

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
May 28, 2025
6:00 p.m.

APPROVED by the City Council
Meeting Date: 7/9/2025
City Clerk's Office: [Signature]

1. CALL TO ORDER/ROLL CALL

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

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

ABSENT: 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
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
Danae T. Figueroa, Magistrate
Edgar Esparza, Billing and Collections Manager
Eulogio Vera, Director of Public Works
Fernando Corona, I.T. Manager
Francia Alonso, Public Information Officer
Glenn Gimbut, Assistant City Attorney
Israel Lara, I.T. Technician
Jorge Perez, Assistant Director of Public Works
Jose Barragan, Fire Battalion Chief
Jose A. Guzman, Director of Development Services
Manuel Hernandez, Assistant Director of Public Works
Maria Barajas, Human Resources Generalist
Maria Sabori, Risk Manager
Mario Rodriguez, Finance Operations Manager
Miguel Ramirez, Finance Accounting Manager
Roula Encinas, Director of Finance

Victor De La Torre, Safety Officer
Alberto Leon, Resident
Cesar Neyoy, Reporter
Christian Cuevas, Translator
Fabher Sanchez, Resident
Guillermina Fuentes, Resident
Jahaziel Vargas, Resident
James Allen Jr., Resident
Juan Manuel Guerrero, Visitor
Juanita Toledo, Resident
Lilia Quiñonez, Resident
Luisa Arreola, Resident
Manuel Rojas, Resident
Maria Alegria, Resident
Maria Gonzalez, Resident
Maria Robles, Resident
Mark Concha Jr., Resident
Nydia Mendenhall, Resident

2. PLEDGE OF ALLEGIANCE

Council Member Lizeth Servin led the Pledge of Allegiance.

3. INVOCATION

The invocation was performed by Mr. Rafael Ruiz, Pastor from Esperanza De Vida Church.

4. CALL TO THE PUBLIC

Mr. James Allen Jr., 1549 Babbitt Lane, San Luis, AZ, United States Navy Veteran of 21 years, commented that on Tuesday, a man visited his home with a petition requesting his signature, which he refused to sign. The petition aims to revoke the benefits and pay for the Council Members. He added that everyone here has a job and are paid for the job they do. He stated he was directing this at Mayor Nieves Riedel and said that she cannot ask people to do things without compensation. When they were appointed to office, they were appointed with the authority vested in them for the good of the city. And anything that ties their hands or prevents them from performing their function thereof is kind of illegal because they are like the vanguard or the guards of the people. The people of the city need the support of their Council Members and Mayor. This country was founded because the people who came here were persecuted. He asked if one should go backwards in history. Bad rulers eventually come out and they are gone.

Ms. Lizeth Servin, 238 N. Harris Avenue, San Luis, AZ, addressed the issue of Council Members' compensation. She commented that it is essential for City Council Members to receive compensation for several key reasons.

She added that one, it encourages diverse participation; compensation allows people from various socio-economic backgrounds to participate and serve, not just those who can afford to volunteer their time. They want the City Council to reflect the city and its community accurately. They aim to have an inclusive governance structure that is balanced among young people, experienced individuals, men, women, and those willing to advocate for various sectors in their communities, including education, housing, health, and working families. If they only allow wealthy people to participate because they can afford it, they will have the same problem that they have right now with the current administration under President Trump. He only wants to work with millionaires and billionaires, and that is not a true representation of this country; no respect for the Constitution, the law, and one is going through an unhealthy democracy. Recognizing that serving on the City Council involves time and effort, including attending meetings, researching issues, engaging with constituents, and making critical decisions. Compensation acknowledges the significant time and responsibility involved and supports accountability. Paying Council Members helps establish clear expectations and professional standards, encouraging accountability and performance, similar to other public roles now. She disagrees with the Mayor when she says whoever wants to serve one's community needs to do it with no compensation. She added that with all due respect, that is ridiculous to say the least. Especially during these times, when such a thing no longer exists. She understands that it is a privilege to serve as a City Council Member, but the work, commitment, and responsibilities are real, as are the expectations. All of a sudden, the Mayor feels or decides in her mind that compensation is not proper because she is rich and thinks San Luis is a poor community. She disagrees with Mayor Nieves Riedel. Other cities are fighting to increase salaries and benefits, because they understand the amount of work and time it entails to be a City Council Member. The City of Tucson recently increased the salaries of its City Council members to \$ 90,000.00 per year. She understands they are not the City of Tucson, but they can also help set the path for future Council Members in San Luis to see this role as a career. Mayor Nieves Riedel is fighting against the Council to take away what is only fair. If the Mayor feels she does not need compensation or benefits, she can donate it back to the community. No one is stopping her from doing that. She encouraged Mayor Nieves Riedel to do it. She added that the Mayor is misinforming the community about the work that the Council does by stating that they go on trips when, in reality, they are traveling for training, government-related meetings, and conferences to represent the community. Furthermore, she said that Mayor Nieves Riedel is sending mixed messages regarding the city's finances. She would like to encourage constituents to ask questions to be informed and not view the City Council as a source of government waste, but rather as an investment in the community.

