**M I N U T E S**
**Regular Council Meeting**
**San Luis City Council**
**San Luis Council Chambers**
**1090 E. Union Street**
**San Luis, AZ 85349**
**August 12, 2026**
**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 Tadeo Azael De La Hoya
Council Member Esteban C. Rosales
Council Member Lizeth Servin
Vice Mayor Javier Vargas
Mayor Nieves Riedel

**ABSENT:**
Council Member Maria Cecilia Cruz

**OTHERS PRESENT:**
Jenny Torres, City Manager
Joe Estes, City Attorney
Sonia Cornelio, City Clerk
Adela Cortez, Director of Human Resources
Alan Guevara, Lieutenant
Albert Moreno, IT Technician
Alvaro Escalante, Parks Ground Manager
Angel Ramirez, Fire Chief
Angelica Roldan, Director of Parks & Recreation
Antonio Maldonado, Multimedia Production & Operations Specialist
Armando Esparza, Director of Economic Development
Damian Miller, Lieutenant
Eulogio Vera, Director of Public Works
Francia Alonso, Public Information Officer
Juan Tejeda, Acting Assistant Director of Development Services
Lucia Zavala, Finance Operations Manager
Manuel Hernandez, Assistant Director of Public Works
Maria Sabori, Risk Manager
Olivia Jenkins, Acting Assistant City Manager
Richard Bauermann, Fire Inspector
Roula Encina, Director of Finance
Tomas Sanchez, City Engineer

Victor De La Torre, Safety Officer
Christian Cuevas, Meeting Interpreter
Erik Luzanilla, Council Member-Elect
Fabher Sanchez, Resident
Helia Martinez, Resident/Pastor
James Allen Jr., Resident
Jesse Lopez, PPEP YouthBuild
Luis Marquez, Resident
Mark Concha Jr., Resident

## 2. PLEDGE OF ALLEGIANCE

PPEP Youthbuild led the Pledge of Allegiance.

## 3. INVOCATION

The invocation was performed by Ms. Helia Martinez – Pastor of Templo Cristiano Vino Nuevo.

## 4. CALL TO THE PUBLIC

Mr. James Allen Jr., 1549 E. Babbit Lane, San Luis, AZ, expressed concern regarding the anticipated completion of the new port of entry and asked whether a diagram or traffic pattern could be made available to the public showing how traffic will eventually enter and exit the border. He stated that providing this information in advance would help residents and travelers better understand the expected traffic flow between Mexico and the United States. He also addressed parking for taxi cabs, noting that there is a street near Chase Bank and between two (2) parking facilities where citizens currently use a parking system that allows them to purchase parking time by credit card or other means. Mr. Allen suggested that a designated area could be established on this street for taxicab drivers to purchase parking time; such an arrangement could generate additional revenue for the city while also providing the public with an established location for taxicab pick-up and drop-off in San Luis. He asked that the city consider these suggestions and offered to provide additional information if needed.

## 5. PROCLAMATIONS/PRESENTATION

**5. A. Proclamation on National Senior Citizens Day - August 21, 2026**
**5. B. Proclamation on Women's Equality Day - August 26, 2026**
**5. C. Proclamation on Banning Single-Use Plastic Bags Day - August 13, 2026 and Promoting the Reduction of Single-Use Plastic Bags Month - August 2026**

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

**5. D. Presentation by PPEP YouthBuild students on adopting reusable bags as a sustainable lifestyle. (PPEP Youthbuild)**

The Leadership Class from PPEP YouthBuild gave a brief presentation highlighting the benefits of adopting reusable bags in everyday life. The presentation included real-life scenarios and concluded with a call to action encouraging the community to consider more sustainable alternatives to single-use bags.

Mayor Nieves Riedel thanked PPEP YouthBuild for their presentation and commended the students for taking the initiative.

**6. CONSENT AGENDA**

**6. A. MINUTES OF**
**- Regular Council meeting held July 8, 2026**
**- Work Session held July 14, 2026**

**6. B. DISBURSEMENTS**
**From July 16, 2026 to August 5, 2026**
**Total $6,488,327.31**
**(Six Million, Four Hundred Eighty-Eight Thousand, Three Hundred Twenty-Seven Dollars and Thirty-One Cents)**

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

The vote was as follows:

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

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

**7. A. Discussion and possible action on any and all matters regarding authorization to accept a service agreement and enter into a contract with Precision Protective Services, LLC. for traffic control needs. (Damian Miller, Lieutenant)**

Mr. Damian Miller, Lieutenant, stated that the San Luis Police Department is requesting approval to renew and enter into an agreement with Precision Protective Services to assist with traffic control needs. The city continues to undergo several road construction projects that are impacting high-traffic areas.

