

**APPROVED** by Council  
Date: 12/11/2024  
Clerks Office: SC

**MINUTES**  
**Regular Council Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**November 13, 2024**  
**6:00 p.m.**

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

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

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

**OTHERS PRESENT:** Jenny Torres, Acting City Manager  
Kay Macuil, City Attorney  
Sonia Cornelio, City Clerk  
Adela Cortez, Director of Human Resources  
Antonio Maldonado, Multimedia Production & Operations Specialist  
Armando Esparza, Director of Economic Development  
Damian Miller, Police Lieutenant  
Edgar Esparza, Billing & Collections Manager  
Eulogio Vera, Director of Public Works  
Francia Alonso, Public Information Officer  
Humberto Arcos, Grants Coordinator  
Jaime Frias, I.T. Specialist  
Jorge Perez, Assistant Director of Public Works  
Juan Tejeda, Associate Planner  
Manuel Hernandez, Assistant Director of Public Works  
Maria Sabori, Risk Manager  
Melissa Lopez, Deputy City Clerk  
Miguel Ramirez, Finance Accounting Manager  
Olivia Jenkins, Administrative Services Manager  
Oscar Barnett, Project Manager  
Victor De La Torre, Safety Officer  
Albert Leon, Resident  
Alex Bejarano, Regional Center For Border Health  
Bernardo Arce, Raicilla USA  
Buna George, Greater Yuma Port Authority

Christian Cuevas, Translator  
Guillermina Fuentes, Resident  
James Allen Jr., Resident  
Jesus Martinez, Ebenezer Church  
Luisa Arreola, Resident  
Mark Concha, Resident  
Nydia Mendenhall, Resident  
Salvador Pichardo, Resident

## **2. PLEDGE OF ALLEGIANCE**

Council Member Luis E. Cabrera led the Pledge of Allegiance.

## **3. INVOCATION**

Pastor Jesus Martinez – Iglesia Ebenezer led the invocation.

## **4. PROCLAMATION/PRESENTATION**

### **4. A. Proclamation - GIS Day November 20, 2024**

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

### **4. B. Presentation of Certificate of Recognition to Mr. Salvador (Chavita) Pichardo for his 43 years of service to the San Luis community as a U.S. Postal Service employee. (Mayor and City Council)**

Ms. Olivia Jenkins, Administrative Services Manager, stated that the Mayor and City Council are honored to present Mr. Pichardo a certificate of recognition for his 43 years of commitment and service to the San Luis community as a U.S. Postal Service employee. The City of San Luis wish him the best in his retirement.

Mr. Pichardo thanked the Mayor and City Council for the recognition.

Mayor Nieves Riedel and the City Council thanked and congratulated Mr. Pichardo. Each elected official remarked an experience with Mr. Pichardo, especially his exceptional customer service and smile.

## **5. CONSENT AGENDA**

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

- Special Council meeting held October 2, 2024
- Regular Council meeting held October 9, 2024

**5. B. DISBURSEMENTS**  
**FROM OCTOBER 17, 2024 TO NOVEMBER 6, 2024**  
**Total \$2,193,547.22** (Two Million, One Hundred Ninety-Three Thousand, Five Hundred Forty-Seven Dollars and Twenty-Two Cents)

**MOTION:** Council Member Javier Vargas/Council Member Tadeo Azael De La Hoya to approve the Consent Agenda as presented. Motion passed unanimously.

The vote was as follows:

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

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

**6. A. Discussion and possible action on any and all matters regarding the approval of the statutory partnership between the City of San Luis and the Greater Yuma Port Authority to apply for the Environmental Protection Agency's Community Change Grants program. (Armando Esparza, Director of Economic Development)**

Mr. Armando Esparza, Director of Economic Development, explained that this is for the approval of the statutory partnership agreement for the city's second community change grant application. The first application in partnership with Campesinos Sin Fronteras was for the Waste Water Treatment Plant expansion and the community resilience hub. The community change grant allows an agency, either government or non-profit to submit two (2) applications as the lead applicant. Therefore, the city has been working with the Greater Yuma Port Authority to submit a couple of projects that are going to benefit the downtown area and capitalize on the infrastructure that is already happening there. Staff has been working with Kimley Horn on this application and are submitting two (2) major infrastructure projects for this grant application. One is the downtown park and parking lot, which is an estimated cost of construction of approximately \$7.5 million. Additionally, staff is also proposing adding solar panels for the additional cost of approximately \$1.2 million, because there needs to be some sort of aspect to the parking lot for renewable energy generation and it would also include shade for the area which is important for an arid climate. He added that staff will be submitting a project for the fleet shop site that is located in the downtown area as well. The city has been doing some work with the Brownsfield Coalition with the City of Yuma and the whole region. The two (2) assessments that are required to submit this project for redevelopment in this site are ready. Staff is proposing to build a workforce development center with Arizona Western College, therefore the city is the lead applicant, the Port Authority is the statutory partner and the city is currently working with Arizona Western College as a collaborating agency.