Ms. Guillermina Fuentes, 1630 N. 9th Avenue, San Luis, AZ, stated that the City Council approved to spend \$50,000.00 in the Gethsemani case. The City Council is already aware of all the money that has been spent on this. She sees on the Agenda tonight that there is an item on this matter. When a person has a personal issue with someone, the City Council should not cover it up; instead, it should take action to resolve the problem. Do not waste the community's money.

She said that the other item on the Agenda regarding the parks is what the City Council should be doing: ensuring that the Mayor pays her dues. There is money that she owes and needs to pay, so she should pay it. With this money, the city would not be in the red that the Mayor has in her head.

Mr. Luis Marquez, 1254 America Street, San Luis, AZ, commented that he feels ashamed and sad about the politics in San Luis, Arizona. It is time for one to mature; if they are not skilled in politics, then they should stay out of it. If the community does want one, one should not buy the community and the vote. Many people sell themselves for money; he will not sell himself for nothing. Sadly, the city is the laughter of the County and the state. He added that it is time to stop and mature. He thanked Council Member Lizeth Servin for the work she has done. If they want to air their dirty laundry, they should air their own first and then clean the rest.

Mr. Mark Concha, 1310 N. Quintero Avenue, San Luis, AZ, stated that certain individuals are misinforming people, and it is fair for people to know and realize that they use the information half-heartedly. For example, one person previously mentioned that the city attacks Pastor Castro, do not forget that a trailer almost went into a house and nearly killed a little girl. The person who began the lawsuit against the city is Mr. Castro. The city is only defending itself from this person. It is not fair that one person misinforms the community; it is enough. He clarified that it was Council Member Luis E. Cabrera, not Ms. Riedel, who proposed removing benefits and compensation for the City Council by 100%. Council Member Luis E Cabrera posted it on Facebook and sent a formal letter to the Mayor and City Council. Again, do not mislead the community; the people observe and look to see who serves themselves with the big spoon and who does not.

Ms. Angelic Delgado, 2338 Galindo Street, San Luis, AZ, mentioned that she has lived in San Luis for over 25 years and had never seen so much drama in the city. She wants to see her city not being embarrassed on television. Additionally, if the city plans to post on social media, it should be in both English and Spanish. Furthermore, the city sends people to knock on doors at 8:00 p.m. with a petition to sign. She asked Mayor Nieves Riedel if she had anything to say about that, as the people knocking had claimed she had directed them to go to people's homes, knock on their doors, and sign a piece of paper for money. Ms. Delgado said she does not care about money, but she does care about her city and fairness. They are not poor people like the Mayor said, they are people and should not be addressed like poor people, she is offended. Additionally, the Mayor informed them that she plans to make improvements to Los Alamos and 10th Avenue, and intends to use taxpayer money to implement the design drawn up by her company; this is expected to come out of the Mayor's pocket. She mentioned she does not like to attend Council meetings because before the city ran smoothly and now something needed to be done about this. She wants to understand what she is voting for when she goes to vote. Why people tell her, "Oh, the City Council gets a \$65,000.00 budget more than Yuma", is not right for anyone to say to her because she does not want to know that. She asked why the Mayor wants to take the City Council's money. They are working hard for the community.

5. CONSENT AGENDA

5. A. MINUTES OF - Regular Council meeting held April 23, 2025

5. B. DISBURSEMENTS

From April 29, 2025 to May 21, 2025

Total \$2,242,155.77

(Two Million, Two Hundred Forty-Two Thousand, One Hundred Fifty-Five Dollars and Seventy-Seven Cents)

MOTION: Mayor Nieves Riedel/Council Member Esteban C. Rosales to approve the Consent Agenda as presented. The motion passed unanimously.

The vote was as follows:

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

6. DISCUSSION AND POSSIBLE ACTION ITEMS:

Vice Mayor Tadeo Azael De La Hoya moved Item No. 6. J. to be first on the Agenda. There was no opposition from the City Council.

Mayor Nieves Riedel abstained from participating in this item.

6.J. Public hearing followed by discussion on any and all matters regarding the Development Fee Update as required by the Arizona Revised Statutes. (Jose A. Guzman, Director of Development Services)

A. Staff presentation

Mr. Jose Guzman, Director of Development Services, explained that this item is part of the adoption of the update of the new development fees that are required every five (5) years per state law. The proposed fees are based on the land use assumption and infrastructure improvement plan adopted on April 23, 2025. Tonight, the city will receive public comments before the City Council takes action. The fees will be presented to the City Council on July 9, 2025. He stated that a comparison table of fees from other municipalities was included with the agenda packet, as well as a handout of frequently asked questions.

B. Open Public Hearing

Vice Mayor Tadeo Azael De La Hoya opened the Public Hearing.

C. Call to the public on this item

There were no comments from the public on this item.

D. Close Public Hearing

Vice Mayor Tadeo Azael De La Hoya closed the Public Hearing.

E. Action on possible direction to staff

MOTION: Council Member Lizeth Servin/Council Member Maria Cecilia Cruz to direct staff to proceed without changes. The motion passed with five (5) Ayes and one (1) Abstention by Mayor Nieves Riedel.