He added that the agreement would provide the Police Department with flexibility to schedule traffic control services as needed throughout the fiscal year based on traffic conditions and location. He added that the San Luis Police Department would assign Precision Protective Services personnel to areas experiencing significant traffic congestion, allowing police officers to remain available for regular patrol and enforcement duties. Staff is requesting approval of $85,000.00 for this service.

Council Member Luis E. Cabrera asked whether Precision Protective Services personnel would be utilized exclusively at the border or could also be assigned to other areas experiencing traffic congestion, particularly along 10th Avenue and surrounding areas during school dismissal. He noted that traffic heading toward Mexico increases significantly after school dismissal and suggested deploying personnel near 6th and 10th Avenues before having them proceed toward the border.

Lt. Miller explained that the Police Department establishes a schedule for Precision Protective Services personnel and monitors their hours on a monthly basis, and acknowledged the traffic congestion during school dismissal.

Council Member Luis E. Cabrera stated that, on one occasion, it took him approximately 25 minutes to travel from Avenue F to 10th Avenue. He indicated that deploying traffic control personnel in these areas could help improve traffic flow before personnel proceed toward the port of entry.

Staff further noted that utilizing Precision Protective Service personnel in these locations could free up police and traffic enforcement officers to address other areas, including Main Street.

**MOTION:** Council Member Tadeo Azael De La Hoya/Vice Mayor Javier Vargas to approve the renewal of the contract with Precision Protective Services for traffic control services during Fiscal Year 2026-2027, not to exceed the budgeted dollar amount of $85,000.00, and waive formal purchasing procedures for the justification presented. The motion passed unanimously.

The vote was as follows:

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

**7. B. Discussion and possible action on any and all matters regarding authorization to purchase annual medical evaluations and screenings for police sworn staff using Fiscal Year 2026-2027 budgeted funds. (Damian Miller, Lieutenant)**

Mr. Damian Miller, Lieutenant, explained that the Police Department is seeking approval for an annual medical and physical evaluation program for police department staff. The program is designed to identify health risk factors at an early stage and help prevent long-term health concerns, particularly among high-risk groups. The selected provider will conduct examinations, testing and provide the results directly to participating employees. The cost will vary based on the services and testing selected for each employee, with the estimated range from $259.14 to $3,331.71 per person. Participation in the program will be voluntary and will not be mandatory for staff. If approved, the total amount budgeted for the program is $60,000.00.

**MOTION:** Vice Mayor Javier Vargas/Council Member Luis E. Cabrera to approve the purchase of annual physical medical evaluations to Police sworn staff for a total amount not to exceed the budgeted amount of $60,000.00. The motion passed unanimously.

The vote was as follows:

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

**7. C. Discussion and possible action on any and all matters regarding authorization to purchase two (2) fully marked and equipped new 2026 Ford Explorers and (2) fully marked and equipped new 2026 Chevrolet Silverados using Arizona Department of Public Safety Local Border Support Grant budgeted funds. (Alan Guevara, Lieutenant)**

Mr. Alan Guevara, Lieutenant, stated that the City of San Luis Police Department is requesting approval to purchase four (4) new vehicles for the Patrol Division using Fiscal Year 2026–2027 Capital Projects Grant funds. The request includes the purchase of two (2) 2026 Ford Explorers, which will be assigned to the Patrol Division. The Explorers will be purchased from Peoria Ford through Arizona State Contract No. CTR059322, with a quoted cost of $100,838.07, including tax. The Department is also requesting approval to purchase two (2) 2026 Chevrolet Silverado 1500 trucks. These vehicles will be assigned to the Patrol Division, specifically the K-9 Unit. Chapman Chevrolet submitted the lowest quote of $112,669.90, including tax. He added that additional quotes were received from Midway Chevrolet for $117,361.58 and Earnhardt Chevrolet for $122,492.54. All four (4) vehicles will be fully equipped and marked by Walt’z Outfitting using City of Chandler Contract No. PD5-055-4859.

He added that this Cooperative Purchasing Contract provides a reduced cost for the vehicle outfitting and equipment. The total cost for outfitting and marking the vehicles is $178,790.00. The combined cost for the four (4) vehicles, equipment, and vehicle marking is $391,653.60. The purchases will be made through Cooperative Purchasing Agreements in accordance with City Code Section 3.05.090, Cooperative Purchasing, utilizing the City of Chandler contract for outfitting and the Arizona State Contract for the vehicle purchases.

