
					AUTO SERVICE/ REPAIR	2,000.00
					BUILDING- NOC OPER BY	2,000.00
					BUS COMPANY AND DRIVERS	1,000.00
					CLERICAL OFFICE/ LIBRARY/	23,500.00
					FIREFIGHTERS & DRIVERS	11,000.00
					GARBAGE/ ASH/ REFUSE	2,000.00
					MUNICIPAL/ TOWN/	5,000.00
					PARKS- NOC ALL EMPLOYEES	7,000.00
					POLICE OFFICERS	9,500.00
					SEWAGE DISPOSAL/ PLANT	2,500.00
					Street or Road Construction	2,000.00
					WATERWORKS OPERATIONS	4,500.00
					Total	\$2,233.55
					Direct Deposits	Amount
					Check	\$60,321.51

*Deficiency
12/10/2025*

SCHEDULE C

Payment Register

From Payment Date: 12/15/2025 - To Payment Date: 12/17/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
<u>Check</u>									
114016	12/16/2025	Open			Accounts Payable	SOMERTON ELECTRIC LLC	\$2,500.00		
					1 Transactions		\$2,500.00		
Type Check Totals:									
<u>EFT</u>									
8826	12/16/2025	Open			Accounts Payable	SEBIS DIRECT INC.	\$1,095.22		
8827	12/17/2025	Open			Accounts Payable	GREENBERG TRAUIG, LLP	\$35,000.00		
8828	12/17/2025	Open			Accounts Payable	STIFEL, NICOLAUS & COMPANY, INC.	\$250,000.00		
					3 Transactions		\$286,095.22		
Type EFT Totals:									
1BYPAYABLE - 1st BY Accounts Payable Totals									

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$2,500.00	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$2,500.00	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$286,095.22	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	3	\$286,095.22	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$288,595.22	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	4	\$288,595.22	\$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$2,500.00	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$2,500.00	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$286,095.22	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	3	\$286,095.22	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$288,595.22	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	4	\$288,595.22	\$0.00

Guadalupe Canez

Digitally signed by: Guadalupe Canez
 DN: CN = Guadalupe Canez email = gcanez@cityofsanluis.gov C =
 US
 Date: 2025.12.17 08:15:50 -07'00'

SCHEDULE D



Pay Day Register

Pay Date Range 11/29/25 - 12/12/25

Pay Batch 202526

Pay Batch 202526 Total

Employees in Pay Batch 353

Female Employees in Pay Batch 99

Hours Description	Hours	Gross	Withholdings and Deductions	Gross Base	Benefits	Gross Base	
100 - REGULAR	27,283.7500	714,958.96	Gross	868,811.20	ASRS ALTERNATE	472.64	4,847.63
1000 - ADMIN LEAVE	120.0000	4,390.40	Imputed Income		AZ STATE RETIREMENT	59,422.60	501,034.75
1001 - LEAVE WITHOUT PAY	55.5000	.00	FEDERAL TAX WITHHOLDING	49,754.47	DENTAL = FAMILY	417.90	.00
1007 - ON CALL WORKED HOURS	17.0000	355.49	SOCIAL SECURITY TAX	53,450.64	LONG TERM DISABILITY	701.41	501,034.75
1009 - PART TIME	84.2500	1,363.29	MEDICARE	12,597.75	MEDICAL MEX ONLY - EE &	2,664.09	.00
1010 - PART TIME FIREFIGHTERS	24.0000	459.36	STATE WITHHOLDING	15,424.29	MEDICAL MEX ONLY - EE &	10,963.46	.00
1012 - LEAVE WITH PAY	3.0000	97.50	24-7 GET FIT- GYM	1,836.00	MEDICAL MEX ONLY - EE &	2,421.90	.00
201 - OVERTIME	1,579.1700	60,293.67	AM. FIDELITY - HEALTH FSA	25.00	MEDICAL MEX ONLY - EE ONLY	4,844.04	.00
202 - OP STONE GARDEN- O.T.	283.0000	15,435.41	AM. FIDELITY- ACCIDENT-POST	25.01	MEX & US HEALTH = EE	59,281.20	.00
2023 - FMLA - SICK LEAVE	177.8200	4,550.70	AM. FIDELITY- ACCIDENT-PRE	471.55	MEX ONLY DENTAL - EE &	156.64	.00
2024 - FMLA - VACATION LEAVE	14.4300	373.53	AM. FIDELITY- CANCER-POST	43.30	MEX ONLY DENTAL - EE &	351.13	.00
203 - DUI OVERTIME	36.0000	1,812.97	AM. FIDELITY- CANCER-PRE TAX	157.40	MEX ONLY DENTAL - EE &	142.40	.00
2036 - MARSHALS OT	9.5000	412.54	AM. FIDELITY- GCI -POST TAX	73.09	MEX ONLY DENTAL - EE ONLY	244.20	.00
210 - SRO	194.5000	5,710.32	AM. FIDELITY- GHI- PRE TAX	259.84	PSPRS - ALTERNATE	223.30	2,791.30
300 - VACATION EARNED	1,419.2434	.00	AM. FIDELITY- LIFE -POST TAX	316.48	PSPRS FIRE DB NORM - TIER 1	9,933.32	79,785.81
301 - VACATION USED	839.7500	22,110.06	AM. FIDELITY- TX LIFE -POST	178.44	PSPRS FIRE DB NORM - TIER 2	724.49	5,819.24
400 - SICK EARNED	1,351.5850	.00	AZ COPS - SLPD	655.00	PSPRS FIRE DB NORM - TIER 3	8,782.75	101,067.47
405 - SCHEDULED SICK LEAVE	152.7500	4,691.39	AZ STATE RETIREMENT	59,422.60	PSPRS FIRE DB UNFUND - TIER	1,819.11	79,785.81
406 - UNSCHEDULED SICK LEAVE	753.3800	18,580.96	BORDER GYM - GYM	475.00	PSPRS FIRE DB UNFUND - TIER	132.68	5,819.24
501 - WC PUBLIC SAFETY USED	100.0000	2,807.80	CHILD SUPPORT 2	234.46	PSPRS FIRE DB UNFUND - TIER	2,539.96	102,005.47
502 - ON CALL PAY I.T.	.0000	100.00	DEFERRED COMP - ROTH	990.00	PSPRS FIRE DB UNFUND - TIER	5,946.90	61,753.68
503 - STAND-BY PAY	651.0000	1,302.00	DEFERRED COMP - ROTH	195.80	PSPRS POLICE DB NORM - TIER	1,035.43	10,752.16
703 - FIRE HOLIDAY USED	8.0000	286.56	DEFERRED COMPENSATION	2,565.00	PSPRS POLICE DB NORM - TIER	6,272.52	72,180.95
809 - RETRO PAY	49.5411	1,146.38	DEFERRED COMPENSATION	954.85	PSPRS POLICE DB UNFUND -	3,050.26	62,505.48
900 - COMPENSATION EARNED	43.3300	.00	FOP/ALC	465.00	PSPRS POLICE DB UNFUND -	524.71	10,752.16
901 - COMPENSATION USED	22.1250	416.67	GARNISHMENT - CHILD	2,453.88	PSPRS POLICE DB UNFUND -	3,804.22	73,298.95
911 - First Responders Emergency	32.5000	1,143.20	IAFF- FIRE DEPT	1,520.00	STANDARD LIFE	3,209.75	.00
921 - STEP OVERTIME	24.0000	1,070.04	LEGAL SHIELD	59.31	STANDARD LTD	1,593.96	294,306.39
923 - BORDER FITNESS - GYM	.0000	475.00	LONG TERM DISABILITY	701.41	STANDARD STD	4,960.68	.00
932 - 24-7 GET FIT - GYM	.0000	1,836.00	MANHATTANLIFE ASSURANCE	96.51	U.S. MEX DENTAL - EE &	398.50	.00
965 - PD - STAND-BY PAY	.0000	1,707.00	MEX ONLY DENTAL - EE &	201.52	U.S. MEX DENTAL - EE &	159.40	.00
967 - FD - SPECIAL ASSIGNMNT	462.0000	924.00	MEX ONLY DENTAL - EE &	451.77	US & MEX DENTAL - EE	3,137.28	.00
Total	35,791.1245	\$868,811.20	MEX ONLY DENTAL - EE &	183.20	US & MEX HEALTH = C	27,253.52	.00
			MEX ONLY HEALTH - EE & CH	656.04	US & MEX HEALTH = FAMILY	29,488.07	.00
			MEX ONLY HEALTH = S	538.35	US & MEX HEALTH = SP	7,311.92	.00
			MEXICO ONLY HEALTH - EE &	2,699.79	VISION - SINGLE	1,268.87	.00
			MEXICO ONLY HEALTH - EE &	596.40	VSP- VISION	588.00	.00
			MISCELLANEOUS	195.00	WC PSPRS 17.28	129.91	751.80
			PAC FUND- FIRE DEPT.	116.00			

SCHEDULE E



Pay Day Register

Pay Date Range 11/29/25 - 12/12/25

Pay Batch 202526

PS DEFERRED COMP - ROTH	805.00	.00	WC PSPRS 17.38	357.33	2,056.00
PS DEFERRED COMP - ROTH	693.64	10,699.62	Total	<u>\$266,730.45</u>	
PS DEFERRED COMP TIAA -	681.09	15,580.53			
PS DEFERRED COMPENSATION	2,235.00	.00	Employer Taxes		Gross Base
PSPRS FIRE DB RATE - TIER 1a	4,830.43	63,142.86	MEDICARE	12,597.75	868,811.20
PSPRS FIRE DB RATE - TIER 1b	1,273.18	16,642.95	SOCIAL SECURITY TAX	53,450.64	862,106.99
PSPRS FIRE DB RATE - TIER 2	445.17	5,819.24	SUTA/UNEMPLOYMENT	<u>4,979.96</u>	829,984.95
PSPRS FIRE DB RATE - TIER 3	8,782.75	101,067.47	Total	<u>\$71,028.35</u>	
PSPRS POLICE DB RATE - TIER	3,281.75	42,898.76			
PSPRS POLICE DB RATE - TIER 2	1,442.39	18,854.92	Workers' Comp		Gross Base
PSPRS POLICE DB RATE - TIER 3	822.55	10,752.16	Ambulance EMT Search &	4,262.23	89,731.12
STANDARD LIFE ADDTNL	868.50	72,180.95	ANIMAL CONTROL OFFICERS	83.32	3,702.98
TRANSWESTERN MEXICAN	141.00	.00	ATTORNEY- ALL & CLERICAL-	78.53	35,704.18
U.S. MEX DENTAL - EE &	513.25	.00	AUTO SERVICE/ REPAIR	385.55	13,818.64
U.S. MEX DENTAL - EE &	205.30	.00	BUILDING- NOC OPER BY	656.30	18,130.17
UNITED WAY	14.00	.00	BUS COMPANY AND DRIVERS	89.50	1,621.46
US & MEX DENTAL= FAMILY	538.02	.00	CLERICAL OFFICE/ LIBRARY/	446.68	186,099.99
US & MEX HEALTH = C	6,711.29	.00	Electrician	73.78	2,349.60
US & MEX HEALTH = FAMILY	7,261.60	.00	FIREFIGHTERS & DRIVERS	5,325.16	112,108.46
US & MEX HEALTH = S	6,546.88	.00	GARBAGE/ ASH/ REFUSE	801.46	12,823.40
US & MEX HEALTH = SP	1,800.59	.00	Homemaker Service	44.67	1,950.60
VSP - VISION CHILDREN	250.92	.00	Motion Picture Production	17.68	2,719.34
VSP - VISION FAMILY	355.47	.00	MUNICIPAL/ TOWN/	990.79	56,616.61
VSP - VISION SPOUSE	174.25	.00	PARKS- NOC ALL EMPLOYEES	914.89	29,511.77
Net	<u>\$600,824.51</u>		POLICE OFFICERS	7,971.36	167,817.94
			RECREATION- ALL EMPLOYEES/	316.42	23,096.41
			SEWAGE DISPOSAL/ PLANT	1,407.11	40,904.89
			Street or Road Construction	3,112.05	35,244.31
			WATERWORKS OPERATIONS	<u>1,209.63</u>	34,859.33
			Total	<u>\$28,187.11</u>	

Handwritten: P. Encinas 12-18-2025

Direct Deposits	Amount
1st Bank Yuma	40,333.78
ACADEMY BANK	2,806.44
Ally Bank	1,569.03
America First	1,652.23
AVENIR FINANCIAL	50,606.30
Bank of America	9,011.22
Bank of America CA	1,156.23
Bankcorp	200.00
BANKCORP BANK	1,741.04
CAPITAL ONE	1,817.53
Charles Sch	250.00



Pay Day Register

Pay Date Range 11/29/25 - 12/12/25

Pay Batch 202526

Chase Bank	269,513.20
CHASE BANK CA	3,299.25
CHASE BANK MORGAN	1,840.91
CHASE BANK TX	1,500.00
chase centro	2,113.53
discover	400.00
EVOLVE BANK AND TRUST	186.73
FF CREDIT UNION	2,550.32
FIDELITY	411.68
FIREFIGHTER FIRST CREDIT UNION	19,366.97
HUGHES FCU	2,053.38
JP Morgan Chase	1,195.93
MECHNICS BANK	283.48
National Bank	1,416.52
National Police FCU	100.00
Navy Federal	38,161.07
NBKC Bank - Acorns	1,045.60
NetSpend Corporation DD	120.00
NORTH ISLAND CREDIT UNION	801.74
PATHWARD	2,064.11
Pima Federal Credit Union	910.86
SOFI BANK	1,465.44
Sunbank	1,609.34
THE FOOTHILLS BANK	2,817.47
USAA FEDERAL SAVING	4,287.66
VANTAGE WEST	2,167.19
WASHINGTON FEDERAL	1,578.30
Wells Fargo	110,910.96
WELLS FARGO ARKANSAS	1,909.03
WELLS FARGO CA	5,512.14
WELLS FARGO CALE	1,234.08
WELLS FARGO YUMA	3,057.12
Total	<u>\$597,027.81</u>
Check	\$3,796.70

Payment Register

From Payment Date: 12/18/2025 - To Payment Date: 12/19/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
Check									
114017	12/18/2025	Open			Accounts Payable	ARIZONA CONFERENCE OF POLICE & SHERIFFS	\$655.00		
114018	12/18/2025	Open			Accounts Payable	FOP/ALC	\$465.00		
114019	12/18/2025	Open			Accounts Payable	SUPPORT PAYMENT CLEARINGHOUSE	\$2,688.34		
114020	12/18/2025	Open			Accounts Payable	UNITED WAY OF YUMA COUNTY INC.	\$14.00		
114021	12/18/2025	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS ASSOC	\$116.00		
114022	12/18/2025	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS-IAFF	\$1,520.00		
114023	12/19/2025	Open			Accounts Payable	ACE UNIFORMS	\$1,122.19		
114024	12/19/2025	Open			Accounts Payable	AGUA HELADA LLC	\$68.20		
114025	12/19/2025	Open			Accounts Payable	ANGEL'S TOWING SERVICE/AUTO SALES	\$195.00		
114026	12/19/2025	Open			Accounts Payable	ASADERO TACOTON	\$400.00		
114027	12/19/2025	Open			Accounts Payable	AT&T MOBILITY LLC	\$4,281.23		
114028	12/19/2025	Open			Accounts Payable	BEDOY, JAVIER	\$50.00		
114029	12/19/2025	Open			Accounts Payable	BINGHAM EQUIPMENT CO	\$6,314.41		
114030	12/19/2025	Open			Accounts Payable	BOBBY'S TERRITORIAL H-D	\$1,298.85		
114031	12/19/2025	Open			Accounts Payable	BOJORQUEZ, LEONARDO	\$60.00		
114032	12/19/2025	Open			Accounts Payable	BOUND TREE MEDICAL, LLC.	\$3,313.36		
114033	12/19/2025	Open			Accounts Payable	CASTILLO URIBE, KYARA, ROBERTHA	\$75.00		
114034	12/19/2025	Open			Accounts Payable	CASTILLO'S SOUTHWEST TOWING LLC.	\$485.00		
114035	12/19/2025	Open			Accounts Payable	CENTURYLINK	\$307.01		
114036	12/19/2025	Open			Accounts Payable	CONSTRUCTION SUPPLY HOLDINGS II, LLC	\$1,148.40		
114037	12/19/2025	Open			Accounts Payable	CORE & MAIN LP	\$4,705.19		
114038	12/19/2025	Open			Accounts Payable	COUNTRY SUPPLIER, LLC	\$171.82		
114039	12/19/2025	Open			Accounts Payable	EMPIRE MACHINERY	\$234.61		
114040	12/19/2025	Open			Accounts Payable	FACTOR SALES, INC.	\$93.00		
114041	12/19/2025	Open			Accounts Payable	FERGUSON WATERWORKS	\$1,303.40		
114042	12/19/2025	Open			Accounts Payable	GASTELUM RASCON, SANTIAGO, YAHIEL	\$152.00		
114043	12/19/2025	Open			Accounts Payable	GUARDIAN ALLIANCE TECHNOLOGIES, INC.	\$65.00		
114044	12/19/2025	Open			Accounts Payable	HARVEST PREPARATORY ACADEMY	\$175.00		
114045	12/19/2025	Open			Accounts Payable	HEARTFIT FOR DUTY LLC	\$22,121.80		
114046	12/19/2025	Open			Accounts Payable	INTEGRATED MEDICAL EVALUATIONS, INC	\$4,900.00		
114047	12/19/2025	Open			Accounts Payable	IPS GROUP INC	\$536.87		
114048	12/19/2025	Open			Accounts Payable	J. J. KELLER & ASSOCIATES, INC.	\$1,603.24		
114049	12/19/2025	Open			Accounts Payable	JACOBS, MATTHEW, JOSEPH	\$750.00		
114050	12/19/2025	Open			Accounts Payable	JHRS ELECTRIC LLC	\$3,050.00		
114051	12/19/2025	Open			Accounts Payable	MACHADO, IVAN & AIXIA GUTIERREZ	\$1,000.00		

SCHEDULE F

Payment Register

From Payment Date: 12/18/2025 - To Payment Date: 12/19/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference	
114052	12/19/2025	Open			Accounts Payable	MORALES, ALEJANDRO	\$90.00			
114053	12/19/2025	Open			Accounts Payable	PCL CONSTRUCTION, INC	\$59,474.41			
114054	12/19/2025	Open			Accounts Payable	PRECISION UNIFORMS LLC	\$2,183.00			
114055	12/19/2025	Open			Accounts Payable	QUINONEZ, FRANCISCO	\$390.00			
114056	12/19/2025	Open			Accounts Payable	REFINE LEGAL PLLC	\$944.00			
114057	12/19/2025	Open			Accounts Payable	SM TOURS LLC	\$1,050.00			
114058	12/19/2025	Open			Accounts Payable	STATE BAR OF ARIZONA	\$505.00			
114059	12/19/2025	Open			Accounts Payable	THE HOME DEPOT	\$1,288.28			
114060	12/19/2025	Open			Accounts Payable	UNITED RENTALS (NORTH AMERICA), INC.	\$1,210.40			
114061	12/19/2025	Open			Accounts Payable	URIAS MENA, PEDRO, A	\$150.00			
114062	12/19/2025	Open			Accounts Payable	W.W.GRAINGER, INC	\$134.45			
114063	12/19/2025	Open			Accounts Payable	YUMA COUNTY BAR ASSOCIATION	\$30.00			
114064	12/19/2025	Open			Accounts Payable	ZARATE RUEDA, JOSE, DE JESUS	\$184.24			
114065	12/19/2025	Open			Accounts Payable	UNITED TACTICAL SYSTEMS, LLC	\$6,600.62			
Type Check Totals:							49 Transactions	\$139,673.32		
EFT										
8829	12/19/2025	Open			Accounts Payable	AIRGAS, INC.	\$493.69			
8830	12/19/2025	Open			Accounts Payable	AMERICAN HEART ASSOCIATION, INC.	\$1,251.05			
8831	12/19/2025	Open			Accounts Payable	AXON ENTERPRISE, INC	\$11,806.44			
8832	12/19/2025	Open			Accounts Payable	BLT ASPHALT LLC	\$6,748.25			
8833	12/19/2025	Open			Accounts Payable	BLT READY MIX CONCRETE LLC	\$10,833.56			
8834	12/19/2025	Open			Accounts Payable	BTE BODY COMPANY INC	\$10,146.62			
8835	12/19/2025	Open			Accounts Payable	CDWG	\$492.10			
8836	12/19/2025	Open			Accounts Payable	CHAPMAN CHEVROLET BUICK GMC YUMA LLC	\$2,407.91			
8837	12/19/2025	Open			Accounts Payable	CHAPMAN DCJR YUMA LLC	\$215.65			
8838	12/19/2025	Open			Accounts Payable	CITY OF SAN LUIS EMPLOYEE BENEFIT TRUST	\$378,724.00			
8839	12/19/2025	Open			Accounts Payable	CODE 3 TECHNOLOGY LLC	\$85,051.45			
8840	12/19/2025	Open			Accounts Payable	COPPER STATE BOLT & NUT CO.	\$119.87			
8841	12/19/2025	Open			Accounts Payable	CROWN AWARDS	\$814.45			
8842	12/19/2025	Open			Accounts Payable	CUEVAS, CHRISTIAN	\$87.50			
8843	12/19/2025	Open			Accounts Payable	CYBER MARKETING NETWORK, INC	\$141.70			
8844	12/19/2025	Open			Accounts Payable	DELL MARKETING L.P.	\$776.39			
8845	12/19/2025	Open			Accounts Payable	DESERT DOCUMENT SHREDDERS, LLC	\$110.50			
8846	12/19/2025	Open			Accounts Payable	DESERT VALLEY POWER SYSTEMS	\$1,207.98			
8847	12/19/2025	Open			Accounts Payable	DESERT WATER STORE INC	\$171.01			
8848	12/19/2025	Open			Accounts Payable	FRESH TERRA SERVICES LLC	\$440.00			
8849	12/19/2025	Open			Accounts Payable	FRUTH GROUP INC	\$1,111.22			
8850	12/19/2025	Open			Accounts Payable	G&T LOCKSMITH AND SAFE CO.	\$589.05			
8851	12/19/2025	Open			Accounts Payable	HAAKER EQUIPMENT COMPANY	\$11,309.47			
8852	12/19/2025	Open			Accounts Payable	HEINFELD, MEECH & CO., P.C.	\$4,757.50			
8853	12/19/2025	Open			Accounts Payable	HIREQUEST LLC	\$15,567.53			
8854	12/19/2025	Open			Accounts Payable	JSA COMPANY	\$10,729.76			
8855	12/19/2025	Open			Accounts Payable	KIMLEY-HORN AND ASSOCIATES INC	\$7,518.00			

Payment Register

From Payment Date: 12/18/2025 - To Payment Date: 12/19/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
8856	12/19/2025	Open			Accounts Payable	KINGHOSE INDUSTRY LLC	\$1,968.06		
8857	12/19/2025	Open			Accounts Payable	LOPEZ ARMENTA, JOSE, MARTIN	\$212.00		
8858	12/19/2025	Open			Accounts Payable	MAJCO LLC	\$95.00		
8859	12/19/2025	Open			Accounts Payable	POLAR ICE LLC	\$188.21		
8860	12/19/2025	Open			Accounts Payable	SANFORD, JAMES	\$4,502.25		
8861	12/19/2025	Open			Accounts Payable	SIMS MACKIN, LTD.	\$925.00		
8862	12/19/2025	Open			Accounts Payable	SOUTHERN TIRE MART LLC	\$953.26		
8863	12/19/2025	Open			Accounts Payable	SOUTHWEST MERCH LLC	\$127.00		
8864	12/19/2025	Open			Accounts Payable	SPECTRUM BUSINESS	\$6,209.11		
8865	12/19/2025	Open			Accounts Payable	STRONG, CAMERON, T	\$12,040.00		
8866	12/19/2025	Open			Accounts Payable	THOMSON WEST PUBLISHING CO.	\$2,626.11		
8867	12/19/2025	Open			Accounts Payable	ULINE, INC.	\$440.51		
8868	12/19/2025	Open			Accounts Payable	VAPEX ENVIRONMENTAL TECHNOLOGIES, LLC	\$11,667.25		
8869	12/19/2025	Open			Accounts Payable	VERIZON COMMUNICATIONS INC	\$3,451.13		
8870	12/19/2025	Open			Accounts Payable	YUMA CO. AIRPORT AUTHORITY INC	\$167.79		
							\$609,195.33		

Type EFT Totals:
1BYPAYABLE - 1st BY Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	49	\$139,673.32	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	49	\$139,673.32	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	42	\$609,195.33	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	42	\$609,195.33	\$0.00

Payment Register

From Payment Date: 12/18/2025 - To Payment Date: 12/19/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
				All	Status	Count	Transaction Amount	Reconciled Amount	
					Open	91	\$748,868.65	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	91	\$748,868.65	\$0.00	
Grand Totals:									
				Checks	Status	Count	Transaction Amount	Reconciled Amount	
					Open	49	\$139,673.32	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	49	\$139,673.32	\$0.00	
				EFTs	Status	Count	Transaction Amount	Reconciled Amount	
					Open	42	\$609,195.33	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Total	42	\$609,195.33	\$0.00	
				All	Status	Count	Transaction Amount	Reconciled Amount	
					Open	91	\$748,868.65	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	91	\$748,868.65	\$0.00	

Guadalupe Canez

Digitally signed by: Guadalupe Canez
 DN: CN = Guadalupe Canez email =
 gcanez@sanluisaz.gov C = AD
 Date: 2025.12.19 13:39:36 -07'00'

Payment Register

From Payment Date: 12/22/2025 - To Payment Date: 12/22/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
Check									
114066	12/22/2025	Open			Accounts Payable	ADOT	\$2,354,531.80		
Type Check Totals:							\$2,354,531.80		
1BYPAYABLE - 1st BY Accounts Payable Totals									

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$2,354,531.80	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$2,354,531.80	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	0	\$0.00	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	0	\$0.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$2,354,531.80	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$2,354,531.80	\$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$2,354,531.80	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$2,354,531.80	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	0	\$0.00	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	0	\$0.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$2,354,531.80	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$2,354,531.80	\$0.00

Guadalupe Canez

Digitally signed by: Guadalupe Canez
 DN: CN = Guadalupe Canez email =
 gcanez@santluisaz.gov C = AD
 Date: 2026.01.08 11:40:40 -07'00'

SCHEDULE G

Payment Register

From Payment Date: 12/29/2025 - To Payment Date: 12/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
Check									
114067	12/31/2025	Open			Utility Management Refund	1ST BANK YUMA	\$750.98		
114068	12/31/2025	Open			Utility Management Refund	1ST BANK YUMA	\$815.43		
114069	12/31/2025	Open			Utility Management Refund	CASTRO MANDUJANO, ARMANDO	\$89.97		
114070	12/31/2025	Open			Utility Management Refund	CIBRIAN, THANIA, C	\$240.00		
114071	12/31/2025	Open			Utility Management Refund	COVARRUBIAS, ADILENE & LUIS CASTRO	\$101.73		
114072	12/31/2025	Open			Utility Management Refund	ESCALANTE LARA, ADRIANA, S	\$344.06		
114073	12/31/2025	Open			Utility Management Refund	GONZALEZ, SARAHI	\$68.92		
114074	12/31/2025	Open			Utility Management Refund	JIMENEZ, LUIS E & ELISAMI PEREZ	\$213.25		
114075	12/31/2025	Open			Utility Management Refund	LANDEY, MARISELA	\$24.11		
114076	12/31/2025	Open			Utility Management Refund	LOPEZ, GILBERTO & DIANA RENDON	\$130.45		
114077	12/31/2025	Open			Utility Management Refund	LOPEZ, ALFONSO	\$30.81		
114078	12/31/2025	Open			Utility Management Refund	NAPOLES RODRIGUEZ, LUI, H	\$34.02		
114079	12/31/2025	Open			Utility Management Refund	NUNEZ, LAURA	\$38.63		
114080	12/31/2025	Open			Utility Management Refund	PALLANEZ MAGANA, FRANCISCO	\$164.54		
114081	12/31/2025	Open			Utility Management Refund	PICOS KAREN & KENDALL RYLIE	\$2.19		
114082	12/31/2025	Open			Utility Management Refund	PRIETO, FABIOLA & ROBERTO HERRERA	\$143.23		
114083	12/31/2025	Open			Utility Management Refund	RAMIREZ, ELEUTERIA	\$93.73		
114084	12/31/2025	Open			Utility Management Refund	RIVERA ROSALBA & VILLANUEVA CONSUELO	\$126.37		
114085	12/31/2025	Open			Utility Management Refund	RODRIGUEZ ESPINOZA, HECTOR, F	\$132.98		
114086	12/31/2025	Open			Utility Management Refund	ROSALES OLMOS, IRENE & ARMANDO V SORIA	\$153.88		
114087	12/31/2025	Open			Utility Management Refund	SOUTHWEST PLUMBING & AIR	\$1,443.47		
114088	12/31/2025	Open			Utility Management Refund	TORRES, CARLOS	\$43.79		
114089	12/31/2025	Open			Utility Management Refund	ULLOA, JUAN, A	\$75.11		
114090	12/31/2025	Open			Utility Management Refund	VILLEGAS MENDOZA, VICTOR MANUEL	\$223.09		
114091	12/31/2025	Open			Utility Management Refund	YANEZ, MARIA & RAFAEL QUINTERO	\$203.40		

SCHEDULE H

Payment Register

From Payment Date: 12/29/2025 - To Payment Date: 12/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
114092	12/31/2025	Open			Utility Management Refund	YUMA VALLEY CONTRACTORS, INC	\$2,680.75		
114093	12/31/2025	Open			Accounts Payable	ARIZONA CONFERENCE OF POLICE & SHERIFFS	\$655.00		
114094	12/31/2025	Open			Accounts Payable	FOP/ALC	\$465.00		
114095	12/31/2025	Open			Accounts Payable	STANDARD INSURANCE CO.	\$14,420.27		
114096	12/31/2025	Open			Accounts Payable	STANDARD INSURANCE CO.	\$14,749.12		
114097	12/31/2025	Open			Accounts Payable	SUPPORT PAYMENT CLEARINGHOUSE	\$2,465.84		
114098	12/31/2025	Open			Accounts Payable	UNITED WAY OF YUMA COUNTY INC.	\$14.00		
114099	12/31/2025	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS ASSOC	\$116.00		
114100	12/31/2025	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS-IAFF	\$1,520.00		
114101	12/31/2025	Open			Accounts Payable	12821GOMAN YORK PROPERTY ADVISERS, LLC	\$4,200.00		
114102	12/31/2025	Open			Accounts Payable	24K ENGRAVING AND AWARDS LLC	\$405.89		
114103	12/31/2025	Open			Accounts Payable	ADOT MVD	\$2.32		
114104	12/31/2025	Open			Accounts Payable	ADVANCED TRAFFIC PRODUCTS, INC	\$6,849.00		
114105	12/31/2025	Open			Accounts Payable	AFFORDABLE TOWING	\$385.00		
114106	12/31/2025	Open			Accounts Payable	ALLO HOLDINGS, LLC	\$1,433.42		
114107	12/31/2025	Open			Accounts Payable	AMERICAN FIDELITY ASSURANCE CO	\$2,693.32		
114108	12/31/2025	Open			Accounts Payable	AMERICAN FIDELITY ASSURANCE CO	\$100.00		
114109	12/31/2025	Open			Accounts Payable	APS	\$50.00		
114110	12/31/2025	Open			Accounts Payable	ARIZONA STATE UNIVERSITY	\$1,000.00		
114111	12/31/2025	Open			Accounts Payable	ARVIZU VILLAR, GLORIA	\$25.00		
114112	12/31/2025	Open			Accounts Payable	AT&T MOBILITY LLC	\$8,621.18		
114113	12/31/2025	Open			Accounts Payable	AZUL CAFE LLC	\$514.99		
114114	12/31/2025	Open			Accounts Payable	BOUND TREE MEDICAL, LLC.	\$2,365.55		
114115	12/31/2025	Open			Accounts Payable	BRUSH IT LLC	\$580.00		
114116	12/31/2025	Open			Accounts Payable	CANON FINANCIAL SERVICES, INC	\$1,276.70		
114117	12/31/2025	Open			Accounts Payable	CITIZENPRIME, LLC	\$9,921.39		
114118	12/31/2025	Open			Accounts Payable	CNJ AUTO GLASS & WINDOW TINTING, LLC	\$359.00		
114119	12/31/2025	Open			Accounts Payable	CONSTRUCTION SUPPLY HOLDINGS II, LLC	\$2,686.54		
114120	12/31/2025	Open			Accounts Payable	CORE & MAIN LP	\$7,620.76		
114121	12/31/2025	Open			Accounts Payable	CORREA, ENRIQUE	\$173.45		
114122	12/31/2025	Open			Accounts Payable	CRUZ VASQUEZ, BERENICE	\$145.00		
114123	12/31/2025	Open			Accounts Payable	DUARTE, ERNESTO	\$90.00		
114124	12/31/2025	Open			Accounts Payable	DUENAS, ADRIAN	\$195.24		
114125	12/31/2025	Open			Accounts Payable	EQUIPMENTSHARE.COM INC	\$1,522.87		
114126	12/31/2025	Open			Accounts Payable	FACTOR SALES, INC.	\$166.07		
114127	12/31/2025	Open			Accounts Payable	FELIX VALDEZ, GRISELDA, N	\$50.00		
114128	12/31/2025	Open			Accounts Payable	FERGUSON WATERWORKS	\$2,420.84		
114129	12/31/2025	Open			Accounts Payable	FIREFIGHTER SELECTION, INC.	\$1,358.50		

Payment Register

From Payment Date: 12/29/2025 - To Payment Date: 12/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
114130	12/31/2025	Open			Accounts Payable	GARCIA, ALDO	\$400.00		
114131	12/31/2025	Open			Accounts Payable	GARCIA MACIAS, WANDA	\$1,500.00		
114132	12/31/2025	Open			Accounts Payable	GARCIA MUNOZ, ANGEL	\$200.00		
114133	12/31/2025	Open			Accounts Payable	GILA ELECTRONIC	\$687.50		
114134	12/31/2025	Open			Accounts Payable	J. HIGGINS, LTD. INC	\$544.87		
114135	12/31/2025	Open			Accounts Payable	JAMES COOKE & HOBSON INC.	\$5,164.50		
114136	12/31/2025	Open			Accounts Payable	KARPEL COMPUTER SYSTEMS, INC	\$5,812.38		
114137	12/31/2025	Open			Accounts Payable	LOPEZ, JESUS E.	\$91.50		
114138	12/31/2025	Open			Accounts Payable	LOWE'S HIW, INC.	\$3,194.46		
114139	12/31/2025	Open			Accounts Payable	MANHATTANLIFE ASSURANCE CO	\$193.01		
114140	12/31/2025	Open			Accounts Payable	MARTINEZ, ROBERTO	\$180.00		
114141	12/31/2025	Open			Accounts Payable	MES I ACQUISITION INC.	\$350.76		
114142	12/31/2025	Open			Accounts Payable	MILLER, DAMIAN	\$670.00		
114143	12/31/2025	Open			Accounts Payable	ORTEGA, KEYLA	\$50.00		
114144	12/31/2025	Open			Accounts Payable	PCL CONSTRUCTION, INC	\$61,383.90		
114145	12/31/2025	Open			Accounts Payable	PENA DE SUAREZ, MARIA	\$150.00		
114146	12/31/2025	Open			Accounts Payable	PREPAID LEGAL SERVICES	\$118.60		
114147	12/31/2025	Open			Accounts Payable	REGIONAL CENTER FOR BORDER	\$7,500.00		
114148	12/31/2025	Open			Accounts Payable	RYAN, RAPP, PACHECO, SORENSEN	\$742.50		
114149	12/31/2025	Open			Accounts Payable	SANCHEZ, TOMAS, A	\$454.00		
114150	12/31/2025	Open			Accounts Payable	SANTANA, PEDRO, LUIS	\$800.00		
114151	12/31/2025	Open			Accounts Payable	SHERWIN WILLIAM	\$748.04		
114152	12/31/2025	Open			Accounts Payable	SIQUEIROS PATRON, MANUEL	\$25.00		
114153	12/31/2025	Open			Accounts Payable	SOLANO, CARLOS	\$90.00		
114154	12/31/2025	Open			Accounts Payable	STANDARD INSURANCE CO.	\$1,712.08		
114155	12/31/2025	Open			Accounts Payable	TRACE ANALYTICS LLC	\$417.37		
114156	12/31/2025	Open			Accounts Payable	TRANSWESTERN INSURANCE ADMIN	\$282.00		
114157	12/31/2025	Open			Accounts Payable	TYLER TECHNOLOGIES, INC.	\$251.00		
114158	12/31/2025	Open			Accounts Payable	VENEGAS LLAMAS, FRANCISCO	\$50.00		
114159	12/31/2025	Open			Accounts Payable	WAL-MART	\$100.00		
114160	12/31/2025	Open			Accounts Payable	WALTZ OUTFITTING LLC	\$157,936.76		
114161	12/31/2025	Open			Accounts Payable	YUMA COUNTY CHAMBER	\$205.00		
114162	12/31/2025	Open			Accounts Payable	YUMA WINLECTRIC CO.	\$664.87		
114163	12/31/2025	Open			Accounts Payable	Z TRENDS INC	\$487.80		
114164	12/31/2025	Open			Accounts Payable	ZARAGOZA, LETICIA	\$130.00		
Type Check Totals:									
98 Transactions							\$353,274.05		
EFT									
8872	12/31/2025	Open			Accounts Payable	ALSCO, INC	\$4,745.24		
8873	12/31/2025	Open			Accounts Payable	AMAZON.COM SALES, INC.	\$5,395.61		
8874	12/31/2025	Open			Accounts Payable	AMERICAN HEART ASSOCIATION, INC.	\$1,068.60		
8875	12/31/2025	Open			Accounts Payable	APPLIED PRODUCTS GROUP LLC	\$14,778.40		
8876	12/31/2025	Open			Accounts Payable	ARIZONA MUNICIPAL RISK RETENTION POOL P&C	\$239,412.10		
8877	12/31/2025	Open			Accounts Payable	ARIZONA STATE TREASURER	\$25,356.44		
8878	12/31/2025	Open			Accounts Payable	AUTOZONE STORES, INC	\$12,460.21		