The vote was as follows:

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

6. A. Discussion and possible action on any and all matters regarding the investment in OpenGov's Procurement & Contract Management suite through Vertosoft to modernize and streamline the City of San Luis' procurement operations. (Roula Encinas, Director of Finance and Ryan King, Account Executive of OpenGov)

Ms. Roula Encinas, Director of Finance, introduced Mr. Ryan King, Account Executive of OpenGov, regarding the investment in a new procurement and contract management system through OpenGov. Currently, the process is manual primarily and decentralized, which can lead to delays, paperwork, and challenges with tracking and compliance. Staff is proposing a three (3) year service with OpenGov. This system will centralize the purchasing process, automate workflows, improve tracking, and support staff's effort to stay audit-ready.

Mr. King provided an overview and recap of the proposed services in a PowerPoint presentation.

There were some questions and answers among members of the City Council, including Ms. Encinas and Mr. King, regarding this software.

MOTION: Council Member Lizeth Servin/Mayor Nieves Riedel to approve the purchase of OpenGov's Procurement & Contract Management Suite through Vertosoft for \$149,150.00 for a 3-year term service and authorize the budget transfer as stated in the fiscal impact of this agenda item for the expense in FY 2026. The motion passed unanimously.

The vote was as follows:

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

6. B. Discussion and possible action on any and all matters regarding the approval of the Lighting and Retention Basin Assessment Districts Budget for Fiscal Year 2025-2026. (Roula Encinas, Director of Finance)

Ms. Roula Encinas, Director of Finance, stated that the assessment districts were formed to provide street lighting and retention basin maintenance services in the subdivision developments. Yuma County requires the City Council's approval for the budget to levy the assessments. The amounts are based on the estimated cost of the city that will incur to provide these services. Staff is estimating \$1,121,070.00 for Fiscal Year 2026.

MOTION: Council Member Lizeth Servin/Council Member Luis E. Cabrera to approve the budget of \$1,121,070.00 for the Lighting and Retention Basin Improvement Districts. The motion passed unanimously.

The vote was as follows:

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

6. C. Discussion and possible action on any and all matters regarding the acceptance and approval of the Tentative Budget for Fiscal Year 2025-2026. (Roula Encinas, Director of Finance)

Ms. Roula Encinas, Director of Finance, explained that as required by Arizona State Law, this step sets the maximum spending limit for the upcoming fiscal year. Over the past few months, the City Council has held work sessions to review the city's financial position and discuss proposed adjustments.

She mentioned that the tentative budget now reflects the priorities and is ready for consideration by the City Council. Ms. Encinas gave a PowerPoint presentation. She highlighted that the proposed budget shows their continued focus on transparency, responsibility, and providing excellent services to the community. With the City Council's direction and input received during the work sessions, the budget was carefully organized to focus on the city's most essential needs. Even with limited resources, staff ensured that they supported the services residents rely on, addressed their needs, and planned for critical projects. The total proposed budget for Fiscal Year 2026 is \$143.1 million.

There was some discussion, questions, and answers amongst the Mayor, Council Members, and Ms. Encinas.

Mayor Nieves Riedel asked how much money in reserves the city will need to continue running and commented that the city is not saving \$11 million, but services are being cut. People say that she does not want the City Council to get compensated, and that is not true. She asked for a 50% budget cut twice while they rearranged, yet continued to bring in money. It was Council Member Luis E. Cabrera who requested a 100% cut through a letter he sent. She listens to the City Council and was proud of the fact that he asked her to do it. It is close to \$400,000.00 that the City Council costs the city on trips. She pays for her trips because she can afford it, when she has to go to represent the community. She asked, would it not have been nice to save \$200,000.00 and fund some of the programs that will affect the kids. She thanked the staff for the guidance, the city lives off grants and sales tax income.

Ms. Encinas responded that the city would need approximately six (6) months' worth, equaling \$30 million, for financial stability.

Vice Mayor Tadeo Azael De La Hoya asked why there are three (3) positions for reclassification that do not have a fiscal impact, and are not being approved tonight. He added that Ms. Encinas responded that she was doing it through the budget process. He indicated that Ms. Kay Macuil, City Attorney, had recommended that the City Council revisit and approve the resolution, and he inquired whether a resolution was necessary for that purpose.

Ms. Macuil responded that there had been resolutions along the way and was unsure if this one was included.

Ms. Adela Cortez, Director of Human Resources, responded that those positions remain in the same pay grade; therefore, there will be no budget impact.

Vice Mayor Tadeo Azael De La Hoya asked why they have not been reclassified if there is no fiscal impact.

Ms. Cortez replied that she did not include the classification structure because it is not part of the financial presentation. That is something presented by Human Resources every fiscal year to be effective at the beginning of the fiscal year.

She stated that the classification structure will be presented to the City Council in a resolution ordering title changes and pay grades.

Council Member Luis E. Cabrera commented that he appreciates the hard work that staff put in for this budget to be done and completed. But he feels that having a budget retreat for the next fiscal year would be a better idea for them to convene together as a team, ask questions, and for the public to attend.

MOTION: Mayor Nieves Riedel/Council Member Lizeth Servin to approve the tentative budget for the Fiscal Year 2025-2026, as presented. The motion passed with five (5) Ayes and one (1) Nay by Vice Mayor Tadeo Azael De La Hoya.