The city is requesting \$20 million to build these infrastructure projects, but is asking for some funding for community outreach that the Port Authority is going to be taking part of and the Economic Development Department is asking the City Council to approve the statutory partnership agreement to seek funding from the Environmental Protection Agency.

**MOTION:** Council Member Javier Vargas/Council Member Tadeo Azael De La Hoya to approve the statutory partnership between the City of San Luis and the Greater Yuma Port Authority to seek funding from the Community Change Grant program of the Environmental Protection Agency. Motion passed unanimously.

The vote was as follows:

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

**6. B. Discussion and possible action on any and all matters regarding the city's acceptance of funds awarded from the United States Department of Agriculture (USDA) Rural Business Development Grant (RBDG) to empower underserved microentrepreneurs and provide training such as marketing, business planning, and cash flow management. (Armando Esparza, Director of Economic Development)**

Mr. Armando Esparza, Director of Economic Development, indicated that in February his department submitted an application for the United States Department of Agriculture (USDA) Rural Business Development Grant with the purpose of small business development to bring resources to entrepreneurs. The city was successful in securing \$60,000.00 from USDA. He is seeking to accept the funds from USDA and engage with Local First Arizona to bring their business accelerator program. Local First Arizona is a statewide organization that focuses all on supporting local business and the local business ecosystem. They have successfully implemented this program.

**MOTION:** Council Member Luis E. Cabrera/Council Member Javier Vargas to accept funds awarded from USDA Rural Business Development Grant and approve a budget transfer to provide these services. Motion passed unanimously.

The vote was as follows:

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

**6. C. Discussion and possible action on any and all matters regarding a Memorandum of Agreement (MOA) for the Brownsfields Assessment Coalition FY2025 EPA Brownfield Grant Application. (Armando Esparza, Director of Economic Development)**

Mr. Armando Esparza, Director of Economic Development, explained that the city has been working the Brownsfield Coalition to assess potential Brownsfield sites for future redevelopment and the redevelopment potential. That grant came to an end this month, so now the coalition is looking to move into Phase 2, which would be more a regional approach to the whole county. The fiscal impact for this would be \$2,000.00 that the city is putting for the grant writing of the application for the EPA and there is no match required and it is \$1.2 million that would be awarded to the county to conduct the assessments.

**MOTION:** Council Member Matias Rosales/Council Member Maria Cecilia Cruz to approve San Luis' continued participation in the Yuma Brownsfields Assessments Coalition and proceed to sign the MOA for the FY2025 EPA Brownsfields Grant application. Motion passed unanimously.

The vote was as follows:

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

**6. D. Discussion and possible action on any and all matters regarding the approval of the statutory partnership between the Regional Center for Border Health, Inc. and the City of San Luis to apply for the Environmental Protection Agency's Community Change Grants Program. (Armando Esparza, Director of Economic Development)**

Mr. Armando Esparza, Director of Economic Development, mentioned that the city was approached by the Regional Center for Border Health to collaborate on their application for the grant program. They asked the city to be the statutory partner, so unlike the two (2) previous applications, the city would not be taking the lead in these applications. The city would take the role the Port Authority and Campesinos Sin Fronteras took in the city's applications. The Regional Center for Border Health grant applications will be focused on collaboration with some agencies in Mexico for air pollution and the construction of their new hospital.

Mr. Alex Bejarano, Director of Public Relations for Regional Center for Border Health and San Luis Walk-In Clinic, stated that between the Regional Center for Border Health, San Luis Walk-In Clinic and hopefully the City of San Luis, who are being called a tri-national because they are also engaging the sovereign nation of the Cocopahs as well as the country of Mexico. This is an opportunity where all will do a lot of good for all communities.

