

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
June 25, 2025
6:00 p.m.

1. CALL TO ORDER/ROLL CALL

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

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

OTHERS PRESENT: Jenny Torres, Acting City Manager
Kay Macuil, City Attorney
Sonia Cornelio, City Clerk
Adela Cortez, Director of Human Resources
Albert Moreno, I.T. Technician
Angel Ramirez, Fire Chief
Angelica Roldan, Director of Parks & Recreation
Antonio Maldonado, Multimedia Production & Operations Specialist
Armando Esparza, Director of Economic Development
Eulogio Vera, Director of Public Works
Israel Gomez, Records Management Specialist
Jorge Perez, Assistant Director of Public Works
Jose A. Guzman, Director of Development Services
Jossue Cerda, I.T. Supervisor
Juan Leal Rubio, Assistant Director of Development Services
Manuel Hernandez, Assistant Director of Public Works
Maria Barajas, Human Resources Generalist
Mario Rodriguez, Finance Operations Manager
Miguel Ramirez, Finance Accounting Manager
Roula Encinas, Director of Finance
Victor De La Torre, Safety Officer
Alberto Leon, Resident
Christian Cuevas, Meeting Translator
Fabher Sanchez, Resident
Lilia Quiñonez, Resident
Luisa Arreola, Resident

Manuel Rojas, Resident
Maria Gonzalez, Resident
Maria Guzman, Arizona Western College
Mark Concha Jr., Resident
Nydia Mendenhall, Resident
Omar Heredia, Arizona Western College

2. PLEDGE OF ALLEGIANCE

Council Member Maria Cecilia Cruz led the Pledge of Allegiance.

3. INVOCATION

The invocation was performed by Ms. Elida Valenzuela, Police Chaplain.

4. CALL TO THE PUBLIC

Mr. James Allen Jr., 1549 E. Babbitt Lane, San Luis, AZ, inquired whether the city has considered the needs of the deaf community and if there is a way to have the meeting closed captioned when broadcast or have someone present to sign, so they can access the same information being provided. He added that different communities in San Luis are underserved, since the city is not considering that English and Spanish are not the only languages that are being spoken in the community and to reach out to them as well as kids and adults with disabilities in the sense of type of gatherings and different things to let them know they are part of the San Luis family.

Ms. Lilia Quiñonez, 1088 Sinoff Avenue, San Luis, AZ, requested that the City Council address the issue of charging for events such as the 4th of July, which is a celebration for all. She is the voice of many who have complained about this. She reminded the City Council that people in this city work in the fields. Some families have up to six (6) children, and it is not just about the entrance fee, but what will be spent at the event. This is a significant expense because \$1.00 or \$2.00 can be a substantial burden on the pocket of those who work. The City Council has no idea what it is like to work in the fields under the sun to earn \$1.00, in this case, \$2.00, after accounting for expenses and water services. The water services charges have been stratospheric; they are paying for water that is not good, in addition to the water they drink. When it comes to food, how much does a family spend on eating? She added that many City Council Members, especially the Mayor, have money and can afford to pay. However, as the Mayor previously stated, this is a low-income community, and many families cannot afford these expenditures. Today, Ms. Guillermina Fuentes is not present, who is the one who raises her voice for people who are in need, but she is present so that the spot would not be empty.

Mayor Nieves Riedel asked Ms. Angelica Roldan, Director of Parks & Recreation, to explain what has been discussed about a person who cannot afford \$1.00 or \$2.00. It needs to be clarified that no one will be left out and this is a suggestion from the Parks & Recreation Department and not from the City Council.

Ms. Roldan stated that Parks & Recreation is a department that exists to coordinate different city events and there are expenses. For the 4th of July festivities, a symbolic fee will be charged; \$1.00 is a small amount. Since June, a pre-sale of tickets has been available at \$1.00. It is essential to understand that the proceeds from the entrance fees do not cover the expenses for this event and it is essential to acknowledge the efforts made for this event. There have been other events that have been charged for, such as the Halloween event, where the fee is \$5.00 for the bracelet.

Mayor Nieves Riedel asked Ms. Roldan to explain the monetary profit for this event. She added that her company has been the number one sponsor for years for this event, so that all families can enjoy these festivities, regardless of their financial situation. Before God's eyes, everyone is the same. Mayor Nieves Riedel clarified that she, too, worked in the fields picking melons and watermelons. This thing about being wealthy is getting old and she will not apologize because she is rich, as she has worked all her life. This is a country of opportunities and God has blessed her. She studied and no one paid for her schooling, getting up at 5:00 a.m. and going to bed at 10:00 p.m. She added that she runs four (4) companies and is proud of what she has accomplished in this great country. She is pleased that she is Mexican and immigrated when she was 12 years old and learned English in six (6) months and is not ashamed. Therefore, anyone who wants to put her down because she has money, she is sick and tired of listening to the same thing.