The vote was as follows:

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

6. D. Discussion and possible action on any and all matters regarding the purchase of inclusive playground features for the Joe Orduño Park. (Angelica Roldan, Director of Parks and Recreation Department)

Ms. Angelica Roldan, Director of Parks and Recreation, stated that the Parks and Recreation Department would like to add inclusive playground features to the Joe Orduño Park playground. Currently, the parks do not have inclusive playground features, but the Department aims to introduce these features to make playgrounds more enjoyable and accessible for everyone. Inclusive play areas benefit users of all abilities, and the Parks and Recreation Department believes the community deserves the opportunity to play and have fun. This is what inclusive spaces aim to convey. Staff reached out to Dave Bang Associates Inc. for assistance and requested a quote for items that are believed to be great for the community. The additions would consist of an Accessible Whirl, which accommodates up to two (2) wheelchair users, in addition to more kids without mobility devices, and a Communication Board, which is an inclusive component that features images and words alongside one another, making it easier for visitors of all ages and abilities to communicate. The quote provided by Dave Bang Associates Inc. is for \$56,495.41 and includes the Mohave State Contract Cooperative Purchasing Agreement, Mohave #24K-BANG-0222. City Code-Purchasing §3.05.090 allows for cooperative purchasing, ensuring the city is getting the best prices in the market. The Parks and Recreation Department received two (2) donations that provided the department with enough funding to purchase the Americans with Disability Act (ADA) playground equipment. The donations are from the Cocopah Tribe for \$22,132.27 and the other from Campesinos Sin Frontera for \$36,695.41, totaling \$58,827.68.

Mayor Nieves Riedel thanked Ms. Roldan for this project and asked her not to forget about the park on the east side of the city. Any donations that Ms. Roldan requests will greatly benefit the parks.

Council Member Maria Cecilia Cruz thanked Campesinos Sin Fronteras and the Cocopah Tribe for their donation.

Council Member Luis E. Cabrera thanked Ms. Roldan and as a Special Education Teacher, he has kids who have a hard time communicating with others. Those kids will be able to have as much fun as other kids who visit these community parks.

Mayor Nieves Riedel asked for an update on the portable toilets for the east park.

Ms. Roldan reported that they want to continue with the project, which is Phase 2 for next year, which will begin on July 1st. It will be the continuation of the parking lot and softball/baseball field.

Council Member Lizeth Servin thanked Ms. Roldan for strengthening the relationships with the non-profit organizations.

MOTION: Council Member Luis E. Cabrera/Council Member Maria Cecilia Cruz to approve the cooperative purchase of an ADA playground equipment for Joe Orduño Park in the amount of \$56,495.41, as presented. The motion passed unanimously.

The vote was as follows:

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

6. E. Discussion and possible action on any and all matters regarding the ratification of payment for legal work of outside counsel for the lawsuit against the city in Federal Court (U.S. District Court for Arizona Civil Case No. 2:24-cv-00534-ESW), and to approve transfer of City Council contingency funds for continued legal work on the case through the end of the fiscal year as well as replenishing the legal services general ledger account through the end of the fiscal year. (Kay Marion Macuil, City Attorney)

Ms. Kay Macuil, City Attorney, explained that she went through ten (10) years without this kind of budget for legal services. Her department not only had the Gethsemani lawsuit but also other issues that had arisen this year; therefore, her legal budget was in deficit by \$15,000.00. Staff is requesting the City Council to authorize a budget transfer from the City Council Contingency Account of \$105,000.00. She is requesting \$80,000.00 to get through the end of June 2025 for the Gethsemani case.

She added that bills will continue to be received from May and cover June in a federal case with Gethsemani, in which case Gethsemani sued the city and cannot escape from it. The discovery disputes are ongoing, there are costs for mediation, the city is in negotiations at this time. She is also requesting \$10,000.00 for all legal services contingencies through June 30, 2025.

Mayor Nieves Riedel asked for the date when Pastor Castro filed the lawsuit against the city.

Ms. Macuil responded it was in March 2024 and the city has spent \$156,000.00.

Mayor Nieves Riedel added that the City of San Luis did not establish this lawsuit. This individual decided to sue the city. The city is spending money that is needed for other things.

MOTION: Mayor Nieves Riedel/Council Member Esteban C. Rosales to ratify \$90,304.06 in legal expenses to Gammage and Burnham and approve \$105,000.00 from Council Contingencies for all legal contingencies through the end of the Fiscal Year, June 30, 2025, and to continue under the terms of the attached March 22, 2024, engagement letter to represent and defend the City of San Luis in any and all matters in the U.S. Federal Court, Arizona, District Case No. 2:24-CV-00534-ESW. The motion passed with four (4) Ayes and two (2) Nay votes by Council Members Luis E. Cabrera and Lizeth Servin.