Payment Register

From Payment Date: 12/29/2025 - To Payment Date: 12/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
8879	12/31/2025	Open			Accounts Payable	B&H PHOTO & ELECTRONICS CORP.	\$1,410.66		
8880	12/31/2025	Open			Accounts Payable	BILL ALEXANDER FORD	\$1,130.64		
8881	12/31/2025	Open			Accounts Payable	BLUE STREAK SIGNS, LLC	\$173.46		
8882	12/31/2025	Open			Accounts Payable	BTE BODY COMPANY INC	\$9,950.55		
8883	12/31/2025	Open			Accounts Payable	CHAPMAN CHEVROLET BUICK GMC YUMA LLC	\$147.38		
8884	12/31/2025	Open			Accounts Payable	CODE 3 TECHNOLOGY LLC	\$4,385.30		
8885	12/31/2025	Open			Accounts Payable	CUEVAS, CHRISTIAN	\$100.00		
8886	12/31/2025	Open			Accounts Payable	DESERT VALLEY SERVICES, INC	\$827.37		
8887	12/31/2025	Open			Accounts Payable	DESERT WATER STORE INC	\$214.16		
8888	12/31/2025	Open			Accounts Payable	FRESH TERRA SERVICES LLC	\$1,689.00		
8889	12/31/2025	Open			Accounts Payable	HANSBERGER REGRIGERATION & ELECTRIC CO	\$10,253.00		
8890	12/31/2025	Open			Accounts Payable	HILL BROTHERS CHEMICAL CO.	\$11,246.44		
8891	12/31/2025	Open			Accounts Payable	HIREQUEST LLC	\$5,748.00		
8892	12/31/2025	Open			Accounts Payable	HUMANE SOCIETY OF YUMA	\$33,750.00		
8893	12/31/2025	Open			Accounts Payable	KEITHLY-WILLIAMS SEED, INC.	\$4,933.62		
8894	12/31/2025	Open			Accounts Payable	KIMLEY-HORN AND ASSOCIATES INC	\$20,927.50		
8895	12/31/2025	Open			Accounts Payable	KINGHOSE INDUSTRY LLC	\$388.36		
8896	12/31/2025	Open			Accounts Payable	M & C DISTRIBUTING, INC.	\$139.79		
8897	12/31/2025	Open			Accounts Payable	MCNEECE BROS. OIL COMPANY, INC	\$3,780.49		
8898	12/31/2025	Open			Accounts Payable	O'REILLY AUTO PARTS	\$2,292.87		
8899	12/31/2025	Open			Accounts Payable	ODP BUSINESS SOLUTIONS LLC	\$1,842.17		
8900	12/31/2025	Open			Accounts Payable	PACIFIC ADVANCED CIVIL ENGINEERING INC	\$7,590.00		
8901	12/31/2025	Open			Accounts Payable	PLOTTER DOCTORS, LLC	\$2,957.63		
8902	12/31/2025	Open			Accounts Payable	POLAR ICE LLC	\$316.08		
8903	12/31/2025	Open			Accounts Payable	PRECISION ELECTRIC CO. INC.	\$1,100.00		
8904	12/31/2025	Open			Accounts Payable	REPUBLIC SERVICES, INC.	\$23,174.97		
8905	12/31/2025	Open			Accounts Payable	ROACH PEST CONTROL	\$1,650.00		
8906	12/31/2025	Open			Accounts Payable	RUSH TRUCK CENTER	\$13,359.67		
8907	12/31/2025	Open			Accounts Payable	SANFORD, JAMES	\$1,149.46		
8908	12/31/2025	Open			Accounts Payable	SEBIS DIRECT INC.	\$4,292.89		
8909	12/31/2025	Open			Accounts Payable	SOUTHERN TIRE MART LLC	\$4,579.19		
8910	12/31/2025	Open			Accounts Payable	SOUTHWEST MERCH LLC	\$242.69		
8911	12/31/2025	Open			Accounts Payable	STRONG, CAMERON, T	\$8,485.00		
8912	12/31/2025	Open			Accounts Payable	THOMSON WEST PUBLISHING CO.	\$474.28		
8913	12/31/2025	Open			Accounts Payable	WAXIE SANITARY SUPPLY	\$2,253.49		
8914	12/31/2025	Open			Accounts Payable	YUMA COUNTY TREASURER'S OFFICE	\$104.54		
8915	12/31/2025	Open			Accounts Payable	YUMA NURSERY LLC	\$540.15		
8916	12/31/2025	Open			Accounts Payable	YUMA WINNELSON CO.	\$5,083.06		
Type EFT Totals:									
1BYPAYABLE - 1st BY Accounts Payable Totals									
							45 Transactions	\$495,900.46	

Type EFT Totals:
1BYPAYABLE - 1st BY Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	98	\$353,274.05	\$0.00
	Reconciled	0	\$0.00	\$0.00

Payment Register

From Payment Date: 12/29/2025 - To Payment Date: 12/31/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					Voided		\$0.00	\$0.00	
					Stopped		\$0.00	\$0.00	
					Total		\$353,274.05	\$0.00	
EFTs									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	45	\$495,900.46	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Total	45	\$495,900.46	\$0.00	
All									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	143	\$849,174.51	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	143	\$849,174.51	\$0.00	
Grand Totals:									
Checks									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	98	\$353,274.05	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	98	\$353,274.05	\$0.00	
EFTs									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	45	\$495,900.46	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Total	45	\$495,900.46	\$0.00	
All									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	143	\$849,174.51	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	143	\$849,174.51	\$0.00	

Guadalupe
Canez

Digitally signed by: Guadalupe
Canez
DN: CN = Guadalupe Canez email =
gganez@sanluisaz.gov C = AD
Date: 2025.12.31 11:56:57 -07'00'

Pay Day Register

Pay Date Range 12/13/25 - 12/26/25

Pay Batch 202601

Pay Batch 202601 Total

Employees in Pay Batch 352

Female Employees in Pay Batch 99

Hours Description	Hours	Gross	Withholdings and Deductions	Gross Base	Benefits	Gross Base
100 - REGULAR	23,458.0000	610,227.75	Gross	826,644.92	ASRS ALTERNATE	469.49
1000 - ADMIN LEAVE	110.0000	3,965.10	Imputed Income		AZ STATE RETIREMENT	58,304.96
1001 - LEAVE WITHOUT PAY	73.6000	.00	FEDERAL TAX WITHHOLDING	44,848.54	DENTAL = FAMILY	417.90
1007 - ON CALL WORKED HOURS	13.0000	274.09	SOCIAL SECURITY TAX	51,252.10	LONG TERM DISABILITY	688.25
1009 - PART TIME	83.5000	1,349.16	MEDICARE	11,986.22	MEDICAL MEX ONLY - EE &	2,664.09
1010 - PART TIME FIREFIGHTERS	72.7500	1,598.57	STATE WITHHOLDING	14,755.48	MEDICAL MEX ONLY - EE &	10,963.46
201 - OVERTIME	418.5000	16,790.98	AM. FIDELITY - HEALTH FSA	25.00	MEDICAL MEX ONLY - EE &	2,421.90
202 - OP STONE GARDEN- O.T.	347.0000	18,473.08	AM. FIDELITY- ACCIDENT-POST	25.01	MEDICAL MEX ONLY - EE ONLY	4,844.04
2023 - FMLA - SICK LEAVE	129.0000	3,796.30	AM. FIDELITY- ACCIDENT-PRE	471.55	MEX & US HEALTH = EE	58,921.92
203 - DUI OVERTIME	21.0000	1,025.03	AM. FIDELITY- CANCER-POST	43.30	MEX ONLY DENTAL - EE &	156.64
210 - SRO	115.0000	3,388.09	AM. FIDELITY- CANCER-PRE TAX	157.40	MEX ONLY DENTAL - EE &	351.13
300 - VACATION EARNED	1,421.6733	.00	AM. FIDELITY- GCI- POST TAX	73.09	MEX ONLY DENTAL - EE ONLY	142.40
301 - VACATION USED	1,931.2600	53,499.44	AM. FIDELITY- GHI- PRE TAX	259.84	MEX ONLY DENTAL - EE ONLY	244.20
400 - SICK EARNED	1,350.7400	.00	AM. FIDELITY- LIFE -POST TAX	316.48	PSPRS - ALTERNATE	194.18
405 - SCHEDULED SICK LEAVE	187.8700	5,135.87	AM. FIDELITY- TX LIFE -POST	178.44	PSPRS FIRE DB NORM - TIER 1	8,351.84
406 - UNSCHEDULED SICK LEAVE	611.6500	15,138.56	AZ COPS - SLPD	655.00	PSPRS FIRE DB NORM - TIER 2	673.59
501 - WC PUBLIC SAFETY USED	15.0000	347.10	AZ STATE RETIREMENT	58,304.96	PSPRS FIRE DB NORM - TIER 3	7,576.71
502 - ON CALL PAY I.T.	.0000	125.00	CHILD SUPPORT 2	234.46	PSPRS FIRE DB UNFUND - TIER	1,529.49
503 - STAND-BY PAY	692.2500	1,384.50	DEFERRED COMP - ROTH	990.00	PSPRS FIRE DB UNFUND - TIER	123.35
701 - HOLIDAY	2,618.0000	71,495.88	DEFERRED COMP - ROTH	157.50	PSPRS FIRE DB UNFUND - TIER	2,179.71
703 - FIRE HOLIDAY USED	24.0000	859.68	DEFERRED COMPENSATION	2,815.00	PSPRS POLICE DB NORM - TIER	6,152.13
704 - FIRE HOLIDAY EARNED	636.0000	.00	DEFERRED COMPENSATION	748.50	PSPRS POLICE DB NORM - TIER	1,067.13
706 - HOLIDAY WORKED HOURS	196.2500	8,118.89	FOP/ALC	465.00	PSPRS POLICE DB NORM - TIER	6,289.55
900 - COMPENSATION EARNED	9.5000	.00	GARNISHMENT - CHILD	2,231.38	PSPRS POLICE DB UNFUND -	3,117.58
901 - COMPENSATION USED	65.0000	1,324.03	IAFF- FIRE DEPT	1,520.00	PSPRS POLICE DB UNFUND -	540.77
921 - STEP OVERTIME	29.0000	1,487.82	LEGAL SHIELD	59.31	PSPRS POLICE DB UNFUND -	3,756.38
940 - PD - EDU ASST	.0000	500.00	LONG TERM DISABILITY	688.25	STANDARD STD	4,758.09
941 - PD - EDU BCHL	.0000	750.00	MANHATTANLIFE ASSURANCE	96.51	U.S. MEX DENTAL - EE &	382.56
942 - PD - EDU MAST	.0000	100.00	MEX ONLY DENTAL - EE &	201.52	U.S. MEX DENTAL - EE &	159.40
951 - PD - K-9 HANDLER	.0000	50.00	MEX ONLY DENTAL - EE &	451.77	US & MEX DENTAL - EE	3,119.04
952 - PD - PHLEBOTOMIS	.0000	150.00	MEX ONLY DENTAL - EE &	183.20	US & MEX HEALTH = C	26,588.80
953 - PD - COLLISION	.0000	150.00	MEX ONLY HEALTH - EE & CH	656.04	US & MEX HEALTH = FAMILY	29,488.07
956 - PD - MIDNIGHT SHFT	.0000	600.00	MEX ONLY HEALTH = S	538.35	US & MEX HEALTH = SP	7,311.92
961 - FD - EDU ASST	.0000	700.00	MEXICO ONLY HEALTH - EE &	2,699.79	VISION - SINGLE	1,263.18
962 - FD - EDU BACHL	.0000	225.00	MEXICO ONLY HEALTH - EE &	596.40	VSP- VISION	582.75
965 - PD - STAND-BY PAY	.0000	2,080.00	MISCELLANEOUS	195.00	WC PSPRS 17.38	60.33
967 - FD - SPECIAL ASSIGNMNT	692.5000	1,385.00	PAC FUND- FIRE DEPT.	116.00	Total	\$255,856.93
968 - SRO 50	.0000	150.00	PS DEFERRED COMP - ROTH	805.00		347.10
			PS DEFERRED COMP - ROTH	522.45		

SCHEDULE I



Pay Day Register

Pay Date Range 12/13/25 - 12/26/25

Pay Batch 202601

ENFORCED DAY OFF - ENFORCED	20.0000 / .00	PS DEFERRED COMP TIAA -	477.40	10,877.00	Employer Taxes	Gross Base
Total	35,342.0433 \$826,644.92	PS DEFERRED COMPENSATION	2,235.00	.00	MEDICARE	11,986.22 826,644.92
		PSPRS FIRE DB RATE - TIER 1a	4,105.14	53,661.84	SOCIAL SECURITY TAX	51,252.10 826,644.92
		PSPRS FIRE DB RATE - TIER 1b	1,026.70	13,420.88	SUTA/UNEMPLOYMENT	4,764.39 794,068.12
		PSPRS FIRE DB RATE - TIER 2	413.89	5,410.36	Total	\$68,002.71
		PSPRS FIRE DB RATE - TIER 3	7,576.71	87,189.05		
		PSPRS POLICE DB RATE - TIER	3,292.05	43,033.38	Workers' Comp	Gross Base
		PSPRS POLICE DB RATE - TIER	1,595.15	20,851.59	Ambulance EMT Search &	3,487.54 73,422.31
		PSPRS POLICE DB RATE - TIER 2	847.72	11,081.27	ANIMAL CONTROL OFFICERS	80.41 3,573.57
		PSPRS POLICE DB RATE - TIER 3	6,289.55	72,376.86	ATTORNEY- ALL & CLERICAL-	78.60 35,745.46
		STANDARD LIFE ADDTNL	856.00	.00	AUTO SERVICE/ REPAIR	324.91 11,645.39
		TRANSWESTERN MEXICAN	141.00	.00	BUILDING- NOC OPER BY	636.51 17,583.21
		U.S. MEX DENTAL - EE &	492.72	.00	BUS COMPANY AND DRIVERS	83.99 1,521.60
		U.S. MEX DENTAL - EE &	205.30	.00	CLERICAL OFFICE/ LIBRARY/	441.31 183,882.27
		UNITED WAY	14.00	.00	Electrician	73.78 2,349.60
		US & MEX DENTAL= FAMILY	538.02	.00	FIREFIGHTERS & DRIVERS	4,448.78 93,658.83
		US & MEX HEALTH = C	6,547.60	.00	GARBAGE/ ASH/ REFUSE	779.26 12,468.08
		US & MEX HEALTH = FAMILY	7,261.60	.00	Homemaker Service	44.06 1,923.61
		US & MEX HEALTH = S	6,546.88	.00	Motion Picture Production	16.52 2,541.47
		US & MEX HEALTH = SP	1,800.59	.00	MUNICIPAL/ TOWN/	988.56 56,489.20
		VSP - VISION CHILDREN	243.95	.00	PARKS- NOC ALL EMPLOYEES	828.66 26,730.15
		VSP - VISION FAMILY	355.47	.00	POLICE OFFICERS	8,155.01 171,683.89
		VSP - VISION SPOUSE	174.25	.00	RECREATION- ALL EMPLOYEES/	303.62 22,161.17
		Net	\$573,284.39		SEWAGE DISPOSAL/ PLANT	1,380.45 40,129.13
					Street or Road Construction	3,020.91 34,212.13
					WATERWORKS OPERATIONS	1,211.89 34,923.85
					Total	\$26,384.77

Miguel Ramirez
12/31/2025

Direct Deposits	Amount
1st Bank Yuma	40,294.47
ACADEMY BANK	3,005.14
Ally Bank	1,581.22
America First	1,660.89
AVENIR FINANCIAL	47,870.77
Bank of America	8,094.44
Bank of America CA	1,241.00
Bankcorp	200.00
BANKCORP BANK	1,716.70
CAPITAL ONE	1,705.15
Charles Sch	250.00
Chase Bank	264,531.21
CHASE BANK CA	2,823.92
CHASE BANK MORGAN	1,772.79



Pay Day Register

Pay Date Range 12/13/25 - 12/26/25

Pay Batch 202601

CHASE BANK TX	1,500.00
chase centro	2,113.53
discover	400.00
EVOLVE BANK AND TRUST	259.34
FF CREDIT UNION	2,408.85
FIDELITY	409.08
FIREFIGHTER FIRST CREDIT UNION	14,529.91
HUGHES FCU	2,053.38
JP Morgan Chase	1,280.69
MECHNICS BANK	265.33
National Bank	1,350.82
National Police FCU	100.00
Navy Federal	35,255.48
NBKC Bank - Acorns	1,255.40
NetSpend Corporation DD	120.00
NORTH ISLAND CREDIT UNION	801.74
PATHWARD	1,906.05
Pima Federal Credit Union	856.37
SOFI BANK	2,152.27
Sunbank	1,609.34
THE FOOTHILLS BANK	2,084.14
USAA FEDERAL SAVING	3,783.97
VANTAGE WEST	2,167.20
WASHINGTON FEDERAL	1,335.39
Wells Fargo	105,533.28
WELLS FARGO ARKANSAS	1,909.03
WELLS FARGO CA	4,297.94
WELLS FARGO CALE	759.77
WELLS FARGO YUMA	3,038.67
Total	<u>\$572,284.67</u>
Check	\$999.72



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7. A.

Meeting Date: 01/14/2026

Department Head: Jose A. Guzman, Director of Development Services, Development Services

Submitted By: Juan Tejeda, Acting Assistant Director of Development Services, Development Services, Planning & Zoning

Action Requested: Motion
Public Hearing
Resolution

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2025-0273 and Resolution No. 2388. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, amending the 2040 General Plan to change the land use designation of 3.13 acres of land being a portion of parcel located at the northwest corner of 6th Avenue and Urtuzuastegui Street from Mixed-Use Activity Center (MU) to Medium Density Residential (MDR); Repealing any conflicting provisions; and providing for severability. **(Jose A. Guzman, Director of Development Services)**

- A. Staff presentation
- B. Open Public Hearing
- C. Call to the public on this item
- D. Close Public Hearing
- E. Action on Resolution No. 2388

SUMMARY:

This is a request by Vega & Vega Engineering on behalf of Comite de Bienestar to amend the City of San Luis 2040 General Plan by changing the land use designation of 3.13 acres being a portion of Assesors Parcel Number 775-56-001 from Mixed-Use Activity Center (MU) to Medium Density Residential (MDR). Property located at the northwest corner of 6th Avenue and Urtuzuastegui Street. If this minor amendment is approved, the applicant is requesting the rezoning of the same 3.13 acres from Rural Area (RA-10) to Medium-High Density Residential (R-2) for the construction and development of single-family attached townhomes under Rezoning Case No. 2025-0274. The remaining 2.8 acres will remain vacant for future phase. This rezoning case is being processed concurrently with this minor amendment.

GENERAL PLAN:

The existing land use category for the subject property is Mixed-Use Activity Center.

Existing Land Use Category

Mixed-Use Activity Center (MU): The Mixed-Use Activity Center land use category is intended to serve as the primary community focal areas and includes a wide range of high-density residential, office, commercial, and employment uses in a walkable, connected format. Mixed-Use Activity Center areas are particularly suitable for community placemaking with a focus on active gathering areas.

Zoning districts permitted within MU: R-3, C1, C2 and MU

Proposed Land Use Category

Medium Density Residential (MDR): The Medium Density Residential (MDR) land use category is intended to provide for detached single-family residential development on moderately sized lots. Zoning districts permitted within MDR: R1-6, R1-8, R1-12, R1-20, R1-35, R-2, MHS, MHP and PUD.

The approval of this minor amendment will allow the applicant to rezone 3.13 acres of the subject property to the R-2 zoning district. The existing condition of the subject property is undeveloped-native desert zoned RA-10. The subject property is located inside the Downtown Growth Area identified in the City of San Luis 2040 General Plan, where infrastructure can be expanded efficiently and services already exist nearby.

The proposed amendment supports several goals and policies of the General Plan 2040, including:

Policy G-7.1 The City of San Luis should only prioritize growth in areas with existing infrastructure or areas where infrastructure can be expanded in a fiscally sound manner.

The subject property is located inside the Downtown Growth Area identified in the City of San Luis 2040 General Plan, where infrastructure can be expanded. Existing development in the area has provided access to the infrastructure needed for residential development.

Policy G-9.3 Ensure growth areas are served and connected by major transportation routes and other modes of transportation.

The subject property is adjacent to 6th Avenue and Urtuzuastegui Street. Urtuzuastegui Street is fully improved, although 6th Avenue is not fully developed; the developer is required to fully improve 6th Avenue in front of this development. Also, the City has requested a traffic study for this project. The traffic study will ensure that all the necessary improvements are made.

Goal G-13 Housing options in San Luis serve existing and future residents of all ages, abilities, and needs.

The proposed project will allow a wider variety of housing types, such as townhomes and multi-family apartments. These housing options can meet the needs of young families starting out, working professionals, and older residents who may prefer smaller, lower-maintenance homes. By providing different types of housing in one neighborhood, the project helps create a more inclusive, connected, and balanced community that reflects the diverse needs of San Luis residents.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various city and outside agencies. We have not received comments from other agencies.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (60 letters). We have received two opposition letters (of 30 properties) from adjacent properties, which are attached to this report.

CITIZEN REVIEW MEETING:

As required by State Statute and City Code, a Citizen Review Meeting was held at the City Hall on August 28, 2025, in the City Hall Chambers at 6:00 p.m. This meeting is intended to allow the public to learn about the project, ask questions, and express any comments. Four neighbors were in attendance, all of whom, according to public records, reside within 300 feet of the subject property. One property owner expressed concerns that the construction of a tall apartment complex adjacent to his residence would result in an invasion of privacy, as tenants on the upper floors would have unobstructed views into neighboring backyards. He suggested that the apartment buildings be reoriented or relocated to prevent direct views into adjoining properties.

Following this meeting, staff worked with the applicant to explore design alternatives that could address the concerns of neighbors. As a result, the applicant revised the project layout to move the apartment

buildings farther away from existing homes.

To keep residents informed, staff also held an additional follow-up citizen review meeting, even though it was not required by state law. The meeting was held on October 9, 2025, with the purpose of presenting the revised layout and ensuring that residents remain informed.

Residents reiterated concerns related to the construction's impacts on existing homes, neighborhood character, traffic and parking congestion, property values, loss of privacy, and overall quality of life.

PLANNING AND ZONING MEETING:

A Planning and Zoning Commission Regular Meeting was held on October 14, 2025, the item was continued to the next Planning and Zoning Meeting for further discussion due to a tie in the motion to forward this item to City Council with a recommendation of approval, three (3) commission members in favor and three (3) commission members against.

A Special Planning and Zoning Commission Meeting was held on November 6, 2025. A motion was made to forward Minor General Plan Amendment Case No. 2025-0273 to the City Council with a recommendation of approval. The motion did not pass, receiving two (2) Aye votes and five (5) Nay votes. As a result, the item is being forwarded to the City Council with a recommendation of denial.

RELATIONSHIP TO REZONING CASE NO. 2025-0274:

This Minor General Plan Amendment addresses only the future land use designation and does not determine building placement, building height, privacy measures, traffic improvements, or construction practices.

Those items are reviewed and acted upon as part of the rezoning process, which follows this item under Rezoning Case No. 2025-0274.

In response to concerns raised by surrounding residents, staff will be recommending specific conditions as part of the rezoning to ensure compatibility, including:

- Development shall comply with all City zoning regulations, subdivision regulations, building codes, and applicable state and federal requirements.
- A Traffic Impact Study shall be submitted during subdivision or site plan review. The developer shall construct or fund all roadway improvements required by the TIS.
- Townhome buildings adjacent to the northern property boundary shall be limited to one (1) story to protect privacy for existing homeowners.
- The developer shall comply with all dust control, grading, compaction, and construction vibration standards.

These conditions will be formally considered and acted upon as part of Rezoning Case No. 2025-0274, not as part of this Minor General Plan Amendment.

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for the review of the minor amendment.

The proposed amendment meets the intent and requirements of the approval criteria established by City Code and state planning statutes. The request supports compatible and orderly development, promotes housing diversity, and ensures efficient use of existing public infrastructure. Based on these findings, staff concludes that the amendment is consistent with the City of San Luis 2040 General Plan and recommends approval of Resolution No. 2388 and Minor Amendment Case No. 2025-0273.

RECOMMENDATION / SUGGESTED MOTION:

A. STAFF PRESENTATION

B. MAYOR NIEVES RIEDEL TO OPEN THE PUBLIC HEARING

C. MAYOR NIEVES RIEDEL TO CALL THE PUBLIC ON THIS ITEM

D. MAYOR NIEVES RIEDEL TO CLOSE THE PUBLIC HEARING

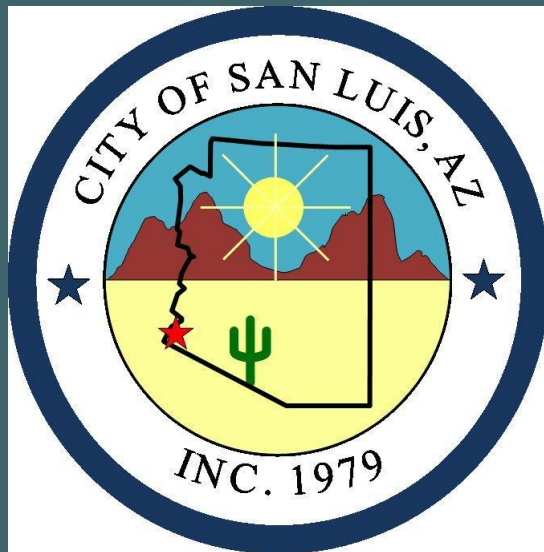
E. I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2388

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: na
CITY/STATE/FEDERAL FUNDS: na
TOTAL: na
BUDGETED AMOUNT: na
AVAILABLE AMOUNT TO TRANSFER: na
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: na
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):
na

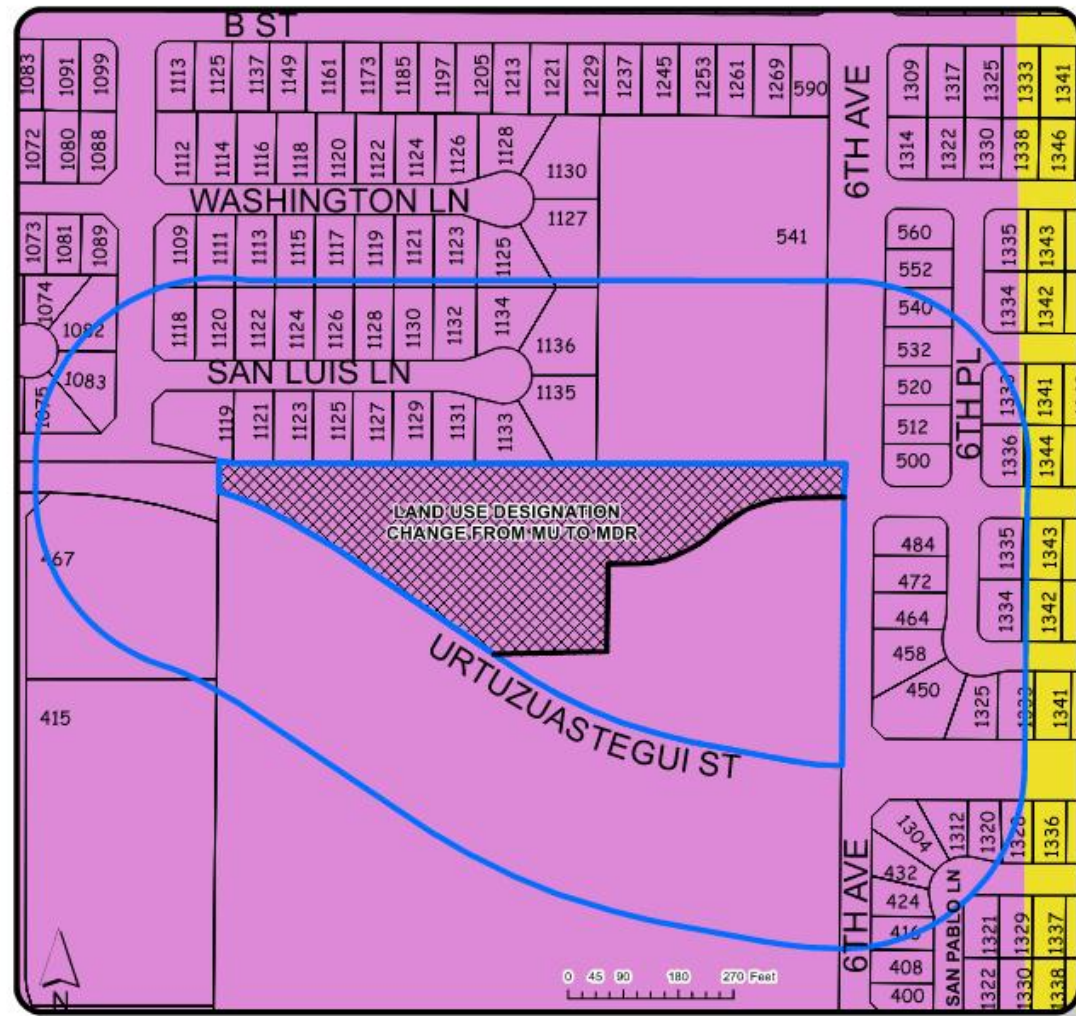
Attachments

Presentation
Resolution No. 2388
Location Map
Aerial
Minor Amendment Map
Applicants Narrative
2 Opposition Letters (30 properties)



CITY COUNCIL MEETING
January 14, 2026



Minor Amendment Case 2025-0273
Urban Border Townhomes by Comite de Bienestar



LOCATION OF SUBJECT PROPERTY

-  PID: 77556001
-  300 FT NOTIFICATION BUFFER

LOCATION MAP

- LAND USE
-  Mixed Use Activity Center
 -  Medium Density Residential

MINOR AMENDMENT

CASE #
2025-0273

DATE:
10/14/2025

CHECKED BY:
JUAN TEJEDA



CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN



**PROPOSED MINOR
AMENDMENT AND REZONING
COMITE DE BIENESTAR
A PORTION OF APN 775-56-001
± 3.13 ACRES**

STATE LAND



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2388

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE 2040 GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION OF 3.13 ACRES OF LAND BEING A PORTION OF PARCEL LOCATED AT THE NORTHWEST CORNER OF 6TH AVENUE AND URTUZUASTEGUI STREET FROM MIXED-USE ACTIVITY CENTER (MU) TO MEDIUM DENSITY RESIDENTIAL (MDR); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, City of San Luis pursuant to Resolution No. 2134 adopted the City of San Luis 2040 General Plan on the 10th day of June, 2020;

WHEREAS, Vega & Vega Engineering applied for a Minor Plan Amendment to change the Land Use Designation on 3.13 acres of land being a portion of assessor's parcel number 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street from Mixed-Use Activity Center to Medium Density Residential; as attached hereto as "Exhibit A".

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed amendment on November 9, 2025, and made a recommendation to the City Council; and

WHEREAS, the City Council of the City of San Luis, Arizona held a public hearing on the proposed amendment on January 14, 2026, and adopted a motion to approve the amendment;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of San Luis, Arizona, that the City of San Luis 2040 General Plan is hereby amended to change the Land Use Designation from Mixed-Use Activity Center to Medium Density Residential for approximately 3.13 acres located at:

A portion of assessor's parcel number 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui street in San Luis, Arizona.

Property more fully described in "Exhibit B" as attached on hereto.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this **14th** day of **January, 2026**.

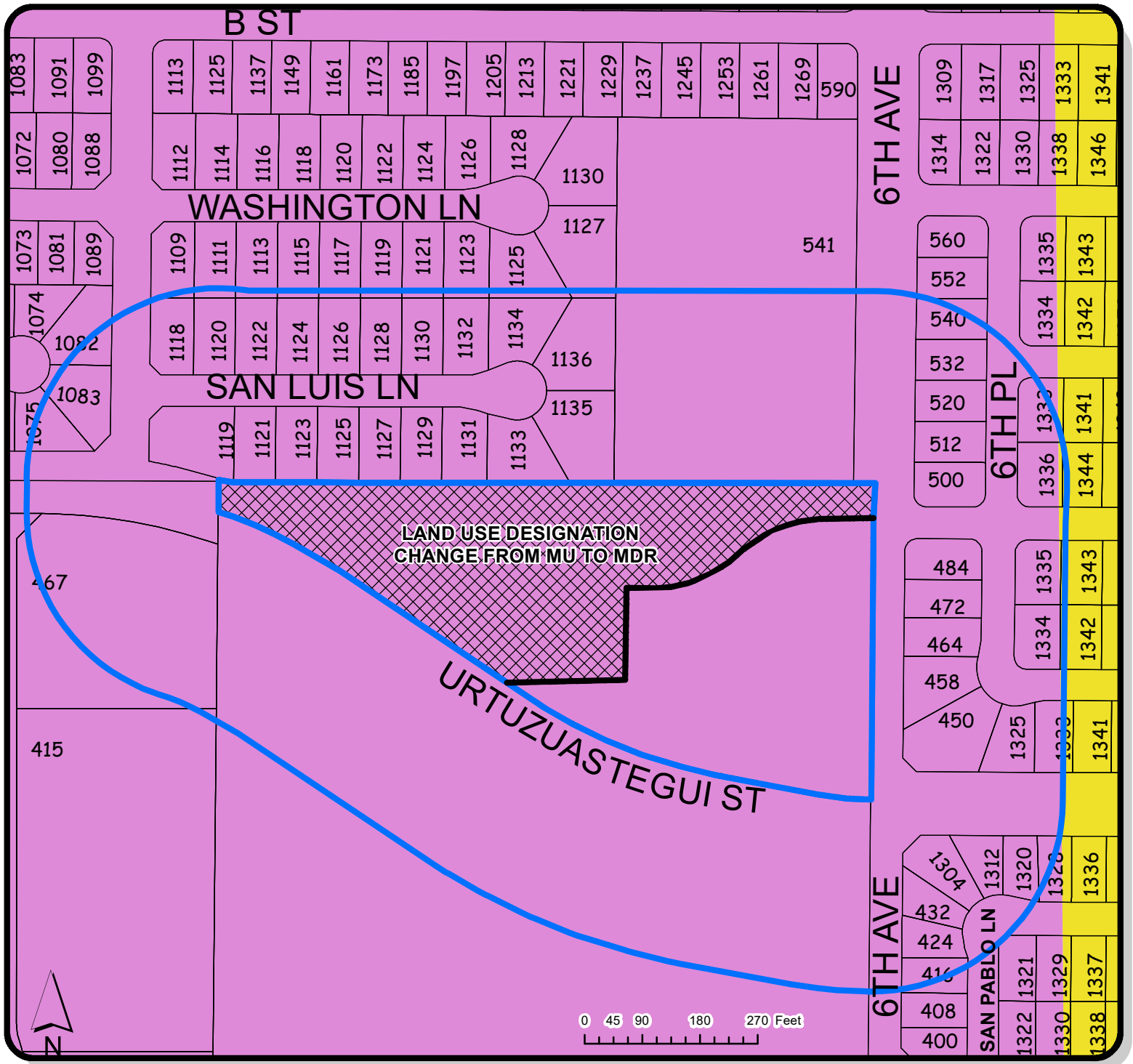
Nieves Riedel, Mayor

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney





LOCATION OF SUBJECT PROPERTY

LOCATION MAP

MINOR AMENDMENT

-  PID:77556001
-  300 FT NOTIFICATION BUFFER

LAND USE

-  Mixed Use Activity Center
-  Medium Density Residential

CASE #

2025-0273

DATE:

10/14/2025

DEVELOPMENTS SERVICES



GIS

CREATED BY:

ISAAC GUTIERREZ

CHECKED BY:

JUAN TEJEDA

APPROVED BY:

JOSE A. GUZMAN

**LEGAL DESCRIPTION
URBAN BORDER TOWNHOMES PHASE I
WEST PORTION A.P.N. 775-56-001**

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. &S.R.B. &M. YUMA COUNTY, ARIZONA
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12;

THENCE N 89°58'05" W A DISTANCE OF 50.00' TO A POINT SAID POINT ALSO BEING THE
TRUE POINT OF BEGINNING;

THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT
HAVING A RADIAL BEARING OF W 00°35'57" E;

THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF
39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING
A RADIAL BEARING OF S 38°32'19" W;

THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF
39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 44.66' TO A POINT;

THENCE S 00°35'57" W A DISTANCE OF 126.00' TO A POINT;

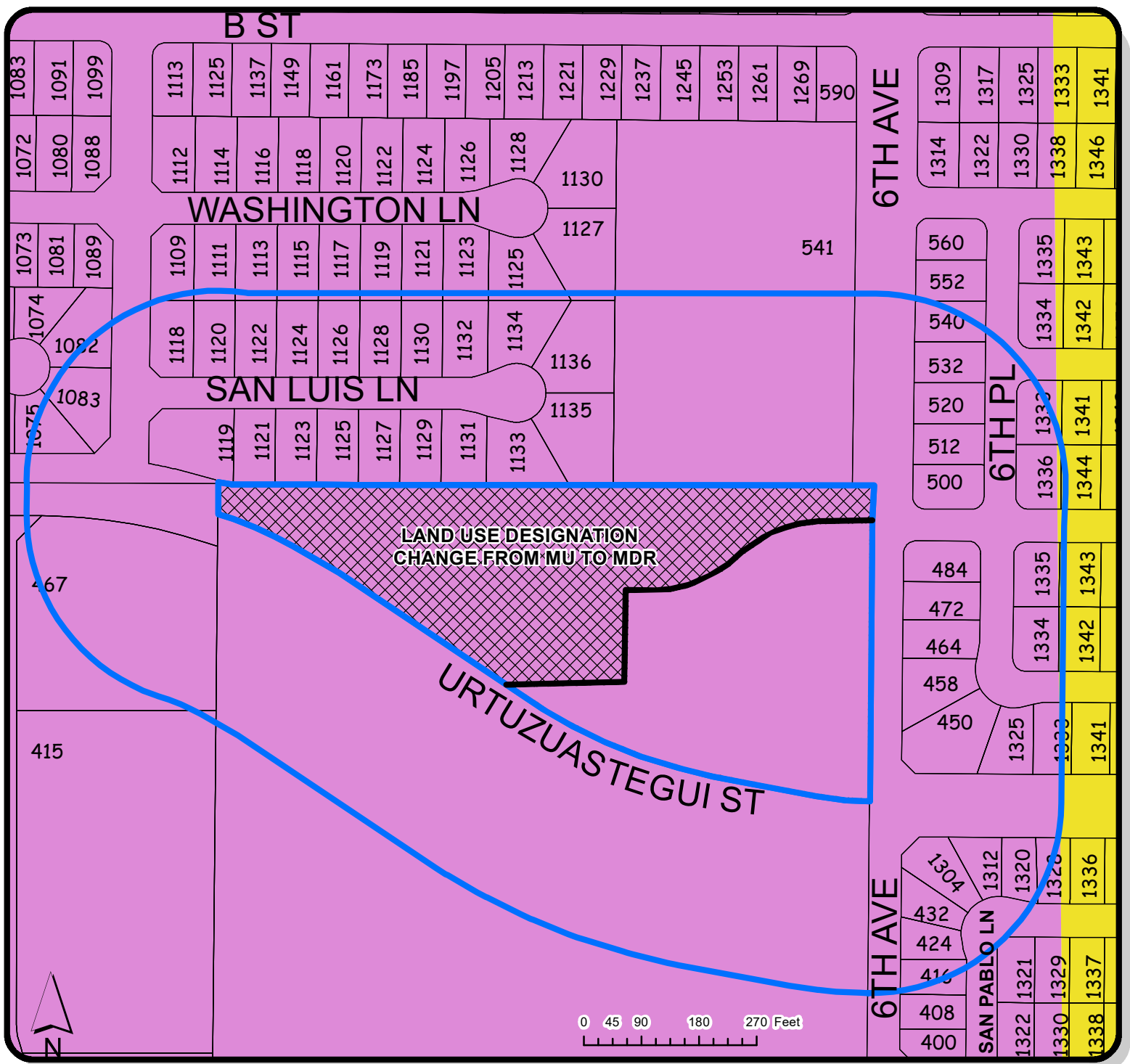
THENCE N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT
HAVING A RADIAL BEARING OF S 37°50'54" W;

THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF
05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF
N 43°46'46" E; TO THE BEGINNING OF THE CURVE OF THE LEFT



THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 950.00', THROUGH A CENTRAL ANGLE OF
25°05'42" AND ARC DISTANCE OF 416.09' TO A POINT;

THENCE S 89°58'05" E A DISTANCE OF 955.70' TO THE **TRUE POINT OF BEGINNING;**

CONTAINING 3.13 AC. (NET) MORE OR LESS.