Ms. Roldan stated that they look for sponsors throughout the city and it is important to mention that there are over 50 local vendors that will be participating at this event.

Ms. Maria Guzman, 2076 Christina Street, San Luis, AZ, represents the San Luis Learners Toast Masters Club and shared that they are officially a club and she serves as the Club President. Toastmasters International is a globally recognized non-profit organization that helps individuals develop their public speaking, communication and leadership skills in a supportive, self-paced and low-cost program.

Mr. Omar Heredia, resident, stated he is the Vice President of Education for the San Luis Learners Toastmaster Club. This club supports workforce and career readiness. Members improve their ability to present ideas clearly and confidently, essential to job interviews, promotions and leadership roles. It also promotes small business growth as it equips entrepreneurs and small business owners with confidence in to pitch ideas and engage customers effectively. Lastly, it is a low-cost, high-impact investment. Toastmasters Clubs are volunteer-led and self-funded, making them a cost-effective way to build human capital and community infrastructure. He invited everyone to visit one of their meetings, help spread the word or even consider participating and encouraging city employees to participate as well.

Ms. Rosa Mendoza, 2336 Barrios Avenue, San Luis, AZ, stated she is the Treasurer for the Toastmasters Club and invited all to the club. The club meets every first and third Thursday at 12:05 p.m. at the Arizona Western College San Luis Learning Center. There was an exception made to the schedule in the month of July due to the facility closing and will meet on July 10, 2025.

5. PROCLAMATION

5. A. Proclamation - Parks and Recreation Month July 2025

Mr. Jose Isael Gomez, Records Management Specialist, read the proclamation by title only.

6. CONSENT AGENDA

6. A. MINUTES OF

- Special Council meeting May 21, 2025

6. B. DISBURSEMENTS

From June 10, 2025 to June 18, 2025

Total \$655,534.07

(Six Hundred Fifty-Five Thousand, Five Hundred Thirty-Four Dollars and Seven Cents)

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

The vote was as follows:

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

7. DISCUSSION AND POSSIBLE ACTION ITEMS:

7. A. Presentation and update by Dr. Robert Trenchel, President and CEO of Onvida Health, on the San Luis Medical Center. (Jenny Torres, Acting City Manager)

Ms. Jenny Torres, Acting City Manager, introduced Dr. Robert Trenchel, President and CEO for Onvida Health.

Dr. Trenchel provided an update and PowerPoint presentation on their purpose in building a healthier tomorrow, San Luis Clinic Expansion on Avenue B in San Luis, San Luis Hospital Campus, San Luis Economic Impact, Sparking Community Support at Events Across South County, Medical Residency Program. He added that if they get approval tonight for their conditional use permit, they will break ground sometime this summer.

Mayor Nieves Riedel thanked Dr. Trenchel for the presentation and declared a conflict of interest in the following item. She disclosed that she has never built anything for anyone other than her companies, but she is bidding on a job for Ms. Amanda Aguirre. She is grateful to Onvida Health as the people of this community need all the medical help they can get. It has been a pleasure to work with Onvida Health, Yuma Regional for Border Health, Sunset Clinic and anyone who has taken the time and effort to come to the City of San Luis to serve this community.

Council Member Esteban C. Rosales stated the City of San Luis is very excited for them to come to the city. He spoke about the opportunity he had to visit Onvida Health in Yuma and toured the facilities. He asked questions on the facility in San Luis such as how many operating rooms there will be, the intensive care unit, labor and delivery.

Dr. Trenchel replied that there will be two (2) operating rooms, 18 beds for the emergency, and 24 beds for the inpatient emergency services; it will be a full scope. Certain specialty services will not be available here. From a safety and redundancy perspective, some of those higher-end services should be provided at Yuma Medical Center, such as open-heart surgery or specific vascular procedures. They also want to make sure that babies are safe, they have a neonatal intensive care unit (NICU), which they do at Yuma Medical Center. The full scope has not yet been released, but primary care and anything one would need in a hospital will be there.

Council Member Lizeth Servin said she also experienced the white coat effect firsthand at Onvida Health facilities and in conversations with staff, realizing that they genuinely care about the community they serve, their patients. The facilities count on state-of-the-art robotics. She thanked Onvida Health for thinking about San Luis.