The vote was as follows:

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

6. F. Discussion and possible action on any and all matters regarding Resolution No. 2362. A resolution of the Mayor and City Council of the City of San Luis, Arizona, declaring that the City Council deems the sale of the real and personal property of the San Luis facility Development Corporation for the San Luis Regional Detention and Support Center beneficial for the City of San Luis; ordering and calling a special election to be held on November 4, 2025 to submit to the qualified electors of the City of San Luis the question as to whether or not said property should be sold within 3 years starting November 20, 2025, and a possible initiative proposal regarding the city council's compensation. (Kay Marion Macuil, City Attorney and Sonia Cornelio, City Clerk)

Ms. Kay Macuil, City Attorney, stated for clarification and the public's notice that yesterday the agenda was amended to remove the potential for an initiative proposal for the same election day, as it is merely a possibility.

She said that staff checked with Mr. John Paladini, who was a former City Attorney in Prescott and has a lot of experience with election law and he said to remove it since it has not come. The initiative petitions are due on July 3, and after that, it is unknown at this point. Staff was trying to be a little more proactive due to the deadlines associated with the election law. The election will be held for the sale of the land and facilities related to the detention center. The purpose of selling it is to help support the project and use the revenues towards the project of the detention center and other public resources and if there are other public uses if there are additional proceeds. This resolution calls for a call of election on November 4, 2025, and sets deadlines for the same.

Mayor Nieves Riedel asked what the balance is on the mortgage of that building.

Ms. Macuil responded that the bonds that were issued have a debt of approximately \$24.6 million.

Council Member Esteban C. Rosales asked if the city is making a profit out of this.

Ms. Macuil replied that, at the moment, the city is seeking permission to sell from the voters, as it is required if the property is valued at \$15 million. If the city get the consent, then it will take the next step. But since the bonds are active, what can be said about that is limited. The city can meet the debt service, especially now that the detainees are more with the new administration. Currently, the city is in forbearance and will return to court on that case.

Mr. Glenn Gimbut, Assistant City Attorney, added that it is a two-step process. First, the voters grant the city permission to sell the asset; then, the city will conduct a public auction process to sell it. This is merely a permission document and does not constitute the actual sale or transfer.

Council Member Maria Cecilia Cruz inquired about the annual revenue figures for the city's detention center and whether there is already someone interested in purchasing it.

Ms. Macuil responded that the city has gone several years without any license fee, and no one is interested, as the city has to go through a bid process, but there are only four (4) providers in the country.

Ms. Roula Encinas, Director of Finance, added that the city has gone three (3) years without receiving any revenues from the detention center.

Vice Mayor Tadeo Azael De La Hoya asked why this item was added to the agenda 24 hours and seven (7) minutes before the Council meeting.

Ms. Macuil replied that it was because the agenda item was not complete by the time the agenda was distributed.

Mayor Nieves Riedel added that the theory is that bondholders are getting scared because of policies from President Trump regarding deportations. So these facilities are becoming a big liability, and people would rather lose money now than stay when they are in a deeper hole; they are willing to lose any money right now before it gets worse.

MOTION: Council Member Luis E. Cabrera/Council Member Lizeth Servin to approve and adopt Resolution No. 2362 calling a November 4, 2025, Special Election. The motion passed with five (5) Ayes and one (1) Nay by Vice Mayor Tadeo Azael De La Hoya.

The vote was as follows:

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

Mayor Nieves Riedel declared a conflict of interest on Items No. 6.G. and 6. H.

6. G. Discussion and possible action on any and all matters regarding the City of San Luis accepting Construction Services from Gutierrez Canales Engineering, for the widening of 10th Avenue between Cesar Chavez Boulevard and County 22nd Street. (Eulogio Vera, Director of Public Works)

Mr. Eulogio Vera, Director of Public Works, explained that they requested quotes for a partial widening of 10th Avenue, between Cesar Chavez Boulevard and County 22nd Street. The partial widening is expanding what already exists, enough to accommodate three (3) lanes: one in each direction and one center turn lane. Quotes were received and Gutierrez Canales Engineering is the lowest quote. Staff requested three (3) quotes from the three (3) local contractors that do paving work. After removing the survey portion of the scope, Gutierrez Canales remains the lowest quote of \$285,343.33. He added that part of the fiscal impact for this project was budgeted, but there were not enough funds to complete the work; \$200,000.00 was allocated in the budget. There is another item on the agenda that will be using this same funding.

Council Member Luis E. Cabrera commented that it was his understanding that a development agreement had been signed years ago regarding the construction of the other half of the east side of 10th Avenue, including its width, and asked if that was not the case.

Mr. Vera responded that there is an existing development agreement stating that the second east half of 10th Avenue is to be widened by the developer, which is currently under review for enforcement. This temporary solution involves immediate widening to improve circulation and enhance the safety of 10th Avenue. Staff does not know how long it will take before a determination is made on whether the development agreement is enforceable.

Council Member Luis E. Cabrera asked if there has been any contact with the developer regarding the agreement.

Mr. Vera replied that his department has not made direct contact with the developer.

Ms. Kay Macuil, City Attorney, stated that she received a letter from Mr. John Garcia, the developer's attorney, which she responded to regarding the development agreement.