LOCATION OF SUBJECT PROPERTY

-  PID:77556001
-  300 FT NOTIFICATION BUFFER

LOCATION MAP

LAND USE

-  Mixed Use Activity Center
-  Medium Density Residential

MINOR AMENDMENT

CASE #
2025-0273

DATE:

10/14/2025

DEVELOPMENTS SERVICES



GIS

CREATED BY:

ISAAC GUTIERREZ

CHECKED BY:

JUAN TEJEDA

APPROVED BY:

JOSE A. GUZMAN



FRONTERA ESTATES

LAS CASITAS APARTMENTS

Espinoza Car Detailing

6th Pl

BIENESTAR ESTATES NO. 3

MR Machinery USA

SAN LUIS INDUSTRIAL PARK

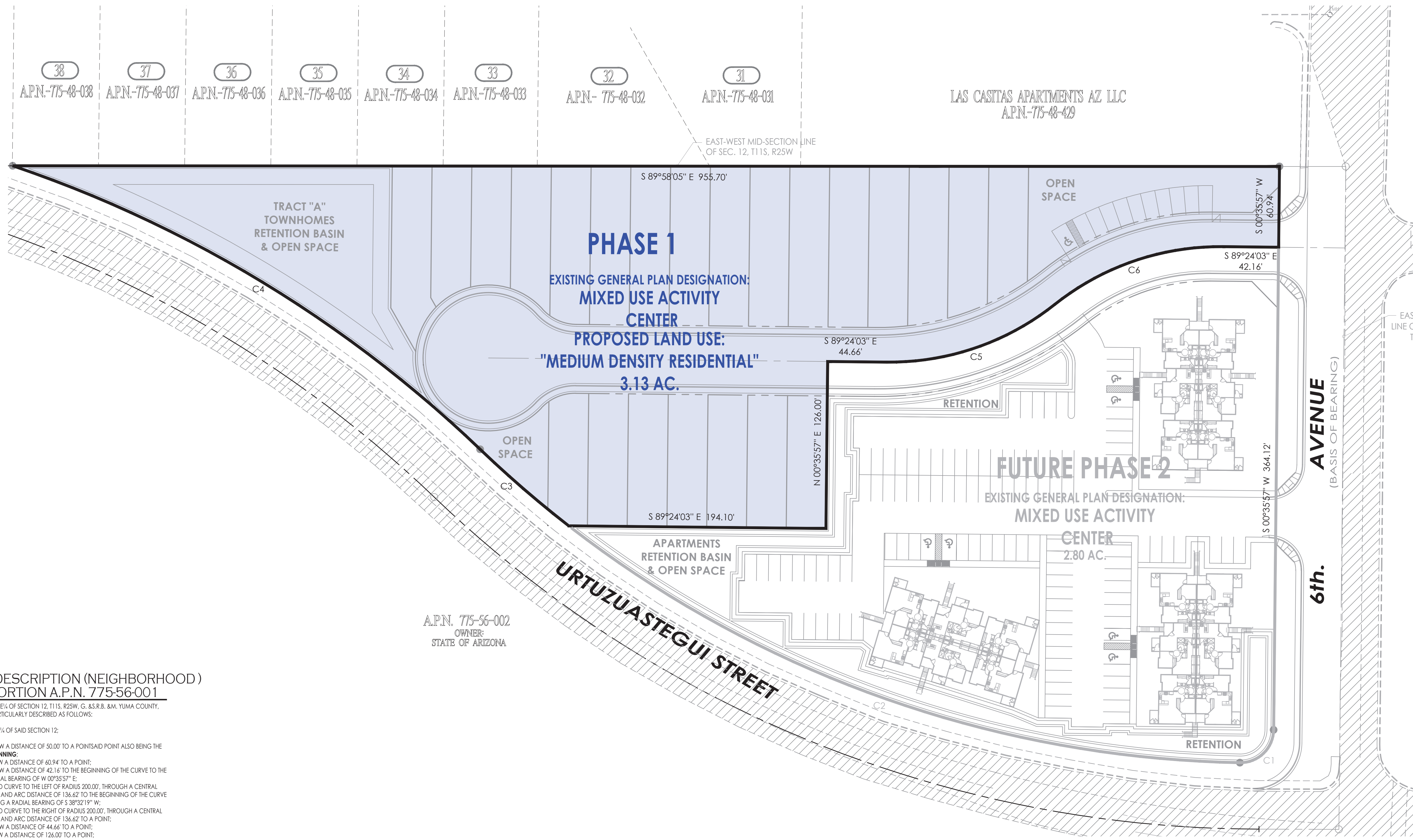
PROPOSED MINOR AMENDMENT AND REZONING COMITE DE BIENESTAR APN 775-56-001 ± 5.93 ACRES

STATE LAND

San Luis Business Incubator
Google Earth

Image © 2025 Airbus





**LEGAL DESCRIPTION (NEIGHBORHOOD)
WEST PORTION A.P.N. 775-56-001**

A PORTION OF THE SE 1/4 OF SECTION 12, T11S, R25W, G. & S.R.B. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E 1/4 OF SAID SECTION 12:

THENCE N 89°58'05" W A DISTANCE OF 50.00' TO A POINT SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
 THENCE S 00°35'57" W A DISTANCE OF 40.94' TO A POINT;
 THENCE N 89°24'03" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT HAVING A RADIAL BEARING OF W 00°35'57" E;
 THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 38°32'19" W;
 THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;
 THENCE N 89°24'03" W A DISTANCE OF 44.66' TO A POINT;
 THENCE S 00°35'57" W A DISTANCE OF 126.00' TO A POINT;
 THENCE N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 37°55'54" W;
 THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF N 43°46'46" E TO THE BEGINNING OF THE CURVE OF THE LEFT
 THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 750.00', THROUGH A CENTRAL ANGLE OF 25°05'42" AND ARC DISTANCE OF 416.09' TO A POINT;
 THENCE S 89°58'05" E A DISTANCE OF 955.70' TO THE TRUE POINT OF BEGINNING;

CONTAINING 3.13 AC. (NET) MORE OR LESS.

A.P.N. 775-56-002
OWNER:
STATE OF ARIZONA

LAS CASITAS APARTMENTS AZ LLC
A.P.N. 775-48-429

CURVE DATA

NUMBER	DELTA ANGLE	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	90°25'24"	35.49'	25.19'	25.00'	39.45'
C2	36°49'33"	536.97'	282.97'	850.00'	546.32'
C3	5°55'51"	87.95'	44.03'	850.00'	87.98'
C4	25°05'42"	412.77'	211.44'	950.00'	416.09'
C5	39°08'16"	133.98'	71.09'	200.00'	136.62'
C6	39°08'16"	133.98'	71.09'	200.00'	136.62'



VEGA & VEGA
ENGINEERING PLLC
2619 S. AVE. 2 1/2 E. STE#3
YUMA, AZ. 85364
TEL 928-329-0000
FAX 928-247-6232
VIN@veganvega.com

GENERAL PLAN/MAP MINOR AMENDMENT
URBAN BORDER TOWNHOMES PHASE I

PRELIMINARY
NOT FOR
CONSTRUCTION

Notes:
Scale: as shown | Date: DEC 2025
Drawn: staff | Job #: vrv25-500
Design: vna

ATTACHMENT
"B"



2619 S. Ave. 2 ½ E, Ste. 3
Yuma Az. 85365
928-329-0000 tel
928-247-6232 fax
VnV@vegaNvega.com

December 12, 2025

City of San Luis
Department of Development Services
Community Planning

Re: Minor Amendment to the General Plan/Map Request for the West Portion of APN 775-56-001 Narrative Statement.

Dear Sir or Madam:

This is the Narrative statement for the above-mentioned project:

The request for Minor Amendment to the General Plan/Map for the West portion of 775-56-001, see Attachment "A" for legal Description and Attachment "B" for minor amendment key plan, being 3.13 acres from Mixed Use Activity Center land use designation to Medium Density Residential land use designation. Parcel located on the NW corner of the intersection of Urtuzastegui Street & 6th. Avenue in San Luis, AZ.

If the request for the Minor Amendment to the General Plan/Map is approved, the property will be rezoned to R-2 and the intent is to develop property with a Townhome Subdivision.

If you have any questions or need any further information don't hesitate to contact us.

Sincerely

Vega & Vega Engineering, P.L.C.

Vianey R. Vega, P.E.

ATTACHMENT "A"
LEGAL DESCRIPTION
URBAN BORDER TOWNHOMES PHASE I
GENERAL PLAN/MAP: MEDIUM DENSITY RESIDENTIAL

WEST PORTION A.P.N. 775-56-001

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. &S.R.B. &M. YUMA COUNTY, ARIZONA
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12;

THENCE N 89°58'05" W A DISTANCE OF 50.00' TO A POINT SAID POINT ALSO BEING THE
TRUE POINT OF BEGINNING;

THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT
HAVING A RADIAL BEARING OF W 00°35'57" E;

THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF
39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING
A RADIAL BEARING OF S 38°32'19" W;

THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF
39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 44.66' TO A POINT;

THENCE S 00°35'57" W A DISTANCE OF 126.00' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT
HAVING A RADIAL BEARING OF S 37°50'54" W;

THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF
05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF
N 43°46'46" E; TO THE BEGINNING OF THE CURVE OF THE LEFT

THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 950.00', THROUGH A CENTRAL ANGLE OF
25°05'42" AND ARC DISTANCE OF 416.09' TO A POINT;

THENCE S 89°58'05" E A DISTANCE OF 955.70' TO THE **TRUE POINT OF BEGINNING;**

CONTAINING 3.13 AC. (NET) MORE OR LESS.

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RECEIVED

OCT 8 2025

CITY CLERK'S OFFICE

2025 OCT -6 PM 4: 54

DEVELOPMENT SERVICES

CITY OF SAN LUIS, AZ

Date: September 19, 2025

To: Juan Leal Rubio, City Development Services, Assistant Director

Email: jleal@sanluisaz.gov

Phone: (928) 341-8563 x 2039

From: Concerned Neighbors

Subject: Objection letter to Proposed Rezoning for Three-Story Apartment Complex and Hometowns.

RE: Minor Amendment Case No. 2025-0273 / Rezoning Case No. 2025-0274

We, the undersigned residents and property owners within a 300-foot radius of the proposed rezoning project site, respectfully submit this letter to express our collective objection to the proposed rezoning and development of a three-story apartment complex and hometowns in our neighborhood.

We appreciate the city's ongoing efforts to enhance and revitalize our community. However, after careful consideration and discussion among affected neighbors, we have significant concerns regarding the impact of the proposed rezoning and subsequent construction of a multi-story apartment complex and hometowns.

Main concerns and objections:

- **Neighborhood Character:** The introduction of a three-story apartment complex is incompatible with the predominantly low-density, single-family residential nature of our neighborhood. The scale and design of the proposed development would alter the character and aesthetic continuity of our community.

Construction Damage: Bringing heavy equipment, excavation and compacting terrain sends vibrations through the ground. These activities can cause significant damage to the nearby homes like, cosmetics cracks in

finishes, structural damage to foundations and walls over time, particularly in older homes and more fragile homes.

- **Traffic and Safety:** Increased residential density will inevitably lead to higher traffic volumes on our local streets, which are not designed to accommodate such loads. This raises concerns for pedestrian and vehicular safety, especially for children and seniors residing in the vicinity.
- **Parking Congestion:** With the influx of additional residents, there is a high probability that on-street parking will become congested, creating inconvenience and accessibility issues for existing residents already suffering this inconvenience on 6th Place due to the existing apartment complex on 6th Avenue. Including our proximity to the Industrial Park which is a high traffic area with both commercial big rigs and farm workers busses.
- **Property values:** We are concerned that the presence of a large-scale apartment complex may negatively impact property values and deter potential homeowners from investing in our neighborhood.
- **Precedent for Future Development:** Approving this rezoning may set a precedent for further high-density developments, significantly altering the fabric of the surrounding residential community.
- While we understand the need for new housing developments, we have significant privacy concerns that need to be addressed. We don't want our quality of life to be affected.
- The height and proximity of the proposed building will have a direct impact on the privacy of our families. The windows and balconies of the new apartments will overlook our backyard and living spaces, which are areas where we expect a reasonable degree of privacy. This intrusion into our private lives is a matter of great concern.

- **Camera Surveillance System:** Nearby neighbors will also be exposed to invasion of privacy by Camera Surveillance System in the apartment complex if it captures footage in private areas where a reasonable expectation of privacy exists, such as fenced backyards of and inside the neighboring home.
- Additionally, the increased foot traffic and noise from the new residents will further disrupt the peace and quiet that we currently enjoy. The presence of a large number of people in such close proximity to our homes will inevitably lead to a loss of privacy and tranquility.

Given these concerns, we respectfully urge the City Development Services to reconsider the rezoning application and to prioritize the interests and well-being of existing residents. We request that alternative development plans, compatible with the current neighborhood character and infrastructure, be explored with meaningful input from affected community members. We are blessed to live in an area where land is greatly available, and we have no doubt the investors will be able to find a better section in our beautiful city to develop their plans.

We thank you for your attention to this matter and stand ready to participate in any further discussions or meetings regarding the proposed development.

Sincerely,

Please see attached signature sheet.

Homeowner Signature Roster

	Signature	Address	Phone Number
1	<i>[Signature]</i>	1131 E. SAN LUIS LN.	928 550 0186
2	<i>[Signature]</i>	1131 E. SAN LUIS LN.	928 550 3785
3	<i>[Signature]</i>	1177 San Luis Ln	928 517 0727
4	Alejandro Yarzalde	1129 San Luis Ln	928 488 6870
5	<i>[Signature]</i> MARTIN M. <i>[Signature]</i> Apolonia G.	1132 SAN LUIS LN SAN LUIS AZ 1124 E. SAN LUIS LN SL AZ	928 27-0422 928-315-3593
7	<i>[Signature]</i>	1118 San Luis Ln	928-261-8364
8	Melissa Rodriguez	500 North 6th Pl.	928 446 9825
9	Micaela Gutierrez	512 G. P.L.A.	928 920 11-47
10	JUAN LA RA	1336 E. Udall LN	(928) 285 7639
11	<i>[Signature]</i> Espinoza	472 N. 6th Pl. S.L.AZ.	(928) 210-1669
12	Maria Yz Lara / Juan L.	464 North Place S.L.AZ.	928 247 55-06
13	Maria Duenez	458 N 6th Pl San Luis AZ	928-988-2515
14	<i>[Signature]</i>	1122 E. San Luis LN.	928-919-0364
15	<i>[Signature]</i>	1115 E. Washington Lane	928-919-8232
16	Rosalio Martinez S.	1130 San Luis Ln	928 655 7846
17	ESAR BOGACILLA	1136 E SAN LUIS LN	928-722-5881
18	Juio J. Camarona	1134 E SAN LUIS LN	928 390-5569
19	Imelda Suarez	1126 E San Luis LN	928-440-4245
20	<i>[Signature]</i>	1127. W. Wash n/ln.	928-920-0374.
21	<i>[Signature]</i>	1121 E. W. Lane	928-261-8599
22	<i>[Signature]</i>	1123 Washington Ln	928-246-5275
23	<i>[Signature]</i>	1117 Washington Lane.	928-398-9059
24	Alfredo Ruvalcaba	1119 E Washington LN	928-919-3079
25	Francisco M de Lopez	1111 Washington Ln	928-502-9541
26	ELIZABETH POST	1083 E SAN LUIS LN	928-336-0324
27	Claudia Navarro	1075 e san luis ln	928 2714330
28	<i>[Signature]</i>	1312 E. SAN PEDRO ST	928 988 0377
29	Martha Espinoza	1132 N San Pablo Ln	928 919-4708
30	LETIZIA ROSALES.	1128-SAN-LUIS-LEN	928-323-1650
31	Maria Carr	1129 San Luis Ln	928-988 6870
32	<i>[Signature]</i>	1193 San Luis Ln	(928) 313-1103
33	Ana G. Lome l.	1133 San Luis Ln.	(928) 502-0648
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Homeowner Signature Roster

	Signature	Address	Phone Number
40	<i>Maria J Vera</i>	1135 San Luis Lane	928-920-3921
41	<i>Ginselda Pelayo</i>	1122 E San Luis Ln	928-345-7642
42	<i>Jonathan Picano</i>	1335 E. Udall Ln	928-919-8324
43	<i>Erica Mayola</i>	484 N. 6th Pl.	928-581-5133
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 DEVELOPMENT SERVICES
 CITY OF SAN LUIS, AZ

RECEIVED
 OCT 15 2025
 CITY CLERK'S OFFICE

Urban Border Phase I & II Development
Vega & Vega Engineering / Comité de Bienestar

Melissa Franco (formerly Melissa Madrigal)
500 N 6th PL
San Luis, AZ 85336
francotaxsolutions@gmail.com | 559.719.9906
Date: October 8, 2025

To:
City of San Luis – Development Services Department
Planning & Zoning Commission and City Council
1090 E. Union Street
San Luis, AZ 85349

Re: Opposition to Rezoning Case No. 2025-0274 (6th Avenue & Urtuzuastegui Street)

Dear Mayor, Councilmembers, and Members of the Planning & Zoning Commission,

My name is Melissa Franco (formerly Melissa Madrigal), and I am a homeowner in the neighborhood adjacent to the proposed Urban Border Phase I & II development. I am writing with great respect and appreciation for the City’s continued commitment to growth, progress, and the well-being of our community.

What’s at stake isn’t only zoning. It’s our home, my mother’s home, and the community that has shaped our family for more than thirty years.

A Family Rooted in San Luis

My family moved to San Luis in 1992, when this part of town was still quiet and open. We were among the first homeowners in the area, long before many of today’s neighborhoods were developed. My siblings and I grew up watching the city expand; responsibly, for many years, and we’ve always supported the progress that has brought opportunity to San Luis.

Our home is not just property; it represents decades of hard work. My mother, who has legally passed the home to me, still resides here. Her dream has always been to enjoy her retirement in the home she built and maintained with pride. We are deeply grateful for the safety and stability that this city has provided over the years.

A Need for Balanced and Sustainable Growth

We recognize that housing demand continues to rise, and we support thoughtful development that improves quality of life for all residents. However, high-density

construction so close to long-established single-family homes raises legitimate concerns about infrastructure capacity, safety, and the preservation of neighborhood stability.

Over the years, developments such as La Casita Apartments have already shown how rapid expansion can stress local resources. Our schools, roads, and healthcare systems have all been stretched to their limits. Responsible planning today can prevent those same issues from repeating on a larger scale.

Education Capacity: Schools at Their Limit (Refer to Sources)

- San Luis High School serves roughly 2,586 students, according to recent data, and both parents and students report that the campus feels overcrowded.
- Arizona already ranks among the highest in the nation for classroom size, averaging 22.7 students per class.
- Without additional schools or classroom expansion, adding hundreds of new families would worsen teacher-to-student ratios, increase traffic around campuses, and reduce educational quality for the children of San Luis.

These issues are not theoretical! They are logistical realities that should be considered before additional residential projects are approved.

Healthcare, City Services, and Infrastructure

The San Luis Primary Care Area (PCA #89) currently serves more than 41,000 residents, many of whom already face long wait times for basic medical appointments. Our city has no full-service hospital and limited emergency response capacity.

Police, fire, and sanitation services are working at or near full capacity. Adding several hundred new residents will naturally increase response times, demand for staffing, and strain on resources. These are measurable impacts that deserve comprehensive analysis before any rezoning is approved. Our city's growth must match its infrastructure, not outpace it.

Protecting Homeowners and Property Values

For many families who helped build San Luis from its earliest days, our homes represent decades of sacrifice, steady work, and faith in this city's promise. These are not investment properties; they are the foundations of our lives. Each one tells a story of hard work, long hours, and years of saving to create something stable and lasting.

The introduction of dense apartment construction directly beside long-established single-family homes creates both physical and economic risks that cannot be ignored. Heavy excavation, grading, and vibration from large-scale construction can cause soil shifting

and foundation cracking in older homes built on settled ground. These are not hypothetical concerns, they are well-documented realities in similar developments across Arizona.

The cost to repair foundation or structural damage can easily exceed tens of thousands of dollars per household, an impossible expense for many long-time residents, retirees, and working families. Beyond the physical damage, the perception of instability alone can devalue entire neighborhoods, lowering property values for homeowners who have invested faithfully in maintaining their homes for decades.

Families like ours have invested not only financially, but emotionally. Spending years improving roofs, plumbing, landscaping, and structural integrity. Many of us did this with the understanding that the city would uphold consistent and compatible zoning standards to protect these investments. To now risk undoing that progress through incompatible, high-density development would send a message that the stability of long-time residents is secondary to new construction.

Balanced planning should protect both the City's future revenue and the residents who form its financial backbone. The strength of San Luis's economy depends on preserving the confidence of its homeowners, the taxpayers who have supported its growth since the beginning. Allowing development that risks property damage and devaluation undermines not only families like ours, but also the fiscal integrity of the City itself.

Preserving Safety and Neighborhood Character

The proposed site is located directly along the U.S.–Mexico border fence, an area that has historically required additional attention from local law enforcement and emergency services. Growing up in this neighborhood, my family often experienced situations related to the proximity of the border that made security a daily concern, especially when our parents were away working to pay for the home we still live in today.

For that reason, I know firsthand how essential strong safety measures are for families in this area. Any new large-scale housing project must be carefully evaluated for lighting, emergency access, patrol visibility, and overall resident security. These are not matters of politics, they are practical matters of preparedness and community safety.

Economic Responsibility and Long-Term Vision

While short-term development can boost tax revenue, poorly phased growth can cost the City more in the long run through infrastructure upgrades, increased service demands, and decreased property stability. Balanced growth safeguards both the City's finances and the residents who form its foundation.

Our family and neighbors have invested thousands of dollars over decades in maintaining and improving our homes, roofs, plumbing, foundations, landscaping, trusting that the City would uphold fair, compatible zoning standards to protect that investment.

Our Requests to the City

We respectfully ask the City Council and Planning & Zoning Commission to:

1. Postpone or deny approval of Rezoning Case 2025-0274 and GPA 2025-0273 until independent studies on traffic, education capacity, water, safety, and infrastructure are completed and shared publicly.
2. Hold a neighborhood meeting within the affected area to allow residents to review plans, visuals, and projected impacts.
3. Require detailed documentation from the developer addressing structural impact on surrounding homes, school capacity, medical service load, and public safety planning.
4. Protect neighborhood integrity by maintaining buffer zones, limiting building height, and ensuring design transitions that preserve the established residential character of the area.

Closing Words

My family and I love San Luis deeply. We are proud of this city, and we have supported its growth with patience, taxes, and trust. I write this letter not in opposition to progress, but in support of responsible progress, the kind that values families, protects seniors, and strengthens the community for generations to come.

Thank you for your time, service, and commitment to making San Luis a safe and thriving place for all who call it home.

With gratitude and sincerity,



Melissa Franco
(Formerly Melissa Madrigal)
San Luis Homeowner

Sources:

1. San Luis High School – Enrollment Data (2023–2024), Wikipedia; Niche.com Reviews.
2. YourValley.net (2025): Arizona Leads Nation in Crowded Classrooms.
3. Arizona Department of Health Services, Primary Care Area #89 – San Luis Profile (2024).



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7. B.

Meeting Date: 01/14/2026

Department Head: Jose A. Guzman, Director of Development Services, Development Services

Submitted By: Juan Tejeda, Acting Assistant Director of Development Services, Development Services, Planning & Zoning

Action Requested: Motion
Ordinance
Public Hearing

ITEM:

Public Hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2025-0274 and Ordinance No. 475. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending the Official Zoning Map of the City of San Luis by changing the zoning classification of approximately 3.13 acres from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) on property located at the northwest corner of 6th Avenue and Urtuzuastegui Street; repealing any conflicting provisions; and providing for severability. **(Jose A. Guzman, Director of Development Services)**

- A. Staff presentation
- B. Open Public Hearing
- C. Call to the public on this item
- D. Close Public Hearing
- E. Action on Ordinance No. 475 by title only
- F. Action on Ordinance No. 475

SUMMARY:

This is a request from Vega & Vega Engineering on behalf of Comité de Bienestar to rezone from Rural Area (RA-10) to Medium-High Density Residential (R-2) approximately 3.13 acres being a portion of Assessor's Parcel Number 775-56-001. Property is located at the northwest corner of 6th Avenue and Urtuzuastegui Street. The request for Medium-High Density Residential (R-2) will allow the applicant to increase the residential density to accommodate a townhome subdivision, as proposed in the site plan attached.

The original proposal included both townhomes and apartment units. Since the initial submittal, the applicant has revised the request to proceed in phases and is now seeking approval only for the townhomes portion of the project (Phase 1). Any future phases, including additional townhomes or apartment development, would require separate applications, review, and public hearings, at which time residents would have another opportunity to provide public comment.

Existing Adjacent Zoning Districts:

To the North R-3 (Las Casitas Apartments and Frontera Estates Subdivision)

To the West L-1 (San Luis Industrial Park)

To the South LI (Vacant State land)

To the East R1-6 (Bienestar Estates No. 3 Subdivision)

REVIEW(S):

As part of the review process, all land use cases are reviewed by various city and outside agencies; staff have not received comments from the other agencies.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (60 letters). We have received two opposition letters (of 30 properties) from adjacent properties, which are attached to this report.

Under A.R.S. § 9-462.04(H), "If the owners of twenty percent or more of the property by area and number of lots, tracts and condominium units within the zoning area of the affected property, excluding government-owned property, file a protest in writing against a proposed amendment, the change shall not become effective except by the favorable vote of three-fourths of all members of the governing body of the municipality. If any members of the governing body are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, if such required number of votes is not less than a majority of the full membership of the legally established governing body. For the purposes of this subsection, the vote shall be rounded to the nearest whole number. A protest filed pursuant to this subsection shall be signed by the property owners, excluding government-owned property, opposing the proposed amendment and filed in the office of the clerk of the municipality not later than 12:00 noon one business day before the date on which the governing body will vote on the proposed amendment or on an earlier time and date established by the governing body. "

Staff has reviewed the submitted petition and confirmed that the protest meets the statutory threshold. Therefore, approval of this rezoning will require a three-fourths majority vote (six out of seven Council members).

PUBLIC MEETINGS:

As required by State Statute and City Code, a Citizen Review Meeting was held at the City Hall on August 28, 2025, in the City Hall Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express any comments. Four people from the public were in attendance, all of whom, according to public records, reside within 300 feet of the subject property. One property owner expressed concerns that the construction of a tall apartment complex adjacent to his residence would result in an invasion of privacy, as tenants on the upper floors would have unobstructed views into neighboring backyards. He suggested that the apartment buildings be reoriented or relocated to prevent direct views into adjoining properties.

During the September 9, 2025 Planning and Zoning Commission meeting, several residents raised concerns regarding the proposal. These included:

- The height of proposed apartment buildings and loss of privacy for adjacent homes;
- Potential damage to nearby homes from construction vibration caused by grading, excavation, and heavy equipment;
- Increased traffic and parking issues on surrounding streets;
- Perceived overcrowding or higher density compared to existing neighborhoods;
- Noise and dust from construction;
- Impact on public services such as schools, parks, and healthcare facilities;
- Fear of property value decline and increased vandalism or public safety issues.

Staff recognizes the concerns raised by neighbors and appreciates their active participation in the process.

Following the September meeting, staff met directly with the developer to review and address the residents' input. As a result, the applicant revised the project layout to move the apartment buildings farther south, away from the property line shared with single-family homes, and replaced that portion with single-story townhomes to preserve privacy and neighborhood compatibility.

Although not required by law, staff also organized an additional neighborhood meeting to present the revised plans to residents and allow for continued discussion and feedback. Residents reiterated their previously mentioned concerns.

ANALYSIS:

Privacy

Staff agrees that privacy is an essential component of neighborhood livability. The original proposal placed multi-story apartments closer to single-family homes, which could have created direct views into adjacent backyards. In response, the revised plan moves those buildings away from the property line and introduces single-story townhomes as a buffer. Staff is recommending a condition of approval that limits the townhomes adjacent to the northern property line to one story only to ensure long-term protection of neighboring privacy.

Construction Impacts on Existing Homes

Concerns about construction vibration, grading, and dust are understandable. While short-term construction activities are unavoidable, they are regulated through building and engineering standards that require the use of best management practices to control dust and mitigate noise.

However, claims of potential structural damage to nearby homes from grading or heavy machinery are more complex. Such damage is uncommon but possible under specific soil conditions. Developers are encouraged to perform pre-construction evaluations, use modern compacting equipment designed to minimize vibration, and maintain open communication with nearby property owners throughout construction.

The City's Building Safety Division and Engineering Department will monitor site work for compliance with applicable standards, and residents are always encouraged to report concerns during construction so they can be promptly investigated.

Traffic and Infrastructure

All rezoning cases that may generate additional traffic are required to provide a Traffic Impact Study prepared by a licensed professional engineer. This study identifies whether improvements such as additional turn lanes, signage, sidewalks, or pedestrian crossings are needed to maintain safety and traffic flow in the area. If improvements are required, the developer, not the City or nearby residents, must complete or pay for those improvements as part of the project approval process.

In addition, every new housing unit built in San Luis is subject to the City's Development Impact Fees (DIFs), which are based on a technical study adopted by the City Council and updated every five years. These fees ensure that each new home or apartment contributes its fair share toward community infrastructure, including roads, parks, public safety facilities, water, and wastewater systems. This means that when new homes are built, they help fund the improvements needed to support the City's growth, rather than placing that cost on existing residents.

Density and Community Character

While the proposed zoning allows for higher density than the surrounding neighborhood, the location and design create an appropriate transition. The site lies between residential uses to the east and industrial zoning to the west. Introducing townhomes here provides a logical buffer while helping meet the City's need for more housing options.

The General Plan 2040 emphasizes the importance of offering a variety of housing choices to accommodate the community's diverse population while making efficient use of infrastructure. Concentrating housing near major corridors like 6th Avenue supports smart growth and reduces development pressure on outlying agricultural lands.

Schools, Health Services, and Property Value

Concerns about school capacity, healthcare access, and property values are not uncommon during rezoning discussions. However, these are not factors that cities can regulate through zoning decisions. School districts, healthcare providers, and the market independently adjust to community growth. The City remains available to coordinate infrastructure planning with these entities, but cannot restrict zoning based on speculative impacts.

Parking

The City's zoning code establishes minimum on-site parking requirements for townhomes. The developer must meet or exceed those requirements. Parking on public streets within adjacent neighborhoods is not restricted to residents only; the public right-of-way is open to all vehicles that comply with traffic laws. If a parked vehicle obstructs a driveway or violates parking regulations, residents can contact the Police Department for enforcement.

PLANNING AND ZONING MEETING:

A Planning and Zoning Commission Regular Meeting was held on October 14, 2025, the item was continued to the next Planning and Zoning Meeting for further discussion due to a tie in the motion to forward this item to City Council with a recommendation of approval, three (3) commission members in favor and three (3) commission members against.

A Special Planning and Zoning Commission Meeting was held on November 6, 2025. A motion was made to forward Rezoning Case No. 2025-0274 to the City Council with a recommendation of approval, subject to the conditions of approval recommended by staff. The motion did not pass, receiving three (3) Aye votes and four (4) Nay votes. As a result, the item is being forwarded to the City Council with a recommendation of denial.

CONTINUANCE REQUEST AND PROJECT PHASING

On November 12, 2025, the applicant formally requested that the Minor Amendment and Rezoning cases be continued in order to complete a Traffic Impact Analysis (TIA) prior to City Council consideration. The applicant indicated that the traffic study was necessary to provide additional information to City Council and the public and to demonstrate compliance with any traffic-related recommendations.

Following this request, the City obtained a cost estimate from a licensed traffic engineer. The City and applicant agreed on the scope and cost of the study, and the applicant submitted a signed reimbursement agreement. Upon authorization, the City will provide the traffic engineer with the direction to proceed with the Traffic Impact Analysis.

On December 11, 2025, the applicant requested that the project be phased, with the City considering approval at this time only for the townhomes portion of the project (Phase 1). The applicant indicated that any future development phases, including additional townhomes or apartments, would be brought forward under separate applications and public hearings.

STAFF RECOMMENDATION:

Staff's responsibility is to evaluate each proposal based on adopted policies, technical standards, and the long-term welfare of the community. Staff's recommendation is professional, impartial, and based solely on planning principles and the established process, not on developer interests or public pressure. While the City welcomes and values all feedback, staff must remain objective to ensure fairness to all parties and compliance with Arizona law.

Staff recommends approval of Ordinance No. 475 and Rezoning Case No. 2025-0274, subject to the following conditions:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, subdivision regulations, and any applicable regulation/standard.

2. The applicant/owner shall submit a traffic study as part of the building permit or subdivision review process, and the developer shall make all improvements or contributions required by the traffic study.
3. All townhome buildings adjacent to the northern boundary shall be limited to one story to protect the privacy of existing homeowners.
4. Developer shall comply with all local, state, and federal construction standards regarding grading, vibration, and dust control.

RECOMMENDATION / SUGGESTED MOTION:

A. STAFF PRESENTATION

B. MAYOR NIEVES RIEDEL TO OPEN THE PUBLIC HEARING

C. MAYOR NIEVES RIEDEL TO CALL THE PUBLIC ON THIS ITEM

D. MAYOR NIEVES RIEDEL TO CLOSE THE PUBLIC HEARING

E. I MOVE TO APPROVE THE READING OF ORDINANCE NO. 475 BY TITLE ONLY

(CITY CLERK TO READ ORDINANCE NO. 475 BY TITLE ONLY)

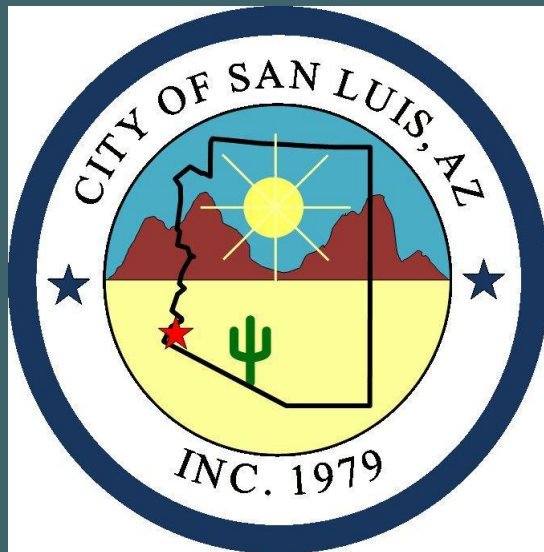
F. I MOVE TO APPROVE AND ADOPT ORDINANCE NO. 475

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):	
	N/A

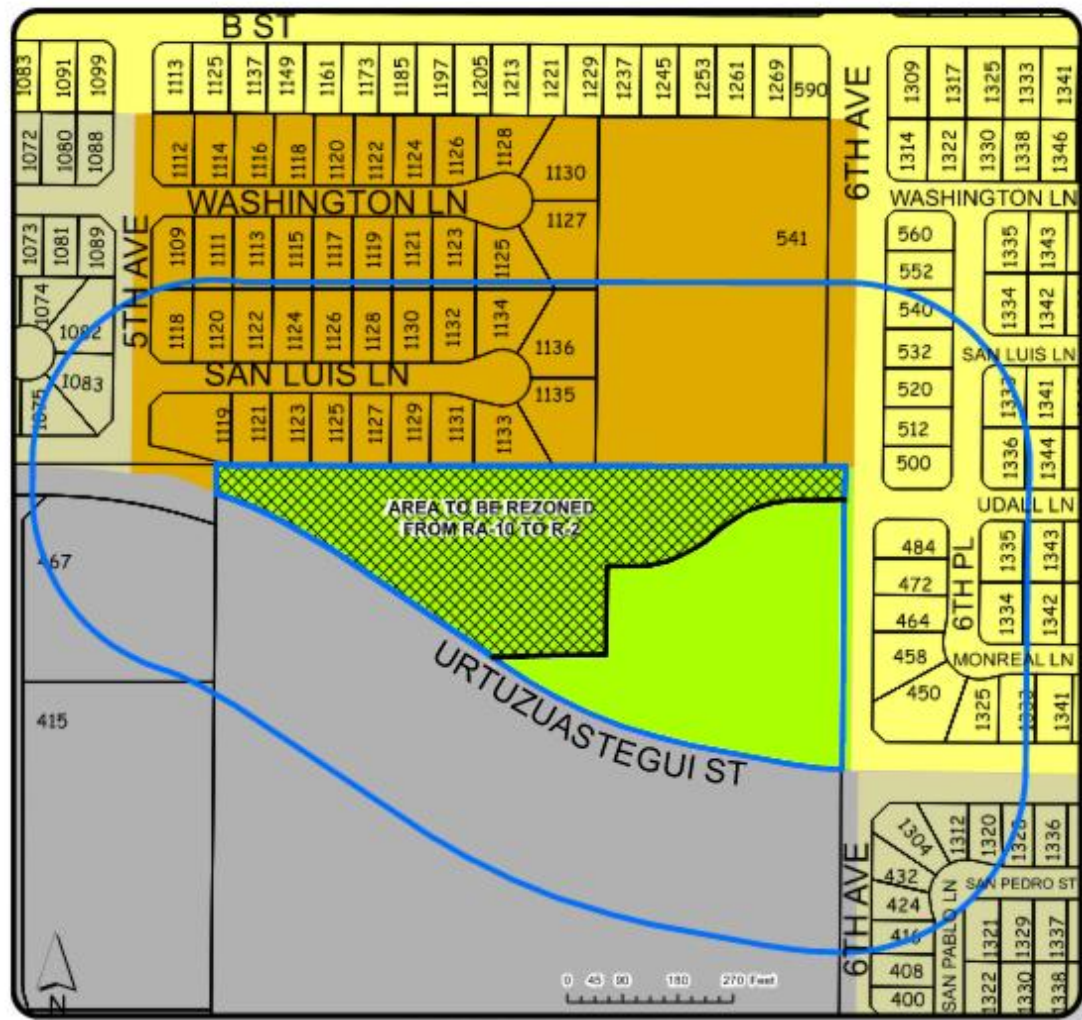
Attachments

Presentation
 Ordinance No. 475
 Location Map
 Aerial
 Site Plan
 Zoning
 2 Opposition Letters (30 properties)





CITY COUNCIL MEETING
January 14, 2026

Rezoning Case 2025-0274
Urban Border Townhomes
by Comite de Bienestar



LOCATION OF SUBJECT PROPERTY

-  PID:77556001
-  150 FT NOTIFICATION BUFFER

LOCATION MAP

- ZONING**
-  INDUSTRIAL ZONING DISTRICTS
 -  M-1
 -  M-2
 -  M-3
 -  M-4
 -  M-5

REZONING

CASE #
2025-0274

DATE:
10/14/2025



CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
JUAN TEJEDA

APPROVED BY:
JOSE A. GUZMAN



**PROPOSED MINOR
AMENDMENT AND REZONING
COMITE DE BIENESTAR
A PORTION OF APN 775-56-001
± 3.13 ACRES**

STATE LAND



Ordinance

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NO. 475

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN LUIS BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 3.13 ACRES FROM RURAL AREA RESIDENTIAL (RA-10) TO MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF 6TH AVENUE AND URTUZUASTEGUI STREET; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Mayor and City Council of the City of San Luis desire to amend the City of San Luis Official Zoning District Map (the “Zoning Map”) pursuant to A.R.S. §9-462.04 to change the zoning classification for 3.13 acres being a portion of 5.93 acres of real property located on Assessor Parcel ID No. 775-56-001; as attached hereto as “Exhibit A” and

WHEREAS, the aforementioned change in zoning classification is consistent with the General Plan of the City of San Luis; and

WHEREAS, all due and proper notices of public hearings on the Zoning Map Amendment have been given and proper public hearings have been held, and a recommendation has been given regarding the Zoning Map Amendment by the Planning and Zoning Commission of the City of San Luis; and

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed rezoning on November 9, 2025, and made a recommendation to City Council;

BE IT ORDAINED by the Mayor and Council of the City of San Luis, Arizona, as follows:

SECTION 1. That the above recitals are hereby incorporated as though fully set forth herein.

