

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
March 11, 2026
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
Council Member Maria Cecilia Cruz
Council Member Azael De La Hoya
Council Member Esteban C. Rosales (via Teams, left the meeting at 7:26 p.m.)

Council Member Lizeth Servin
Mayor Nieves Riedel

ABSENT: Vice Mayor Javier Vargas

OTHERS PRESENT: Jenny Torres, City Manager
Joe Estes, Interim City Attorney
Sonia Cornelio, City Clerk
Adela Cortez, Director of Human Resources
Alejandra Peru, Court Administrator
Angel Ramirez, Fire Chief
Angelica Roldan, Director of Parks & Recreation
Antonio Maldonado, Multimedia Production & Operations Specialist
Armando Esparza, Director of Economic Development
Claudia Montoya, Acting Assistant Director of Parks & Recreation
Danae T. Figueroa, Magistrate
Edgar Esparza, Billing & Collections Manager
Francia Alonso, Public Information Officer
Humberto Arcos, Grants Coordinator
Jeziel Banos, IT Help Desk Technician
Jorge Perez, Assistant Director of Public Works
Jose Guzman, Director of Development Services
Juan Tejeda, Assistant Director of Development Services
Manuel Hernandez, Assistant Director of Public Works
Maria Barajas, Human Resources Manager
Maria Sabori, Risk Manager

Miguel Ramirez, Finance Accounting Manager
Nigel Reynoso, Chief of Police
Olivia Jenkins, Administrative Services Manager
Rogelio Martinez, Administrative Coordinator
Roula Encinas, Director of Finance
Tomas Sanchez, City Engineer
Victor De La Torre, Safety Officer
Yigal Duarte, Economic Development Assistant
Christian Cuevas, Meeting Interpreter
Elida Valenzuela, Police Chaplain
Fabher Sanchez, Resident
Mark Concha Jr., Resident

2. PLEDGE OF ALLEGIANCE

Council Member 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

Mr. Andy Robinson, CEO and President for Yuma Community Food Bank, introduced himself. He thanked Mayor Nieves Riedel and the City Council for their support of the Yuma Community Food Bank over the years. He is looking forward to a great partnership and to helping neighbors in need.

Mayor Nieves Riedel congratulated Mr. Nigel Reynoso, Chief of Police, on the City of San Luis being selected as the safest city in Arizona. She received calls from the Arizona Republic, Yuma Daily Sun and Channel 11. As the Mayor, she feels very proud as this is happening due to the manner, he is running the Police Department and the great men and women that work under him.

5. PROCLAMATION

5. A. Proclamation on National Small Business Development Center Day - March 18, 2026.

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

Ms. Crystal Mendoza, of the Arizona Western Entrepreneurial Colleges Small Business Development Center, expressed gratitude for the proclamation and thanked the City of San Luis and the Economic Development Department and her staff for their support and collaboration.

6. CONSENT AGENDA

6. A. MINUTES OF

- Regular Council meeting held February 11, 2026

6. B. DISBURSEMENTS

From February 18, 2026 to March 2, 2026

Total \$1,177,674.28

(One Million, One Hundred Seventy-Seven Thousand, Six Hundred Seventy-Four Dollars and Twenty-Eight Cents)

MOTION: Council Member Tadeo Azael De La Hoya/Mayor Nieves Riedel to approve the Consent Agenda as presented. The motion passed unanimously.

The vote was as follows:

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

7. DISCUSSION AND POSSIBLE ACTION ITEMS:

7. A. Discussion and possible action on any and all matters regarding authorization to approve the purchase of cement and water line installation materials for the East Community Park sidewalk project. (Angelica Roldan, Director of Parks and Recreation)

Ms. Angelica Roldan, Director of Parks & Recreation, mentioned that the Parks Grounds Department is collaborating with the Public Works Department to start the sidewalk project at East Community Park. This project involves constructing sidewalks linking the North, South, and West parking lots, the soccer field, and restrooms, and installing water lines. The Public Works Department has already begun leveling the ground in this area. The staff intends to work directly with BLT Companies for concrete purchases and Yuma Winnelson for the materials needed for the water line installation. The Public Works staff requested quotes for the water line installation materials, but managed to obtain only two (2) of the three (3) needed. They received just one (1) quote for cement, as BLT Companies is a regular vendor known for supplying reliable concrete materials. The concrete project will involve multiple cement purchases from BLT Companies throughout this fiscal year. Considering the concrete fee per cubic yard and taxes, staff recommended keeping the total under \$100,000.00. The quotes for the water line materials are also attached, with Yuma Winnelson providing the lowest quote. Each purchase exceeds the \$45,000.00 limit set by Section 3.05.010(D) of the San Luis Purchasing Code. The Public Works Department will provide labor for both purchases, thereby reducing the city's costs.

Staff is requesting the City Council's approval to buy materials from both BLT Companies and Yuma Winnelson by bypassing formal bidding procedures as allowed under the San Luis Purchasing Code Section 3.05.010(F) due to the urgency in securing formal bids for materials and labor, and to minimize labor costs since Public Works staff will assist the Parks Division as much as possible to make the East Community Park available for residents.