Council Member Luis E. Cabrera stated that it is unusual for the city to use taxpayers' money to fund a project or development that a developer should be responsible for. He read Section 11 on page 12 of the development agreement, "Developer agrees to construct/complete the east ½ width of 10th Avenue from 22nd Street to Juan Sanchez Boulevard, according to the city's standards for minor arteries upon the city securing the appropriate right-of-way". He added that there are other conditions to the development agreement, but that is the most important one as it pertains to that particular project. He believes the developer, in good faith, should honor the contract that they signed with the city, regardless of when it was signed. The agreement was signed by Mayor Nieves Riedel and that is why she is declaring a conflict of interest. She claims that Council Member Luis E. Cabrera told her to place an initiative on the ballot for people to sign, but that is not the case. He said he asked her to add an item to the City Council's agenda for a vote. Therefore, the same Council Member who asked her to add an agenda item, asks her to honor her agreement and pave the way as it should be. As she has mentioned in some meetings, she listens to her Council Members, that is why she did an initiative, so now he asks her to please honor this agreement and support the community.

Council Member Maria Cecilia Cruz stated that she has also placed this item on the agenda approximately three (3) times since she has been in the City Council, therefore, they know who the developer is. She does not understand why she is trying to run from this. The last time she asked why the city had not received the funds, Mayor Nieves Riedel, who was not the Mayor at the time, and the developer stated that the city had not billed her. It is unfair for a developer to request that the City of San Luis to pay what she owes, her development, her bill. She attacks the City Council because they do not vote the way she wants; they need to demand that she come up with the money. She has reviewed the agreement and does not see any limitations or dates. She added that the Mayor is trying to cut the budget, but this would be a great way to increase the budget. She repeatedly states at council meetings that she is very wealthy. She wished Mayor Nieves Riedel had stayed in the meeting, but she guessed there was a conflict of interest. She makes a lot of money but does not want to pay.

Vice Mayor Tadeo Azael De La Hoya asked why the city has not moved forward with enforcing the agreement.

Mr. Vera responded that he did not know how to answer that question. He is aware that, on the design and construction side, there is the right-of-way. He added that staff has been inquiring with the Bureau of Land Management (BLM) for some time now regarding the ability to build on the additional existing 33 feet of right-of-way that BLM had granted to the city long before it became a city. The city has not obtained guidance or an answer on how to utilize that right-of-way. Recently, staff received communication and documents from BLM on how to exercise the right to build on the existing right-of-way.

Council Member Lizeth Servin asked if there is an estimated cost to widen this road to finish the project. She heard it will cost approximately \$1.5 million to \$2 million to finish this project. She commented that Mayor Nieves Riedel continues to state that the city is hurting and she is the only one who understands the numbers, and that she knows how to read; therefore, she hopes the Mayor knows how to read her contract. She agrees with Council Member Maria Cecilia Cruz's statement, it is her development, it is her pay. If she wants more parks, equipment, and better streets and roads, then she needs to pay the money. She mentioned that she also heard that Mayor Nieves Riedel plans to sue the city because she wants to get away with it, adding that if the Mayor cares for the city, she will pay. She disagrees that the city has to pay for a temporary solution. Instead, those funds can be utilized on other city projects. She is not directing this at the staff, but hopes everyone can come to terms. She understands that the Mayor's attorneys are also present, taking notes.

Mr. Vera responded that the city does not have an estimate on the total cost of the complete widening. It is more than paving, there is drainage, the retention basin and construction.

Vice Mayor Tadeo Azael De La Hoya stated that the same comment to staff, the item was added to the agenda 24 hours and seven (7) minutes before the meeting. He said they work full-time and had two (2) ribbon cuttings in the morning. He had the state association and the school board meetings, and it is hard for him to go over three (3) long items within 24 hours of the agenda. He asked to try to avoid that, except in emergencies, which he understands. He has previously and publicly stated that he does not like items on the 11th hour because he needs to read and make an educated vote on items.

Council Member Maria Cecilia Cruz added that an item that was very dear to her heart was removed and like Council Member Lizeth Servin mentioned, she is not directing this at staff and asked who has the authority to do this, to place items real quick or remove them. She does not think this is fair and understands the frustration when they are expecting to discuss an item and it gets removed because Mayor Nieves Riedel does not like it.

Council Member Luis E. Cabrera recommended that this item be continued to a future Council meeting.

Council Member Lizeth Servin asked if moving this item would impact the budget right now, or funding would not be able to be assigned to the other project, or is that separate.

Ms. Jenny Torres, Acting City Manager, responded that it is a separate item and continuation of this item, because there is an award of contract is not certain if they will need to bring a different item on this specific project.

Ms. Macuil added that they could do that; however, this funding is for this year. But the Public Works Department was trying to find projects that it could complete by June 30th; therefore, if the item is continued, it would probably affect the budget next year.

Council Member Luis E. Cabrera mentioned that it was acceptable as long as they receive updates on the case. He asked if it could be moved to the next fiscal year.

Ms. Roula Encinas, Director of Finance, replied that she is reviewing the list of capital projects, which is also attached to the agenda item just reviewed, regarding the tentative budget. For the widening of 10th Avenue, staff has pulled out the design and only budgeted \$100,000.00 for next year and cannot increase the budget.

Council Member Maria Cecilia Cruz commented that she is still confused. She asked if they continue this item, will they be able to use the funding.