7. B. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2025-0095; a request by Yuma Regional Medical Center- Onvida Health, owner, for a Conditional Use Permit from Section 18.35.030 (C)(1) & (C)(3) to allow the construction of an approximately 62,000 square feet hospital and attached walk-in clinic at Assesors Parcel Number 226-02-012 in San Luis, Arizona. (Juan Leal Rubio, Assistant Director of Development Services)

A. Staff Presentation

Mr. Juan Leal Rubio, Assistant Director of Development Services, presented a brief PowerPoint slide show on the request for a conditional use permit to permit a new medical complex. The medical complex will consist of a new hospital, ranging 62,000 square feet and an attached walk in clinic with a ground-level helipad. The proposal also consists of leaving room on the property for future medical office buildings. The proposed property is approximately 37 net acres in size, zoned Community Commercial (C-2). Mr. Leal Rubio added that a Citizens Review meeting took place on May 6, 2025. There were no comments from the public at that meeting.

He added that on May 13, 2025, the Planning & Zoning Commission met and they recommended approval of the conditional use permit. Tonight is the public hearing before the City Council for their consideration. The Planning & Zoning Commission and staff recommended approval contingent upon the following conditions:

1. Helipad Flight Path: The approach and departure paths for the helipad shall be designed to avoid noise-sensitive land uses, including, but not limited to, residential areas, educational institutions, places of worship, libraries, and long-term care facilities. Where feasible, flight paths should be aligned with major transportation corridors to minimize community impact.
2. FAA Determination Required: Prior to the issuance of a Certificate of Occupancy for the hospital, the applicant shall provide a letter of determination from the Federal Aviation Administration indicating no objection, whether unconditionally or with conditions, to the proposed helipad facility.
3. Regulatory Compliance: The helipad facility shall be developed and operated in full compliance with all applicable federal, state, and local regulations.

B. Open Public Hearing

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

C. Call to the Public on this item

Mr. James Allen Jr., mentioned that as a former military person and this facility being so close to the border, the flight path of the shopper going out, if there is an emergency at the border, will it suspend evacuation of a patient to higher-level treatment?

Mr. Ross Poppenberger, Director of Capital Projects for Onvida Health, responded that if one looks at the helipad, the flight path that approaches the egress goes down the primary transportation corridor; therefore, it will come from down Highway 95 from Walmart over to the helipad. They do not anticipate any concern with flying over the housing areas, as well as any disruption.

Mr. Allen Jr. also commented that the other concern are the agricultural dusters that go through that particular corridor. He asked if this will this impede the hospital's operations?

Mr. Poppenberger stated that it will not impede other traffic, and they have designed the helipad large enough to accommodate military helicopters if they are needed. It will be a benefit to the community and any other resources around the area.

Mr. Leal Rubio added that the conditions permit the entitlement or the right to use the property for a hospital. The conditions ensure that the proper regulations are followed.

Vice Mayor Tadeo Azael De La Hoya asked if there are improvements on Piceno Drive and not Los Oros?

Mr. Leal Rubio indicated that the improvements for Piceno Drive and other perimeter road improvements are handled through the building permit process. Staff is in discussion with the developer to ensure that improvements are made, most likely through a development agreement at a later stage.

Vice Mayor Tadeo Azael De La Hoya commented that the city improved Merrill Avenue and asked if that development agreement will include some payback to those improvements that were made or is that through the building permit process as well?

Mr. Leal Rubio replied that those are discussions taking place with the developer. As for any payback on Merrill Avenue, he does not believe that is possible, as those have been constructed. The type of improvements that staff are looking for include Piceno Drive, Los Oros, streetlights on Main Street, and possible streetlights on Merrill Avenue, which are currently under discussion.

Vice Mayor Tadeo Azael De La Hoya asked if letters had been sent to adjacent property owners.

Mr. Leal Rubio responded that state law requires that the city send out letters to adjacent owners within 300 feet of the suburb property, which they did, and did not receive any comments in support of or in opposition of the project.

Council Member Esteban C. Rosales asked, when lines are going southbound to Mexico, how will they go around the traffic when people are trying to get into the hospital?

Mr. Leal Rubio noted that a traffic impact study was required as part of the original rezoning of the property. They did the traffic impact study, and some recommendations were made.

Mr. Tomas Sanchez, City Engineer, said that the study was for the two (2) parcels in the perimeters including the entrances that would be through Piceno Drive and County 22nd Street and the study recommends left turn lanes turning into Piceno Drive and from the north on Merrill Avenue. He added that for the lines entering Mexico, the recommendation is to use crosshatches around each intersection to avoid blocking the intersection.

Vice Mayor Tadeo Azael De La Hoya inquired about the reason for not including the entire parcel and just the current phase.

Mr. Sanchez responded that they included the parcel in question, but they did not include the north parcel, as the improvements will be made to the south parcel. He clarified that the conditional use permit being discussed is for the south parcel, even though Onvida Health owns both parcels.

Council Member Lizeth Servin asked what the estimated timeframe is for completing this phase.

Mr. Leal Rubio expressed that in discussions with the developer, it will be approximately in the first quarter of 2027 that it will be fully operational.

