

MINUTES APPROVED BY MEMBERS
DATE: AUGUST 22, 2023
MINUTE TAKER s/J.Taylor

MINUTES
SAN LUIS FACILITY DEVELOPMENT CORPORATION
San Luis Council Chambers
1090 E. Union Street
San Luis, Arizona 85349
January 26, 2023
3:30 p.m.

PLEASE TAKE NOTICE THAT BOARD MEMBERS MAY ATTEND THE MEETING BY TELEPHONIC COMMUNICATION

PLEASE TAKE NOTICE: *The Chair or Acting Chair may change the order of the items.*

PLEASE TAKE NOTICE: *If authorized by law and by a majority vote of a present quorum of the Board of Directors, 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 Board retires to an executive session that will not be open to the public.*

1. CALL TO ORDER/ROLL CALL President Jenny Torres called the meeting to order at approximately 3:32 p.m.

THOSE PRESENT:

Director Marco Pinzon
Director Eulogio Vera
President Jenny Torres

OTHERS PRESENT:

Kay Macuil, General Counsel
Janet Taylor, Clerk of the Board
Ruben Lopez, IT Technician
Monica Castro, Director of Finance
Antonio Sandoval, Water Supervisor-Public Works
David Rivas, Warden, LaSalle Detention Center
Thomas Carroll, Assistant Warden, LaSalle Detention Center

THOSE NOT PRESENT:

Secretary Maria Gonzalez
Director Alex "Joe" Harper

2. CONSENT AGENDA

All matters are considered to be routine by the board 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.

2.A. MINUTES OF:

Regular meeting held February 27, 2020

Regular meeting held May 17, 2021

MOTION: President Jenny Torres and Director Marco Pinzon to approve the consent agenda. **Motion passed unanimously.**

The vote was as follows:

President Jenny Torres	Aye
Director Eulogio Vera	Aye
Director Marco Pinzon	Aye

3. DISCUSSION AND POSSIBLE ACTION ITEMS:

3. A. Presentation followed by discussion and possible action on any and all matters regarding using the Operating Reserve/Repair/Contingency Account for a water softening system or other capital expenses of the San Luis Regional Detention and Support Center. **(Warden David Rivas and City Finance Director Monica Castro)**

Warden David Rivas gave a PowerPoint presentation and explained the failure of the current Culligan Water Softener system used at the detention center. Warden Rivas explained the need for a new system and how and what the recent failings were. He also explained the costs of trying to keep it repaired, including maintenance call expenses.

The Warden offered an alternative company, Diamond Brooks. He explained the pros and cons and stated complete replacement would be the best option. The quote would include replacing the steel tanks with fiberglass tanks. Train staff to maintain control panels instead of paying the current servicer Culligan \$175 per visit to enter a code. Replacement by Diamond Brooks would also include PVC piping, more tech support, and replacement parts available online. A one (1) year warranty for all equipment and a five (5) year warranty on parts and equipment. The total cost for total replacement would be \$91,005.40.

Culligan's total cost is \$59,821.18, including replacing panels with PVC piping. Replacement of Steel Manifold. Tanks would not be replaced and eventually corrode. Steel manifold diaphragms would need to be replaced annually, and control panels could only be serviced by Culligan as well as replacements parts.

Warden Rivas also went over the cost-benefit analysis of having Culligan do the replacement, which was only to switch out the front panels and not replace the tanks, as opposed to Diamond Brooks, which included replacing the tanks with fiberglass tanks.

Mr. Pinzon asked if an expense this big is worth just doing the front and not everything completely.

MINUTES APPROVED BY MEMBERS

DATE: AUGUST 22, 2023

MINUTE TAKER s/J.Taylor

Warden Rivas responded we need to do everything completely.

Mr. Pinzon asked if Mr. Rivas was proposing Diamond Brooks's proposal to replace everything, not Culligan's. Warden Rivas responded yes. He had discussed this with Mr. Eason agreed and took it to Rodney Cooper, the Executive Director, and he also agreed. Warden explained that the system shut down one (1) tank at a time.

Director Vera commented that it was about 2022 when it was last functional. Mr. Vera stated that right now, we have a manganese water treatment which was the cause of the dark water back in 2012. Back then, the city wasn't treating manganese. 2015-2016, the manganese treatment was added to the well. Mr. Vera asked Mr. Rivas if he thought his operations would still suffer without the water softener.

Warden Rivas responded, yes. The only thing keeping the inmates calm is the 500-gallon water tank, the drinking water, and Diamond Brook bringing us 5-gallon water containers, around 15 a week for the staff. So we still buy water.

Mr. Vera explained that in 2015, the city experienced the same problem with a water filtration system with the same lack of support.

President Torres discussed the list of capital projects LaSalle had and that it had been reviewed, she expressed her biggest concern: if there were a need for a new roof, that would be \$300 or \$400 thousand. We need to have a plan for how we would do it. Should we leave additional funding in the contingency fund, and what amount? After discussion, the roof was not an issue. If we approve this project, there might not be additional funding for projects down the pipeline. LaSalle would have to pay for it out of their operations.

Warden Rivas explained they review the following year's budget, and they let finance know what is needed in advance so that it is not a surprise to them, and they are aware of what is required, and they plan for them.

Warden Rivas also explained that the security camera system isn't in the best condition, and they may have to piece together some timelines, but it is working. The water system is not, and that is what he is asking for first.

Monica Castro explained the waterfall system to Director Vera, who is new to the board.

Mr. Vera asked Monica if they were required to get quotes as the city is required to do.

Monica Castro, Finance Director, replied it is encouraged. Yes, we would like to see them do that. We are the ones safeguarding the funds. She provided an example of the waterfall, how the funds are disbursed, and how the account cannot fall below \$300,000.00.

MINUTES APPROVED BY MEMBERS

DATE: AUGUST 22, 2023

MINUTE TAKER s/J.Taylor

Mr. Pinzon stated that the detention center is in much better financial shape now than it was a few years back. It was agreed by those present.

Antonio Sandoval, Water Supervisor for the City of San Luis, was present and available for questions. He commented that he wanted to make sure LaSalle chose the right system. And asked if they had done a study on the water to see if this was the right system and equipment for them.

Mr. Vera asked that the system be calibrated to the type of water in the facility. And make sure a water analysis is done. Or confirmation from the vendor that their filtration system is adequate.

MOTION:

Director Marco Pinzon and Director Eulogio Vera approve the use of the operating reserve/repair/contingency account to purchase a water softener system in the amount not to exceed \$91,540.00. **Motion passed unanimously.**

The vote was as follows:

Director Marco Pinzon	Aye
Director Eulogio Vera	Aye
President Jenny Torres	Aye

4. NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS

Vice Chair Position

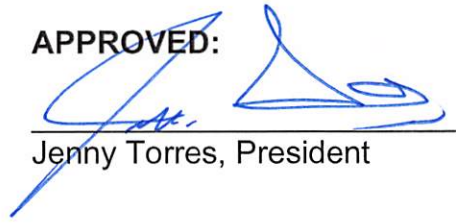
Future inspections using maintenance cost or outsourcing.

Directors wanting to continue to serve.

5. ADJOURNMENT

Meeting adjourned at approximately 4:19 p.m.

APPROVED:



Jenny Torres, President

ATTEST:



Janet Taylor, Clerk of the Board

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the San Luis Facility Development Corporation, held on January 26, 2023. I further certify that the meeting was duly called and held and that a quorum was present.



Janet Taylor, Clerk of the Board