Ms. Torres stated they will not be able to use the funding. What will happen if the City Council continues the item, is that the funding is not going to be available unless the item is on the agenda before June 30th. Since this is an award of a contract to a contractor, the contractor will not be able to perform the work.

MOTION: Council Member Luis E. Cabrera/Council Member Lizeth Servin to continue this item to a future Council meeting. The motion passed unanimously.

The vote was as follows:

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

6. H. Discussion and possible action on any and all matters regarding the City of San Luis East Community Park parking lot paving. (Council Members Maria Cecilia Cruz, Luis E. Cabrera and Lizeth Servin)

Council Member Luis E. Cabrera stated that for several years, the city has been working to improve the East San Luis Community Park. He knows that some funding remains in Fiscal Year 2025 that could be used before June 30th. Therefore, he requested that this item be placed on the agenda, with the support of Council Members Maria Cecilia Cruz and Lizeth Servin, so that part of the park can be paved. It will not cover the entire parking lot of East Park, but it will encompass approximately half of the park, and it would be a significant advance for the project. As one knows, the east side of the community is continuing to grow and if the city invests in the east park parking lot, the city is a step closer to seeing the East Community Park as a reality. He previously spoke with Mr. Eulogio Vera, Director of Public Works, and they were able to find a company to pave part of the parking lot prior to June 30th and utilize the funds this fiscal year. So that is why the item is on the agenda for discussion.

Vice Mayor Tadeo Azael De La Hoya commented and asked that since the City Council continued the last item, if this item could be continued, as he does not feel comfortable voting on something that was placed on the agenda just 24 hours and seven (7) minutes before the Council meeting. He does not feel comfortable voting on things that he has not thoroughly researched, and did not have the time today to come in and ask questions.

Council Member Luis E. Cabrera mentioned that, due to the nature of the work that needs to be done, the company would have to complete it before June 30th. Therefore, it would have to be approved today so they can begin and finish the project on time. Regarding the former item, the City Council would have to find funds, as they did for this one, in the next fiscal year.

MOTION: Council Member Lizeth Servin/Council Member Luis E. Cabrera to accept construction services from Gutierrez Canales Engineering for parking lot paving at the East San Luis Community Park for the amount not to exceed \$286,000.00 and approve the budget transfer as presented in the Fiscal Impact Statement, and waive formal purchasing procedures for the reasons presented. The motion passed with four (4) ayes and one (1) Abstention.

The vote was as follows:

Mayor Nieves Riedel	Was not present to vote
Vice Mayor Tadeo Azael De La Hoya	Abstained
Acting Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye

Vice Mayor Tadeo Azael De La Hoya stated that he is all for the East Community Park, but since he received the item 24 hours and seven (7) minutes before the meeting, he abstained from voting on this item.

6. I. Discussion and possible action on any and all matters regarding Ordinance No. 466. 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, amending San Luis City Code Section 2.30.060 titled Court Collection Service Fee, providing for an effective date and providing for severability. (Danae T. Figueroa, Magistrate)

Ms. Danae T. Figueroa, Magistrate, explained that they are requesting an update to their local court fees and establishing some new local court fees. They have complied with the notification statute, and many of their current fees have remained unchanged since their enactment in 1999. They no longer reflect the actual cost of operating the court. At the same time, they have seen a significant increase in the number of case filings, which puts added strain on staff and resources. Currently, they have a higher number of cases that they are closing in comparison to filings. This is due to a continuous monitoring of sentencing compliance. While it should be understood that the court is not a revenue-based entity, updating the fees will help manage this growing workload, cover some operational costs, and continue to provide efficient and quality service to the community. This will also further enhance Chief Justice Timmer's strategic agenda to expand access to justice. By improving the virtual court experience and remote access to court services to the extent that sufficient funding and resources are available to accomplish these goals. She provided a short PowerPoint presentation regarding the current and proposed new fees; the PowerPoint slides are included on the complete agenda packet filed at the City Clerk's Office.

Council Member Esteban C. Rosales commented that he appreciates everything the court is doing. They have been doing a lot of work and making improvements on these fees. They have been around as long as he has been alive, so that is good. They are helping out the community by making sure that these fees are covered, and they are up to what they are at today with other municipal courts.

A. Action on Reading of Ordinance No. 466 by title only

MOTION: Council Member Esteban C. Rosales/Council Member Lizeth Servin to approve reading of Ordinance No. 466, as presented. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Was not present to vote
Vice Mayor Tadeo Azael De La Hoya	Aye
Acting Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye

Mrs. Sonia Cornelio, City Clerk, read Ordinance No. 466 by title only.

B. Action on Ordinance No. 466

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Lizeth Servin to approve and adopt Ordinance No. 466, as presented. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Was not present to vote
Vice Mayor Tadeo Azael De La Hoya	Aye
Acting Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye

7. SUMMARY OF CURRENT EVENTS

Council Member Esteban C. Rosales reported that he, along with Council Members Luis E. Cabrera, Lizeth Servin, Javier Vargas, and Director of Economic Development Armando Esparza, attended the ICSC in Las Vegas, where they promoted the City of San Luis, which was very productive. They had their booth, and many people visited them, engaging in conversations with hotels, as well as other food and clothing franchises. He added that on Thursday, he was the speaker at Harvest for the 8th-grade promotion.