MOTION: Council Member Luis E. Cabrera/Council Member Maria Cecilia Cruz to approve the purchase of cement materials not to exceed \$100,00.00 and water line installation materials as quoted for the East Community Park Sidewalk project by waiving formal purchasing procedures, as presented. The motion passed unanimously.

The vote was as follows:

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

7. B. Discussion and possible action on any and all matters regarding Resolution No. 2393. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, establishing rates for parking control devices; establishing a parking control zone; repealing any conflicting provisions; providing for severability. (Nigel Reynoso, Chief of Police)

Mr. Nigel Reynoso, Chief of Police, commented on Mayor Nieves Riedel's remarks about the City of San Luis being the safest city in Arizona by saying that, aside from acknowledging the great work that his staff does, he also recognized the community because it requires a good community that cares and works in partnership with the Police Department.

Chief Reynoso further explained that on August 24, 2022, the City Council officially set rates for parking control devices and parking meters that had been in operation in the city for several years and established a parking control zone with Resolution No. 2230. Since its inception, these rates and parking control zones have not been updated to reflect the city's current needs and costs. Section 10.15.100(B) of the City Code provides that the City Council, by resolution, may establish the rates for parking control devices and parking meters as needed. This resolution increases parking control device rates from \$0.50 to \$1.25 per hour, plus an additional \$0.35 transaction fee, and reestablishes parking control zones to better serve the city's needs. He provided examples from other border and non-border cities regarding their rates, as well as maintenance costs and revenues, for May 2024 to 2026. He added that another change will be the Pay Smarter application on electronic devices or pay with text.

There was some comments, discussion, questions and answers amongst Chief Reynoso and City Council on the misconception that the parking meters are a money maker or a revenue stream rather than enforcement, notification to the community about the changes, having coin paying customer parking meter for those who are not familiar on how to use an app or other options such as a prepaid card, purpose of parking meters, vehicles parked for longer periods of time including overnight parking, parking time per proposed resolution, customer parking to shop locally at the businesses on Main Street, 2-hour enforcement parking, projection of revenues from three (3) to five (5) years.

Mayor Nieves Riedel suggested holding a work session to discuss this matter further.

MOTION: Mayor Nieves Riedel/Council Member Luis E. Cabrera to continue this item and hold a work session to discuss this matter further. The motion passed with five (5) Ayes and One (1) Nay.

The vote was as follows:

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

7. C. Discussion and possible action on any and all matters regarding Ordinance No. 482. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending San Luis City Code Section 2.30.050 titled Municipal Court Fees, providing for an effective date and providing for severability. (J. Alejandra Peru, Court Administrator)

Ms. Alejandra Peru, Court Administrator, indicated that they are requesting to postpone this item indefinitely due to the 30-day fund transfer requirements that must be administered by the court with the City Council's concurrence. The current presiding judge is scheduled to depart this coming week, leaving the position vacant for a period. Because any fund transfer would not take place 30 days after the ordinance is enacted, they would be in a position where no presiding judge is available to oversee or concur with the expenditures. They want to pause this item until the next appointee is seated and can oversee fund administration.

A. Action on Reading of Ordinance No. 482 by title only

B. Action on Ordinance No. 482

MOTION: Council Member Tadeo Azael De La Hoya/Mayor Nieves Riedel to continue this item until staff is ready to bring it back. The motion passed unanimously.

The vote was as follows:

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

8. BOARD OF ADJUSTMENT

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

MOTION: Council Member Tadeo Azael De La Hoya/Council Member Maria Cecilia Cruz to adjourn as the City Council and reconvene as the Board of Adjustment. The motion passed unanimously.

The vote was as follows:

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

8. A. Public hearing followed by discussion and possible action on any and all matters regarding Variance Case No. 2026-0024 - Villegas Mixed-Use Project. A request by Fernando Villegas, owner, for a variance from the City of San Luis Zoning Ordinance Section 18.35.040 Table No. 7 to reduce the minimum front setback required from 15 ft. to 10 ft. and street side setback from 10 ft. to 5 ft. and to allow parking egress in backward motion into the public right-of-way in a Neighborhood Commercial District (C-1) on property located at 690 N Cesar Chavez Street in San Luis, Arizona. (Jose A. Guzman, Director of Development Services)

A. Staff presentation

Mr. Jose Guzman, Director of Development Services, explained that the applicant is requesting to reduce the required setback and to allow vehicles to exit the site on a backward motion. The question before the City Council is whether the variance meets the statutory and city code requirements. The property is zoned C1, a Neighborhood Commercial District, which allows the proposed use. The proposed use is an office on the first floor and a studio apartment on the second floor. Under the variance process, all required findings must be supported by the information in the record at the time of the public hearing.