SECTION 2. That the Official Zoning Map of the City of San Luis is hereby amended by changing the zoning classification of approximately 3.13 acres from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) of the property subject to the following condition:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, subdivision regulations, and any applicable regulation/standard.
2. The applicant/owner shall submit a traffic study as part of the building permit or subdivision review process, and the developer shall make all improvements or contributions required by the traffic study.
3. All townhome buildings adjacent to the northern boundary shall be limited to one story to protect the privacy of existing homeowners.
4. Developer shall comply with all local, state, and federal construction standards regarding grading, vibration, and dust control.

Property more fully described in "Exhibit B" as attached on hereto.

SECTION 3. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis,
Arizona, this **14th** day of **January, 2026**.

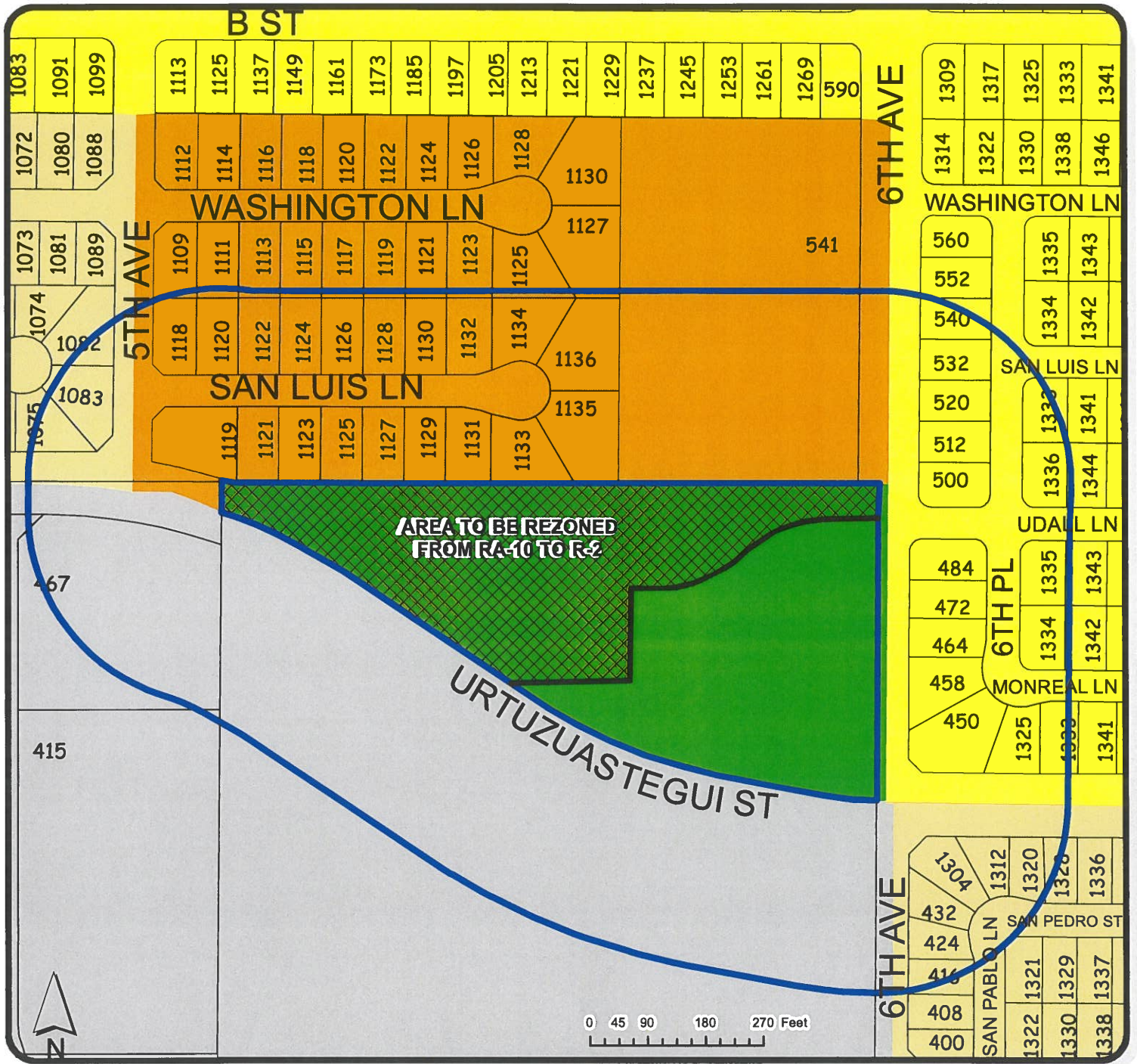
Nieves Riedel, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk







Kay Marion Macuil, City Attorney



LOCATION OF SUBJECT PROPERTY

-  PID:77556001
-  150 FT NOTIFICATION BUFFER

LOCATION MAP

- ZONING**
- INDUSTRIAL ZONING DISTRICTS
 -  U
 -  HI
 - MULTIPLE RESIDENCE ZONING DISTRICTS
 -  R-2
 -  R-3
 - SINGLE RESIDENCE ZONING DISTRICTS
 -  R1-6
 -  RA-10

REZONING

CASE #
2025-0274

DATE:
10/14/2025

CHECKED BY:
JUAN TEJEDA

DEVELOPMENT SERVICES



GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

**LEGAL DESCRIPTION
URBAN BORDER TOWNHOMES PHASE I
WEST PORTION A.P.N. 775-56-001**

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. &S.R.B. &M. YUMA COUNTY, ARIZONA
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12;

THENCE N 89°58'05 "W A DISTANCE OF 50.00' TO A POINT SAID POINT ALSO BEING THE
TRUE POINT OF BEGINNING;

THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT
HAVING A RADIAL BEARING OF W 00°35'57" E;

THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF
39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING
A RADIAL BEARING OF S 38°32'19" W;

THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF
39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 44.66' TO A POINT;

THENCE S 00°35'57" W A DISTANCE OF 126.00' TO A POINT;

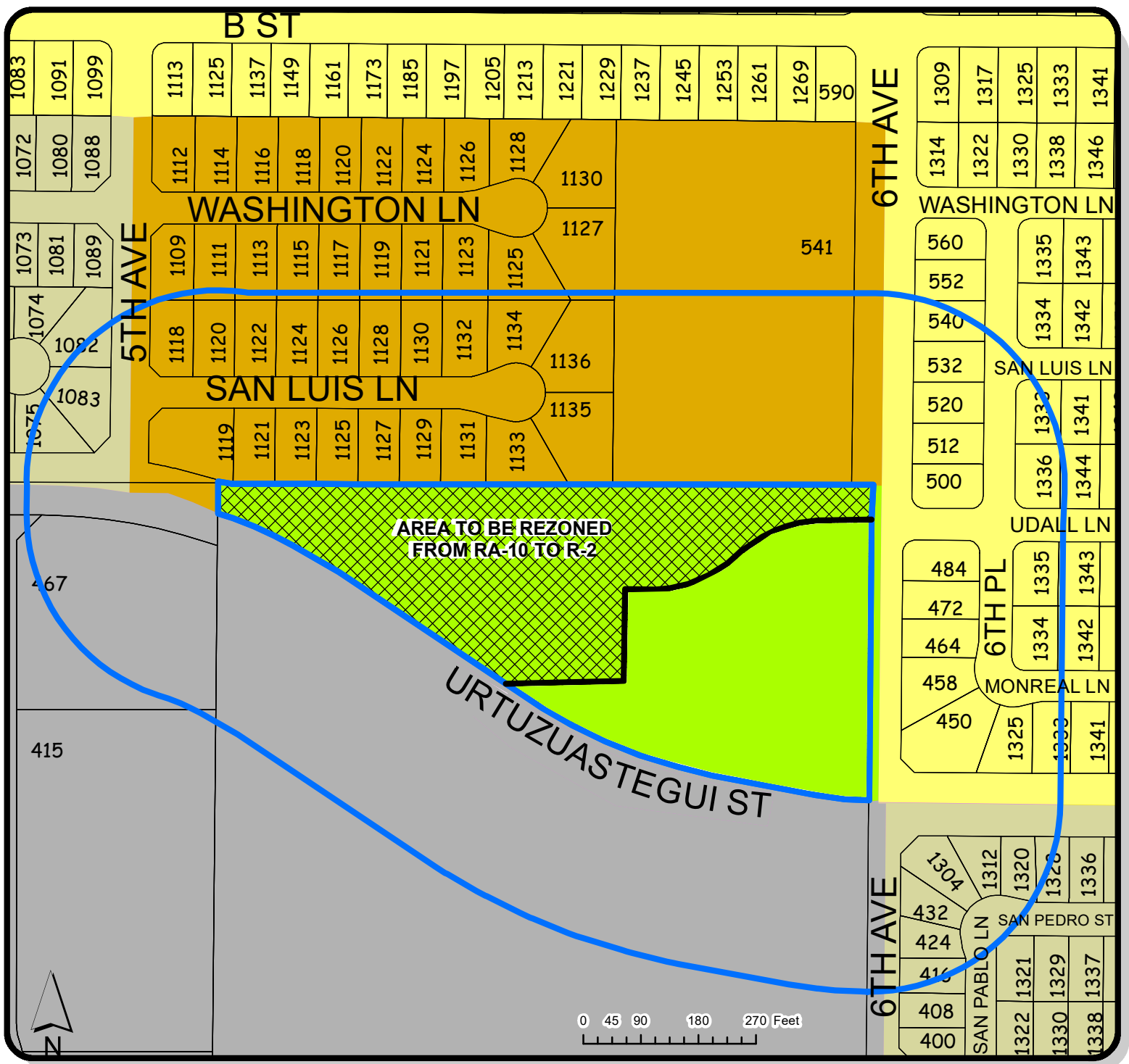
THENCE N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT
HAVING A RADIAL BEARING OF S 37°50'54" W;

THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF
05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF
N 43°46'46" E; TO THE BEGINNING OF THE CURVE OF THE LEFT

THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 950.00', THROUGH A CENTRAL ANGLE OF
25°05'42" AND ARC DISTANCE OF 416.09' TO A POINT;

THENCE S 89°58'05" E A DISTANCE OF 955.70' TO THE **TRUE POINT OF BEGINNING;**







CONTAINING 3.13 AC. (NET) MORE OR LESS.



LOCATION OF SUBJECT PROPERTY

-  PID:77556001
-  150 FT NOTIFICATION BUFFER

LOCATION MAP

- ZONING**
- INDUSTRIAL ZONING DISTRICTS
 -  LI
 -  HI
 - MULTIPLE RESIDENCE ZONING DISTRICTS
 -  R-2
 -  R-3
 - SINGLE RESIDENCE ZONING DISTRICTS
 -  R1-6
 -  RA-10

REZONING

CASE #
2025-0274

DATE:
10/14/2025

CHECKED BY:
JUAN TEJEDA

DEVELOPMENT SERVICES

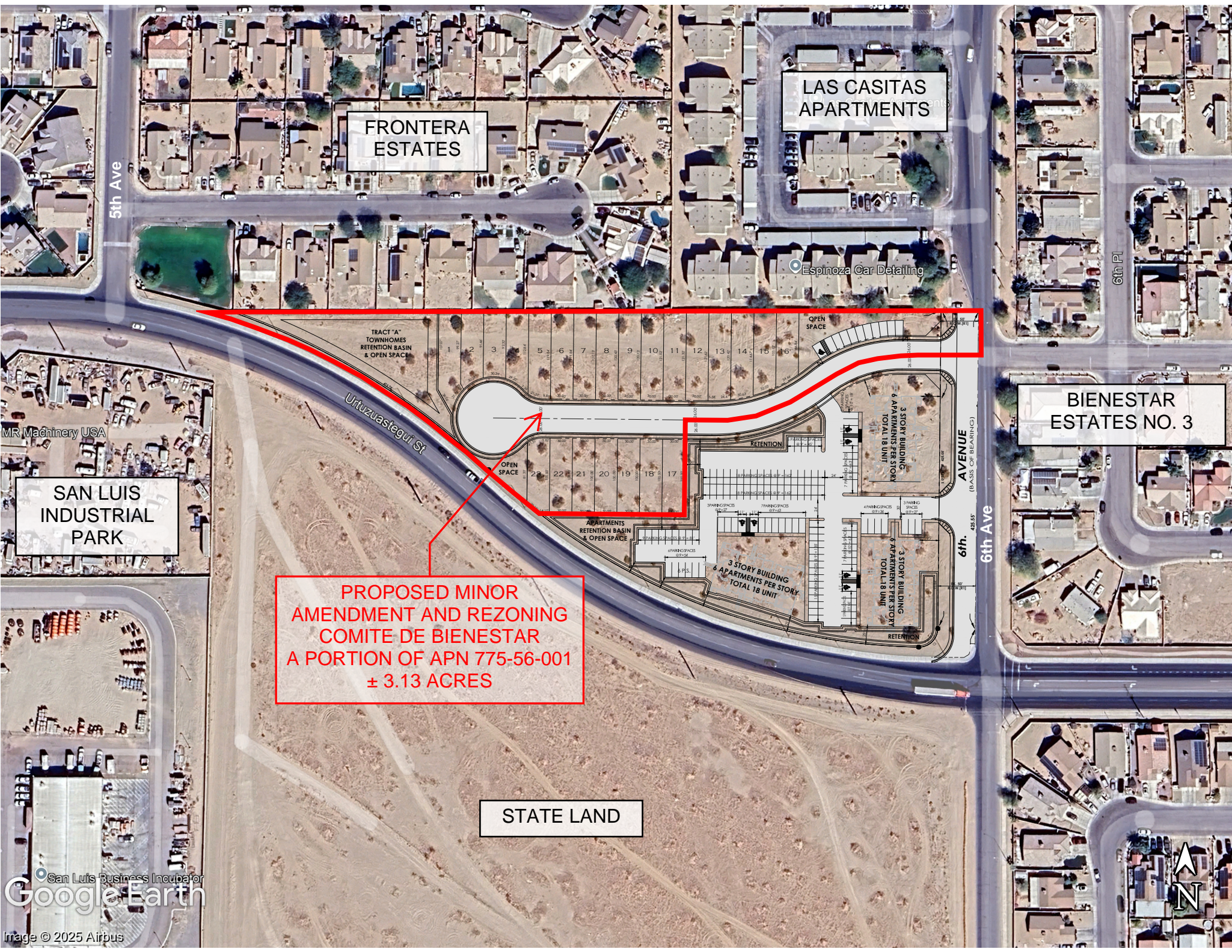


INC. 1979

GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN



FRONTERA ESTATES

LAS CASITAS APARTMENTS

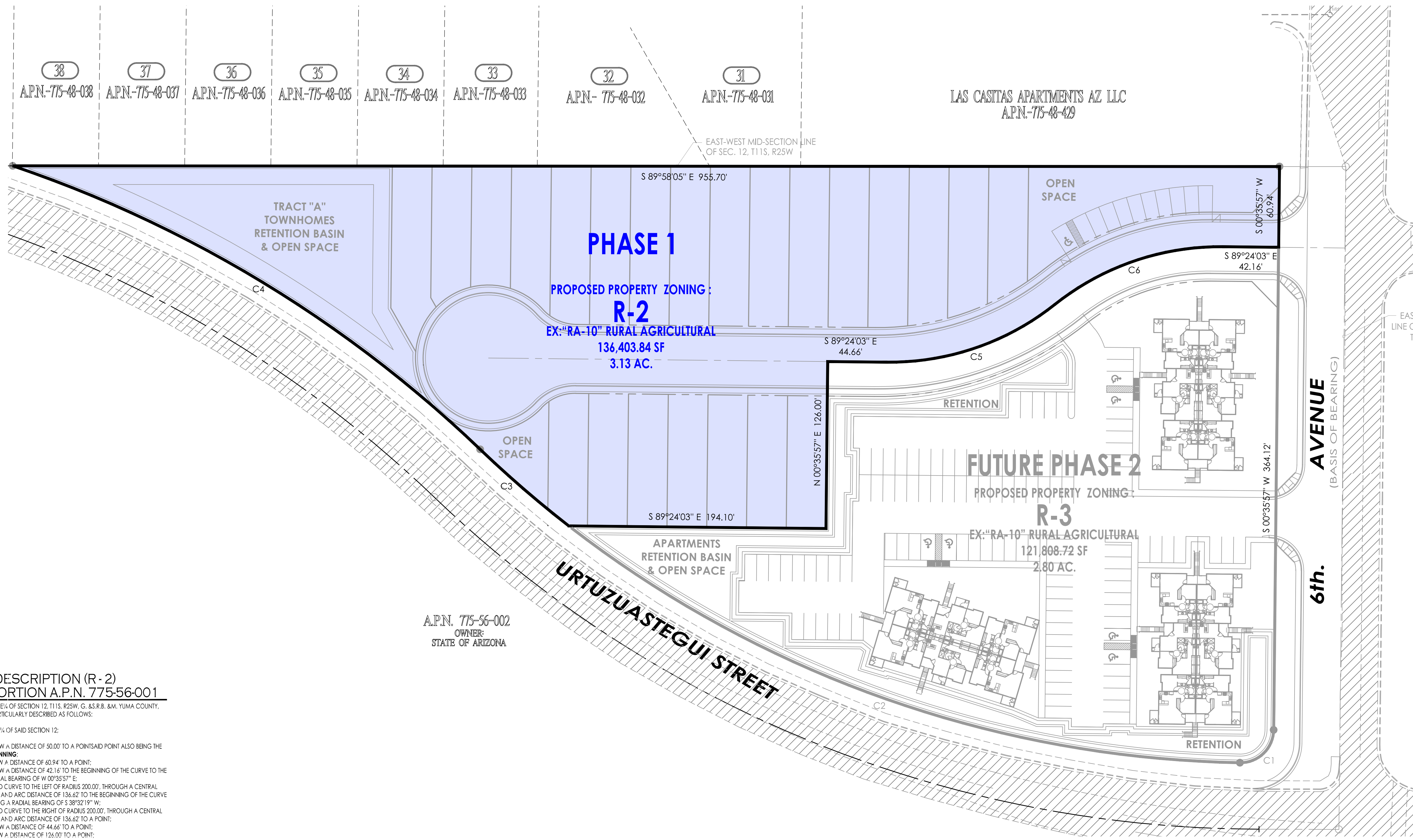
BIENESTAR ESTATES NO. 3

SAN LUIS INDUSTRIAL PARK

PROPOSED MINOR AMENDMENT AND REZONING COMITE DE BIENESTAR A PORTION OF APN 775-56-001 ± 3.13 ACRES

STATE LAND





PHASE 1
 PROPOSED PROPERTY ZONING:
R-2
 EX: "RA-10" RURAL AGRICULTURAL
 136,403.84 SF
 3.13 AC.

FUTURE PHASE 2
 PROPOSED PROPERTY ZONING:
R-3
 EX: "RA-10" RURAL AGRICULTURAL
 121,808.72 SF
 2.80 AC.

A.P.N. 715-56-002
 OWNER:
 STATE OF ARIZONA

**LEGAL DESCRIPTION (R-2)
 WEST PORTION A.P.N. 775-56-001**

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.B. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12:
 THENCE N 89°58'05" W A DISTANCE OF 50.00' TO A POINT SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
 THENCE S 00°35'57" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT HAVING A RADIAL BEARING OF W 00°35'57" E;
 THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 38°32'19" W;
 THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;
 THENCE N 89°24'03" W A DISTANCE OF 44.66' TO A POINT;
 THENCE S 00°35'57" W A DISTANCE OF 126.00' TO A POINT;
 THENCE N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 39°55'54" W;
 THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF N 43°46'46" E TO THE BEGINNING OF THE CURVE OF THE LEFT
 THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 750.00', THROUGH A CENTRAL ANGLE OF 25°05'47" AND ARC DISTANCE OF 416.09' TO A POINT;
 THENCE S 89°58'05" E A DISTANCE OF 955.70' TO THE TRUE POINT OF BEGINNING;

CONTAINING 3.13 AC. (NET) MORE OR LESS.

CURVE DATA

NUMBER	DELTA ANGLE	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	90°25'24"	35.49'	25.19'	25.00'	39.45'
C2	36°49'33"	536.97'	282.97'	850.00'	546.32'
C3	5°55'51"	87.95'	44.03'	850.00'	87.98'
C4	25°05'42"	412.77'	211.44'	950.00'	416.09'
C5	39°08'16"	133.98'	71.09'	200.00'	136.62'
C6	39°08'16"	133.98'	71.09'	200.00'	136.62'

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Notes:
 Scale: as shown | Date: DEC 2025
 Drawn: Staff | Job #: vrv25-500
 Design: vno

EXHIBIT
"B"

RECEIVED

RECEIVED

OCT 8 2025

CITY CLERK'S OFFICE

2025 OCT -6 PM 4: 54

DEVELOPMENT SERVICES

CITY OF SAN LUIS, AZ

Date: September 19, 2025

To: Juan Leal Rubio, City Development Services, Assistant Director

Email: jleal@sanluisaz.gov

Phone: (928) 341-8563 x 2039

From: Concerned Neighbors

Subject: Objection letter to Proposed Rezoning for Three-Story Apartment Complex and Hometowns.

RE: Minor Amendment Case No. 2025-0273 / Rezoning Case No. 2025-0274

We, the undersigned residents and property owners within a 300-foot radius of the proposed rezoning project site, respectfully submit this letter to express our collective objection to the proposed rezoning and development of a three-story apartment complex and hometowns in our neighborhood.

We appreciate the city's ongoing efforts to enhance and revitalize our community. However, after careful consideration and discussion among affected neighbors, we have significant concerns regarding the impact of the proposed rezoning and subsequent construction of a multi-story apartment complex and hometowns.

Main concerns and objections:

- **Neighborhood Character:** The introduction of a three-story apartment complex is incompatible with the predominantly low-density, single-family residential nature of our neighborhood. The scale and design of the proposed development would alter the character and aesthetic continuity of our community.

Construction Damage: Bringing heavy equipment, excavation and compacting terrain sends vibrations through the ground. These activities can cause significant damage to the nearby homes like, cosmetics cracks in

finishes, structural damage to foundations and walls over time, particularly in older homes and more fragile homes.

- **Traffic and Safety:** Increased residential density will inevitably lead to higher traffic volumes on our local streets, which are not designed to accommodate such loads. This raises concerns for pedestrian and vehicular safety, especially for children and seniors residing in the vicinity.
- **Parking Congestion:** With the influx of additional residents, there is a high probability that on-street parking will become congested, creating inconvenience and accessibility issues for existing residents already suffering this inconvenience on 6th Place due to the existing apartment complex on 6th Avenue. Including our proximity to the Industrial Park which is a high traffic area with both commercial big rigs and farm workers busses.
- **Property values:** We are concerned that the presence of a large-scale apartment complex may negatively impact property values and deter potential homeowners from investing in our neighborhood.
- **Precedent for Future Development:** Approving this rezoning may set a precedent for further high-density developments, significantly altering the fabric of the surrounding residential community.
- While we understand the need for new housing developments, we have significant privacy concerns that need to be addressed. We don't want our quality of life to be affected.
- The height and proximity of the proposed building will have a direct impact on the privacy of our families. The windows and balconies of the new apartments will overlook our backyard and living spaces, which are areas where we expect a reasonable degree of privacy. This intrusion into our private lives is a matter of great concern.

- **Camera Surveillance System:** Nearby neighbors will also be exposed to invasion of privacy by Camera Surveillance System in the apartment complex if it captures footage in private areas where a reasonable expectation of privacy exists, such as fenced backyards of and inside the neighboring home.
- Additionally, the increased foot traffic and noise from the new residents will further disrupt the peace and quiet that we currently enjoy. The presence of a large number of people in such close proximity to our homes will inevitably lead to a loss of privacy and tranquility.

Given these concerns, we respectfully urge the City Development Services to reconsider the rezoning application and to prioritize the interests and well-being of existing residents. We request that alternative development plans, compatible with the current neighborhood character and infrastructure, be explored with meaningful input from affected community members. We are blessed to live in an area where land is greatly available, and we have no doubt the investors will be able to find a better section in our beautiful city to develop their plans.

We thank you for your attention to this matter and stand ready to participate in any further discussions or meetings regarding the proposed development.

Sincerely,

Please see attached signature sheet.

Homeowner Signature Roster

	Signature	Address	Phone Number
1	<i>[Signature]</i>	1131 E. SAN LUIS LN.	928 550 0186
2	<i>[Signature]</i>	1131 E. SAN LUIS LN.	928 550 3785
3	<i>[Signature]</i>	1177 San Luis Ln	928 517 0727
4	Alejandro Yarzalde	1129 San Luis Ln	928 488 6870
5	<i>[Signature]</i> MARTIN M. <i>[Signature]</i> Apolonia G.	1132 SAN LUIS LN SAN LUIS AZ 1124 E. SAN LUIS LN SL AZ	928 27-0422 928-315-3593
7	<i>[Signature]</i>	1118 San Luis Ln	928-261-8364
8	Melissa Rodriguez	500 North 6th Pl.	928 446 9825
9	Micaela Gutierrez	512 G. P.L.A.	928 920 11-47
10	JUAN LA RA	1336 E. Udall LN	(928) 285 7639
11	<i>[Signature]</i> Espinoza	472 N. 6TH PL. S.L.AZ.	(928) 210-1669
12	Maria Yz Lara / Juan L.	464 North Place S.L.AZ.	928 247 55-06
13	Maria Duenez	458 N 6th Pl San Luis AZ	928-988-2515
14	<i>[Signature]</i>	1122 E. San Luis LN.	928-919-0364
15	<i>[Signature]</i>	1115 E. Washington Lane	928-919-8232
16	Rosalio Martinez S.	1130 San Luis Ln	928 655 7846
17	ESAR BOGACILLA	1136 E SAN LUIS LN	928-722-5881
18	Juio J. Camarona	1134 E SAN LUIS LN	928 390-5569
19	Imelda Suarez	1126 E San Luis LN	928-440-4245
20	<i>[Signature]</i>	1127. W. Wash n/ln.	928-920-0374.
21	<i>[Signature]</i>	1121 E. W. Lane	928-261-8599
22	<i>[Signature]</i>	1123 Washington Ln	928-246-5275
23	<i>[Signature]</i>	1117 Washington Lane.	928-398-9059
24	Alfredo Ruvalcaba	1119 E Washington LN	928-919-3079
25	Francisco M de Lopez	1111 Washington Ln	928-502-9541
26	ELIZABETH POST	1083 E SAN LUIS LN	928-336-0324
27	Claudia Navarro	1075 e san luis ln	928 2714330
28	<i>[Signature]</i>	1312 E. SAN PEDRO ST	928 988 0377
29	Martha Espinoza	1132 N San Pablo Ln	928 919-4708
30	LETIZIA ROSALES.	1128-SAN-LUIS-LEN	928-323-1650
31	Maria Carr	1129 San Luis Ln	928-988 6870
32	Mariam Jara	1193 San Luis Ln	(928) 313-1103
33	Ana G. Lome l.	1133 San Luis Ln.	(928) 502-0648
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35			
36			
37			
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39			

Homeowner Signature Roster

	Signature	Address	Phone Number
40	<i>Maria J Vera</i>	1135 San Luis Lane	928-920-3921
41	<i>Ginselda Pelayo</i>	1122 E San Luis Ln	928-345-7642
42	<i>Jonathan Picano</i>	1335 E. Udall Ln	928-919-8324
43	<i>Erica Mayola</i>	484 N. 6th Pl.	928-581-5133
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RECEIVED
 2025 OCT 14 PM 7:22
 DEVELOPMENT SERVICES
 CITY OF SAN LUIS, AZ

RECEIVED
 OCT 15 2025
 CITY CLERK'S OFFICE

Urban Border Phase I & II Development
Vega & Vega Engineering / Comité de Bienestar

Melissa Franco (formerly Melissa Madrigal)
500 N 6th PL
San Luis, AZ 85336
francotaxsolutions@gmail.com | 559.719.9906
Date: October 8, 2025

To:
City of San Luis – Development Services Department
Planning & Zoning Commission and City Council
1090 E. Union Street
San Luis, AZ 85349

Re: Opposition to Rezoning Case No. 2025-0274 (6th Avenue & Urtuzuastegui Street)

Dear Mayor, Councilmembers, and Members of the Planning & Zoning Commission,

My name is Melissa Franco (formerly Melissa Madrigal), and I am a homeowner in the neighborhood adjacent to the proposed Urban Border Phase I & II development. I am writing with great respect and appreciation for the City's continued commitment to growth, progress, and the well-being of our community.

What's at stake isn't only zoning. It's our home, my mother's home, and the community that has shaped our family for more than thirty years.

A Family Rooted in San Luis

My family moved to San Luis in 1992, when this part of town was still quiet and open. We were among the first homeowners in the area, long before many of today's neighborhoods were developed. My siblings and I grew up watching the city expand; responsibly, for many years, and we've always supported the progress that has brought opportunity to San Luis.

Our home is not just property; it represents decades of hard work. My mother, who has legally passed the home to me, still resides here. Her dream has always been to enjoy her retirement in the home she built and maintained with pride. We are deeply grateful for the safety and stability that this city has provided over the years.

A Need for Balanced and Sustainable Growth

We recognize that housing demand continues to rise, and we support thoughtful development that improves quality of life for all residents. However, high-density

construction so close to long-established single-family homes raises legitimate concerns about infrastructure capacity, safety, and the preservation of neighborhood stability.

Over the years, developments such as La Casita Apartments have already shown how rapid expansion can stress local resources. Our schools, roads, and healthcare systems have all been stretched to their limits. Responsible planning today can prevent those same issues from repeating on a larger scale.

Education Capacity: Schools at Their Limit (Refer to Sources)

- San Luis High School serves roughly 2,586 students, according to recent data, and both parents and students report that the campus feels overcrowded.
- Arizona already ranks among the highest in the nation for classroom size, averaging 22.7 students per class.
- Without additional schools or classroom expansion, adding hundreds of new families would worsen teacher-to-student ratios, increase traffic around campuses, and reduce educational quality for the children of San Luis.

These issues are not theoretical! They are logistical realities that should be considered before additional residential projects are approved.

Healthcare, City Services, and Infrastructure

The San Luis Primary Care Area (PCA #89) currently serves more than 41,000 residents, many of whom already face long wait times for basic medical appointments. Our city has no full-service hospital and limited emergency response capacity.

Police, fire, and sanitation services are working at or near full capacity. Adding several hundred new residents will naturally increase response times, demand for staffing, and strain on resources. These are measurable impacts that deserve comprehensive analysis before any rezoning is approved. Our city's growth must match its infrastructure, not outpace it.

Protecting Homeowners and Property Values

For many families who helped build San Luis from its earliest days, our homes represent decades of sacrifice, steady work, and faith in this city's promise. These are not investment properties; they are the foundations of our lives. Each one tells a story of hard work, long hours, and years of saving to create something stable and lasting.

The introduction of dense apartment construction directly beside long-established single-family homes creates both physical and economic risks that cannot be ignored. Heavy excavation, grading, and vibration from large-scale construction can cause soil shifting

and foundation cracking in older homes built on settled ground. These are not hypothetical concerns, they are well-documented realities in similar developments across Arizona.

The cost to repair foundation or structural damage can easily exceed tens of thousands of dollars per household, an impossible expense for many long-time residents, retirees, and working families. Beyond the physical damage, the perception of instability alone can devalue entire neighborhoods, lowering property values for homeowners who have invested faithfully in maintaining their homes for decades.

Families like ours have invested not only financially, but emotionally. Spending years improving roofs, plumbing, landscaping, and structural integrity. Many of us did this with the understanding that the city would uphold consistent and compatible zoning standards to protect these investments. To now risk undoing that progress through incompatible, high-density development would send a message that the stability of long-time residents is secondary to new construction.

Balanced planning should protect both the City's future revenue and the residents who form its financial backbone. The strength of San Luis's economy depends on preserving the confidence of its homeowners, the taxpayers who have supported its growth since the beginning. Allowing development that risks property damage and devaluation undermines not only families like ours, but also the fiscal integrity of the City itself.

Preserving Safety and Neighborhood Character

The proposed site is located directly along the U.S.–Mexico border fence, an area that has historically required additional attention from local law enforcement and emergency services. Growing up in this neighborhood, my family often experienced situations related to the proximity of the border that made security a daily concern, especially when our parents were away working to pay for the home we still live in today.

For that reason, I know firsthand how essential strong safety measures are for families in this area. Any new large-scale housing project must be carefully evaluated for lighting, emergency access, patrol visibility, and overall resident security. These are not matters of politics, they are practical matters of preparedness and community safety.

Economic Responsibility and Long-Term Vision

While short-term development can boost tax revenue, poorly phased growth can cost the City more in the long run through infrastructure upgrades, increased service demands, and decreased property stability. Balanced growth safeguards both the City's finances and the residents who form its foundation.

Our family and neighbors have invested thousands of dollars over decades in maintaining and improving our homes, roofs, plumbing, foundations, landscaping, trusting that the City would uphold fair, compatible zoning standards to protect that investment.

Our Requests to the City

We respectfully ask the City Council and Planning & Zoning Commission to:

1. Postpone or deny approval of Rezoning Case 2025-0274 and GPA 2025-0273 until independent studies on traffic, education capacity, water, safety, and infrastructure are completed and shared publicly.
2. Hold a neighborhood meeting within the affected area to allow residents to review plans, visuals, and projected impacts.
3. Require detailed documentation from the developer addressing structural impact on surrounding homes, school capacity, medical service load, and public safety planning.
4. Protect neighborhood integrity by maintaining buffer zones, limiting building height, and ensuring design transitions that preserve the established residential character of the area.

Closing Words

My family and I love San Luis deeply. We are proud of this city, and we have supported its growth with patience, taxes, and trust. I write this letter not in opposition to progress, but in support of responsible progress, the kind that values families, protects seniors, and strengthens the community for generations to come.

Thank you for your time, service, and commitment to making San Luis a safe and thriving place for all who call it home.

With gratitude and sincerity,



Melissa Franco
(Formerly Melissa Madrigal)
San Luis Homeowner

Sources:

1. San Luis High School – Enrollment Data (2023–2024), Wikipedia; Niche.com Reviews.
2. YourValley.net (2025): Arizona Leads Nation in Crowded Classrooms.
3. Arizona Department of Health Services, Primary Care Area #89 – San Luis Profile (2024).



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7. C.

Meeting Date: 01/14/2026

Department Head: Armando Esparza, Director of Economic Development, Economic Development

Submitted By: Humberto Arcos, Grants Coordinator, Economic Development

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2389. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, approving the El Corazon de San Luis: Cultural & Economic Revitalization Plan; repealing conflicting provisions; and providing for severability. **(Armando Esparza, Director of Economic Development and Josh Lapp, Designing Local)**

SUMMARY:

Background

The San Luis Economic Development Commission (SLEDC) previously recommended the formation of a Historic, Cultural, and Heritage-Based Economic Development Ad Hoc Committee, which the San Luis City Council formally created on March 12, 2025, to explore historic preservation and public art as economic development strategies. Since that time, the Commission and City staff have engaged with local and statewide partners to advance heritage-based revitalization efforts. These actions align with the San Luis 2040 General Plan's emphasis on community identity, downtown revitalization, tourism, and cultural preservation.

Summary of the Plan

The El Corazón de San Luis: Cultural & Economic Revitalization Plan establishes a strategic framework to revitalize the downtown core of San Luis through historic preservation, adaptive reuse, public art, and placemaking. Prepared by Designing Local, the plan is informed by community engagement, a preliminary historic resource survey, and national best practices. Key elements include identifying potential historic districts and individual nomination sites; revitalization and adaptive reuse strategies; a public art vision and implementation framework; and state, federal, and private funding opportunities to support phased implementation.

The Economic Development Department seeks approval and adoption of the El Corazón de San Luis: Cultural & Economic Revitalization Plan and directs staff to pursue grants and other funding sources to advance public art, historic preservation, and revitalization initiatives. The San Luis Economic Development Commission recommended approval of the plan by the San Luis City Council on October 1, 2025.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2389 AS PRESENTED.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: Yes
CITY/STATE/FEDERAL FUNDS: CITY/STATE/FEDERAL FUNDS
TOTAL: 87,000.00
BUDGETED AMOUNT: SEE FISCAL IMPACT STATEMENT
AVAILABLE AMOUNT TO TRANSFER: SEE FISCAL IMPACT STATEMENT
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: SEE FISCAL IMPACT STATEMENT
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):
No immediate General Fund impact is anticipated beyond existing budgeted resources. Future fiscal impact will depend on council-approved project priorities and available grant funding.

Attachments

Resolution No. 2389
Cultural & City of San Luis Economic Revitalization Plan



Resolution

No. 2389

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA APPROVING THE *EL CORAZÓN DE SAN LUIS: CULTURAL & ECONOMIC REVITALIZATION PLAN*; REPEALING CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City of San Luis seeks to strengthen community identity and economic vitality by enhancing the built environment of the downtown core through public art, placemaking, and targeted revitalization efforts that reflect local culture and shared border heritage; and

WHEREAS, the El Corazón de San Luis: Cultural & Economic Revitalization Plan was developed as a strategy to revitalize the historic core through two integrated components: (1) community revitalization through historic preservation and adaptive reuse, and (2) public art and placemaking through a defined vision, policy framework, and implementation approach; and

WHEREAS, the Plan establishes a public art and placemaking vision in which public art serves as a vibrant reflection of local cultures, celebrates Hispanic and agricultural heritage, embodies the shared spirit of the United States and Mexico, and fosters pride and a welcoming public realm; and

WHEREAS, the Plan identifies actionable strategies to leverage public art and placemaking to enhance local identity, strengthen gathering spaces, stimulate economic development, and create more welcoming, walkable, and vibrant cityscape; and

WHEREAS, the Plan recognizes that implementing the community's public art vision requires sustainable funding and recommends a multi-pronged approach including grant-seeking, partnerships, and near-term investment to establish and launch a municipal public art program;

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of San Luis, Arizona:

Section 1: The Mayor and City Council hereby approve and adopt the *El Corazón de San Luis: Cultural & Economic Revitalization Plan* as a guiding policy document for the planning, development, and implementation of public art, placemaking, historic

preservation, adaptive reuse, and revitalization initiatives within the City's downtown core.

Section 2: City staff are authorized and directed to use the Plan to pursue grants, external funding sources, and partnerships that advance public art and placemaking projects, including the establishment of a sustainable public art program and implementation of public art projects and typologies recommended in the Plan, alongside complementary revitalization and preservation activities.

Section 3: If a conflict arises between the provisions of this Resolution and any other ordinance, resolution, order, regulation, or policy of the City of San Luis, the conflicting provisions are amended, superseded, and replaced, and this Resolution shall govern.

Section 4: If any section, subsection, paragraph, sentence, clause, phrase, or portion of this Resolution is held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction or controlling legislation, such decision or law shall not affect the validity of the remaining portion of this Resolution.

Section 5: The City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Resolution.

PASSED, ADOPTED, and APPROVED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona, this ____ day of January 2026.

City of San Luis, Arizona

Nieves Riedel, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney

CITY OF SAN LUIS

EL CORAZÓN DE SAN LUIS

Cultural & Economic Revitalization Plan

NOVEMBER 2025
Prepared by Designing Local, Ltd.