Council Member Luis E. Cabrera added to Council Member Esteban C. Rosales' report, noting that Mr. Esparza was amazed to see people coming to the city's booth, as it is usually the Council Members and staff looking for developers and franchises at this convention; it was a mix of both. He supports local, but knows that there are people in the community who want to see these chains come to the city. He was pleased to have attended the convention, representing the City of San Luis and advocating for economic development. On a separate note, he mentioned that he was not invited to pose in a picture on social media to promote the 4th of July event, but he will be attending the event and hopes to see everyone there.

Council Member Lizeth Servin mentioned that during her visit to Las Vegas for the ICSC convention, she has heard residents ask why the city does not bring in certain businesses. However, it is not just about what the city wants; it involves a combination of three (3) factors: what the Council aims for, what the city desires, and what is feasible or achievable. Many corporations or companies consider various aspects, such as population, income, acreage, and whether they want to rent or purchase land, as well as the location. Several factors influence whether companies decide to locate in the city or not. She had the opportunity to speak at many companies and hopes to see them again. There are great plans for the city, and Mr. Esparza is doing a great job. She talked about one department store that residents would want to have, which is Kohl's, but Kohl's requires a population of 100,000.

She said she now understands more about how this functions and that is part of their job to educate themselves to be able to educate community members, so they know where the city stands and the work Council Members are doing.

Council Member Maria Cecilia Cruz congratulated and thanked the Council Members and Mr. Esparza for attending the ICSC, as it is an excellent opportunity to promote the city. She also added that some companies ask for the population, and once they know the City of San Luis has 38,000, the companies let the city representative know to give them a call when they reach 50,000.

Council Member Luis E. Cabrera added that after 12 years, Panda Express is finally looking at the City of San Luis.

8. EXECUTIVE SESSIONS

8.A. (Vote to hold an Executive Session pursuant to A.R.S. § 38-431.03(A)(3), (4), and (7))

Discussion and possible action to hold an Executive Session pursuant to A.R.S. § 38-431.03(A)(3), (4), and (7) on any and all matters regarding the litigation of Gethsemani v. San Luis and consultation for legal advice with the city attorneys, in order to consider its position and instruct its attorneys and representatives about the City Council's position on contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation (under subsection 4) or negotiations for the purchase, sale or lease of real property (under subsection 7) allowed in executive sessions. (Kay Marion Macuil, City Attorney; and Outside Counsel Gammage & Burnham)

8.B. (Vote to hold an Executive Session pursuant to A.R.S. § 38-431.03 (A), (1), (3), and (4))

Discussion and possible action to hold an executive session pursuant to A.R.S. § 38-431.03 (A), subsections (1), (3), and (4) on any and all matters relating to the contract for the Assistant City Attorney Glenn J. Gimbut and the employment, assignment, appointment, promotion, demotion, dismissal, salary, disciplining, or resignation, including discussion of a possible severance agreement and consultation with the attorney or attorneys of the City regarding the same. (Jenny Torres, Acting City Manager and Kay Marion Macuil, City Attorney)

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Esteban C. Rosales to go into Executive Session at approximately 8:05 p.m. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Was not present to vote
Vice Mayor Tadeo Azael De La Hoya	Aye
Acting Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye

9. MOTION TO GO BACK INTO REGULAR SESSION

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Esteban C. Rosales to go back into Regular Session at approximately 8:42 p.m. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Was not present to vote
Vice Mayor Tadeo Azael De La Hoya	Aye
Acting Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye

10. DISCUSSION AND POSSIBLE ACTION ITEMS:

10. A. Discussion and possible action on any matters regarding Assistant City Attorney Glenn Gimbut's severance agreement. (Kay Marion Macuil, City Attorney and Glenn Gimbut, Assistant City Attorney)

MOTION: Council Member Lizeth Servin/Council Member Esteban C. Rosales to approve the severance agreement with Glenn J. Gimbut attached to this agenda item. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Was not present to vote
Vice Mayor Tadeo Azael De La Hoya	Aye
Acting Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye

10. B. Presentation and recognition to Mr. Glenn Gimbut for his dedicated 20-plus years of service to the City of San Luis, serving as City Attorney from 2004-2015 and Assistant City Attorney from 2015 to present. (Mayor Nieves Riedel)

Vice Mayor Tadeo Azael De La Hoya presented Mr. Gimbut with a Certificate of Appreciation and awards for his years of service with the City of San Luis.

Mr. Gimbut thanked the City Council, staff and public for allowing him to serve the City of San Luis for over 20 years.

The Vice Mayor and City Council thanked and congratulated Mr. Gimbut for his years of service to the community.


11. ADJOURNMENT

MOTION: Acting Mayor Luis E. Cabrera/Council Member Lizeth Servin to adjourn the Regular Council meeting at approximately 8:57 p.m. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Was not present to vote
Vice Mayor Tadeo Azael De La Hoya	Aye
Acting Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	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 May 28, 2025. I further certify that the meeting was duly called and held and that a quorum was present.


Sonia Cornelio, City Clerk