Dr. Kevin Dreesen, Grant Writer for Regional Center for Border Health, spoke about the application adding that this is a large EPA funded effort that is roughly approaching \$2.8 billion. And that is where they are making investments in environmental justice around the country. And then they have identified a series of priority communities, including one of them being U.S./Mexico border communities.

Mayor Nieves Riedel stated that there is no financial liability for the city and that is what is important to her and the city.

**MOTION:** Council Member Tadeo Azael De La Hoya/Council Member Javier Vargas to approve the Statutory Partnership Agreement between the Regional Center for Border Health and the City of San Luis to apply for the Environmental Protection Agency (EPA)'s Community Change Grant Program. Motion passed unanimously.

The vote was as follows:

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

**6. E. Discussion and possible action on any and all matters regarding the acceptance and award of a construction contract to Gutierrez Canales Engineering, PC for the construction of the Cesar Chavez Boulevard Water Main Improvements project. (Jorge Perez, Assistant Director of Public Works)**

Mr. Jorge Perez, Assistant Director of Public Works, introduced Mr. Oscar Barnett, Public Works Project Manager.

Mr. Perez stated that the Department of Public Works is currently working on some utility relocations along the Cesar Chavez Boulevard Corridor. This item is for the improvements needed for the water infrastructure; staff completed a full design and placed the project out to bid. A total of three (3) bids were received and after review the lowest responsible bidder is Gutierrez Canales Engineering in the amount of \$942,054.30. Gutierrez Canales Engineering has done some work for the city before. The department's budget is \$600,000.00 and staff is also requesting a budget transfer to accommodate the full expense amount on this project.

Council Member Luis E. Cabrera asked what happens with the projects staff is moving funding from?

Mr. Perez responded that two (2) of the projects, which is Urtuzuastegui Street improvements budgeted amount is a payment back to the company that is working on the port's improvements and based on their construction schedule they will not be able to complete that work during the fiscal year, therefore staff will be asking for that funding for the next year. Same thing goes for Los Alamos curve project, that project is under design and is being managed by the Arizona Department of Transportation (ADOT) and due to the right-of-way acquisition, environmental clearance requirements by ADOT, the construction on that project is not going to be completed this year. He added that as part of the work being awarded to Gutierrez Canales Engineering, it is approximately 2,000 linear feet of 12-inch pipe and the city with its own crews is working on the other half of that waterline installation and are also installing about 2,500 linear feet of pipe as well which is a big savings to the city.

Ms. Jenny Torres, Acting City Manager, stated that the city's intent is to use the ARPA funding by December 31, 2024.

**MOTION:** Council Member Javier Vargas/Vice Mayor Gloria Torres to accept and award the contract to Gutierrez Canales Engineering, PC for the construction of the Cesar Chavez Boulevard Water Main Improvements project in the amount of \$942,054.30 and authorize the budget transfers as presented in the fiscal impact of this item. Motion passed unanimously.

The vote was as follows:

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

**6. 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 Bernardo Arce on behalf of Raicilla USA, located at 1122 Beach Street, San Luis, Arizona. (Sonia Cornelio, City Clerk)**

**A. Staff and/or Applicant presentation**

Mrs. Sonia Cornelio, City Clerk, explained that Mr. Bernardo Arce 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 state law. The City Clerk's Office has not received any comments in favor of or against the application. However, the liquor license application was submitted as a Wholesaler License with the state using his residential address, which is zoned R1-6 (residential), where wholesale businesses are not permitted. The appropriate zoning for such a business is Light Industrial. Staff does not recommend approval to the Arizona Department of Liquor Licenses and Control for Raicilla USA.

**B. Open Public Hearing**

Mayor Nieves Riedel opened the public hearing.

**C. Call to the public on this item**

Mr. Bernardo Arce, applicant, specified that when he was filling out the application he indicated number 4 for wholesaler license. However, the application does not indicate for the applicant to look for a warehouse and used his parents residential address. Last week he spoke to Mr. Bazua from R.L. Jones and is looking for a warehouse that is suitable for his business.

Council Member Tadeo Azael De La Hoya asked what if the city does not recommend approval but the state does approve his application?

Ms. Kay Macuil, City Attorney, responded that the city would have to enforce if alcohol showed up at his parents address and the city has the power to negate what the state does as they do not overrule on zoning, but he would still need a business license.