Acknowledgments

SAN LUIS ELECTED OFFICIALS

Mayor Nieves Riedel, on behalf of City Council
Salma Pasillas, Vice Chair of San Luis Economic Development Commission
Armando Esparza on behalf of City Staff

SAN LUIS ECONOMIC DEVELOPMENT COMMISSION

Jesus Carillo, Chair
Mary Carmen Lopez, Commission Member
Oscar Franco, Commission Member
Linda Padilla, Commission Member
Abraham Andrade, Commission Member
Eric Jones, Commission Member

STAKEHOLDERS

A special thanks to the numerous stakeholders and community members that participated in the Community Survey and Stakeholder interviews.

DESIGNING LOCAL

Josh Lapp, AICP, Co-Founder & Principal
Anna Talarico, Project Manager & Public Art Coordinator
Megan Adornetto, Project Manager & Historic Preservationist

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LETTERS OF SUPPORT

I am truly excited and honored to introduce the San Luis Historic Survey & Public Art Plan, a pivotal step in preserving the heart and soul of our community for generations to come. As Vice Chair of the Economic Development Commission, I've seen firsthand how deeply rooted San Luis is in its history, and how vital it is that we protect and celebrate the stories that have shaped our city's unique identity.

This initiative is not just about cataloging historic buildings or envisioning public art installations; it's about building a sense of pride and belonging for everyone who calls San Luis home. By documenting our community's historic resources and creating a vision for public art, we're taking an important step toward a future that is more connected, vibrant, and sustainable.

The collaboration between the City of San Luis, Designing Local, and countless community members has been nothing short of inspiring. From the passionate conversations during public surveys to the invaluable contributions. This project stands as a testament to the power of community-driven action. Together, we are laying the foundation for a future where history and culture are not only celebrated but also woven into the daily life of our city. It's a place where future generations can walk through San Luis and feel the richness of our shared heritage.

I'm incredibly proud of what we've accomplished so far, and I look forward to seeing how these efforts continue to grow. This project isn't just for us; it's for those who will inherit our city and its stories long after we are gone. With every step we take, we're ensuring that San Luis remains a place where culture, history, and community thrive together, side by side.

Thank you to everyone involved in this important work. Together, we are shaping the future of San Luis, and I couldn't be more excited about what's to come.

Sincerely,



Salma Pasillas, Vice-Chair of the Economic Development Commission



Preserving the stories and spaces that shaped San Luis is more than a cultural priority; it's an economic development strategy.

This Historic Preservation and Public Art Plan lays the groundwork for how our community unlock new opportunities for growth. Even with a modest number of historic structures, we have the chance to revitalize key sites, spark reinvestment, and celebrate the character that makes San Luis unique.

Across Arizona and the nation, cities that invest in preservation, arts, and culture see real returns: stronger property values, increased local spending, greater resilience during downturns, and thriving small business ecosystems. These districts consistently outperform conventional development when it comes to attracting residents, entrepreneurs, and visitors. And in a community like ours, rich with culture, border identity, and entrepreneurial spirit, that impact can be even more powerful.

Public art plays a critical role in this strategy. By activating historic spaces with murals, sculpture, and storytelling, we can drive foot traffic, support our creative economy, and make San Luis a destination. This plan outlines how small, targeted steps, such as adaptive reuse, art installations, and preservation programs, can help us retain our heritage while building economic momentum.

Importantly, this plan does not propose broad regulation. Instead, it focuses on a small, clearly defined part of the city where preservation and public art can have the most impact. The goal is not to freeze the past in place, but to invite our residents and business owners to shape a future that's rooted in pride, creativity, and opportunity.

Sincerely,



Armando Esparza, Director of Economic Development and Government Affairs
City of San Luis







CHAPTER 01

PROJECT INTRODUCTION

Project Introduction

This project was spearheaded by the City of San Luis Economic Development Commission and Staff, and kicked off in April of 2025. The primary objectives were to document and inventory historic buildings within Downtown San Luis and to develop a vision for revitalizing the historic core of San Luis through preservation, adaptive reuse, public art, and placemaking. The plan - broken into two components: historic preservation and revitalization, and public art and placemaking - aims to give the city a blueprint for enhancing the built environment of the historic core by building off the City's culture and legacy. By utilizing the results of the historic survey, more revitalization strategies can be developed to promote adaptive reuse, infusing new life into vacant buildings, bringing outside funding to the community, and identifying potential historic districts in the community to promote continued preservation of the City's history. The goal of the public art & placemaking vision is to build a strong foundation for recommendations for public art and placemaking opportunities as the enhancement of the built environment, as well as policy framework and potential funding.

Plan Goals

Rooted in community engagement, the El Corazón de San Luis plan unites national best practices, site-specific recommendations, and actionable strategies to support San Luis' creation of an authentic destination through preservation, revitalization, and public art. This Plan aims to achieve the following goals:

1. to identify historic and cultural resources that can be used as the foundation for revitalization;
2. to create a dynamic destination that draws visitors;
3. to tell the story San Luis and its people, past present and future;
4. to reaffirm the city's welcoming and inclusive spirit through vibrant, creative public spaces; and
5. to leverage public art and placemaking to enhance local identity.



Project Approach

Through the foundation of community engagement, stakeholder input, best practices, and actionable items, this plan will assist the City of San Luis in creating an authentic destination through preservation, revitalization, and public art.



01

Community Engagement & Stakeholder Input

The engagement efforts, between community engagement and reaching out for stakeholder input, were instrumental in developing the overall plan including the vision and priorities for placemaking, public art, and revitalization. The team was also able to gain some perspective of what the community considers historic and culturally significant. Engagement efforts included a large-scale community survey, in-person participation at “Arte en la Calle,” and one-on-one conversations with community stakeholders.



02

Best Practices

By examining best practices in preservation, community revitalization, public art, and placemaking in similar communities around the country, the team is able to ensure that this plan can be successfully implemented in San Luis, creating an even more vibrant community.



03

Actionable Items

Focusing on actionable projects was a key perspective of the team. By focusing on recommendations of impactful projects that promote revitalization through public art, placemaking, and historic preservation, this plan ensures that the City has the tools it needs to create an authentic, vibrant, thriving destination that goes far beyond the Port of Entry.

Key Project Components



Key Components of this Plan

By utilizing the feedback from the community engagement efforts and nationwide best practices, this plan has determined action items centered around two key components: Community Revitalization and Public Art. Both of these components were inspired by the historic context of the City and community engagement conducted in early 2025. The recommendations for Community Revitalization for San Luis are driven by historic preservation tools and adaptive reuse, and how these ventures can be funded. These recommendations are inspired by the existing built environment in the City as determined through a preliminary historic resource survey. The recommendations for Public Art in San Luis are driven by stakeholder engagement and best practices at the regional level, outlining approaches and projects that are best suited to the City of San Luis that honors both the history and the values of the community.





CHAPTER 02

HISTORIC CONTEXT

Historic Narrative



Customs Gate at San Luis, Arizona – Sonora



San Luis: A Border Town's Rich History

San Luis, Arizona, established by the U.S. government in 1930, sits directly across the border from San Luis Río Colorado, Sonora, Mexico. Before these cities emerged, indigenous groups like the Quechan, Maricopa, and Cocopah tribes called this land home. San Luis Río Colorado was settled earlier, in the 1900s, with its residents often traveling by stagecoach into Yuma County to work in the agricultural fields.

The strategic location of San Luis, with its close ties to the Mexican city and surrounding farmland, led the U.S. government to open the Port of Entry and Customs Station in its current spot in 1930. The American town grew gradually, with about 200 residents living within a two-block radius of the port by the 1950s. The 1960s saw a population boom, thanks in part to the Bracero program, a post-World War II program meant to address labor shortages by bringing in Mexican workers on temporary labor contracts. The town welcomed more businesses, including its first locally owned gas station in 1961 and a Chevron service station in 1965—the first major chain to arrive.

In 1979, San Luis local officials petitioned the county to get the City officially incorporated, becoming the youngest city in Yuma County, and Josefina Rodriguez was elected as its first mayor. The first City Hall was located in the building that is home to the Courthouse today on Main Street. The Port of Entry underwent significant upgrades in the 1980s and 1990s, with a new customs station completed in 1984. By 2010, a second port of entry opened to handle commercial vehicles, freeing up the original port for private vehicles and pedestrians.

Today, San Luis boasts a population of approximately 40,000. In 2023, the Port of Entry welcomed around 2.3 million northbound pedestrians, 3.3 million northbound private vehicles, and processed an impressive \$115.3 million in imported goods.

Farm Workers: The Agricultural Engine of San Luis

The fertile soil of San Luis and the surrounding Yuma County is a direct result of the Colorado River, which flows to the west. Annually, the river's floods deposited rich soil and minerals into the floodplains, creating ideal conditions for agriculture. After the river was dammed in the early 1900s, canals were built to efficiently route water to the agricultural lands.

Agriculture has since become the dominant industry in the region, generating about \$2.3 billion annually. This area now supplies an incredible 90% of all winter leafy greens to the United States and Canada. Over 150 different crops are grown year-round, including lettuce, cauliflower, broccoli, kale, root vegetables, wheat, cotton, Medjool dates, watermelons, cantaloupes, and lemons, among many others.

A large group of the labor force that grows and harvests these crops are seasonal and migrant labor workers that cross the border at the San Luis Port of Entry from Mexico to come work in the fields. Many of these workers work the fields from November through April, able to come into the US to work through H-2A visas, green cards, or dual citizenship. It is estimated that anywhere from 8-10,000 workers cross the borders to work between the months of November to April, and make up approximately 25% of the farmworkers that work in Yuma County.





Cesar Chavez & the UFW: A Legacy of Activism

Cesar Chavez, born near Yuma, Arizona, on March 31, 1927, experienced the hardships of migrant farm work firsthand after his family moved to California during the Great Depression. From a young age, he was exposed to labor movement efforts before joining the Navy at 19. Through organizations like the Community Service Organization (CSO) and the National Farm Workers Association (NFWA), later known as the United Farm Workers Organizing Committee (UFW), Chavez and other activists sought to improve working and living conditions for farmworkers through nonviolent methods.

Chavez's work with the CSO focused on voter registration, housing discrimination, civil rights, and police brutality. With the UFW, he championed fair wages, adequate living conditions, and access to medical protection for farmworkers. These organizations employed boycotts, strikes, marches, and fasts to advance their cause.

While much of Cesar Chavez's work took place in California, Arizona was also deeply involved. The UFW opened a field office in San Luis in the 1970s, leading to annual melon strikes. In 1972, Chavez undertook a 24-day fast in Phoenix in response to the anti-union Farm Bureau bill passed that year. Dolores Huerta, a New Mexico native, and co-founder and vice-president of the UFW, also played a crucial role in the movement.

On April 21, 1993, Cesar Chavez made his final journey to Yuma to testify for two days against a lawsuit filed by the lettuce industry giant, Bruce Church Company. After testifying, he drove to San Luis, to the home of his friend and former farmworker, Dofla Maria Hau. Chavez and other UFW leaders were staying at Hau's home, discussing the trial, before he went to sleep around 10 PM. Tragically, he passed away in his sleep in the early hours of April 22, 1993.

Cesar Chavez's legacy as a champion for farmworkers in Arizona, California, and beyond continues to thrive in San Luis. A visitor's center has been established to honor his life and mission, offering programs that connect the struggles of past farm workers with today's labor movements, and providing a space for education and reflection. Streets, schools, and the cultural center in San Luis are named after him, and city offices close in observance of Cesar Chavez Day in March.





Historic Timeline

1930

The San Luis Port of Entry was founded by the United States Government San Luis Rio Colorado, Sonora, Mexico. This location was chosen due to its proximity to San Luis Rio Colorado, and the existing number of border crossings of Mexican farm workers coming to the United States for work. At this time, only a few small buildings existed along what is Main Street today.

1950

The population of the city began to steadily increase, and by 1950, the population of San Luis was around 200 people.

1961

As the city continued to grow and residents began to settle down, the first locally owned gas station opened on Main Street about a block north of the border in 1961 by Jose Urtuzuastegui.

1962

Cesar Chavez and Dolores Huerta founded the National Farm Workers Association (NFWA). The mission of this organization was to use nonviolent organizing methods, such as marches, boycotts, and fasts, to defend the rights of all farmworkers, with goals that include fair wages, adequate living conditions, and access to medical protection. The NFWA reorganized as the United Farm Workers (UFW) in 1971.



1965

San Luis welcomed their first major business chain to set up shop when Chevron opened a new service station in town.

1979

San Luis officials requested that Yuma County formally incorporate the town into an official city. They agreed, making San Luis the youngest city in Yuma County with Josefina Rodriguez elected as the first mayor.

1984

The new San Luis Port of Entry I completed construction and reopened for private and commercial use.

1993

Cesar Chavez visited Yuma to testify against a lawsuit filed by Bruce Church Company, which was a major player in the lettuce industry. After testimony, he drove to the home of Dolfa Maria Hau in San Luis, a friend and retired coworker. It was in Hau's home that he passed in his sleep on the morning of April 23, 1993, at the age of 66.

2010

San Luis Port of Entry II opened as the acting commercial port with dock space and expedited crossings for approved vehicles.



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CHAPTER 03

ENGAGEMENT REPORT

Community engagement for the El Corazón de San Luis Plan took place between late April 2025 and early June 2025. Several different methods of engagement were leveraged to ensure broad outreach with as many community members as possible.

Engagement Methods:

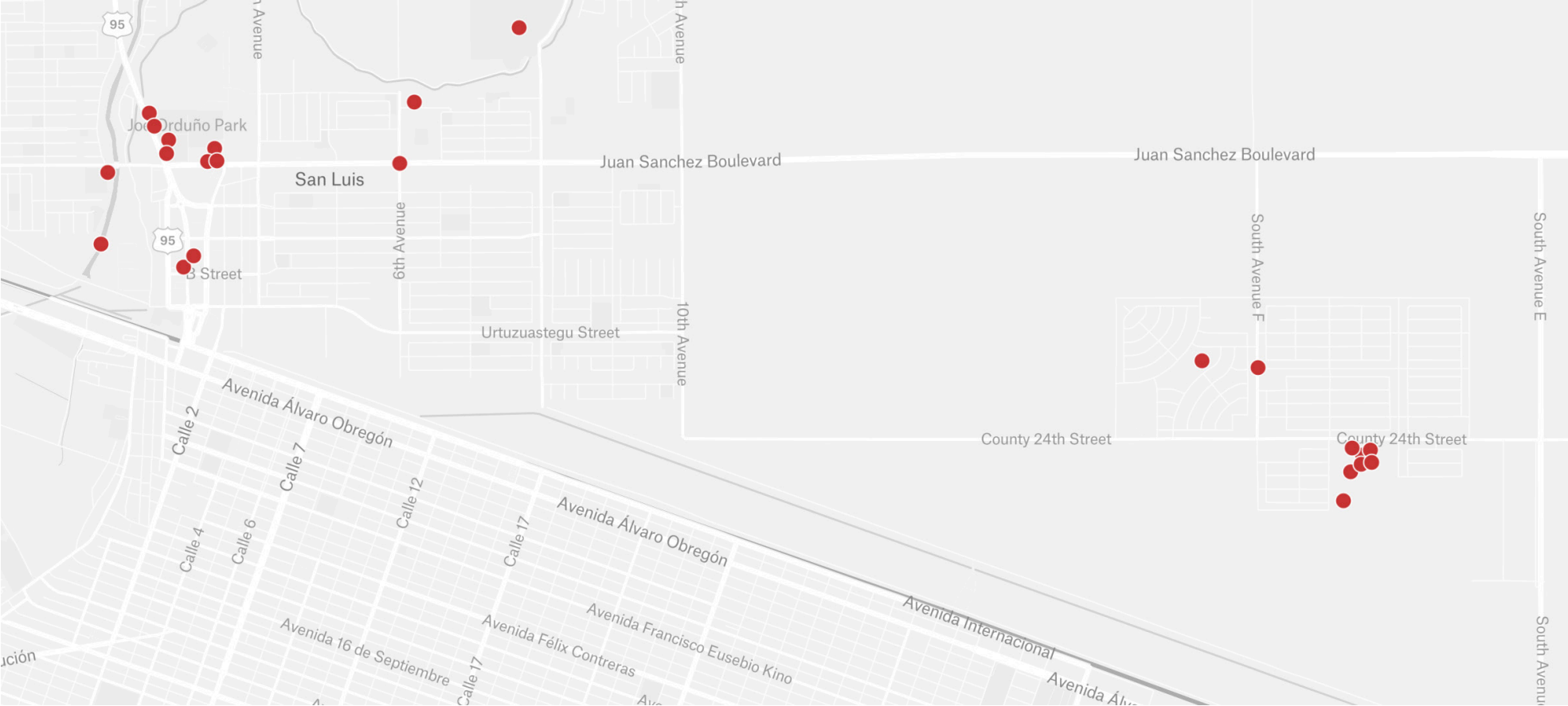
- “Arte en la Calle” Engagement
- Community Survey
- Stakeholder 1-on-1s

“Arte en la Calle”



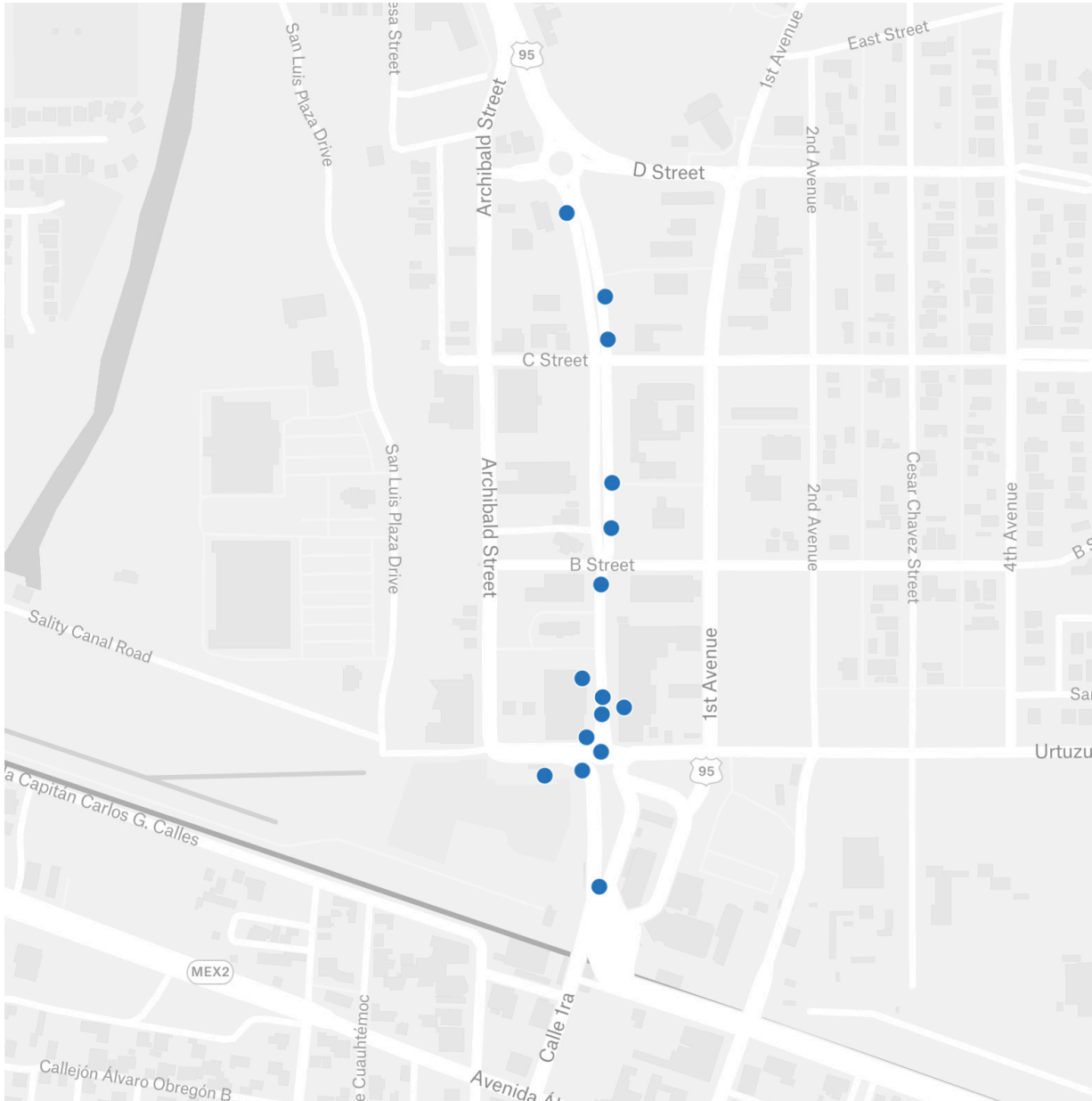
On April 25, 2025, the City of San Luis and the Parks & Recreation Department held their annual “Arte en la Calle” event for the public. At this event, six (6) boards were set up to encourage community members to interact with and offer their feedback for preferred types of public art, preferred locations for future public art, and locations of possible historic buildings. The results are summarized below.





Where would you like to see Public Art in San Luis?

For this inquiry, participants were asked to place a sticker on a map of the city to indicate where they'd like to see public art placed in San Luis. Many of the stickers were placed near San Luis Community Park, Joe Orduño Park and its adjacent buildings, and on Main Street.



Where are the historic buildings & areas in San Luis?

For this inquiry, participants were asked to place a sticker on a map of Downtown San Luis to indicate where they believe the historic buildings and areas of downtown are located. The stickers were only placed along Main Street.

This prompt was also found in the online community survey, and participants were asked to write-in locations and buildings that they believed were historic. These answers were put into a word cloud, placed on the next page.

Where are the historic buildings & areas in San Luis?

This prompt was also found in the online community survey , and participants were asked to write-in locations and buildings that they believed were historic. Only a small handful of the buildings submitted are considered historic based on the 50-year rule, but many of the buildings listed are important fixtures to the community. The most popular responses were:

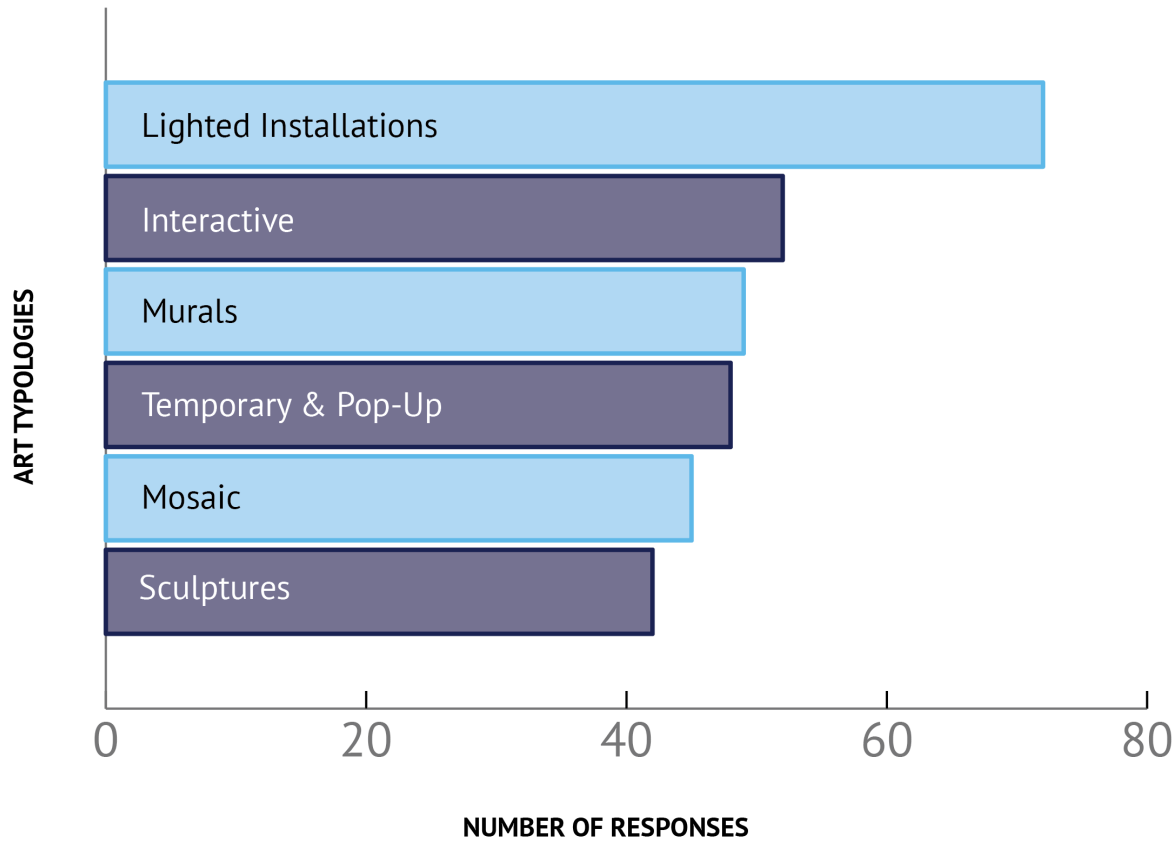
- Library
- Cultural Center
- Post Office
- Cesar Chavez Hall
- Senior Center

Other responses were:

- Main Street Hotel / Museum
- Courthouse
- Cesar Chavez House
- NW Corner of Main Street and Urtusuastegui Street
- Joe Orduno Park
- San Judas Tadeo Church
- Main Street storse
- Town Hall
- Money Exchange Building
- Hospitals
- Parque de La Amistad
- Park
- El Sol Mark
- Padilla
- Police Office
- Walmart
- King Market



PREFERRED PUBLIC ART TYPOLOGIES - "ARTE EN LA CALLE"



What types of Public Art would you like to see more of?

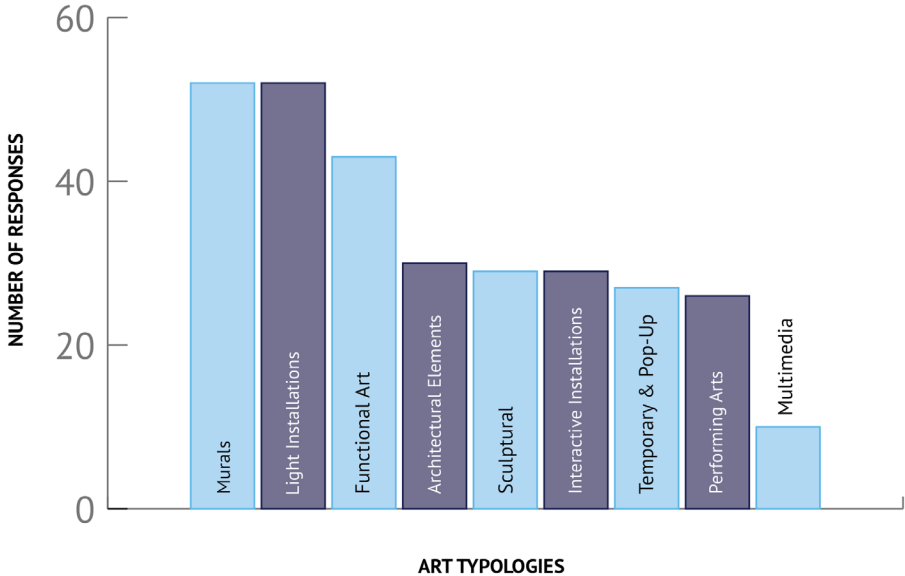
The top responses were:

- Lighted Installations - 72 votes
- Interactive Art - 52 votes
- Murals - 49 votes

Community Survey

The community survey was open to the public online from April 24, 2025 until May 30, 2025. The survey was also available on paper for those who preferred it. The survey was taken by 59 people online and 36 on paper. The results are summarized below.

PREFERRED PUBLIC ART TYPOLOGIES - COMMUNITY SURVEY

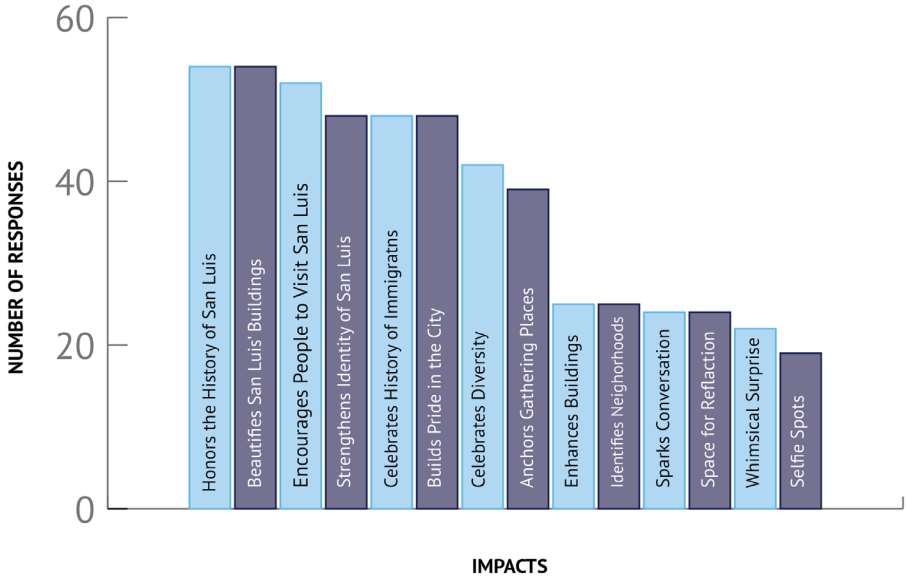


What types of Public Art would you like to see more of?

The top responses were:

- Murals, with 52 votes
- Lighted Installations, with 52 votes
- Functional Art, with 43 votes, and,
- Architectural Elements, with 30 votes

WHAT IMPACT SHOULD PUBLIC ART HAVE ON A COMMUNITY?



What impact should Public Art have in the Community?

The top responses were:

- “Beautifying San Luis,” with 54 votes
- “Honoring the History of San Luis,” with 54 votes
- “Encourages the People to Visit San Luis,” with 43 votes

What city have you visited, or that you know of, has a notable public art program?

The most common answers for this question were:

- Yuma
- Mexico / Pueblos Magicos
- San Luis, Mexico

Other answers include:

- Tuscon
- Phoenix
- Puerto Vallarta
- Sedona
- Tempe
- Tolleson
- San Diego
- Scottsdale
- Guadalajara
- Oro Valley
- Los Angeles
- Las Vegas
- Seattle
- Gilbert
- Sacramento
- Coachella
- Algodones

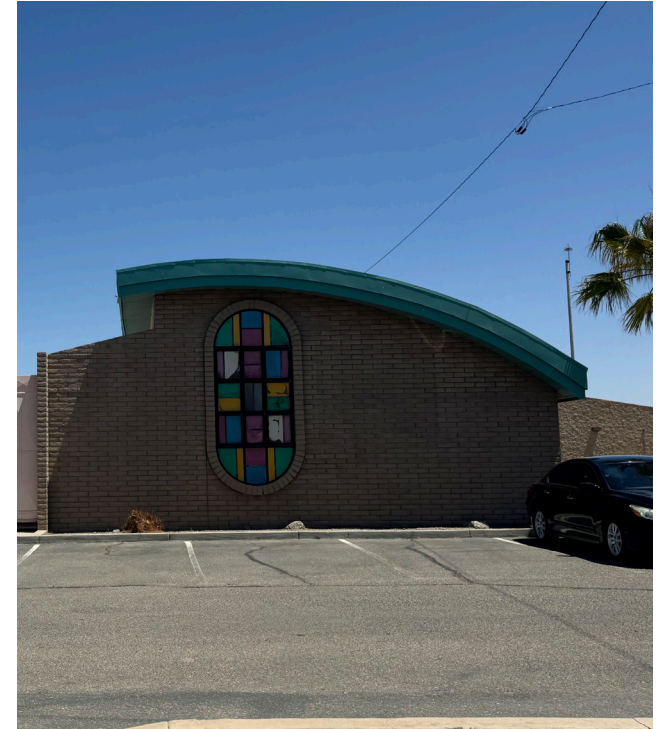
What Locations in San Luis would be ideal for Public Art?

The most common answers for this question were:

- Main Street
- Parks
- Cultural Center
- Senior Center

Other answers include:

- The library
- Archibald Street
- Cesar Chavez Street
- City Hall
- Historic Buildings
- Recreational Areas
- The Port of Entry
- Williams Avenue
- Urtusuastegui Street
- River / Canal



Stakeholder Engagement

Seven (7) members of the community were engaged in 30 minute one-on-one conversations with the planning consultants. Participants in these conversations included residents, workers, commission members, town leaders, and local business owners. The following are some themes from these meetings.

01 – Historic Buildings & Events

Many of the discussions had about the historic buildings and areas of San Luis largely centered around Main Street, Urtuzuastegui “U” Street, and the two buildings that center around Cesar Chavez, his union movement, and his death. The Port of Entry was also brought up in discussions and how the relationship between the United States and Mexico, and the opening of the port, plays a large role in the development and history of the City of San Luis.

02 – Successes & Challenges of Historic Preservation & Revitalization

Stakeholders believe that the community would be open and receptive to proposed historic preservation efforts as long as the reasons for undertaking a project are explained and thorough plans for project execution are presented before a project begins. It is hoped that any preservation efforts would benefit the community by way of economic improvements and increased tourism. Concerns about funding for city-wide projects as well as the funding for rehabilitation projects were brought up, as well as concerns that there will be varying public opinions regarding any potential projects.

03 – Values in Public Art

Stakeholders hope that any future public art projects should reflect the local culture (Hispanic and agricultural themes), family, unity, and the relationship between the US and Mexico. The hope is also that the art will inspire reflection, pride, and inclusion through murals, metalwork, and painted benches. Stakeholders believe that education and promotion are needed to gain public understanding and support.

Historic Locations

- Border Port
- Main Street
- Cesar Chavez Hall
- Joe Orduño Park

Public Art Vision Goals

- Enhance public spaces
- Bring the community together
- Preserve history of San Luis
- Opportunities for children and families
- Keep San Luis relevant
- Attract new businesses
- Improve public perception







CHAPTER 04

COMMUNITY REVITALIZATION

Within this chapter are the methodology and research methods used to conduct a preliminary historic survey as well as the results of the survey and recommendations for future work. This survey is meant to act as a starting point for the City of San Luis to plan future work to advance the community's historic preservation goals.

What is a Historic Resource Survey?

A historic resource is an aspect of architecture that is valued or is a significant representation of a culture or community's history. These resources can be tangible things, such as buildings, landscapes, sites, structures, objects, or districts, or they can be intangible, such as cultural practices like art, music, and religion.

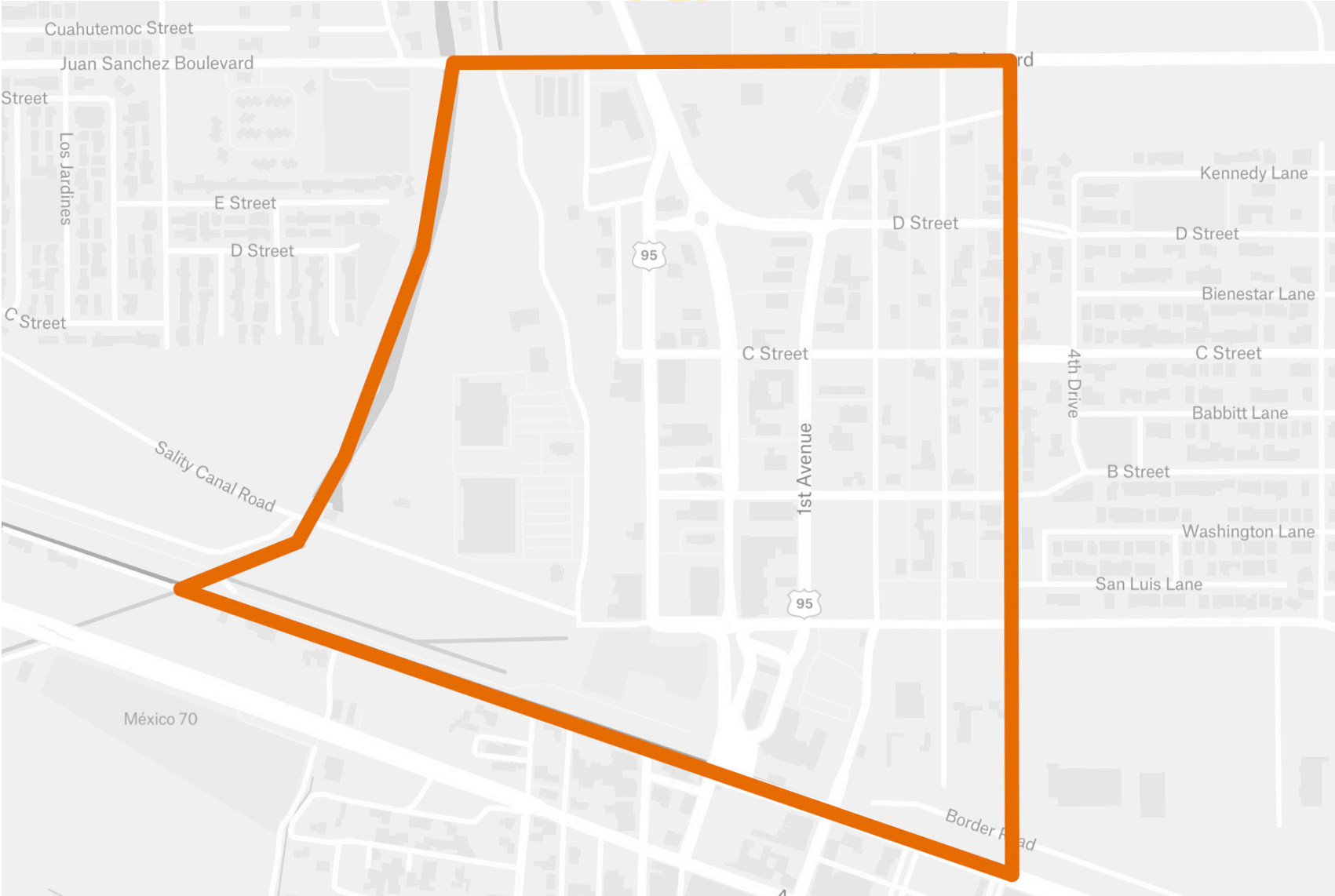
A historic resource survey is the investigation and documentation of these significant pieces of architecture. Documentation methods include photo documentation, sketches, field notes, and conducting historical research into a specific property or neighborhood. Historic resource surveys are often undertaken to not only identify and create an inventory of historic properties and resources within an area, but also to provide insight into a community's past, answer questions about a community's history and development, and to also identify the significant subsections of a neighborhood to determine boundaries for historic districts.

Methodology

To conduct this survey, the planning team first defined a project area. The boundary was determined after discussions between City Staff and the Designing Local team. Ultimately, the survey area is bordered by East Cesar Chavez Boulevard to the north, the irrigation canal to the west, the United States-Mexico border to the south, and North 4th Avenue to the east. From the predetermined project boundary, the project area was narrowed down even further based on conversations with city leadership and stakeholders. It was determined that many believe that the most historically significant area of San Luis was located adjacent to Port of Entry 1, so the final survey area is bound by Urtuzuastegui "U" Street to the south, Main Street to the west, 2nd Avenue to the east, and D Street to the north.

Once the project area was set, we created a list of properties eligible for the survey. Using the Yuma County GIS Map and data from the Yuma County Tax Assessor's website, we identified properties over 50 years old, as required by the National Park Service, meaning any eligible property needs to be built before January 1, 1976. A separate list of properties between 40-50 years old was also created for future consideration and can be found in the Appendix. Those properties that are at least 50 years old were documented and mapped using Felt, an online mapping software to identify any potential historic districts that could be further defined through a local historic preservation zoning ordinance or even a national historic district.

