

**MINUTES**  
**Special Council Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**August 21, 2024**  
**6:00 p.m.**

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

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

**PRESENT:** Mayor Nieves Riedel  
Council Member Luis E. Cabrera  
Council Member Maria Cecilia Cruz  
Council Member Tadeo Azael De La Hoya  
Council Member Javier Vargas

**ABSENT:** Vice Mayor Gloria Torres  
Council Member Matias Rosales

**OTHERS PRESENT:** Jenny Torres, Acting City Manager – via Zoom  
Kay Macuil, City Attorney  
Sonia Cornelio, City Clerk  
Adela Cortez, Director of Human Resources  
Antonio Maldonado, Video Production Specialist  
Damian Miller, Police Lieutenant  
Domingo Sosa, Graphics and Media Specialist  
Edgar Esparza, Billing and Collections Manager  
Fernando Corona, I.T. Manager  
Francia Alonso, Public Information Officer  
Jorge Perez, Assistant Director of Public Works  
Jose A. Guzman, Director of Development Services  
Jose Barragan, Fire Battalion Chief  
Jossue Cerda, I.T. Support Supervisor  
Manuel Hernandez, Acting Assistant Director of Public Works  
Melissa Lopez, Deputy City Clerk  
Miguel Ramirez, Finance Accounting Manager  
Olivia Jenkins, Administrative Services Manager  
Roman Pacheco, Planning Coordinator  
Roula Encinas, Director of Finance  
Alberto Leon, Resident  
Alex Bejarano, Regional Center for Border Health  
Amanda Aguirre, President Regional Center for Border Health

Cesar Neyoy, Reporter  
Columba Nuñez, Resident  
David Rivas, Warden LaSalle Detention Facility  
Elizabeth Carpenter, Developer  
James Allen Jr., Resident  
Mark Concha, Resident

## **2. PLEDGE OF ALLEGIANCE**

Council Member Maria Cecilia Cruz led the Pledge of Allegiance.

## **3. INVOCATION**

Mr. Alberto Ayala – Preacher Iglesia De Cristo led the invocation.

## **4. PROCLAMATIONS/PRESENTATION**

- 4. A. Proclamation - Women's Equality Day - August 26, 2024**
- 4. B. Proclamation - Childhood Cancer Awareness Month September 2024**
- 4. C. Proclamation - Hunger Action Month September 2024**
- 4. D. Proclamation - Library Card Sign-Up Month September 2024**
- 4. E. Proclamation - National Suicide Prevention Month September 2024**

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

Ms. Rachel Seale, San Luis Library Branch Manager, stated that next month, the San Luis Library will celebrate Hispanic Heritage Month with their 10th Origins Art Exhibition. It opens on Saturday, September 14<sup>th</sup>, at noon, and this event is free and open to the public. She also mentioned that they are celebrating the National Library Card month during the month of September and will have fun incentives for people if they come in and show their library card or get a new library card. More information is available on their website, yumalibrary.org

### **4. F. Presentation on a proposed Border Health Medical Campus by Regional Center for Border Health. (Amanda Aguirre, President and CEO)**

Ms. Amanda Aguirre, President and CEO, stated that Regional Center for Border Health has been in existence since 1986 and have been dedicated to their work and mission to serving rural and underserved communities.

She provided a Graphic Presentation of Border Health Medical Campus, where three (3) years ago they invested \$35 million in their Medical Mall. Going back in history since 2003, they invested also in monies to establish the first full-time clinic. It was a great partnership with the City of San Luis.

The location of this clinic is Babbitt Lane, which is currently being used as a pediatric unit, but the Medical Mall was their biggest investment. The construction cost was \$35 million and they will pay that loan back to USDA totaling approximately \$54 million. She presented information about their newest dream that will provide services to the very much needed families in this area. The presentation included the site plan, floor plan, which is located south of the Medical Mall for their new future Community Hospital, the San Luis Medical Hospital, located in two (2) acres of land, and the facility will be 117,000 square feet with plenty of parking area. The hospital will have 16 beds to start with, and it will be able to expand to a second floor, or even in the 1st ground floor, to more than 40 beds. The facility study they made several years ago, indicated these will be the needs to start to sustain a hospital in a rural community of the size of San Luis and the surrounding area. They want to make sure that it is sustainable financially, and that they also provide the essential needs for this community. There will be an emergency room 24/7 as well as a helicopter pad. The Medical Mall has 16 medical units and 7 units are accredited by and credentialed by the State and CMS as clinics. Just for your information, regional center owns and operate 21 different clinics.