Ms. Jenny Torres, Acting City Manager, mentioned that the correct thing to do is to deny the application and have Mr. Arce re-apply with the state with a new address and bring it back to the City Council.

Mr. James Allen Jr., United States Navy retired, 1549 E. Babbitt Lane, San Luis, AZ, stated that he agrees with the Mayor and City Council when they look at the things when licensing a residential area for alcohol to floating through. It can wind up with all sorts of bad attractions coming into that area, too. Also the liability of the person that owns the house. If somebody drives away with an open container and they crash, also the city is liable.

Council Member Luis E. Cabrera added that there are resources available for small businesses such as Arizona Western College Small Business Development Center as well as the Department of Economic Development.

Mr. Armando Esparza, Director of Economic Development, said the Mr. Arce did reach out to his department approximately two (2) weeks ago and are working together to find a space for his business and put him in contact with Mr. Bazua.

Council Member Tadeo Azael De La Hoya commented that Mrs. Sonia Cornelio, City Clerk, did speak to Mr. Arce over the phone and advised him to get a hold of the Planning & Zoning Department to guide him on the process of zoning.

#### **D. Close Public Hearing**

Mayor Nieves Riedel closed the public hearing.

#### **E. Action on the recommendation of the Liquor License Application to the Arizona Department of Liquor Licenses and Control for Raicilla USA**

**MOTION:** Council Member Javier Vargas/Council Member Maria Cecilia Cruz to not recommend approval of the Liquor License Application to the Arizona Department of Liquor Licenses and Control for Raicilla USA, for the reasons presented. Motion passed unanimously.

The vote was as follows:

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

## **7. SUMMARY OF CURRENT EVENTS**

Council Member Luis E. Cabrera reported he was part of the people that remained at the San Luis Library for election day. He saw a lot of members from the community come out and vote and was something he had never seen before. It was rewarding to see the community come out and vote. Although it was over 3 hours to vote at the San Luis Library, people remained in line to cast their vote.

Council Member Tadeo Azael De La Hoya reported that yesterday, he participated in the Border Trade Alliance (BTA) meeting where they reiterated the importance of the trade between Mexico and the U.S. Tucson Field Officer Guadalupe Ramirez spoke about the significance of the San Luis Port of Entry 1, the Douglas Port of Entry, that once this gets done, it will probably work towards San Luis Port of Entry 2. Ms. Eva Masadiego, Executive Director for the Arizona Mexico Commission was there also stressing the importance of cross border collaboration and the Arizona Mexico Commission Plenary that happened in Hermosillo. He coincidentally happened to be there and was nice to see Governor Hobbs and Sonora Governor Durazo who signed a Memorandum of Understanding to tackle environmental issues along the U.S./Mexico border.

Mayor Nieves Riedel reported that she had lunch with Mayors Anaya, Doug Nichols and Chairperson Porchas from the Board of Supervisors and were able to exchange a lot of ideas and information on problems that everybody is going through and pinpoint to them how fortunate they are for having a permanent source of income with their property taxes. Their response was that although the City of San Luis does not have it yet, the city continues to move forward.

## **8. CALL TO THE PUBLIC**

Mr. James Allen, Jr., United States Navy retired, 1549 E. Babbitt Lane, San Luis, AZ, thanked everyone that voted. While removing his signs, he ended up in Hacienda San Luis and noticed some things. He spoke to some of the residents there and they have a problem with vehicles speeding through there and there are a lot of children and need speed bumps. There also needs to be street signs so one can know where they are. Speed bumps are not only needed in that area but throughout the entire city.

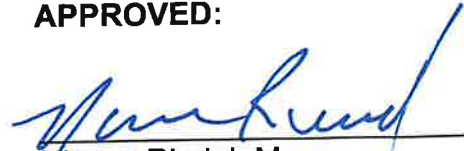
## **9. ADJOURNMENT**

**MOTION:** Council Member Tadeo Azael De La Hoya/Council Member Luis E. Cabrera to adjourn the Regular Council meeting at approximately 6:59 p.m. Motion passed unanimously.

The vote was as follows:

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

**APPROVED:**

  
\_\_\_\_\_  
Nieves Riedel, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Sonia Cornelio, City Clerk

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular City Council meeting of the City Council of the City of San Luis, Arizona, held on November 13, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

  
\_\_\_\_\_  
Sonia Cornelio, City Clerk