Survey Area Map



Surveyed Properties

Address	Construction Date	Resource Type
503 N Main Street	1964	Retail
522 N Main Street	1962	Retail
534 N Main Street	1962	Retail
541 N Main Street	1963	Retail
542 N Main Street	1959	Retail
588 N Main Street	1970	Retail
654 N Main Street	1969	Retail
661 N Main Street	1969	Retail
554 N William Brooks	1964	Retail
522 N Cesar Chavez St	1960	House
532 N Cesar Chavez St	1973	House
537 N Cesar Chavez St	1961	Professional
543 N Cesar Chavez St	1972	Mobile
610 N Cesar Chavez St	1972	House
617 N Cesar Chavez St	1974	Mobile
618 N Cesar Chavez St	1971	House
643 N Cesar Chavez St	1972	House

Address	Construction Date	Resource Type
644 N Cesar Chavez St	1949	Mobile
655 N Cesar Chavez St	1961	House
656 N Cesar Chavez St	1945	Mobile
667 N Cesar Chavez St	1952	Mobile
673 N Cesar Chavez St	1974	House
684 N Cesar Chavez St	1940	House
707 N Cesar Chavez St	1940	House
713 N Cesar Chavez St	1967	House
720 N Cesar Chavez St	1957	House
733 N Cesar Chavez St	1973	Mobile
738 N Cesar Chavez St	1960	Mobile
741 N Cesar Chavez St	1971	Event Space
746 N Cesar Chavez St	1972	House
772 N Cesar Chavez St	1975	House
837 N Cesar Chavez St	1971	Mobile
859 N Cesar Chavez St	1975	Restaurant
508 N Archibald St	1973	Retail

Address	Construction Date	Resource Type
552 N Archibald St	1967	House
576 N Archibald St	1973	House
710 Urtuzuastegui St	1950	Retail
722 Urtuzuastegui St	1950	Retail
533 N 2nd Ave	1974	Mobile
629 N 2nd Ave	1970	Professional
643 N 2nd Ave	1970	Retail
655 N 2nd Ave	1971	Restaurant
773 N 2nd Ave	1974	House
823 N 2nd Ave	1950	House
835 N 2nd Ave	1940	House
847 N 2nd Ave	1967	Retail
860 E B St	1974	House
865 E B St	1971	House
871 E B St	1971	House
879 E B St	1971	Restaurant
859 E C St	1974	House

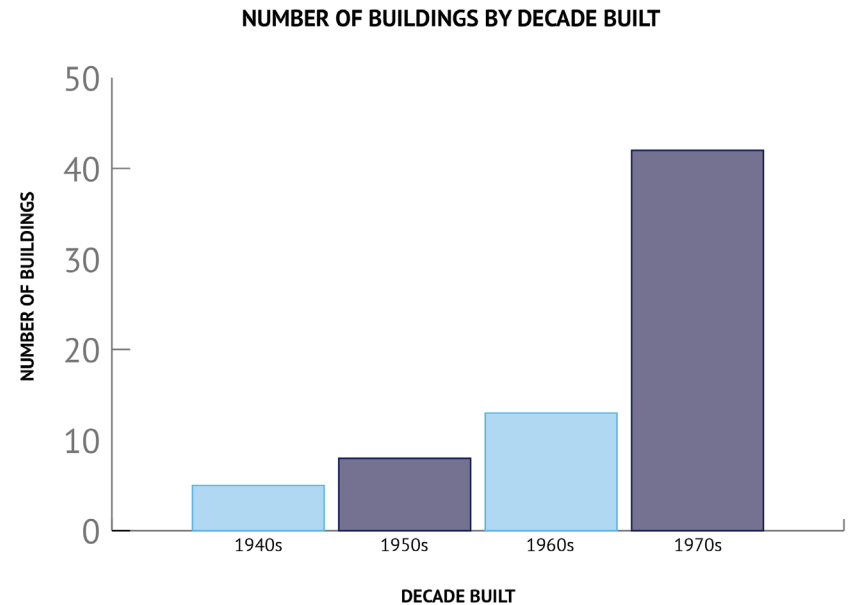
Address	Construction Date	Resource Type
840 E D St	1971	Restaurant
863 E D St	1971	Home
890 E D St	1965	Mobile
875 E E St	1974	Mobile
612 N 4th Ave	1975	House
628 N 4th Ave	1973	House
636 N 4th Ave	1974	House
648 N 4th Ave	1971	House
652 N 4th Ave	1974	House
658 N 4th Ave	1973	House
664 N 4th Ave	1972	House
676 N 4th Ave	1974	House
683 N 4th Ave	1973	House
700 N 4th Ave	1974	House
718 N 4th Ave	1974	House
756 N 4th Ave	1972	House
844 N 4th Ave	1956	House

Survey Results Summary

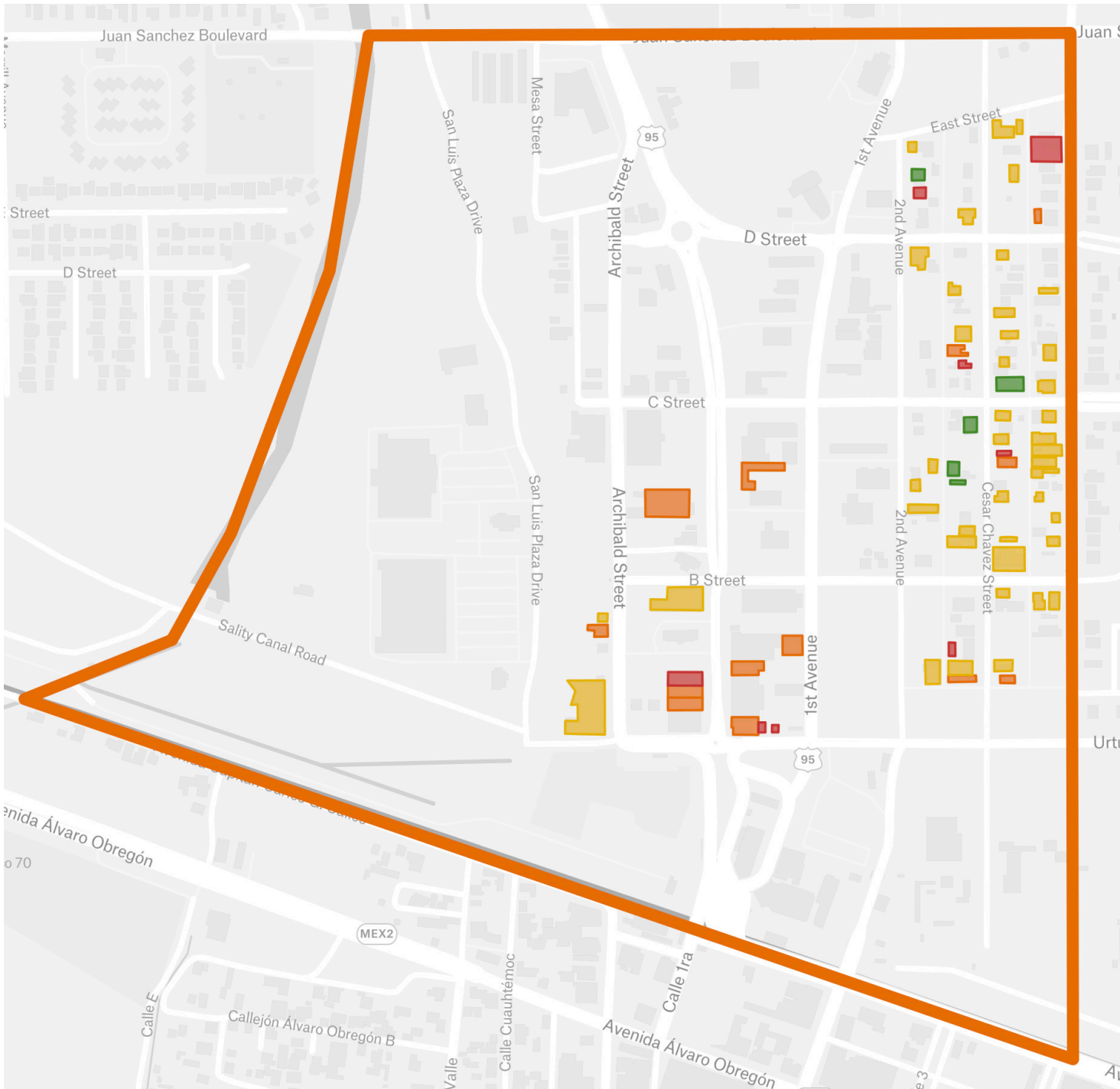
Within the survey boundary, 68 properties were found to be eligible for survey based on the 50 year minimum age requirement as set by the National Park Service and the State Historic Preservation Office. The majority of these buildings were located on Main Street and North Cesar Chavez Street. The other eligible properties were located on North 4th Avenue, North 2nd Street, Archibald Street, North William Brooks Street, Urtuzuastegui “U” Street, B Street, C Street, and D Street. 47 of the buildings are residential, with 36 single family homes and 11 mobile homes. The other 21 buildings are primarily used for retail or restaurant services, with some professional businesses and one event space. The commercial buildings are found primarily on N Main Street, Urtuzuastegui “U” Street and Archibald Street, closer to the Port of Entry, with six (6) others located on N 2nd Avenue, B Street, and D Street.

Five (5) buildings were built in the 1940s. All five (5) of these properties are found in the residential portion of the surveyed area along North Cesar Chavez Street and N 2nd Ave. Eight (8) buildings were built in the 1950s. Three (3) are residential properties along Cesar Chavez Street, and the other five (5) are commercial buildings found in the commercial area of downtown. 13 buildings were built in the 1960s. Eight (8) of those buildings are found in the commercial area of downtown San Luis on Archibald and Main Streets, and the remaining three (3) are found in the residential area surveyed along North Cesar Chavez Street. 42 buildings surveyed were built in the 1970s. Three (3) of those buildings were built in the commercial area on Archibald and Main Streets, and the remaining 16 are found in the residential area of the project.

The prominent style of architecture in the project area is Vernacular with characteristics of Spanish Colonial Revival architecture. Features of Spanish Colonial Revival architecture are low-pitched roofs finished with red tile and little to no eave overhang, arches at the windows, doors and porches, walls finished with stucco, and asymmetrical building plans. The buildings in the commercial area along Main Street and “U” Street near the port of entry are examples of early-twentieth century commercial buildings.



▲ GRAPH INDICATING NUMBER OF BUILDINGS BY THE DECADE THEY WERE BUILT, WITH THE NUMBER OF BUILDINGS IN THE 1970S BEING THE MOST COMMON.



LEGEND

CONSTRUCTION DATE

- 1940 - 1949
- 1950 - 1959
- 1960 - 1969
- 1970 - 1979

Survey Area Boundary

REVITALIZATION RECOMMENDATIONS



This section outlines several community revitalization tools that can enhance and highlight the built environment in San Luis broadly. These recommendations support the City's goal of utilizing and advocating for the existing building stock while still providing opportunities for new development in the community.

Adaptive Reuse as a Development Strategy

One tool often utilized to revive an underutilized district or neighborhood is adaptive reuse. Adaptive reuse is the practice of refurbishing and restoring a historic building to be used in a way that it was not originally intended to be used. On a small scale, this could be the conversion of a single dwelling home into a medical office, a retail space, or even a coffee shop. On a larger scale, this could be the conversion of an old warehouse space into a multi-unit apartment building.

Benefits of Adaptive Reuse

Eco-Friendly Construction

There's a saying that goes, "The greenest building is the one already built." By cutting back on the mining & transportation of new materials for construction and reducing the number of demolitions to make room for new buildings, whether they're sustainably designed or not, carbon emissions are reduced. Reusing materials also cuts down on demolition waste that often lessens the amount of materials that head to a landfill.

Revitalized Communities

By participating in adaptive reuse practices, communities have the chance to revitalize their blighted areas and buildings. Through preserving historic buildings, communities can retain their local character and identity while creating new opportunities. These historic buildings, even after being adapted into new use, have the opportunity to be a tangible example of the priorities of preserving culture and history in the community. By investing in structures that already exist, a community can create a distinct sense of place while also investing in newer developments, continuous change, and growth.

Adaptive Reuse Case Studies



Roosevelt Row Arts District

The Roosevelt Row Historic District is a historic neighborhood that sits on the northern edge of downtown Phoenix, Arizona. This was one of the first suburbs of the city and indicated the beginning of northward settlement of the city. The neighborhood was recognized as a historic district by the National Register of Historic Places in 1983. The City then established the Roosevelt Neighborhood Special Planning District within the historic district in 1989 to preserve the built environment and promote adaptive reuse in the area in order to revive dilapidated buildings. Today, it is home to art galleries, restaurants, bars, boutique shops, and apartments, and developers are drawn to the area because of the history and the art and artists that have made it home.



The Farish House

Located in Roosevelt Row in Phoenix, Arizona, the Farish House is a Victorian style home that was built in 1899. It was the home to the first City Manager of the City of Phoenix, William Farish. It was a single family home before it eventually was converted into a restaurant. It was first home to a tavern called the Roosevelt Tavern that closed in 2012 before remaining vacant for many years. It was purchased and restored by Chef Lori Hassler to bring back the original charm of the home. Hassler restored the floors and trim, added vintage furniture, art, & tapestries. It reopened in 2019 and now operates as a French restaurant, named after the original home name.



Songbird Cafe

Also located in Roosevelt Row in Phoenix, Arizona, the Songbird Cafe is located in a historic house reportedly built in 1904. It was a single family home until it was converted for commercial use. The Songbird Cafe opened in 2012 and is a spot for the community to grab a drink, work, or gather with friends and family. The Cafe also hosts musicians, poets, writers, and more in the cafe and outside where the front porch serves as a stage.

Facade Improvements

The revitalization of historic neighborhoods and commercial areas often starts with renovations or improvements to a single building's facade. These changes can be as simple as a fresh coat of paint or a new sign, and can be as complex as returning a storefront to its original design after years of modernization. As simple or complex as these updates can be, facade improvements often start a chain reaction that inspire other building owners following suit, creating a vibrant and welcoming commercial area or neighborhood with economic benefits for a community. These benefits include attracting new shoppers to the area, profit increases for businesses, and filling vacant storefronts with new businesses. Seeing the success of a renewed and vibrant commercial area has the potential to attract new business owners to fill vacant storefronts to be a part of the action, so that they in turn could be just as successful and contribute to the ongoing regrowth of the area.

Facade improvement programs can be created at a municipal level voluntarily as part of a downtown revitalization strategy or historic preservation plan. These plans can create incentives such as matching grants, loans, tax incentives, or providing design assistance, which encourages community participation.



More In Depth Survey and Property Evaluation

The survey conducted was a preliminary survey that identified potential historic structures and historic districts. The only area of history that was analyzed was the age of the buildings, identifying the buildings that were built in the year 1975 or earlier. It was based on this information, the local significance, and the clustering of these buildings that preliminary structures and districts were identified. Additional evaluation and documentation should be done to inventory any historic properties in San Luis by using the State of Arizona’s Historic Property Inventory Form, found [HERE](#) on the Arizona State Parks and Trails website. When determining eligibility for a site or district to join a National, State, or Local register, it is important to evaluate the building or district’s significance and history integrity. More information on significance and integrity evaluation can be found below.

Significance and Integrity

When surveying a historic building, another important aspect of the survey is determining a building’s historic significance and whether or not the building retains any kind of historic integrity. Significance and integrity often go hand-in-hand, as a building hoping to qualify for the National Register of Historic Places must have historic significance that falls under one or more criteria category, AND retain historic integrity to convey that significance.

Significance

A building must be determined to be significant under one or more of the four National Register Criteria, defined by the National Park Service, to be eligible for inclusion on the National Register of Historic Places. The Criteria categories are:

- Criteria A: A property must be associated with one or more events important in the defined historic context.
- Criteria B: A property must be associated with a person significant to America’s past.

- Criteria C: A property must display distinctive characteristics in its architecture or construction, be that related to artistic value or being the work of a master.
- Criteria D: A property must have information that contributes to the understanding of human history or pre-history.

There are other criteria that could be applicable in San Luis, such as moved buildings, religious properties, cemeteries, and reconstructed properties.

Integrity

Integrity, as defined by the National Park Service, is the ability of a property to convey its significance. There are seven aspects used to evaluate if a property has retained its historic integrity. A property that retains its integrity will possess several of the aspects, though it is sometimes a subjective judgment.

- Location: the place where the historic property is located was constructed or where the historic event occurred
- Design: the combination of elements that create the form, plan, space, structure, and style of the property
- Setting: the physical environment of a historic property
- Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or pre-history
- Feeling: a property’s expression of the aesthetic or historic sense of a particular period of time
- Association: the direct link between an important historic event or person and historic property

Local vs State vs National Designations

Buildings and districts with historic significance and integrity can be designated on the Federal, State, or Local historic register. This page breaks down the differences between what being designated on these historic registers means for a property owner and the building. It is also worth noting that Federal and State governments do not dictate local preservation policy. Despite the perception, decisions around development intensity or maintaining existing character ultimately rest at the local level.



01

Federal

- Designation through the National Park Service on the National Register of Historic Places
- Recognizes the historic significance
- Provides some protection from federally funded projects
- Doesn't restrict alterations or new developments unless federal funds or federal historic tax credits are being used
- Eligible for Federal & State Historic Tax Credits
- Designation as a Historic District at the Federal level can serve as a marketing tool through branding and as a draw for tourism.



02

State

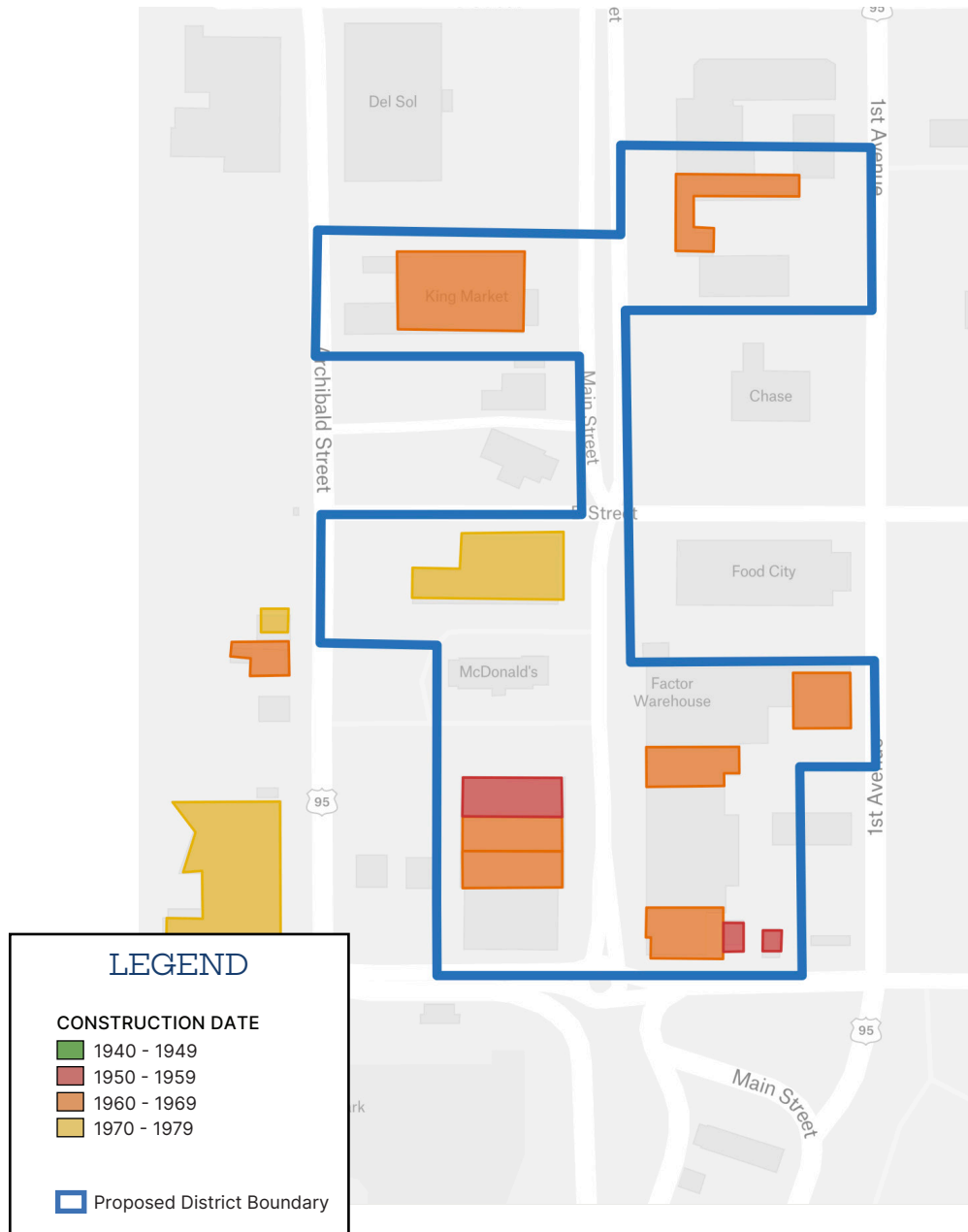
- Designation through Arizona State Parks and Trails on the Arizona State Register of Historic Places
- Managed by state registers, likely with the State Historic Preservation Office
- Eligible for state funding, grants, tax credits, etc.
- Meant to follow any state government actions, ordinances, policy, etc.



03

Local

- Designation through local historic preservation ordinances or zoning laws
- Protects the historic character of a district to maintain appearance and architectural integrity
- Protects properties from incompatible alterations to exteriors, demolition, and incompatible new construction, as well as requiring the work to be reviewed and approved by a local historic commission through a local design review process
- Some incentives and/or financial assistance, if available, at the local level
- Regulation of what property owners can and cannot do based on the Secretary of the Interior's Standards for Rehabilitation through Design Guidelines



Historic District on Main Street

Based on the survey, a potential historic district could be identified using the buildings in the commercial downtown area of San Luis, bound by C Street to the north, North William Brooks Avenue to the east, Urtuzuastegui “U” Street to the south, and Archibald Street to the west. This area was primarily developed in the 1950s-early 70s, during the population boom when San Luis really started to grow in population.

26 buildings are within this boundary, and of those buildings, 10 would be considered contributing within this period of significance:

- 710 and 722 Urtuzuastegui “U” Street
- 503, 522, 534, 541, 542, 588, 654, and 661 Main Street

This district may be eligible under Criteria A: properties that are associated with events that have made contributions to broad patterns of our history. This area is a collection of buildings that signify the beginning of commercial growth and development in San Luis as the city became a proper township.

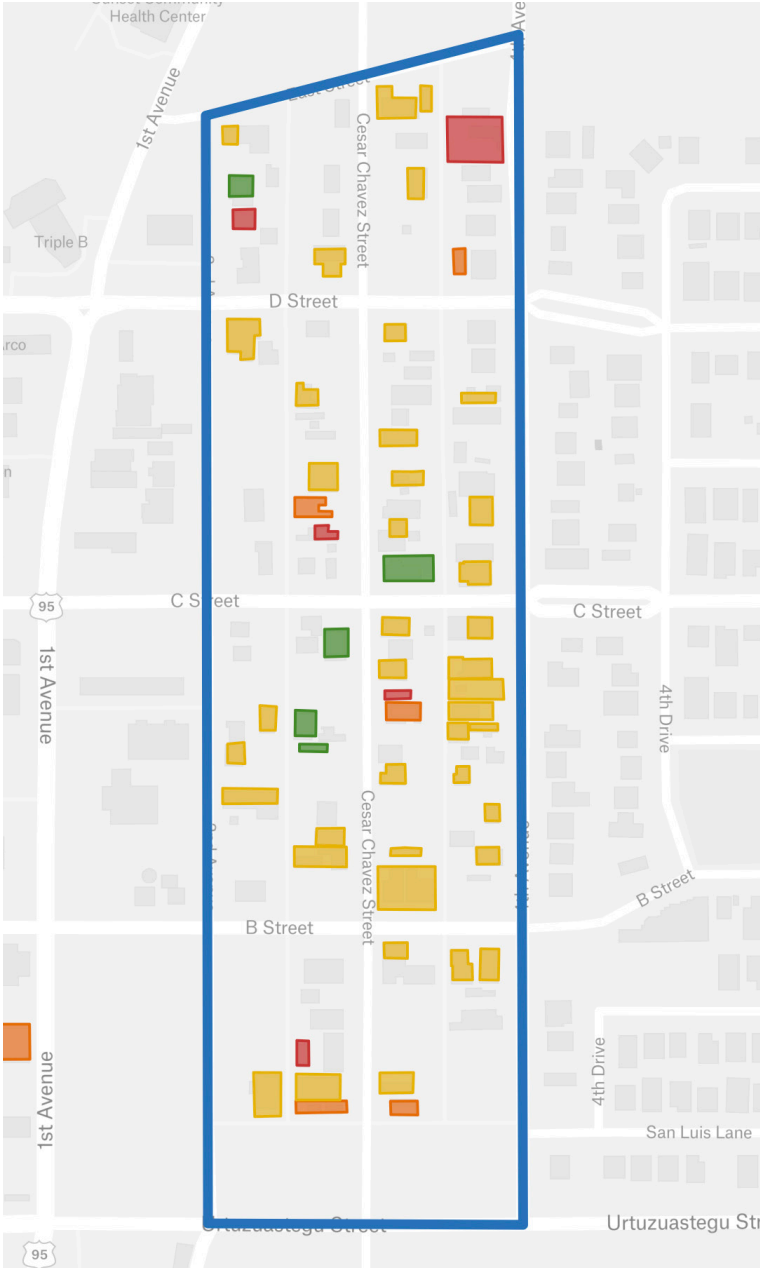
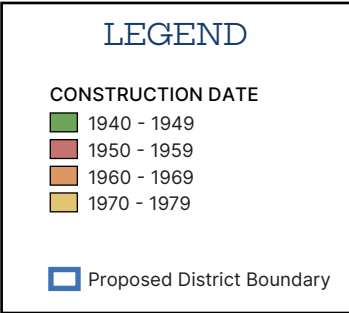
The buildings within this area along Urtuzuastegui “U” Street are two vernacular rectangular commercial buildings with features similar to those of false-front buildings. These buildings are one-story in height with a flat roof, but the front facade has a parapet that extends above the building’s roof line, giving it a false sense of being taller. The parapets on these buildings feature signs advertising the businesses at these locations the full height of the parapet. False-front commercial buildings have a lot of the same features as these two buildings, however, traditional false-front facades have front gable roofs, where these buildings do not.

This area also features early-twentieth century commercial buildings typical of the time period along Main Street. These buildings use lighter materials, have flush and/or slightly recessed entrances, large glass storefronts, and little to no ornamentation.

Historic District on North Cesar Chavez Street

A potential residential historic district was identified on the east side of the survey area. Within this potential district, 51 properties were determined to be historic and being at least 50 years old on North Cesar Chavez Street and North 2nd Avenue between East Street and Urtuzuastegui "U" Street. These properties range in construction from 1940 to 1975 and are all residential, single dwelling homes. The buildings on this street are primarily residential with some commercial buildings on the corners of the blocks. As a historic district, the district would be eligible under Criteria A: properties that are associated with events that have made contributions to broad patterns of our history. This district contains a collection of buildings that are examples of the homes built during the establishment and continuous development. The architecture in this area is one-story homes or mobile homes, and predominantly Spanish Colonial Revival styled, or vernacular with features of Spanish Colonial architecture. These features include tiled roofs, stucco'd walls, low pitched roofs, and arches.

Through the new City-proposed mixed-use zoning overlay, a pathway can be made to gradually introduce adaptive reuse to this area, which, as previously mentioned, is largely residential. The new zoning overlay could allow the residential properties within this area to remain as residential single family dwellings, or the owners could make the decision to change the use of the building from residential to commercial, and adapt the space for a new commercial use, such as a bookstore, or coffee shop.





Individual Historic Nomination: 707 North Cesar Chavez Street

An individual listing on a local or state registration could be considered for 707 North Cesar Chavez Street under Criterion B: Significance of a Person with Criteria Consideration G: Properties that have achieved significance within the last fifty years. The building at 707 North Cesar Chavez street was built in 1940, with additions or alterations in the early 1970s, making it eligible by age standards. For the Criteria of Significance, this property could be eligible through Criterion B, Significance of a Person. This was the home of Doña Maria Hau, a farmworker, active participant in the activities of the UFW, and friend of Cesar Chavez. It is also the location of the death of Cesar Chavez, after he and other UFW leaders met to debrief after Chavez testified in court against a lawsuit, directly correlated to his work with the UFW and working for farmworkers rights. This property had no significance prior to the evening before and the death of Chavez, but Chavez's death was felt across Arizona, California, and the rest of the country, making it potentially eligible through Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years.

Agriculture is one of the primary industries in San Luis, and Cesar Chavez and his work with the UFW made a direct impact on the people in San Luis, and the greater Yuma area. It is because of this that the building at 707 North Cesar Chavez Street has a good chance of being nominated to a Local or State Historic Register, with the possibility of nomination at the National level.

Individual Historic Nomination: 741 North Cesar Chavez Street

An individual listing on a local or state register could be considered for 741 North Cesar Chavez Street, more locally known as Cesar Chavez Hall. This building was built in 1971, making it eligible by age standards. For the Criteria of Significance, this property could be eligible through Criterion C: displaying distinctive characteristics in architecture & construction. This building is an excellent example of Spanish Eclectic style architecture. Most notable architectural characteristics displayed on this building are the low-pitched, red rounded tile roof with little to no overhang, the covered front porch with arched entries, and decorative window grille covers. Similar to 707 North Cesar Chavez Street, the relationship between the building and Cesar Chavez was likely established after the death of Chavez in the early 1990s. It is in this way that the property also has potential to be eligible through Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years.

Today, this building is designated as a meeting place for events such as remembrance days for Cesar Chavez, support meetings for groups like Narcotics and Alcoholics Anonymous, lending to its significance to the community.



Funding Opportunities

01 – Historic Tax Credits

One of the concerns had by stakeholders was about increasing costs to manage and maintain historic buildings along Main Street. One of the ways these property owners could look into funding their rehabilitation projects would be considering historic tax credits. There are two Historic Tax Credit programs that property owners in Arizona can apply to earn funds for appropriate rehabilitation work: the Federal Historic Preservation Tax Credit and the Arizona State Historic Property Tax program.

Properties applying for the Federal Historic Tax Credit Program must be 50 years or older, and must be eligible for individual listing or contribute to a historic district on the National Register of Historic Preservation. If a property meets the criteria for evaluation, is the right age, and retains enough historic integrity and significance, the owner is eligible to receive a 20% income tax credit after the rehabilitation project is completed, so long as the scope of work adheres to best practices put forth by the Secretary of the Interior's Standards for Rehabilitation. Applications are then reviewed by staff members of the National Park Service and the State Historic Preservation Office. ([Source](#)) To receive Federal Historic Tax Credits, the building owner/developer must first prove that the building has retained its historic integrity and significance. The project scope of work must then be provided to show that as little historic fabric will be demolished, and any new development does not detract attention from the existing building.

The Arizona State Historic Property Tax program is managed by the State Historic Preservation Office and offers a reduction in state property taxes for eligible property owners. This program is limited to non-income producing properties, and those who apply are considered eligible must then enter into a 15-year agreement with the state, agreeing to maintain the property and to preserve the integrity of its historic features, materials, appearance, workmanship, and environment. The program reduces property taxes between 35-45%, but the figure depends on assessments specific to the area, and questions can be answered by the Yuma County assessor's office. ([Source](#))

02 – Certified Local Government Grant

Certified Local Government (CLG) Grants are only available to qualified CLGs. These funds come from the U.S. Department of the Interior's Historic Preservation Fund (HPF), which is administered by the National Park Service. These grants are reserved for historic preservation planning projects, such as historic surveys, and often vary in award amount given. For more information, visit the link [HERE](#).

03 – Arizona Preservation Foundation Jumpstart Grant

This grant helps non-profit preservation organizations “jumpstart” the historic preservation efforts in their communities. This grant can be applied for at any time and can be applied for 2x per calendar year. This grant provides funds up to \$2,000. It could be used to help kickstart a new non-profit organization after formation or smaller restoration and rehabilitation projects.

[\(Source\)](#)

04 – Backing Historic Small Restaurants Grant

The National Trust for Historic Places has partnered with American Express to supply \$50,000 in grant money to support historic small restaurants. The owners of these restaurants must apply for the grant themselves, and the restaurant must make a positive impact on the community, contribute to the history and/or identity of the surrounding community, have a compelling historic or cultural significance narrative, tell a story about cuisine and community, and be disproportionately affected by economic hardship. The aim of the grant is to help business owners improve their businesses and continue to positively contribute to their community.

[\(Source\)](#)

05 – Arizona Department of Environmental Quality Brownfields Assistance Grant

The Arizona Department of Environmental Quality Brownfields Assistance Grant is aimed to help local governments, non-profits, and other organizations revitalize abandoned or underutilized properties where clean up is complicated due to hazardous materials, mine-scarred land, or leftover petroleum. Eligible properties must be an underutilized commercial or industrial site, have redevelopment potential, and have complications in the clean up efforts.

[\(Source\)](#)

Future Considerations

A historic architectural resource survey is an ongoing endeavor to ensure that a city has the most up-to-date inventory of their historic structures. Within the survey area, it is determined that there are 35 buildings within the final survey area that would be eligible for investigation if a survey were to be completed by San Luis in 10 years. Any potential historic district eligible to be on the National Register of Historic Places could expand or adjust each time the survey is updated to include newly eligible buildings.

Additional future historic preservation initiatives that San Luis could consider would include creating a local historic preservation ordinance, becoming a Certified Local Government, joining the Arizona Downtown Alliance Main Street program, and recommending State or Federal Historic Tax Credits to property owners.

Joining the Arizona Downtown Alliance Main Street Program

The Arizona Downtown Alliance Main Street Program is a program that helps support communities through a four-point approach. This four-point approach looks to support preservation efforts in communities through Design, Organization, Promotion, and Economic Development. The Arizona Downtown Alliance program provides communities with technical assistance, networking opportunities, information, and other services to help communities revitalize their historic downtowns and neighborhoods. Main Street America, the national Main Street organization, offers competitive grants for communities within the Main Street Program.

[\(Source\)](#)

Additional Historic Preservation Overlay

A new mixed-use zoning overlay is being proposed by the City of San Luis to steer away from single use zoning areas throughout the City. An additional historic district overlay could be built into the City Code to identify the potential historic districts identified on the following pages. A historic zoning overlay is a tool that is used to identify specific boundaries in which additional regulations would be enforced on top of the base zoning rules. A historic preservation zoning overlay often goes hand in hand with historic preservation ordinances, in that they are local measures taken to preserve a historic area from inappropriate alterations and new construction that does not honor the existing character.



Creating a Local Historic Preservation Ordinance

A local Historic Preservation Ordinance is local legislation that protects historic buildings, sites, and districts from demolition or remodeling projects that do not do the area justice. These ordinances are part of a city's zoning ordinance, or historic preservation overlay, that identifies the boundaries of any historic districts, which protects historic features from zoning and development laws or projects. Ordinances also establish designation procedures and create a design review board or preservation commission to review the resources up for designation or renovation. The end goal of Historic Preservation Ordinances are to protect historic resources and ensure that any changes or new developments complement the existing character of the community. A draft historic preservation ordinance can be found in the Appendix.

Becoming a Certified Local Government

The Certified Local Government (CLG) Program is run with cooperation between the state and local governments and Federal partners to promote historic preservation across the country. By becoming a CLG, the local government and community make a commitment to historic preservation in their city and commit to adhere to national standards of practice in order to preserve, protect, and advocate for cultural heritage across the country. No matter the size of the community, any local government can become a CLG, whether it's a small village or a major urban center. Once approved, a CLG has the opportunity to compete for CLG grants.

[\(Source\)](#)



PLACEMAKING





What is Creative Placemaking?

Creative placemaking is the bridge between art, artists, art organizations, and the built environment that helps transform communities into vibrant, beautiful places. By weaving arts into revitalization programs, placemaking can be the physical expression of what a community is, what it represents, what it strives to be, and how it wants to be experienced. Through projects such as streetscape or building improvements, community programming, site fixtures and furnishings, and public art, placemaking supports a local community's efforts to create an enhanced quality of life, create a distinct sense of place, and create opportunities for current residents to embrace and enjoy the lively community in which they live.

Placemaking Types



Parklets & Seating Areas

Parklets are sidewalk extensions that are installed in parking lanes and use several parking spaces to provide more space and amenities for people using the street. Parklets typically extend out at the level of the sidewalk to the width of the adjacent parking space, providing a designated seating area for public use, or for restaurants and bars to have additional seating for patrons. The benefit is that they don't disrupt foot or vehicular traffic and they create more lively streets.



Food Truck Areas

Designated areas on streets, parking lots, or public spaces provide opportunities for food trucks or restaurant pop-ups to park, encouraging visitors to utilize existing public spaces. Food trucks offer low-cost entry into the food and beverage industry and create opportunities for these restaurateurs to bring their food and culture to the community. Additional seating options can be added to provide a space for visitors to stay and enjoy the space with their food.



Alley Enhancements

Alleys are often a downtown's most underutilized asset, for these spaces can be vibrant spaces with seating, artwork, and other elements that can enhance a neighborhood. These alleys, when properly utilized, can also become destinations in their own right. They are low cost, easy to maintain, and can support nearby businesses, as long as services to adjacent buildings are not impacted.

Creative Parking Lot Screens

Parking lot screens are a fundamental part of urban design that can be made of plant material, placemaking features, or public art. Parking lots can have a negative impact on streetscapes and can detract from a vibrant street life. Screens can be costly and require maintenance but they can also positively impact the street by dressing up the landscape or, in the case of plantings, provide greenery in otherwise dense urban areas.



Existing Curb Extension Murals

Curb Extensions, or bump outs, are extensions of the curb that visually and physically narrow the roadway, creating safer and shorter crossings for pedestrians, and creating available space for street furniture, plantings, benches, and street trees. These can be created using low-cost materials, such as bollards or planters, and can be enhanced with murals. Painting murals in these bump outs gives local artists an opportunity to showcase their art in a highly visible location, create a sense of place and create local interest, and studies show that these murals painted on asphalt improve safety performance on the roads.



Creative Crosswalks

By installing art treatments at intersections and pedestrian crossings, cities can create a highly visible, walkable, active, and shared use environment between vehicular and pedestrian traffic. Not only are these art-infused crosswalks more vibrant and create a lively intersection, but they are also more noticeable to drivers, improving safety performances, studies show.



PLACEMAKING IDEAS



This section outlines several placemaking interventions that can enhance public spaces in San Luis broadly. While not pertaining directly to public art or historic preservation, these recommendations support similar goals that seek to transform and enliven San Luis' sense of place.



Plaza

Central gathering plazas are ideal places for community events, gatherings, and public recreation. Transforming an underutilized space in downtown San Luis into a nimble setting for both events and everyday entertainment can maximize community programming year-round, in addition to providing an enhanced civic space that could provide dynamic opportunities for public art. This space could also help to spur the development of nearby real estate and encourage new businesses. Additionally, this space could create a gateway for visitors near the border crossing.