Mayor Nieves Riedel and the City Council thanked and congratulated Ms. Aguirre adding that they have done quite a service to the community and look forward to having this hospital.

Ms. Aguirre mentioned that this facility will cost them approximately \$75 million. In the future she would like to come back and talk about their bonds.

## **5. CONSENT AGENDA**

### **5. A. MINUTES OF**

**- Regular Council meeting held July 24, 2024**

### **5. B. DISBURSEMENTS**

**From 8/8/2024 to 8/15/2024**

**Total \$1,250,259.41** (One Million, Two Hundred-Fifty Thousand, Two Hundred Fifty-Nine Dollars and Forty-One Cents)

**MOTION:** Council Member Luis E. Cabrera/Council Member Javier Vargas to approve the Consent Agenda as presented. Motion passed unanimously.

The vote was as follows:

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

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

### **6. A. Discussion and possible action on any and all matters regarding authorization to purchase and equip one (1) new 2024 Ford Explorer using Arizona Department of Emergency and Military Affairs Border Fencing and Technology Grant budgeted funds. (Damian Miller, Police Lieutenant)**

Mr. Damian Miller, Police Lieutenant, stated that the City of San Luis Police Department is seeking approval for the purchase of one (1) new 2024 Ford Explorer, which will be assigned the Support Division and replace a vehicle that is over ten (10) years old. The funds for the purchase of the vehicle are in the budget for Fiscal Year 2024-2025 Capital Project Grant Fund. This vehicle will be purchased from Alexander Ford.

**MOTION:** Council Member Javier Vargas/Council Member Tadeo Azael De La Hoya to approve the purchase of the new 2024 Ford Explorer, approve the equipping of the vehicle for a total amount not to exceed \$63,000.00 and waive formal purchasing procedures, as presented. Motion passed unanimously.

The vote was as follows:

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

### **6. B. Public hearing and discussion only regarding Annexation No. 2024-01, a proposed annexation of territory located north of Cesar Chavez Boulevard between the alignment of Avenue G and Avenue E. (Jose A. Guzman, Director of Development Services)**

#### **1. Staff Presentation**

Mr. Jose Guzman, Director of Development Services, explained that the city has initiated steps to annex several county areas within the city limits to promote organized development. This is the first annexation case, a total of 1,285 acres, owned by the Federal Government, which are located between the alignment of Avenue E and Avenue G. He explained an aerial illustration, north of Cesar Chavez Boulevard, staff recorded the blank petition on July 25<sup>th</sup> and as required by state statute, the public was notified about tonight's public hearing, through the required notices. The public hearing is part of the process, and it is just to get comments from the public. The city can start collecting the required signatures beginning on Monday and the city will have one (1) year to get those signatures. After the signatures are collected, staff will bring that item to the City Council for final adoption through an ordinance.

#### **2. Open Public Hearing**

Mayor Nieves Riedel opened the Public Hearing.

### **3. Call to the Public**

Mayor Nieves Riedel called upon the public on this item.

Council Member Luis E. Cabrera asked if there is something planned for this land?

Mr. Guzman responded no, the city is trying to close the gaps within the city limits, but the Federal Government will keep control of the land still.

Mr. James Allen Jr., 1549 E. Babbitt Lane, San Luis, AZ, asked if this area will be residential once it is annexed or will it be commercial?

Mr. Guzman replied that when land is annexed to the city, staff has to implement the same zoning as the county, therefore currently it is RA-10 but in the future it could potentially be used as commercial/residential. It will have to comply with the General Plan.

Mr. Allen Jr. asked if that means that whomever wants to develop that land once the annexation goes through from the Federal Government, that they will be able to purchase it and utilize that particular area for whatever the purpose is set forth therein?

Ms. Kay Macuil, City Attorney, responded that the annexation does not change the ownership, therefore, it will be up to the Federal Government, whether they sell or what they do with it.

Mr. Allen Jr. said he understands the city is going to be growing even more, but he was just kind of seeing what the vision is on the long term.