D. Close Public Hearing

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

E. Action on Conditional Use Permit Case No. 2025-0095

MOTION: Council Member Javier Vargas/Council Member Esteban C. Rosales to approve Conditional Use Permit Case No. 2025-0095 subject to the conditions of approval as presented by staff. The motion passed with six (6) Ayes and one (1) Abstention from Mayor Nieves Riedel.

The vote was as follows:

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

7. C. Public Hearing followed by discussion and possible action on any and all matters regarding Resolution No. 2364. A resolution of the Mayor and City Council of the City of San Luis, Arizona, adopting the budget for Fiscal Year 2025-2026. (Roula Encinas, Director of Finance)

A. Staff Presentation

Ms. Roula Encinas, Director of Finance, explained that as required by the Arizona Revised Statutes, staff is conducting this public hearing prior to budget adoption to ensure transparency and provide an opportunity for public input. The budget preparation began in late 2024 with the delivery of budget guidelines followed by CIP sessions with managers in December and January. Departments submitted their operation expenses, CIP and personnel requests by early January 2025. In February 2025, a work session was held to review the budget proposal, assess long-term financial stability, and consider reducing capital projects and special services. The tentative budget was presented to the City Council on May 28, 2025, and has since been refined for final adoption. In compliance with the Arizona Auditor General's Office, the final budget includes Schedule A, which provides a summary of estimated revenues and expenditures. This is one of the required forms for the adoption of the municipal budget. Schedule A outlines beginning and ending fund balances, estimated revenue from all sources, budgeted expenditures by fund, transfers in and out, the total budget amount subject to limitation.

Fiscal year 2026 marks the first year the city will operate under the home rule option, which the electors approved to provide greater capacity and flexibility in setting the city's budget. While home rule expands the authority to adopt a budget based on local priorities, management has made conservative decisions to operate within the state-imposed expenditure limitation for this fiscal year. This careful approach will help keep the city financially stable and better prepare for anything unexpected. Attached to this agenda item are the schedules for capital projects, new personnel requests and salary reclassification. If approved, this budget will go into effect on July 1, 2025, and guide the operations through June 30, 2026.

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 Resolution No. 2364

MOTION: Council Member Lizeth Servin/Council Member Javier Vargas to approve and adopt Resolution No. 2364. The motion passed with six (6) Aye votes and one (1) Nay vote by Vice Mayor Tadeo Azael De La Hoya.

The vote was as follows:

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

8. SUMMARY OF CURRENT EVENTS

Council Member Javier Vargas invited the community to the 4th of July event, tickets may be purchased online. He thanked the Parks and Recreation Department and all those involved in organizing this event.

Council Member Esteban C. Rosales reported he attended a ribbon cutting ceremony for Skin and Body, adding it was a pleasure to see the small businesses coming into the city. He also attended the job fair at the Magrino Industrial Park.

Council Member Lizeth Servin added to Council Member Esteban C. Rosales' comment and thanked and congratulated Mr. Armando Esparza, Director of Economic Development, and his staff for bringing all these businesses.

Council Member Maria Cecilia Cruz reported she attended a training for elder abuse given by Ms. Carol Brown at the Emerald Spring Senior Living in Yuma. June is elder abuse awareness month, and there needs to be awareness and report any cases of suspicion of elder abuse to the local law enforcement or protection services at 1-800-767-2385.

Mayor Nieves Riedel announced that she has directed Ms. Angelica Roldan, Director of Parks & Recreation, that anyone who cannot afford a \$1.00 to enjoy the 4th of July festivities, to include it on her tab and it will be covered just like last year.

9. EXECUTIVE SESSION

(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) and (4) on any and all matters regarding the Las Quintas Development Agreement dated August 22, 2001, regarding 10th Avenue and consultation for legal advice with the City Attorney, in order to consider its position and instruct its City Attorney and representatives about the City Council's position on the Development Agreement that is the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation (under subsection 4) allowed in executive sessions. (Kay Marion Macuil, City Attorney)

MOTION: Council Member Maria Cecilia Cruz/Council Member Javier Vargas to go into Executive Session at approximately 6:56 p.m. The motion passed with six (6) Ayes and one (1) Abstention by Mayor Nieves Riedel.

The vote was as follows:

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

10. MOTION TO GO BACK INTO REGULAR SESSION

Vice Mayor Tadeo Azael De La Hoya moved to go back into Regular Session at approximately 8:01 p.m. The motion passed unanimously.

The vote was as follows:

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

11. ADJOURNMENT

MOTION: Council Member Estaban C. Rosales/Council Member Javier Vargas to adjourn the Regular Council meeting at approximately 8:02 p.m. The motion passed unanimously.

The vote was as follows:

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

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 June 25, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Sonia Cornelio, City Clerk