CASE STUDY: HENDERSON WATER STREET (HENDERSON, NV)

- Plaza & Amphitheater
- Hosts festivals, concerts, sports watch parties, and other community related programs
- Located outside City Hall

The Creation of an Arts Space Downtown

A multi-disciplinary space for visual and performing arts could transform San Luis' arts and culture landscape, as well as serve as a beacon for community members of all ages. Various scenarios should be considered in order to design a space that meets community needs. Programming supported by specific facility offerings could include a makerspace, visual arts studios, a black box theatre, multimedia studios, and beyond. San Luis would be a key driver of economic development in the community. This may be accomplished at a lesser cost to the city by partnering with a non-profit partner to program an empty, city-owned space, such as the municipal court building.



CASE STUDY 1: WHAM! (SURPRISE, AZ)

- \$310,000 annual budget
- City-owned facility that is rented to WHAM! for \$1 annually
- Wide-ranging visual arts offerings
- Former health clinic turned arts facility

CASE STUDY 2: OTIS S. JOHNSON CULTURAL ARTS CENTER (SAVANNAH, GA)

- Facility was funded through a Special Purpose Local Option Sales Tax
- Two theatre facilities and visual arts studios
- Rental capacity for third party events





Matching Mural Grant Program

In order to encourage the installation of privately-funded murals in the City of San Luis, the City should implement a one-to-one matching grant program for privately-funded murals on private property, up to \$5,000 per project, and up to \$60,000 annually. Murals on private property receiving grant dollars would need to be approved by the Economic Development Commission and San Luis City Council. As a kickstarter program, the Matching Mural Grant Program will be subject to annual review.

CASE STUDY 1: STUART, FL

- 50% artwork reimbursement up to \$3,000 per project
- Funded through Community Redevelopment Area (CRA) funds, and administered by CRA Board
- Limited to eligible properties located with the CRA district

CASE STUDY 2: FLAGSTAFF, AZ

- Grants of up to \$7,500 per project are available
- Funded through a Bed, Board, and Beverage excise tax and administered by the City's Beautification and Public Art Commission
- Murals and other beautification measures are eligible







CHAPTER 05

PUBLIC ART

What is a Public Art Plan?

A Public Art Plan serves many purposes. It can be a roadmap for how to implement new and exciting public art projects; a menu of different public art typologies and approaches; and, above all, a snapshot of what the community desires for its public art to express, celebrate, and honor. The San Luis Historic Survey & Public Art Plan Outline is also a catalyst for collaboration and connection across City administration, neighborhoods, and cultures.



STRATEGIC VISION



STRATEGIC VISION:

San Luis' vision is for public art to be a vibrant reflection of our local cultures, celebrating our rich Hispanic and agricultural heritage, while embodying the shared spirit between the U.S. and Mexico. Public Art & Placemaking in San Luis will inspire reflection, instill community pride, and foster a deep sense of inclusion for all. We believe that meaningful public spaces can encourage a truly welcoming and dynamic place to live. A public art plan policy can be formalized by the City to steward and administer the public art and placemaking vision for the community. A draft public art policy can be found in the Appendix of the document.

Funding Public Art

In order to achieve the vision of the community for public art in San Luis, sustainable funding is needed. There are many options for funding a municipal Public Art Program and several factors were considered when determining the best mechanism for San Luis. Considering a single traditional funding mechanism would likely not yield the funds necessary to achieve the vision set forth in this Plan, therefore a series of funding mechanisms are recommended to establish a Program that has lasting impact.

Funding Recommendations

General Fund Allocation

In order to jump start the program until permanent funding is secured, at minimum a General Fund Allocation of \$60,000 should be budgeted annually for each of the next 5 fiscal years to fund projects outlined above.

Grants

Grant funding is just one of the many mechanisms available for funding public art. San Luis should look for grant opportunities that:

- Address several key areas identified in this Plan
- Focus on using public art to improve certain gathering nodes, such as plazas or pedestrian areas
- Build on existing philanthropic partnerships between the City and non-profit organizations

Approach

Employing multiple funding options over time achieves a number of goals: provides funding in the early years of the program projecting success early in the Program's existence, engages the private development community, proposes a future percent for art in all large public projects, and recognizes potential contributions achievable through grant funding (many grants require a contribution, or matching dollars).

Having a multi-pronged approach shares responsibility for funding, and targets investment to well-used public spaces and to specific projects and makes the vision outlined in the Plan more likely to be achieved through a variety of partnerships.

Establishing a Public Art Program

In order to formally establish a public art program, San Luis may decide to create a Public Art Ordinance, which will formalize the following components necessary for a sustainable program. A Public Art Policy, which is not part of the Ordinance, is named in the Ordinance as the guiding document for public art processes and activities. Key staff to support the creation of the Ordinance include staff that would be facilitating the public art program, Planning staff, and City leadership.

Purpose and Vision

The ordinance outlines the goals for public art, such as enhancing the aesthetic environment, promoting cultural understanding, fostering economic development, celebrating local identity and history, and enriching the lives of citizens.

Funding Mechanisms

Clarity for public art funding. This section includes provisions for public art funds from private development, grants, donations, the general fund, or other sources. Additionally, the ordinance will establish a separate fund for public art, whose appropriate and inappropriate uses are outlined in detail. Finally, if a city is seeking percent for art funding (for capital projects and/or private development), this section will outline those elements.

Definition of Public Art

The ordinance defines what qualifies as “public art,” often broadly to include sculptures, murals, integrated architectural elements, digital media, and even temporary installations or performances, while excluding things like mass-produced decorations or purely functional elements, including elements designed by architects.

Governing Body and Process

If a governing body has not been previously established, the ordinance formalizes the official board or commission that advises on public art matters, including policy development, artist selection, and project approval. The ordinance also details the procedures for commissioning, acquiring, installing, and deaccessioning (removing) public art.

Criteria for Art and Donation Process

This section establishes criteria for evaluating public art projects proposed for accession into the City’s Public Art Collection, which is also applicable to donation proposals.

Public Art Approaches and Typologies

Public art projects can have a range of positive, impactful outcomes in public spaces and communities. This section outlines different types of public art interventions, engaging opportunities for public involvement in art, and strategies to select public art sites. ea quidelest dem aut as rero velloreiu.



Public Art Approaches

Interactive

Interactive art is not a medium but rather a way for artwork to be designed with people in mind. Artwork can be defined as interactive if it aims to create a dynamic experience, where the public are not just onlookers but they can experience the artwork through senses beyond sight. Interactive art may use traditional media or new technology but either way interaction is always at the center.



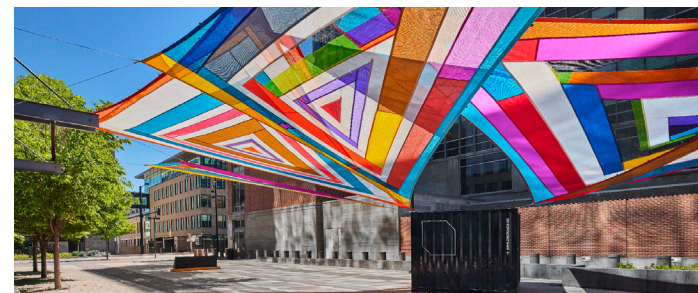
Pop-Up & Temporary

Temporary art, though fleeting, can leave a lasting impact by bringing surprise and joy to unexpected places like construction sites, sidewalks, and empty storefronts. This accessible art form offers a low-cost, high-impact way to energize spaces, engage artists, and foster community collaboration.



Site-Specific

Site-specific art is artwork that is aesthetically, conceptually, and/or thematically connected to the unique circumstances, culture, history, and environment of a particular site. Site-specific art can take many forms, and may be permanent or temporary. In this approach to art-making, artists extensively research the place, site, or area where the site-specific artwork will be placed. Site-specific art tells the story of a place through its surroundings, enriching the experience of the place itself.

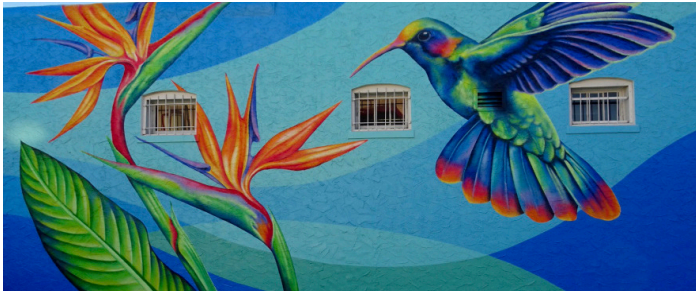


Community Participatory

Participatory art involves the community or a public group in the process of art-making, as guided by an artist. Artwork that emerges from a participatory experience enhances and celebrates its process and participants over short or long periods of time. Collaborative art pieces engage people and generate feelings of community pride and ownership.



Public Art Types



Murals

While building a collection of permanent artworks is essential, incorporating ephemeral works like murals provides a valuable counterpoint. Murals offer a dynamic platform for showcasing a wide range of artistic voices within a shorter time frame. This approach not only diversifies the artistic landscape but also allows for a more inclusive representation, ensuring a broader spectrum of styles and perspectives.



Functional Art

San Luis has a unique opportunity to transform ordinary infrastructure into distinctive works of art. Imagine artistic bike racks, benches, play areas, and even decorated storm drains. This approach offers an affordable way to create a major visual impact and enhance civic identity, turning everyday elements into memorable experiences for residents and visitors.



Mosaics

Mosaics, with their versatile application and vibrant colors, enrich the built environment. From functional benches to intricate floor inlays and striking exterior installations, mosaics enhance spaces with artistic expression. Their durability and weather-resistance make them ideal for public art, adding a touch of timeless beauty and cultural richness.



Textile

Textile art encompasses a vast spectrum, from intimate wall hangings to monumental installations that transform public spaces. These vibrant textured works can breathe new life into existing public buildings or add a captivating dimension to new constructions. Beyond their visual appeal, textiles can introduce warmth, comfort, and a sense of human connection to sterile environments.

Sculpture

Sculptures are often the focal points of civic art, commemorating history, expressing civic pride, and serving as culturally-defining showpieces. Their diverse forms fit well in gateways, parks, and gathering spaces. Sculptures are especially appropriate in parks and downtowns, where they celebrate and enhance civic identity.



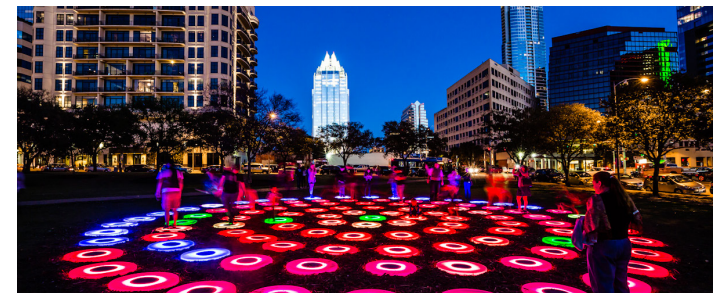
Light Installations

Contemporary artists harness light in innovative ways, transforming the built environment with minimal physical impact. Light installations can illuminate existing buildings, highlight landscape features in parks, or enhance sculptures. Their adaptability makes them particularly effective for infrastructure projects, adding dynamic and captivating dimensions to public spaces.



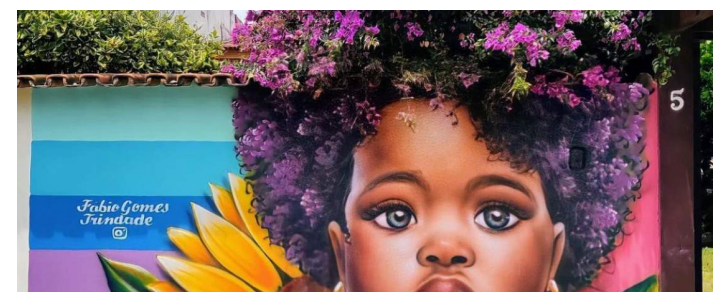
Multimedia

Multimedia installations may combine many other art types in ways that expand the imagination. Video, lighting, sculpture, murals, and more can be combined to make multimedia installations some of the most interesting around. Multimedia installations are especially useful for temporary or pop-up installations.



Environmental

Environmental art is any kind of outdoor public art that uses materials with a direct connection to nature, landscaping, or organic materials. Environmental art can be temporary or permanent, and its scale can vary. Its thematic context addresses environmentalism and sustainability.



PUBLIC ART PROJECT IDEAS



As San Luis develops its public art program in its initial years, the City should balance large-scale, high-impact projects with more locally-scaled projects that could be prime opportunities to engage with San Luis' local artist network. Before projects take shape, San Luis should establish project goals, which may overlap with other projects.

Goals for public art & placemaking projects include:

- Desire for placemaking, either to establish, reimagine, or amplify gathering spaces;
- Leverage public art to celebrate history or honor underrepresented narratives;
- Foster community identity or build local pride;
- Stimulate economic development;
- Engage the community, or encourage youth participation; or,
- Enhancing walk-ability, or creating more welcoming, vibrant streetscapes.



Art Integrated into Infrastructure

Art that is integrated into infrastructure can take many forms including sandblasted or inlaid concrete sidewalks, mosaic walls, and artist-designed architectural features. These larger-scale permanent investments can elevate downtown's walkability, visual interest, and distinction among neighboring towns. These eye-catching, unique projects are also an exciting catalyst for economic development and tourism.

PROJECT COST

- Good \$50,000
- Better \$150,000
- Best \$200,000 +

PROJECT TIMELINE

The overall project will require 3-4 months for selection and planning; fabrication and installation could require an additional 12-18 months.



Painted Fire Hydrants

Painting Fire-Department approved fire hydrants is an excellent way to highlight local artists and bring immediate vibrancy to ordinary settings. This is an also cost-effective project that can replace regularly-scheduled fire hydrant painting for maintenance purposes.

PROJECT COST

Up to \$1,200 per fire hydrant

PROJECT TIMELINE

3-6 months for selection and implementation. Fire hydrants should be repainted as recommended by the City's Fire Department.





Functional Public Art

A historic City with a dynamic downtown requires civic fixtures that are anything but ordinary. From artist-designed benches to elaborate, whimsical play structures, artist-designed fixtures have the presence of permanent sculptures, but the durability and function of traditional city furniture. Ideal options for San Luis include artist-designed benches, shade structures, and painted planter projects.

PROJECT COST

- Good \$30,000
- Better \$75,000
- Best \$100,000+

PROJECT TIMELINE

The overall project will require 3-4 months for selection and planning; fabrication and installation could require an additional 12-18 months.



Interactive Pop-Up Art

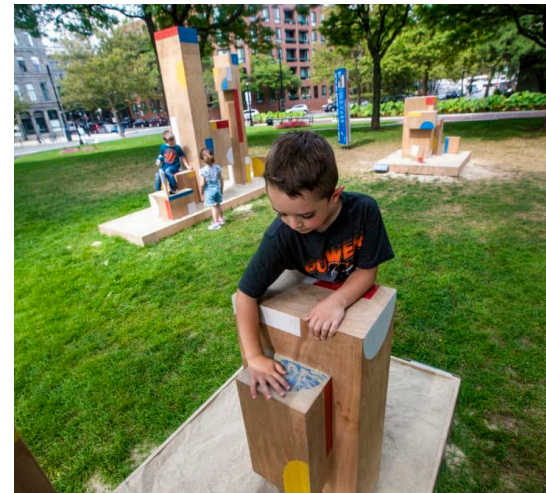
Pop-up Public Art experiences assume many forms, ranging from multi-media light and sound installations, to playful, otherworldly sculpture. These short-term experiences are ideal in large greenspaces or other public gathering spaces with clear sightlines for maximum visibility.

PROJECT COST

- Good \$15,000
- Better \$50,000
- Best \$75,000+

PROJECT TIMELINE

Depending on the intention of each project, these pop-up experiences can last anywhere from a few days to up to a few months.





Murals

Murals are an efficient, flexible way to reflect a City's history, characteristics, and diverse backgrounds. San Luis's murals can proudly represent the many cultures that have shaped the community, sparking conversation and connection to San Luis's diverse population.

PROJECT COST

- Good \$25,000
- Better \$50,000
- Best \$75,000

PROJECT TIMELINE

3-6 months. Well-maintained murals can last up to 10 years.



Projection Mapping

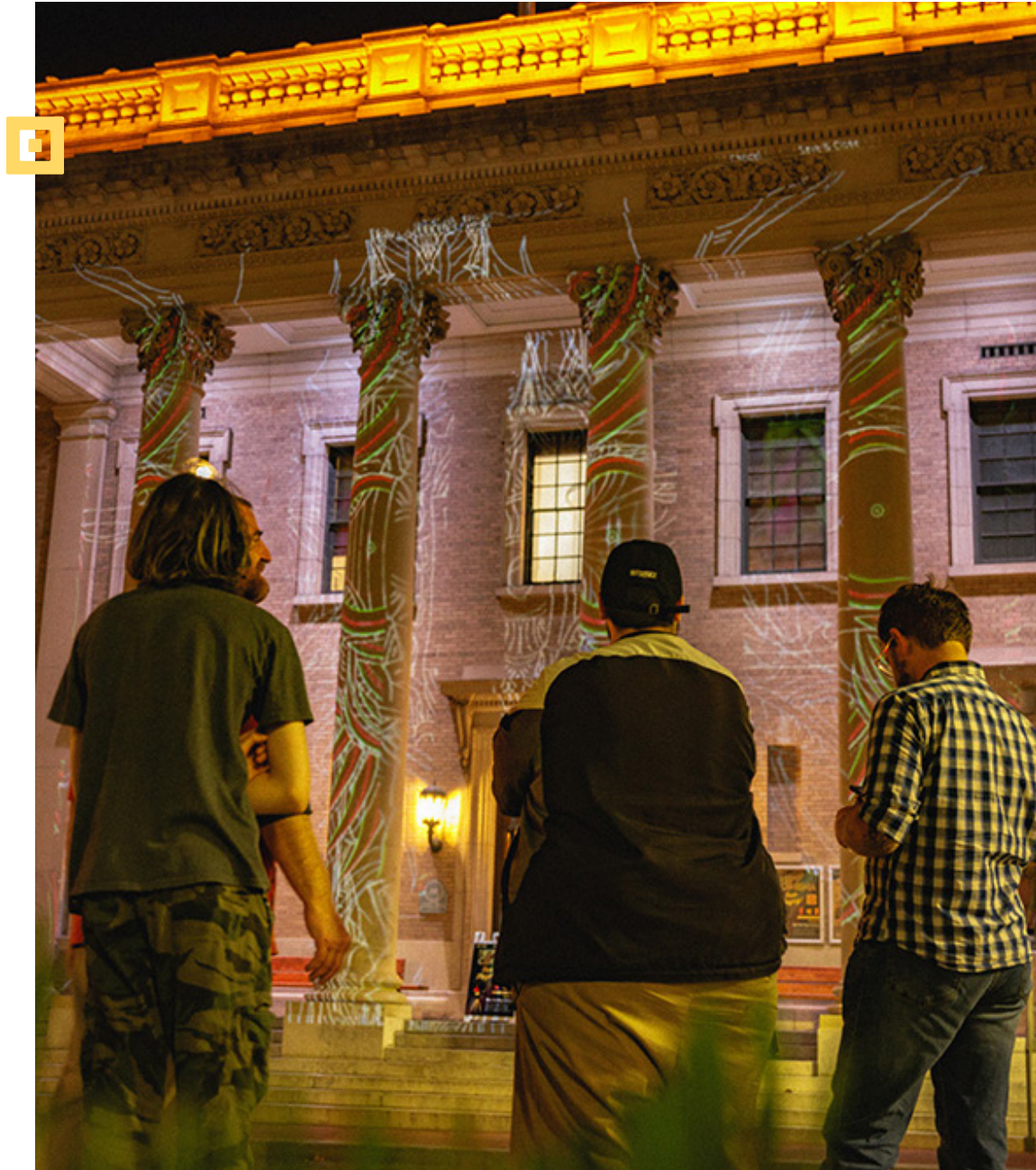
Temporary light projections onto San Luis's buildings will further emphasize the City's unique history and charm. Light projections can include static, two-dimensional images, or they can be an opportunity to project video or moving images onto the bridge, allowing for a more artistically diverse pool of public artists to be represented in the project.

PROJECT COST

\$25,000 - \$300,000, based on duration, location, rental and artist fees

PROJECT TIMELINE

Projection Mapping events last anywhere from a few days to two weeks





Tree Guard Projects

Tree Guard interventions through public art are a high-impact strategy for improving downtown walkability and showcasing San Luis' vibrant culture. From painted tree guards to installing artist-designed, heavy duty railing, these enhancements can transform ordinary civic fixtures into extraordinary, iconic local landmarks.

PROJECT COST

\$15,000 - \$30,000

PROJECT TIMELINE

The overall project will require 3-4 months for selection and planning; fabrication and installation could require an additional 6 months.



Utility Box Projects

Utility Box art remains one of the most high-impact, cost-effective approaches to public art and placemaking. There are many city-owned utility boxes that are prime opportunities for public art. Printing artworks on large-scale vinyl offer a greater range of project possibilities, while also offering maintenance.

PROJECT COST

- Good - \$750 per utility box
- Better - \$1,000 per utility box
- Best - \$2,000 per utility box

PROJECT TIMELINE

3-6 months; Utility Boxes should last from 3-5 years, with regular maintenance



Fiscal Year	Project Recommendations	Cost
FY 2026	Annual Maintenance Allocation	\$2,000
	Save 2% of remaining budget for large-scale project (reserved carryover)	Varies
	Temporary, interactive pop-up experience	\$15,000
	Shade Structure	\$50,000 *Strong candidate for CIP funding, or blended funding streams
	Small-scale mural in a priority location	\$20,000
	FY 26 Total	\$87,000+

Sample Public Art Implementation Matrix

The following implementation matrix provides recommendations for possible public art projects in San Luis, based on the recommendations above. Availability of funds is subject to change year over year, and the guide below is intended to be used as a sample roadmap for the next three years. While the chart provides approximate project totals, projects may be funded through multiple or overlapping funding streams from grants, City departments, and/or public-private partnerships. This plan encourages creative and resourceful collaboration across departments to maximize San Luis' capacity to fund public art.

Fiscal Year	Project Recommendations	Cost
FY 2027	Annual Maintenance Allocation	\$2,000
	Save 2% of remaining budget for large-scale project (reserved carryover)	Varies
	Painted Fire Hydrant project, pilot 5 priority locations	\$5,000
	Utility Box projects, pilot 4 priority locations	Up to \$10,000
	Artist-Designed Benches in strategic locations	Up to \$30,000
	Small-scale mural in a priority location	\$20,000
	Temporary project mapping experience, in collaboration with a historic property	\$25,000
FY 27 Total	\$92,000+	

Fiscal Year	Project Recommendations	Cost
FY 2028	Annual Maintenance Allocation	\$2,000
	Save 2% of remaining budget for large-scale project (reserved carryover)	Varies
	Tree Guard projects	\$20,000
	Small-scale mural in a priority location	\$20,000
	Pilot Matching Mural Grant Program	\$30,000
FY 28 Total	\$72,000+	



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7. D.

Meeting Date: 01/14/2026

Department Head: Nigel Reynoso, Chief of Police, Police Department

Submitted By: Michelle Boucher, Police Administrator, Police Department

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding authorization to purchase annual ammunition for the San Luis Police Department using fiscal year 2026 budgeted funds. **(Alan Guevara, Lieutenant)**

SUMMARY:

The San Luis Police Department is requesting to use fiscal year 2026 budgeted funds to purchase ammunition. The purchase will be made with the vendor, San Diego Police Equipment. San Diego Police Equipment is the sole source authorized distributor of federal ammunition for the state of Arizona. The total purchase amount is \$71,316.23 and requires the council's approval because it exceeds the \$45,000.00 purchasing limit. Bidding is not required because this will fall under exclusive services, City Code-Purchasing § 3.05.020.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE THE PURCHASE OF AMMUNITION TO THE SAN LUIS POLICE DEPARTMENT FOR A TOTAL AMOUNT NOT TO EXCEED \$72,000.00 AS PRESENTED.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes
CITY/STATE/FEDERAL FUNDS:	City
TOTAL:	\$71,728.08
BUDGETED AMOUNT:	\$96,000
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	Ammunition 100-181-60036/\$96,000

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

The purchase amount will remain within the available budgeted amount, and not exceed the available balance in GL account 100-181-60036.

Attachments

Quote for ammunition

Sole Source Letter

CCI

FEDERAL

HEVI•SHOT

Remington

SPEER



March 26, 2025

To Whom it May Concern:

San Diego Police Equipment Co. Inc. is the authorized, sole source, Law Enforcement Distributor, for Federal and CCI/Speer ammunition in the State of Arizona.

Sincerely,

A handwritten signature in cursive script, appearing to read "Hal Price".

Hal Price
Senior Director LE Sales
The Kinetic Group
FBINA 206th Session
612-816-6822
hprice@tkghunt.com New email address





AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7. E.

Meeting Date: 01/14/2026

Department Head: Nigel Reynoso, Chief of Police, Police Department

Submitted By: Michelle Boucher, Police Administrator, Police Department

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding authorization to purchase uniform items for the San Luis Police Department using fiscal year 2026 budgeted funds. **(Emmanuel Botello, Lieutenant)**

SUMMARY:

The San Luis Police Department is requesting to use fiscal year 2026 budgeted funds to purchase uniforms. The majority of our uniform purchases will be made with vendor Precision Uniforms. The total purchase amount will exceed the \$45,000.00 purchasing limit with multiple purchases. Our uniform budget for FY26 is \$103,000.00, which will not all be spent with this vendor. We have attached a quote showing the cost reduction provided by the vendor Precision Uniforms for uniform vests. We have also attached another quote from a different vendor for the vests, showing the cost of the same items. Precision Uniforms is an approved vendor for the sale of the Safe Life Defense (SLD) Vest, which we selected after evaluating three other brands. We have reached out to six vendors that carry SLD; two provided quotes (attached), one is no longer in business, and three did not respond after attempts via email and phone.

We are asking the city council to waive the formal bidding procedure as allowed under procurement code 3.05.010 (F) for this item (vests) and for previous uniform purchases that exceeded the threshold. We will not purchase any other uniform items from them for the remainder of the fiscal year.

We are also seeking ratification of all uniform-related items purchased from this vendor this fiscal year that exceeded the \$45,000 purchasing limit.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO WAIVE FORMAL BIDDING PROCEDURES, RATIFY UNIFORM ITEMS ALREADY PURCHASED, AND ALLOW THE PURCHASE OF POLICE UNIFORM VESTS FROM PRECISION UNIFORMS TO EXCEED THE \$45,000.00 PURCHASE LIMIT.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes
CITY/STATE/FEDERAL FUNDS:	City
TOTAL:	\$103,000.00
BUDGETED AMOUNT:	\$103,000.00
AVAILABLE AMOUNT TO TRANSFER:	N/A

ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: Uniforms/100-181-60025-Current
balance \$40,861.45

**FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE
BUDGET ADJUSTMENT FORM):**

The purchase amount will remain within the budgeted amount and not exceed the available balance in
GL account 100-181-60025.

Attachments

Precision Uniforms Quote

Home Grown Apparel Quote

Precision Uniforms
1314 S 4th Ave Suite 1
YUMA, AZ 85364
(928)750-1176

Quote

Account No.	Date	Ref No.
80	12/12/25	12625

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Sold To

CHIEF REYNOSO SAN LUIS POLICE DEPARTMENT
 1030 E UNION ST
 SAN LUIS, AZ 85349

Ship To

CHIEF REYNOSO SAN LUIS POLICE DEPARTMENT
 1030 E UNION ST
 SAN LUIS, AZ 85349

Clerk	Time	Station	PO Number	Ship Via	Est Delivery	Order Ref No.
Cesar	11:40AM	102				

Item	Description	Qty	Ship	Price	Extended
00109197	SLD-TACTVEST1-BLACK-LARGE * BK * TACTICAL HG2 MULTI THREAT VEST LEVEL IIIA+/HG2 List Price \$810.00 Discount 10%	1	0	729.00 m	729.00
00109477	SLD-CONCEALABL-BLACK-2XS * BK * CONCEALABLE CARRIER WITH HG2 PANELS List Price \$80.00 Discount 10%	1	0	72.00 m	72.00
00109202	SLD-PATCHPACK-BLACK-ONE * BK * FRONT,BACK AND NAME TAG	1	0	35.00	35.00
00107663	BT-TEKLOK-BLACK-RH * BK * TASER 7 DUTY HOLSTER - RIGHT HAND - TEK-LOK List Price \$59.99 Discount 10%	1	0	53.99 m	53.99
00108085	BT-TKMNTKIT-BLACK-ONE * BK * TEK-MOUNT (QUICK CONNECT MOUNTING SYSTEM) - KIT (INSERT DISK AND RECEIVER) List Price \$40.99 Discount 10%	1	0	36.89 m	36.89
00107682	BT-CARTMOLLE-BLACK-ONE * BK * TASER 7 CARTRIDGE CARRIER - SINGLE - MOLLE-LOK ATTACHMENT List Price \$40.99 Discount 10%	1	0	36.89 m	36.89
Total Qty		6	0		

You Saved 103.20	Freight	0.00
	Sub Total	963.77
	Tax 8.412%	81.07
	Total	1,044.84
	Received	0.00
	Balance	1,044.84

Quotes are good for 30 days

[EXTERNAL] Fwd: REQUEST FOR QUOTE 12/11



Home Grown Apparel <homegrownbrawley@gmail.com>

To Nigel Reynoso

Cc Michelle Boucher

You replied to this message on 12/18/2025 1:23 PM.

Reply Reply All

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Good Afternoon Chief Reynoso,

I have attached a quote for lines 1-4 on your request. I am unable to quote you one the last 3 line items, as we're not an authorized vendor at this time.

Quantity	Item	Color	Price	
1	Safe Line Defense (SLD) Tact Enhanced Multi-Threat Vest, Black, level IIIA+ panels (Includes Name Tape for vest: First Initial, Last name)	Black	\$689.99	
1	SLD Concealable Carrier	Black	\$74.99	
1	Name tag for vest (Embroidered)	Black w/ White letters	\$0.00	
1	POLICE front panel (Embroidered)	Black w/ White letters	\$3.99	
1	POLICE back panel (Embroidered)	Black w/ White letters	\$10.99	
		Subtotal	\$779.96	
		Tax@ 8.75%	\$68.25	
		Total	\$848.21	

Please contact me with any questions. We look forward to working with you.

Home Grown Apparel



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7. F.

Meeting Date: 01/14/2026

Department Head: Sonia Cornelio, City Clerk, City Clerk's Office

Submitted By: Sonia Cornelio, City Clerk, City Clerk's Office

Action Requested: Motion
Public Hearing

ITEM:

Public Hearing followed by discussion and possible action on any and all matters regarding the recommendation of the Liquor License Application submitted to the Arizona Department of Liquor Licenses and Control by Rivan Saad Nona on behalf of Habibi Spirits, located at 1922 Cesar Chavez Boulevard, San Luis, Arizona. **(Sonia Cornelio, City Clerk)**

- A. Staff and/or Applicant presentation
- B. Open Public Hearing
- C. Call to the public on this item
- D. Close Public Hearing
- E. Action on the recommendation of the Liquor License Application to the Arizona Department of Liquor Licenses and Control for Habibi Spirits

SUMMARY:

Mr. Rivan Saad Nona submitted a Liquor License Application to the Arizona Department of Liquor Licenses and Control. The notice and the application were posted in a conspicuous place at the premises proposed to be licensed by the above applicant and said notice was posted for at least twenty (20) days pursuant to A.R.S. § 4-201(B).

The City Clerk's office has not received any comments in favor of or against the application. Staff recommends approval of the recommendation to the Arizona Department of Liquor Licenses and Control for Habibi Spirits.

RECOMMENDATION / SUGGESTED MOTION:

- A. STAFF AND/OR APPLICANT PRESENTATION
- B. MAYOR NIEVES RIEDEL TO OPEN THE PUBLIC HEARING
- C. MAYOR NIEVES RIEDEL TO CALL THE PUBLIC ON THIS ITEM
- D. MAYOR NIEVES RIEDEL TO CLOSE THE PUBLIC HEARING
- E. I MOVE TO RECOMMEND APPROVAL OF THE LIQUOR LICENSE APPLICATION TO THE ARIZONA DEPARTMENT OF LIQUOR LICENSES AND CONTROL FOR HABIBI SPIRITS, AS PRESENTED.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: N/A
CITY/STATE/FEDERAL FUNDS: N/A

TOTAL: N/A
BUDGETED AMOUNT: N/A
AVAILABLE AMOUNT TO TRANSFER: N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):
N/A

Attachments

Notice, Affidavit of Posting and Application
Affidavit of Posting

NOTICE

APPLICATION TO SELL ALCOHOLIC BEVERAGES

DATE POSTED: December 16, 2025

A HEARING ON A LIQUOR LICENSE APPLICATION SHALL BE HELD BEFORE THE

San Luis City Council

PLACE 1090 E. Union Street
San Luis, AZ 85349 DATE/TIME January 14, 2026 @ 6:00 pm

HEARING DATES SUBJECT TO CHANGE, TO VERIFY CALL: 928-341-8520 (City Clerk's office)

THE LOCAL GOVERNING BODY WILL RECOMMEND TO THE STATE LIQUOR BOARD WHETHER THE BOARD SHOULD GRANT OR DENY THE LICENSE. THE STATE LIQUOR BOARD MAY HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY. ANY PERSON RESIDING OR OWNING OR LEASING PROPERTY WITHIN A ONE-MILE RADIUS MAY CONTACT THE STATE LIQUOR BOARD IN WRITING TO REGISTER AS A PROTESTER. TO REQUEST INFORMATION REGARDING PROCEDURES BEFORE THE BOARD AND NOTICE OF ANY BOARD HEARINGS REGARDING THIS APPLICATION, CONTACT THE **STATE LIQUOR BOARD:** 800 W. WASHINGTON, 5TH FLOOR, PHOENIX, AZ. 85007 (602) 542-9789

INDIVIDUALS REQUIRING ADA ACCOMMODATIONS CALL - LOCAL GOVERNING BODY: 928-341-8520 STATE LIQUOR DEPT: (602) 542-9789

POST ONE COPY OF THE APPLICATION FORM BELOW THIS NOTICE.



Arizona Department of Liquor Licenses and Control

<https://www.azliquor.gov>

(602) 542-5141

AFFIDAVIT OF POSTING

Date of Posting: 12 / 16 / 2025 Date of Posting Removal: / /

Applicant's Name: Nona Rivan Saad
Last First Middle

Business Address: 1922 E. Cesar Chavez Boulevard San Luis 85349
Street City Zip

I hereby certify that pursuant to A.R.S. 4-201, I posted notice in a conspicuous place on the premises proposed to be licensed by the above applicant and said notice was posted for at least twenty (20) days.

Sonia Cornelio City Clerk 928-341-8520
Print Name of City/County Official Title Phone Number

Signature Date Signed

**Return this affidavit with your recommendations or any other related documents.
If you have any questions please call (602) 542-5141 and ask for the Licensing Division.**

RECEIVED

DEC 16 2025

CITY CLERK'S OFFICE

State of Arizona
Department of Liquor Licenses and Control

Created 12/11/2025 @ 03:48:31 PM
Local Governing Body Report

LICENSE

Number:	Type:	010 BEER AND WINE STORE
Name:	HABIBI SPIRITS	
State:	Pending	
Issue Date:	Expiration Date:	
Original Issue Date:		
Location:	1922 E CESAR CHAVEZ SA SAN LUIS, AZ 85349 USA	
Mailing Address:		
Phone:	(928)261-8641	
Alt. Phone:		
Email:	RIVANNONA81@GMAIL.COM	

AGENT

Name:	RIVAN SAAD NONA
Gender:	Male
Correspondence Address:	11525 S FORTUNA ROAD YUMA, AZ 85364 USA
Phone:	(928)261-8641
Alt. Phone:	
Email:	RIVANNONA81@GMAIL.COM

OWNER

Name:	HABIBI SPIRITS LLC	
Contact Name:	RIVAN SAAD NONA	
Type:	LIMITED LIABILITY COMPANY	
AZ CC File Number:	23894412	State of Incorporation: AZ
Incorporation Date:	10/10/2025	
Correspondence Address:	4699 W 23RD LANE YUMA, AZ 85364 USA	
Phone:	(928)261-8641	
Alt. Phone:		
Email:	RIVANNONA81@GMAIL.COM	

60th -
2/9/26

Officers / Stockholders

Name:	Title:	% Interest:
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HABIBI SPIRITS LLC - Member

Name: RIVAN SAAD NONA
 Gender: Male
 Correspondence Address: 1759 W 27TH STREET
 YUMA, AZ 85364
 USA
 Phone: (928)261-8641
 Alt. Phone:
 Email: RIVANNONA81@GMAIL.COM

APPLICATION INFORMATION

Application Number: 367371
 Application Type: New Application
 Created Date: 11/05/2025



QUESTIONS & ANSWERS

010 Beer and Wine Store

- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Provide name, address, and distance of nearest school.
(If less than one (1) mile note footage)
HARVEST PREP
1044 10TH AVE, SAN LUIS AZ 85349
1584FT
- 3) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
TENANT
- 4) Is there a penalty if lease is not fulfilled?
No
- 5) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 6) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
N/A
- 7) Are there walk-up or drive-through windows on the premises?
No
- 8) Does the establishment have a patio?
No
- 9) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
Yes
If yes, what is your estimated completion date?
01/01/2026



Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
(602) 542-5141

AFFIDAVIT OF POSTING

Date of Posting: 12 / 16 / 2025 Date of Posting Removal: 1 / 7 / 2026

Applicant's Name: Nena Kevin Saad
Last First Middle

Business Address: 1922 E. Cesar Chavez Boulevard San Luis 85349
Street City Zip

I hereby certify that pursuant to A.R.S. 4-201, I posted notice in a conspicuous place on the premises proposed to be licensed by the above applicant and said notice was posted for at least twenty (20) days.

Sonia Cornelio City Clerk 928-341-8520
Print Name of City/County Official Title Phone Number

Sonia Cornelio 1/7/2026
Signature Date Signed

**Return this affidavit with your recommendations or any other related documents.
If you have any questions please call (602) 542-5141 and ask for the Licensing Division.**



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7. G.

Meeting Date: 01/14/2026

Department Head: Kay Macuil, City Attorney, Attorney's Office

Submitted By: Kay Macuil, City Attorney, Attorney's Office

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2390. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, amending Resolution No. 2334, as previously amended by Resolution No. 2375, concerning the issuance of debt by the Industrial Development Authority of the City of San Luis, Arizona, the proceeds of which are to be used for the construction of the Regional Center for Border Health, Inc.'s new hospital facilities, and declaring an emergency. **(Kay Marion Macuil, City Attorney)**

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

SUMMARY:

At the October 2, 2024, Council Meeting, the Council passed Resolution No. 2334 authorizing the Regional Center for Border Health ("RCBH"), an Arizona nonprofit corporation, to borrow \$80,000,000 by issuing bonds for the hospital project through the IDA conduit. IDAs have the legal power to issue debt exempt from federal income taxes. The tax exemption makes interest rates more favorable and debt more marketable than loans where the income from interest payments is taxable.

On September 10, 2025, the City Council passed Resolution No. 2375, for RCBH to be able to borrow \$100,000,000 rather than \$80,000. To date, the bonds have never been issued.

Today, this amendment increases the amount to \$110,000,000 to cover the increased cost of construction.

Under Arizona Statute A.R.S. § 35-742, neither the city nor the Industrial Development Authority of San Luis ("IDA") is liable in any manner for the loan.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2390 AND DECLARE AN EMERGENCY.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	No
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A

AVAILABLE AMOUNT TO TRANSFER: N/A

ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

There is no fiscal impact to the City of San Luis nor to the San Luis Industrial Development Authority. The Regional Center for Border Health, Inc. is responsible for payment of the loan.