He added that based on the information submitted, the request does not meet the required criteria. 70 from 102 lots within the C-1 do not meet the minimum size requirements for that zoning district. There are no special circumstances based on the submitted documentation. Also, staff cannot determine from the information submitted that a variance is necessary to allow reasonable use of the property. The most significant concern is the requested variance to allow the vehicle to exit in reverse. Therefore, the four (4) criteria require that the variance not be materially detrimental to the person's property or the public welfare. Based on the proposed site configuration and staff comments, the design will require the vehicle to back directly into C Street. This will create potential safety concerns due to limited visibility, the location of adjacent structures, and proximity to the intersection. Based on these findings, staff recommended denial of the variance.

B. Open Public Hearing

Mayor Nieves Riedel opened the Public Hearing.

C. Call to the public on this item

Mr. Fernando Villegas, the applicant, stated that according to his own research, he owns the smallest parcel in the City of San Luis. The property is 30 feet wide by 57 feet long at Cesar Chavez Street and C Street. The parcel was recorded in 1966, before Yuma County adopted any zoning regulations. This parcel has long been used as a parking space for a mobile home and a garage at the back of the lot. Years later, the City of San Luis rezoned the downtown area to commercial, and this small residential lot must now comply with commercial standards. Because the property is now commercial, he proposed building the first mixed-use project in San Luis, which will be 22 x 20, the size of a two-car garage, and each floor is required to provide one (1) parking space; therefore, it will have two (2) parking spaces. He wanted to avoid a full variance and requested a minor variance, where he could request a maximum of 20% reduction, as the zoning ordinance allows minor variances to reduce parking requirements and Mr. Guzman has the discretion to waive some parking requirements using the minor variance process. However, it was not possible due to Mr. Guzman's interpretation because of his need to more than one (1) reduction.

Some discussion, comments, questions and answers ensued amongst the City Council, Mr. Guzman, Ms. Jenny Torres, City Manager, and Mr. Villegas.

D. Close Public Hearing

Mayor Nieves Riedel closed the Public Hearing.

E. Action on Variance Case No. 2026-0024

MOTION: Council Member Luis E Cabrera/ Council Member Maria Cecilia Cruz to approve Variance Case No. 20026-0024. The motion passed with four (4) Ayes and two (2) Nays by Council Members Tadeo Azael De La Hoya and Lizeth Servin.

The vote was as follows:

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

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

MOTION: Council Member Luis E. Cabrera/Mayor Nieves Riedel to adjourn as the Board of Adjustment and reconvene as the City Council. The motion passed unanimously.

The vote was as follows:

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

10. SUMMARY OF CURRENT EVENTS

There were no reports by the City Council or City Manager.

11. EXECUTIVE SESSION

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

Discussion and possible action to hold an executive session pursuant to A.R.S. § 38-431.03(A)(3) on any and all matters regarding the relocation of the Taxi Stand for discussion or consultation for legal advice with the City Attorney, in order to consider its position and instruct its City Attorney regarding the city's responsibility. (Joe Estes, Interim City Attorney)

MOTION: Mayor Nieves Riedel/Council Member Tadeo Azael De La Hoya to go into Executive Session at approximately 6:59 p.m. The motion passed unanimously.

The vote was as follows:

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

12. MOTION TO GO BACK INTO REGULAR SESSION

MOTION: Mayor Nieves Riedel/Council Member Tadeo Azael De La Hoya to go back into regular session at approximately 7:32 p.m. The motion passed unanimously.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Lizeth Servin	Aye
Mayor Nieves Riedel	Aye

13. DISCUSSION AND POSSIBLE ACTION ITEM:

Discussion and possible action on any and all matters regarding Ordinance No. 481. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, repealing San Luis City Code Section 5.15.070, and amending Sections 5.15.010, 5.15.020, 5.15.030, and 5.15.990 to remove references to taxi stands and taxi waiting stands; repealing conflicting revisions and providing for severability. (Nigel Reynoso, Chief of Police, Angel Ramirez, Fire Chief, and Eulogio Vera, Director of Public Works)

A. Action on reading of Ordinance No. 481 by title only

MOTION: Council Member Luis E. Cabrera/Council Member Lizeth Servin to approve the Reading of Ordinance No. 481 by title only. The motion passed unanimously.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Lizeth Servin	Aye
Mayor Nieves Riedel	Aye

Mrs. Sonia Cornelio, City Clerk, read Ordinance No. 481 by title only.

B. Action on Ordinance No. 481

MOTION: Council Member Luis E. Cabrera/Council Member Lizeth Servin to approve and adopt Ordinance No. 481, as presented. The motion passed with four (4) Ayes and one (1) Nay by Council Member Tadeo Azael De La Hoya.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Nay
Council Member Lizeth Servin	Aye
Mayor Nieves Riedel	Aye

14. ADJOURNMENT

MOTION: Council Member Tadeo Azael De La Hoya/Mayor Nieves Riedel to adjourn the Regular Council meeting at approximately 7:35 p.m. The motion passed unanimously.

The vote was as follows:

Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Lizeth Servin	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 March 11, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Sonia Cornelio, City Clerk