Mr. Guzman explained that the Federal land can be sold, but takes 10-20 years, or more. It is a longer process than State land. There is an airport in that area, so most likely it will have part of that land zoned as industrial in the future; nothing that is going to change in the next couple of years. But as far as the General Plan, the rezonings might change.

Mayor Nieves Riedel added it will take an act of Congress, Federal land can only be deed it, leased or exchanged to a municipality. It will never go into private hands, and it needs to be used for public use.

Council Member Tadeo Azael De La Hoya commented that what is on the city's General Plan is what people need to see, he asked what is in the city's General Plan for 2041?

Mr. Guzman stated that it is residential and part of it is business.

### **4. Close Public Hearing**

Mayor Nieves Riedel closed the Public Hearing.

**6. C. Discussion and possible action on any and all matters regarding allocating the vacant full-time Assistant City Attorney's salary budget to a full-time paralegal salary and to outside counsel. (Kay Marion Macuil, City Attorney)**

Ms. Kay Macuil, City Attorney, stated that this item is because City Council approved for her office a full-time assistant city attorney for the past two (2) fiscal years. So one is going into September of this fiscal year, and there has been only one (1) applicant. Staff just does not want to wait any longer to try and attract an assistant city attorney. Therefore, staff is asking to convert that budgeted money for a full-time, paralegal and the remainder of the budget to go to legal services for outside attorneys. Staff kind of jumped the gun because it was advertised for a paralegal, and got one immediately, got an excellent candidate, made the offer and was accepted to come on September 9<sup>th</sup>.

**MOTION:** Council Member Javier Vargas/Council Member Maria Cecilia Cruz to approve allocating the Assistant City Attorney's salary budget to a salaried Paralegal and outside counsel, as stated in the Fiscal Impact Statement. Motion passed unanimously.

The vote was as follows:

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

**7. SUMMARY OF CURRENT EVENTS**

Mayor Nieves Riedel reported that other than COVID-19 taking over the city to stay vigilant and take care.

**8. CALL TO THE PUBLIC**

Mr. James Allen Jr., 1549 E. Babbitt Lane, San Luis, AZ, asked the City Council and staff, when people are residents and they live in the City of San Luis, when they are voters, when they have to vote their conscience, when they go up for election time frames, is it due diligence to allow them to be able to make their choices by going to whatever form it takes for them to make up their mind because they are citizens? They are not indentured servants of the city government and should treat them the same way. He knows there are certain laws of the city, but when people reside in a city, they have the free time when they are away from the city. The city should never encroach upon the freedom of the people when they are on their own time, because if they do that, then one becomes like Mother Russian.

One starts judging according to one's own thoughts, which might be good, might be bad. He says this because there will be a forum where the people are going to see their candidates that are running for city council. They need to be knowledgeable and understanding of each candidate, so they can make a good choice without repercussions from the city. He asked those on the internet to please vote, to register to vote as it is their God-given right, every vote counts, do not let anybody stop them, this is the United States of America. He added that he served 21 years in United States military that this country might be free.

## **9. EXECUTIVE SESSION**

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

**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 agreement among the San Luis Facility Development Corporation, LaSalle Corrections, and U.S. Bank National Association for legal advice. (Kay Marion Macuil, City Attorney)**

**MOTION:** Council Member Tadeo Azael De La Hoya/Mayor Nieves Riedel to go into Executive Session at approximately 6:30 p.m. Motion passed unanimously.

The vote was as follows:

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

## **10. MOTION TO GO BACK INTO SPECIAL SESSION**

Mayor Nieves Riedel left the session minutes after going into Executive Session due to a possible conflict of interest.

**MOTION:** Council Member Tadeo Azael De La Hoya/Council Member Javier Vargas to go into Special Session at approximately 7:03 p.m. 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 Javier Vargas	Aye

## **11. ADJOURNMENT**

**MOTION:** Council Member Tadeo Azael De La Hoya/Council Member Javier Vargas to adjourn the Special Council meeting at approximately 7:04 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 Javier Vargas	Aye

**APPROVED:**

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Nieves Riedel, Mayor

**ATTEST:**

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Sonia Cornelio, City Clerk

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special City Council meeting of the City Council of the City of San Luis, Arizona, held on August 21, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

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Sonia Cornelio, City Clerk