Attachments

Resolution No. 2390



Resolution

No. 2390

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AMENDING RESOLUTION

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA AMENDING, AS DESCRIBED HEREIN, RESOLUTION NO. 2334, AS PREVIOUSLY AMENDED BY RESOLUTION NO. 2375, CONCERNING THE ISSUANCE OF DEBT BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF SAN LUIS, ARIZONA, THE PROCEEDS OF WHICH ARE TO BE USED FOR THE CONSTRUCTION OF REGIONAL CENTER FOR BORDER HEALTH, INC.'S NEW HOSPITAL FACILITIES, AND DECLARING AN EMERGENCY.

WHEREAS, The Industrial Development Authority of the City of San Luis, Arizona (the "Issuer"), pursuant to the Industrial Development Financing Act, Title 35, Chapter 5, Arizona Revised Statutes, as amended (the "Act"), is authorized to issue debt and to loan the proceeds of such debt to Regional Center for Border Health, Inc. ("RCBH"), an Arizona nonprofit corporation and an organization described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), as part of a plan of finance, to (i) design, construct and equip a new approximately 16-bed hospital in San Luis, Arizona, to be known as the "Border Health Medical Campus/San Luis Community Hospital" (the "Project"); (ii) pay certain costs associated with the issuance of such debt; and (iii) fund a reserve fund and certain interest, if applicable;

WHEREAS, the Issuer initially authorized the issuance of such proposed debt in the form of bonds, a loan, a promissory note, or some other evidence of such debt (the "Subject Debt"), in the original maximum stated principal amount of \$80,000,000, in one or more series or issuances from time to time pursuant to a plan of finance, which amount was subsequently amended to \$100,000,000;

WHEREAS, in accordance with Section 147(f) of the Code, public hearings were held before the City Council of the City of San Luis, Arizona on October 2, 2024 and September 10, 2025 (collectively, the "Hearings") to provide an opportunity for interested persons to express their views, orally and in writing, with respect to the issuance of the Subject Debt and the amendment of the authorized amount therefor, respectively;

WHEREAS, following the Hearings, the City Council approved (i) the proposed plan of financing and the Project in accordance with Resolution No. 2334, adopted on October 2, 2024 (the "2024 Resolution") and (ii) the amendment of the authorized amount from

\$80,000,000 to \$100,000,000 in accordance with Resolution No. 2375, adopted on September 10, 2025 (the "2025 Resolution" and, together with the 2024 Resolution, the "Authorizing Resolution");

WHEREAS, since the adoption of the 2025 Resolution, (i) Project costs have increased, requiring a second amendment to the 2024 Resolution to further increase the maximum principal amount authorized thereby from \$100,000,000 to \$110,000,000, (ii) the financing structure has been updated (A) to include RCBH's non-profit affiliates (including San Luis Walk-In Clinic, Inc. and Regional Center for Border Health Building Corporation) as obligated parties, and (B) to include the refinancing of certain outstanding RCBH obligations;

WHEREAS, RCBH, San Luis Walk-In Clinic, Inc., and Regional Center for Border Health Building Corporation are collectively referred to herein as the "Obligated Group";

WHEREAS, on or about the date hereof, by the adoption of an amending resolution, the Issuer has reauthorized or will reauthorize the issuance of the Subject Debt and the financing of the Project, as well as (i) the amendment of the principal amount from \$100,000,000 to \$110,000,000, (ii) the amendment of the financing structure to update the borrower thereunder to the Obligated Group, and (iii) the application of a portion of the net proceeds of the Subject Debt to the refinancing of certain RCBH obligations, with such amending resolution being conditioned upon, among other things, the granting of approval therefor by the Mayor of the City and the City Council of the City of San Luis, Arizona (individually and collectively, the "City");

WHEREAS, pursuant to Section 35-721.B of the Act, the proceedings of the Issuer under which the Subject Debt is to be issued require the approval of the City;

WHEREAS, it is intended that the Authorizing Resolution, as further amended by this Resolution, shall constitute approval by the City with respect to the issuance of the Subject Debt and the financing of the Project pursuant to Section 35-721.B of the Act;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of San Luis, Arizona, as follows:

Section 1: The Authorizing Resolution is hereby amended to increase the aggregate maximum stated principal amount of the Subject Debt from \$100,000,000 to \$110,000,000; and

Section 2: The term "Borrower" under the Authorizing Resolution is hereby amended to refer to the Obligated Group; and

Section 3: A portion of the Subject Debt shall be applied, as needed, to the refinancing of certain outstanding RCBH obligations; and

Section 4: All remaining provisions of the Authorizing Resolution not otherwise amended by this Resolution remain unchanged and in full force and effect; and

Section 5: The appropriate officers of the City are hereby authorized and directed to do all such things to execute and deliver all such documents on behalf of the City as may be necessary or desirable to complete the amendments described herein and effectuate the intent of this Resolution and the Issuer's resolutions in connection with the issuance of the Subject Debt and the financing of the Project; and

Section 6: It is intended that the Authorizing Resolution, as amended by this Resolution, shall constitute approval by the City with respect to the issuance of the Subject Debt and the financing of the Project pursuant to (i) Section 35-721.B of the Act and (ii) Section 147(f) of the Code; and

Section 7: The City hereby finds, determines and declares that:

(a) Construction costs in connection with the Project are subject to further escalation resulting from additional delays in the completion of the Project and, therefore, time is of the essence with respect to the issuance of the Subject Debt and the financing of the Project; and

(b) It being necessary for the preservation of the peace, health and safety of the City of San Luis, Arizona, an emergency is declared to exist, and this Resolution shall become immediately operative and in force from and after the date of posting hereof.

[Intentionally left blank. Signature page follows]

PASSED, ADOPTED, and APPROVED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona, this ____ day of January 2026.

City of San Luis, Arizona

Nieves Riedel, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7. H.

Meeting Date: 01/14/2026

Department Head: Kay Macuil, City Attorney, Attorney's Office

Submitted By: Kay Macuil, City Attorney, Attorney's Office

Action Requested: Motion
Ordinance

ITEM:

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; repealing any conflicting provisions; and providing for severability. **(ITEM CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 12, 2025) (Kay Marion Macuil, City Attorney)**

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

SUMMARY:

BACKGROUND

On May 28, 2025, the City Council approved Ordinance 466 to amend municipal court fees via San Luis City Code Section 2.30.050; Municipal Court fees and 2.30.060; Court Collection Service Fee. After the successful codification of this ordinance, it was discovered that the current wording of the City Code's penalty sections does not align with these changes, specifically San Luis City Code Sections 5.15.990, 8.10.990, 8.25.100, 9.05.990, 9.25.990, 10.15.990, and 10.30.990.

THE PURPOSE OF THIS ORDINANCE

Amend all penalty sections of the city code that reference a flat civil penalty to include language to allow for the additional fees and surcharges pursuant to SLCC § 2.30.050. Amend all penalty sections of the city code that reference the court assessing a default fee to do so pursuant to SLCC § 2.30.050 for default judgments.

RECOMMENDATION / SUGGESTED MOTION:

- A. I MOVE TO APPROVE THE READING OF ORDINANCE NO. 471 BY TITLE ONLY.
(CITY CLERK TO READ ORDINANCE NO. 471 BY TITLE ONLY)**
- B. I MOVE TO APPROVE AND ADOPT ORDINANCE NO. 471 AS PRESENTED.**

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	No
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A

AVAILABLE AMOUNT TO TRANSFER: N/A

ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

There is no fiscal impact. These amendments make clear that fees and surcharges are added to fines under the City Code.

Attachments

Ordinance No. 471



Ordinance

No. 471

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING SAN LUIS CITY CODE SECTIONS TO CONFORM PENALTIES WITH ORDINANCE NO. 466; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, on May 28, 2025 the City, through Ordinance No. 466, amended municipal court fees via San Luis City Code (the "SLCC") § 2.30.050; Municipal Court fees and 2.30.060; Court Collection Service Fee; and

WHEREAS, the City finds the penalties sections of the SLCC require amendment to align with the amendments brought forth through Ordinance No. 466

WHEREAS, the City desires to amend SLCC Sections 1.05.030, 1.05.990, 5.15.990, 8.10.990, 8.25.100, 9.05.990, 9.25.990, 10.15.990, and 10.30.990 to allow for the additional fees and surcharges pursuant to SLCC § 2.30.050 and reference the court assessing a default fee to do so for default judgements.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of San Luis, Arizona:

Section 1:: SLCC Chapter 1.05 General Provisions, § 1.05.030 Definitions Subsection A shall be amended and appended to add in alphabetical order the following:

CODE, THE CODE, THIS CODE, or SLCC. Code of Ordinances of the City of San Luis. SLCC. San Luis City Code or the Code of Ordinances of the City.

Section 2 SLCC Chapter 1.05 General Provisions, Section 1.05.990 General Penalty - Continuing violations is amended and appended to add a new subsection, I to read:

"(I) All fees and surcharges imposed pursuant to state law shall be imposed in addition to the fines set forth in this San Luis City Code."

Section 3 Section 5.15.990(B)(3) and (4) of the San Luis City Code is amended to read:

"(3) The person is subject to a civil penalty not to exceed two hundred fifty dollars (\$250.00) for each violation. All fees and surcharges imposed pursuant to state law

shall be imposed in addition to those fees set forth in this section. For continuing violations, each day constitutes a separate offense.

It is not a civil offense for a taxicab to pick up a customer who has either hailed the taxicab or has otherwise requested that the taxicab pick them up, and the location does not violate any traffic, parking or other laws.”

Section 4: Section 8.10.990 of the San Luis City Code is amended to read:

“Violations of this chapter shall be a Class 3 misdemeanor punishable in accordance with the applicable sections of the Arizona Revised Statutes. All fees and surcharges imposed pursuant to state law shall be imposed in addition to those fees set forth in this section.”

Section 5: Section 8.25.100(A) of the San Luis City Code is amended to read:

“(A) A responsible party cited for a violation of any provision of this chapter shall be subject to a civil sanction and shall be fined an amount not to exceed \$500.00 per day. All fees and surcharges imposed pursuant to state law shall be imposed in addition to those fees set forth in this section.”

Section 6: Section 9.05.990 of the San Luis City Code is amended to read:

“Violations of this chapter shall be a Class 3 misdemeanor punishable in accordance with the applicable sections of the Arizona Revised Statutes. All fees and surcharges imposed pursuant to state law shall be imposed in addition to those fees set forth in this section.”

Section 7: Section 9.25.990 of the San Luis City Code is amended to read:

“Violations of this chapter shall be a Class 3 misdemeanor punishable in accordance with the applicable sections of the Arizona Revised Statutes. All fees and surcharges imposed pursuant to state law shall be imposed in addition to those fees set forth in this section.”

Section 8 : Section 10.15.990(C)(2)(b) of the San Luis City Code is amended to read:

“(b) In addition to any civil sanction imposed, the Municipal Court shall assess a default fee of not less than \$50.00, pursuant to SLCC 2.30.050 or any successor statute, for failure to pay any civil sanction imposed by the court. on each default judgment entered for failure to appear in a civil traffic case, or for failure to satisfy in full a civil sanction imposed in a civil traffic case.”

Section 9: Section 10.30.990(A) of the San Luis City Code is amended to read:

“(A) Any person in violation of SLCC § 10.30.010 shall be found guilty of a civil infraction and be required to pay a minimum fine of \$50.00, which cannot be suspended except pursuant to subsection (B) of this section. All fees and surcharges imposed pursuant to state law shall be imposed in addition to those fees set forth in this section.”

Section 10: The City Council authorizes and directs the appropriate City officers and employees to perform all necessary or desirable acts to give effect to this Ordinance.

Section 11: If a conflict arises between the provisions of this ordinance and any resolution, other ordinance, regulation, or policy of the City of San Luis, the conflicting provisions are repealed, amended, superseded, and replaced, and this Ordinance shall govern.

Section 12: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction or operation of law by legislation, such decision or law shall not affect the validity of the remaining portion of this Ordinance.

PASSED, ADOPTED, and APPROVED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona, this ____ day of January 2026.

Nieves Riedel, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7. I.

Meeting Date: 01/14/2026

Department Head: Kay Macuil, City Attorney, Attorney's Office

Submitted By: Kay Macuil, City Attorney, Attorney's Office

Action Requested: Motion
Ordinance

ITEM:

Discussion and possible action on any and all matters regarding Ordinance No. 472. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending and restating City Code sections 8.25.010 and 8.25.020(A) to include hazardously large mud clods on roadways as a nuisance; repealing conflicting provisions, and providing for severability. **(ITEM CONTINUED FROM THE SPECIAL COUNCIL MEETING HELD ON DECEMBER 17, 2025) (Kay Marion Macuil, City Attorney)**

- A. Action on Reading of Ordinance No. 472 by title only
- B. Action on Ordinance No. 472

SUMMARY:

BACKGROUND

Throughout the year, especially during the agricultural season, it is not uncommon for the city to encounter issues with mud, dirt, and debris that create obstructions and hindrances on the roadways. While discussions with various agricultural companies have helped minimize this issue, the San Luis Police Department and Code Enforcement are unable to enforce it under current state and local laws effectively, as existing remedies are criminal in nature and difficult to enforce without an officer witnessing the act. By including mud, dirt, and debris on roadways as a nuisance under San Luis City Code Chapter 8.25, the City will have a clear avenue to enforce this impact as a civil sanction.

THE PURPOSE OF THIS ORDINANCE

This ordinance amends San Luis City Code section 8.25.010 to add the following definition:

"MUD, DIRT, AND DEBRIS AND ROADWAYS. The act of any person, entity, or other responsible party who tracks, spills, deposits, discharges, or drops any mud, dirt, or other debris on a public street or right of way that obstructs or affects the ordinary public use of the street or right of way. This applies regardless of whether the responsible party is acting pursuant to any permitted use."

Further, this ordinance amends San Luis City Code section 8.25.020(A) to include a reference to mud, dirt, and debris to accommodate the new definition.

RECOMMENDATION / SUGGESTED MOTION:

- A. I MOVE TO APPROVE THE READING OF ORDINANCE NO. 472 BY TITLE ONLY.
(CITY CLERK TO READ ORDINANCE NO. 472 BY TITLE ONLY)**
- B. I MOVE TO APPROVE AND ADOPT ORDINANCE NO. 472 AS PRESENTED.**

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: No
CITY/STATE/FEDERAL FUNDS: N/A
TOTAL: N/A
BUDGETED AMOUNT: N/A
AVAILABLE AMOUNT TO TRANSFER: N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):
Not applicable, no discernible fiscal impact.

Attachments

Ordinance No. 472
Current City Code Sec 8.25; Nuisances



Ordinance

No. 472

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING AND RESTATING CITY CODE SECTIONS 8.25.010 AND 8.25.020(A) TO INCLUDE HAZARDOUSLY LARGE MUD CLOUDS ON ROADWAYS AS A NUISANCE; REPEALING CONFLICTING PROVISIONS, AND PROVIDING FOR SEVERABILITY.

WHEREAS, San Luis is a farming community and the City supports farming productivity, however, farming activity and equipment can leave mud clods so large on the roadways that they create a hazard to traffic, swerving around them or suddenly stopping; and

WHEREAS, none of the current laws adequately address the situation; and

WHEREAS, the City recognizes the importance of preserving safe and accessible roadways for all users by preventing conditions that cause accidents due to mud clods and debris;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of San Luis, Arizona:

Section 1: Subsection 8.25.010(24) is added to the definition of "PUBLIC NUISANCES" under § 8.25.01 Definitions of Chapter 8.25 Nuisances of the San Luis City Code read:

"(24) MUD CLOUDS OBSTRUCTING TRAFFIC: The act of any person, entity, or other responsible party who tracks, spills, deposits, discharges, or drops any mud clods, dirt, or other debris on a public street or right of way so large that it obstructs or otherwise affects the ordinary public use of the street or right of way, including but not limited to traffic swerving into on-coming lanes of traffic and suddenly stopping or slowing to avoid it. This nuisance applies regardless of whether the responsible party is acting pursuant to any permitted use."

Section 2: Section 8.25.020 (A) of the San Luis City Code is amended and restated to read:

"(A) Responsible parties shall maintain their property and those areas in the streets or alleys between their property lines and to the centerline of the right-of-way abutting their

property free and clear of all public nuisances, regardless of the manner in which the public nuisance was created, including, but not limited to, any inoperable vehicles, litter, trash, junk, stored material, construction material, trees, bushes, weeds, vegetative trimmings, or other potential hazards to public health, safety and welfare. Responsible parties shall not allow large mud clods, dirt, or other debris to obstruct traffic on any part of the public right-of-way abutting their property.

Section 3 The City Council authorizes and directs the appropriate City officers and employees to perform all necessary or desirable acts to give effect to this Ordinance.

Section 4: If a conflict arises between the provisions of this Ordinance and any resolution, other ordinance, regulation, or policy of the City of San Luis, the conflicting provisions are amended, superseded, and replaced, and this Ordinance shall govern.

Section 5: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction or operation of law by legislation, such decision or law shall not affect the validity of the remaining portion of this Ordinance.

PASSED, ADOPTED, and APPROVED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona, this ____ day of January 2026.

Nieves Riedel, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney

Chapter 8.25 NUISANCES

Sections:

- 8.25.010** **Definitions.**
- 8.25.020** **Liability for public nuisances – Mitigative actions by responsible parties.**
- 8.25.030** **Administrative review process.**
- 8.25.040** **Selection of corrective measures.**
- 8.25.050** **Right to enter premises for inspection or abatement.**
- 8.25.060** **Designation of enforcement authorities.**
- 8.25.070** **Abatement costs recovery procedures.**
- 8.25.080** **Lost, abandoned, and unclaimed motor vehicles.**
- 8.25.100** **Penalty.**

8.25.010 **Definitions.**

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

CORRECTIVE MEASURES. Those actions deemed necessary by designated enforcement authorities or the environmental manager of the City to prevent, minimize, mitigate or correct the damage to the public health, safety, or welfare which may have resulted from the creation of any of the “public nuisances” as defined below.

ENFORCEMENT AUTHORITIES. Those designated City employees who are authorized by this chapter to issue notices to comply for violations and ensure appropriate corrective measures are taken by the violator to eliminate the nuisance and return the property to a state that meets the local community standards.

PUBLIC NUISANCES. The following conditions are public nuisances:

- (1) *VERMIN ATTRACTIONS.* Any condition or place in the City which provides harborage for flies, rodents, mosquitoes, and other insects which are capable of carrying and transmitting disease-causing organisms to any person or persons.
- (2) *DISEASE TRANSMISSION.* All sewage, human excreta, wastewater, garbage, or other organic wastes inappropriately deposited, stored, discharged, or exposed so as to be a potential medium in the transmission of disease to or between any person or persons and animals.
- (3) *UNCONTROLLED VEGETATION.* Noxious weeds and other rank vegetation not properly controlled.
- (4) *LEAKING WASTE HAULING.* Any vehicle or container used in the transportation of garbage, human excreta, or other organic material which allows leakage or spillage of contents.

- (5) *WASTEWATER MAINTENANCE*. The lack of maintenance of any overflowing septic tank, sewage system, cesspool, or other accumulation of stagnant water, the contents of which may be accessible to flies or other insects.
- (6) *WATER CONTAMINATION*. The pollution or contamination of any waters of the state or United States that are potable, used for swimming, fishing, hunting, irrigation, or supports riparian habitation.
- (7) *EFFLUENT DISPOSAL*. The use of the contents of privies, cesspools, or septic tanks or the use of sewage or sewage plant effluents for fertilizing or irrigation purposes for crops or gardens except by specific approval of the Department of Health Services and/or the Department of Environmental Quality of the State of Arizona.
- (8) *REGULATED WASTE HANDLING*. The storage, collection, accumulation, transportation, disposal, and/or reclamation of garbage, trash, rubbish, litter, weeds or vegetative material, manure, or other objectionable or regulated wastes other than as provided and authorized by applicable law or regulation.
- (9) *ILLEGAL DUMPING*. The accumulation, throwing, dumping, dropping of any litter, garbage, waste, trash, or destructive or injurious material on public or private property that an owner or person in control of premises is responsible for which is not immediately removed.
- (10) *PUBLIC SAFETY OBSTRUCTIONS*. All trees, hedges, billboards, or other obstructions which prevent people from having a clear view of all traffic approaching an intersection or constitute a danger to pedestrians or vehicles.
- (11) *OBSTRUCTIONS TO TRAFFIC FLOW*. Obstructions and excavations affecting the ordinary public use of streets, alleys, sidewalks, or public grounds except under such conditions as are permitted by this chapter or other applicable law.
- (12) *DANGEROUS ANTENNAS*. Radio aerials or television antennas erected or maintained in a dangerous manner.
- (13) *DANGEROUS SIGNS*. All hanging signs, awnings, banners, and other similar structures over streets and sidewalks, or so situated so as to endanger public safety, or not constructed and maintained as provided by ordinance.
- (14) *DANGEROUS MACHINERY*. All easily accessible, dangerous, unguarded machinery in any public place, or so situated or operated on private property as to attract the public.
- (15) *DISCARDED MACHINERY*. Accumulations of discarded or dilapidated machinery, household appliances, automobile parts, or other material in a manner that annoys, injures, or endangers the safety, health, comfort, or repose of the community from such accumulations.
- (16) *DANGEROUS EXCAVATIONS*. Any well, hole, or similar excavation which is left uncovered or in such other condition as to constitute a hazard to persons coming on the premises where it is located.
- (17) *OBSTRUCTIONS TO WATERWAYS*. Obstructions to the free flow of water in a natural waterway or public street drain, gutter, or ditch with trash or other materials.

- (18) *INOPERABLE MOTOR VEHICLES*. Any vehicle or motor vehicle that:
- (a) Cannot be legally operated;
 - (b) Is disassembled, dismantled, or partially dismantled;
 - (c) Is incapable of being propelled under its own power; or
 - (d) Is not currently licensed or able to be licensed; and
 - (e) Is kept or allowed to remain upon any property in the City in such a manner so as to be visible from beyond the boundary of the lot.
- (f) The above provision on inoperable motor vehicles shall not apply to any inoperable vehicle stored on private property within the City if the vehicle is:
- (i) Lawfully enclosed within a structure;
 - (ii) Completely covered with an opaque car cover specifically designed and sold for such use;
 - (iii) A vehicle registered and licensed to a resident of the property and is undergoing repair, and that the total period during which the vehicle is inoperable does not exceed 15 days;
 - (iv) A legally established use on such property; or
 - (v) Completely enclosed by any fence, wall, or barrier, not less than five feet in height, constructed of opaque materials without openings, holes, or gaps other than gates or doors which shall also be constructed of opaque material. If the inoperable vehicle is located in the rear yard of the property, then the fence, wall, or barrier need not be constructed of opaque material as long as said vehicle is completely covered by an opaque car cover specifically designed and sold for such use.
- (19) *DEFECTIVE SIGNS*. Any sign that endangers the public safety, such as materially dangerous, electrically or structurally defective sign, or an abandoned sign.
- (20) *CONSTRUCTION DEBRIS*. Failure to remove and dispose of construction debris within 15 days of its generation or by means other than containers designed for debris removal.
- (21) *AIR POLLUTION*. Dense smoke, noxious vapors, gas, soot, or cinders in unreasonable quantities.
- (22) *IRRIGATION OVERFLOW*. Irrigation overflow into rights-of-way that poses a public safety hazard.
- (23) *OTHER NUISANCES*. Other acts that interfere with the comfortable enjoyment of life and property, or tend to depreciate the value of the property of others.

RESPONSIBLE PARTIES. Property owners, persons in control of property and/or premises, and other persons responsible for the actual creation of the public nuisance or by allowing or directing activities on private or public owned property that lead to one of the above nuisances or who have a duty of maintenance of property, premises, or adjacent streets, alleys, sidewalks, and/or rights-of-way. (Ord. 422 § 2 (Att.), passed 12-8-2021.)

8.25.020 Liability for public nuisances – Mitigative actions by responsible parties.

- (A) Responsible parties shall maintain their property and those areas in the streets or alleys between their property lines and to the centerline of the right-of-way abutting their property free and clear of all public nuisances, regardless of the manner in which the public nuisance was created, including, but not limited to, any inoperable vehicles, litter, trash, junk, stored material, construction material, trees, bushes, weeds, vegetative trimmings, or other potential hazards to public health, safety and welfare.
- (B) When a public nuisance is created, the responsible party will be issued a notice to comply and given one week in which to eliminate the nuisance at their own expense. If corrective action is not taken within one week, the responsible party will be prosecuted in accordance with SLCC [8.25.100](#). For nuisances that pose an immediate threat to the community's health or safety, or are nuisances in the public right-of-way, the responsible party will be required to correct the nuisance immediately. If the City finds it necessary to take steps to correct the nuisance, it will bill the responsible party for all costs incurred.
- (C) If corrective action required is complex or extensive, additional time may be authorized by the enforcement authority to allow the responsible party a reasonable opportunity to comply.
- (D) If a public nuisance is created and the responsible party cannot be determined, the owner of the property will be held responsible for corrective measures and costs.
- (E) A person who is a responsible party shall be strictly, jointly, and severally liable for such reasonable abatement costs as may be incurred if elimination of the nuisance is not completed within the specified time and the City will take action on its own to eliminate the nuisance.
- (F) An action brought by the City to recover abatement costs required by subsection [\(D\)](#) from a responsible party shall be initiated within one year of the completion of the compliance activities.
- (G) All abatement costs shall be paid within 30 days from receipt of the abatement costs invoice. The City may extend the time for payment or provide for installment payments if, based upon the judgment of the City, payment within 30 days would place an undue economic hardship on the violator.
- (H) If an assessment made in accordance with the provisions of this chapter is not paid as provided, it shall be recorded in the office of the County Recorder. From the date of its recording, it shall be a lien on said lot or tract of land assessed under this chapter and the several amounts assessed against such lot or tract of land until paid.
- (I) Nothing in this section shall prevent the City from taking other enforcement actions as provided in this chapter.
- (J) In addition to the other provisions of this section, the City may bill the responsible party for special solid waste pickup pursuant to the rates and charges for such special pickup as established by other regulations. (Ord. 422 § 2 (Att.), passed 12-8-2021.)

8.25.030 Administrative review process.

- (A) The enforcing authority's department director will act as the hearing officer and will be responsible for reviewing all requests from parties contesting corrective measures.
- (B) Responsible parties may object to corrective measures intended by the City by filing written notice to the hearing officer within 72 hours of receipt of the notice to comply.
- (C) The hearing officer, upon receipt of the request for review, shall notify those concerned to defer enforcement action unless there is a danger to the public's health or safety until the outcome of the review is determined. The hearing officer may use any resources available for the purposes of obtaining the information necessary to determine whether appropriate corrective measures were selected. The responsible party shall promptly supply to the hearing officer any additional information necessary to review the issues fully and completely. At the conclusion of the review, the hearing officer shall notify the responsible party and the enforcement authority of his findings within ten working days. Corrective measures must commence within 24 hours of this notification. (Ord. 422 § 2 (Att.), passed 12-8-2021.)

8.25.040 Selection of corrective measures.

- (A) Corrective measures will be selected by the citing official after considering the following factors:
- (1) Community, welfare, and environmental concerns at risk.
 - (2) Proximity to valuable natural resources such as waters of the state or the United States.
 - (3) Accessibility to the nuisance site by persons and equipment.
 - (4) Quantity, concentration, and properties of the hazardous substances present.
 - (5) The practicality and cost-effectiveness of corrective measures applicable to a site.
 - (6) The ability of the responsible party to pay abatement costs or reimburse the City if it has to clean up the site.
 - (7) Availability of other federal, state, or county enforcement authorities such as the Arizona Department of Environmental Quality or the Environmental Protection Agency to take the necessary action.
- (B) The citing enforcement authority will consult with other members listed in SLCC [8.25.060](#) and the City's Environmental Program Coordinator in cases where the materials present might require special handling. (Ord. 422 § 2 (Att.), passed 12-8-2021.)

8.25.050 Right to enter premises for inspection or abatement.

If an enforcement authority or the City's environmental program coordinator deems it necessary to enter a building or structure within City jurisdiction for the purpose of examining, removing, or preventing a public nuisance and is refused entrance, any of the enforcement authorities listed in SLCC [8.25.060](#) may make a complaint under oath to a municipal Magistrate. The Magistrate shall issue a warrant directing the Police Department accompanied by and under the direction of at least one designated enforcement authority to examine, remove or prevent the public nuisance. (Ord. 422 § 2 (Att.), passed 12-8-2021.)

8.25.060 Designation of enforcement authorities.

All officers and investigators of the City Police and Fire Departments, the City Building Official, the Code Enforcement Officer, the building inspectors, sanitation inspector, pretreatment inspectors, and the Code Enforcement Specialist are authorized to issue notices to comply and citations for violations of this Code within City jurisdiction. (Ord. 422 § 2 (Att.), passed 12-8-2021.)

8.25.070 Abatement costs recovery procedures.

Whenever the City is required to accomplish the activities associated with the elimination of a public nuisance, the following procedures will be used in establishing the reimbursable costs:

- (A) Contractor costs that are billed directly to the City.
- (B) Costs of City employees required to oversee cleanup activities will be compensated on a time and materials basis, including all benefits and overhead costs.
- (C) Costs associated with accounting and contracting services necessary to arrange for outside contractor services. (Ord. 422 § 2 (Att.), passed 12-8-2021.)

8.25.080 Lost, abandoned, and unclaimed motor vehicles.

The City shall comply with A.R.S. §§ [28-4801](#) through [28-4884](#) and its successors regarding lost, stolen, abandoned, or unclaimed vehicles within City limits. (Ord. 422 § 2 (Att.), passed 12-8-2021.)

8.25.100 Penalty.

- (A) A responsible party cited for a violation of any provision of this chapter shall be subject to a civil sanction and shall be fined an amount not more than \$500.00 per day.

- (B) Each day a violation continues shall constitute a separate offense.
- (C) The City shall provide for payment by mail of fines imposed under this section.
- (D) The imposition of a penalty under the provisions of this section shall not waive any and all other legal remedies available to the City. (Ord. 422 § 2 (Att.), passed 12-8-2021.)

The San Luis City Code is current through Ordinance 470, passed August 27, 2025.

Disclaimer: The City Clerk's Office has the official version of the San Luis City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.sanluisaz.gov](http://www.sanluisaz.gov)

[Hosted by General Code.](#)



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7. J.

Meeting Date: 01/14/2026

Department Head: Kay Macuil, City Attorney, Attorney's Office

Submitted By: Justin Neuman, Paralegal, Attorney's Office

Action Requested: Motion
Ordinance

ITEM:

Discussion and possible action on any and all matters regarding Ordinance No. 476. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, Adding Chapter 9.40; Drunk and Disorderly to the San Luis City Code **(Kay Marion Macuil, City Attorney)**

- A. Action on Reading of Ordinance No. 476 by title only
- B. Action on Ordinance No. 476

SUMMARY:

BACKGROUND

The San Luis Police Department (SLPD) is experiencing an issue where intoxicated individuals are creating a nuisance along the Main Street area, with several business owners in the area calling to report these actions. Still, when SLPD responds to these calls, the individuals are not actively consuming alcohol, which limits the Police Department's enforcement options.

By adding a new section to San Luis City Code Title 9 Division IV, Offenses Against Public Peace for Drunk and Disorderly Behavior, the City's Police will have an avenue to enforce and deter such behavior.

THE PURPOSE OF THIS ORDINANCE

To add chapter 9.40, Drunk and Disorderly, to the San Luis City Code, read as follows:

"Any person who appears in any public place, street, alley, or sidewalk in the City in a drunken or disorderly condition, or lies or sleeps in any public place, or on any street, alley, or sidewalk in a drunken or disorderly condition, shall be guilty of a misdemeanor."

RECOMMENDATION / SUGGESTED MOTION:

- A. I MOVE TO APPROVE THE READING OF ORDINANCE NO. 476 BY TITLE ONLY.
(CITY CLERK TO READ ORDINANCE NO. 476 BY TITLE ONLY)**
- B. I MOVE TO APPROVE AND ADOPT ORDINANCE NO. 476 AS PRESENTED.**

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: No
CITY/STATE/FEDERAL FUNDS: N/A

TOTAL: N/A

BUDGETED AMOUNT: N/A

AVAILABLE AMOUNT TO TRANSFER: N/A

ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Ordinance No. 476



Ordinance

No. 476

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, ADDING CHAPTER 9.40; DRUNK AND DISORDERLY TO THE SAN LUIS CITY CODE; REPEALING CONFLICTING PROVISIONS, AND PROVIDING FOR SEVERABILITY.

WHEREAS, The City finds that this Ordinance is necessary to protect the public health, safety, or welfare of the public.

WHEREAS, the City desires to add San Luis City Code Chapter 9.40 for Drunk and Disorderly as a misdemeanor offense.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of San Luis, Arizona:

Section 1: Chapter 9.40 of the San Luis City Code is to read:

“Any person who appears in any public place, street, alley or sidewalk in the City in a drunken or disorderly condition, or lies or sleeps in any public place, or on any street, alley or sidewalk in a drunken or disorderly condition, shall be guilty of a Class 1 misdemeanor, punishable pursuant to SLCC § 1.05.990 or its successor code.”

Section 2 The City Council authorizes and directs the appropriate City officers and employees to perform all necessary or desirable acts to give effect to this Ordinance.

Section 3: If a conflict arises between the provisions of this ordinance and any resolution, other ordinance, regulation, or policy of the City of San Luis, the conflicting provisions are amended, superseded, and replaced, and this Ordinance shall govern.

Section 4: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction or operation of law by legislation, such decision or law shall not affect the validity of the remaining portion of this Ordinance.

[Intentionally left blank, signature page follows.]

PASSED, ADOPTED, and APPROVED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona, this ____ day of January 2026.

Nieves Riedel, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7. K.

Meeting Date: 01/14/2026

Department Head: Kay Macuil, City Attorney, Attorney's Office

Submitted By: Justin Neuman, Paralegal, Attorney's Office

Action Requested: Motion
Ordinance

ITEM:

Discussion and possible action on any and all matters regarding Ordinance No. 477. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending city code section 7.05.010 to add park hours and update references. **(Kay Marion Macuil, City Attorney)**

A. Action on Reading of Ordinance No. 477 by title only

B. Action on Ordinance No. 477

SUMMARY:

BACKGROUND

On October 28, 2020, the City enacted the current general rules and policies for parks, which limit hours of use from sunrise to 11:00. P.M. Although this is enacted as a policy, the San Luis Police Department is continuing to encounter issues with persons occupying City parks beyond these hours. Codifying these hours in the City Code will provide the Police Department with a clear means to enforce them. Further, City Code Section 7.05.010 was enacted by Ordinance No. 22 on February 10, 1982, and refers explicitly to Friendship Park. Since Friendship Park no longer exists, this Ordinance will remove this reference to update the City Code appropriately.

THE PURPOSE OF THIS ORDINANCE

This ordinance adds the hours of operation for City Parks to San Luis City Code chapter 7.05.010 and removes references to the now-defunct Friendship Park.

RECOMMENDATION / SUGGESTED MOTION:

A. I MOVE TO APPROVE THE READING OF ORDINANCE NO. 477 BY TITLE ONLY.

(CITY CLERK TO READ ORDINANCE NO. 477 BY TITLE ONLY)

B. I MOVE TO APPROVE AND ADOPT ORDINANCE NO. 477 AS PRESENTED.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	No
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Ordinance No. 477

General Park Rules and Policies

SLCC 7.05.010



Ordinance

No. 477

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING CITY CODE SECTION 7.05.010 TO ADD PARK HOURS AND UPDATE REFERENCES; REPEALING CONFLICTING PROVISIONS, AND PROVIDING FOR SEVERABILITY.

WHEREAS, On October 28, 2020, the City enacted the current general rules and policies for parks that limit the hours of use from sunrise to 11:00. P.M.; and

WHEREAS, On February 10, 1982 the City passed Ordinance 22 allowing for City Parks to be closed while referencing Friendship Park specifically; and

WHEREAS, the City desires to amend San Luis City Code Section 7.05.010; Closing of City Parks.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of San Luis, Arizona:

Section 1: Section 7.05.010 of the San Luis City Code is amended and restated to read:

A) For the promotion and protection of the public health, safety, convenience and general welfare of the citizens and residents of the City, the City Council hereby adopts an ordinance to close any City Park, as the aforementioned considerations may warrant and apply, in order to provide for the safekeeping of all City parks.

(B) Unless closed pursuant to this section, all City Parks shall only be available to the public daily from sunrise until 11:00 p.m. These hours may be adjusted by administrative action as recommended by the Parks and Recreation Director and approved by the City Manager.

Section 2 The City Council authorizes and directs the appropriate City officers and employees to perform all necessary or desirable acts to give effect to this Ordinance.

Section 3: If a conflict arises between the provisions of this ordinance and any resolution, other ordinance, regulation, or policy of the City of San Luis, the conflicting provisions are amended, superseded, and replaced, and this Ordinance shall govern.

Section 4: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction or operation of law by legislation, such decision or law shall not affect the validity of the remaining portion of this Ordinance.

PASSED, ADOPTED, and APPROVED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona, this ____ day of January 2026.

Nieves Riedel, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney

Park Rules & Policies

1. Vehicles are prohibited in park area (Authorized Vehicles or Equipment Only)
2. Individual or groups with reservation permits have priority use
3. Alcohol Permits are required to consume alcohol at park-designated areas.
4. Glass Beverage containers are prohibited.
5. Park Hours: Sunrise to 11 pm. (Unless authorized by City)
6. Dogs must be on a leash and owners clean-up after pet.
7. Non-Supervised facility when not in use for City events.
8. Serious injuries are possible when using facility (Use at Own Risk)
9. No soliciting/loitering/littering in park area
10. Disorderly conduct, loud music , unlawful or dangerous activities are prohibited
11. No overnight parking/camping in accordance with Ordinance 388
12. This is a tobacco and drug free area.
13. Report hazards, damaged equipment or vandalism. Damaging property is a crime.

Reservations can be done at Parks and Rec. Office (928) 341-8535

For reporting issues (San Luis Police Department): (928) 341-2420 or Emergencies Dial **911**

Follow public health orders of the Arizona Governor, County Health District, and City of San Luis

Skate Park Rules

1. Skateboard at your own risk (This is a non-supervised facility)
2. Helmets and protective equipment must be worn at all times.
3. No loud music or inappropriate behavior tolerated.
4. This is a tobacco/alcohol and drug free area.
5. No bikes allowed. (Skateboards and In-Line skates only)
6. Park is open from sunrise to 11 pm. (Unless authorized by City)

To report repairs or concerns: Parks and Recreation Office (928)341-8535

For reporting issues (San Luis Police Department): (928) 627-5436 or Emergencies 911

Follow public health orders of the Arizona Governor, County Health District, and City of San Luis

7.05.010 Closing of City parks.

(A) For the promotion and protection of the public health, safety, convenience and general welfare of the citizens and residents of the City, the City Council hereby adopts an ordinance to close Friendship Park, and other City parks, as the aforementioned considerations may warrant and apply, in order to provide for the safekeeping of Friendship Park and other City parks.

(B) The ordinance codified in this section is hereby adopted in order to give full legal force and effect to Ordinance [18](#), passed and adopted by the City Council on September 23, 1981. (Ord. 22 §§ 1, 2, passed 2-10-1982. Code 2012 § 94.01.)

Editor's note: Ordinance 18 is codified in SLCC [7.05.990](#).

The San Luis City Code is current through Ordinance 470, passed August 27, 2025.

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