Council Member Tadeo Azael De La Hoya asked whether any quotes had been solicited from local vendors.

Lt. Guevara responded that, to his understanding, local vendors had been considered previously; however, he was not certain whether quotes had been solicited from local vendors in Yuma for this purchase. He explained that the Department proceeded with the state contract based on obtaining the lower price.

**MOTION:** Vice Mayor Javier Vargas/Council Member Esteban C. Rosales to approve the purchase of two (2) new 2026 Ford Explorers, and two (2) new Chevrolet Silverados, to approve the marking and equipping of the vehicles for a total amount not to exceed $393,000.00. The motion passed unanimously.

The vote was as follows:

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

**7. D. Discussion and possible action on any and all matters regarding authorization to contract JSA Company for full landscape maintenance of several assessment districts for Fiscal Year 2027. (Angelica Roldan, Director of Parks and Recreation)**

Ms. Angelica Roldan, Director of Parks & Recreation, explained that the department has worked with JSA Company for the past several years to provide full landscape maintenance services for the city’s assessment districts. The Department began utilizing JSA’s services in Fiscal Year 2025 and is requesting approval to continue the arrangement for the current fiscal year through a Cooperative Purchasing Agreement with the City of Yuma. The City of Yuma approved a contract with JSA on September 3, 2025, for an initial one-year term with the option to renew for four (4) additional one-year periods, subject to funding availability and satisfactory performance. Staff confirmed with the City of Yuma Finance Department that JSA’s Contract No. RFQ25293 remains active through September 3, 2030.

She added that during the previous fiscal year, JSA successfully provided landscape maintenance for 16 improvement districts on the city's east side. Two (2) additional assessment districts have since been added, bringing the total to 18 districts requiring landscape maintenance. This would be the fourth year the city intends to partner with JSA for these services. JSA's services include weed control, tree trimming and maintenance, plant maintenance, irrigation maintenance, mowing, gravel maintenance, periodic raking, outfall maintenance, tree raising, spillway maintenance, and concrete blowing in designated areas.

Ms. Roldan noted that continuing with JSA allows the city to provide a higher level of maintenance and service to residents who pay for these services through their respective assessment districts and explained that the City of San Luis' own bidding process for these services is still underway. To remain in compliance with the city's procurement requirements while the process is completed, staff requested Council approval to continue using JSA under the City of Yuma's existing contract. The request would be processed under the cooperative purchasing provisions of City Code Section 3.05.090, since the City of Yuma has already completed the competitive procurement process. The requested approval would allow the city to continue landscape maintenance services for all 18 improvement districts until the city's own bidding process is completed and a vendor is selected.

Council Member Lizeth Servin discussed continuing landscape maintenance services with JSA while the city's competitive bidding process is underway.

Ms. Roula Encinas, Director of Finance, explained that staff began the bidding process through OpenGov and the request, not to exceed approximately $472,000.00, would allow the city to continue processing payments for services rendered during the bidding process. If JSA is selected through the city's procurement process, services may continue; otherwise, another vendor will be selected.

Council Member Lizeth Servin also questioned the increase from approximately $377,728.00 in the prior fiscal year to $472,000.00 and asked how assessments are calculated. She emphasized the need to reduce costs to residents, noting that improvement district assessments are paid for by residents within those districts and are not funded through the General Fund. She discussed the possibility of combining contracted services with in-house Parks & Recreation staff to reduce costs and potentially improve staffing and compensation.

Ms. Encinas explained that assessments are based on factors including acreage, street lighting, water consumption.

Council Member Luis E. Cabrera asked whether it was because the townhomes' retention is done by someone else.

Mayor Nieves Riedel added that the amenities and everything else that is done are not covered by the city.  The developer, the owner of the townhome, is responsible.

Mr. Jose Guzman, Director of Development Services, added that the townhomes are a private development and they create a Homeowners Associations (HOAs) responsible for certain amenities and landscaping.

Ms. Encinas offered to provide the City Council with a detailed breakdown of the assessment calculations and expenditures.

Ms. Jenny Torres, City Manager, stated that staff maintains a spreadsheet detailing expenditures by area, including water, materials, and other related costs. She indicated that the spreadsheet could be provided to the Council to provide a clearer breakdown of costs and how funding is calculated based on acreage. She also noted that staff time is allocated to these areas and included in the overall expenditures. She added that the detailed breakdown and formula would provide a better understanding of how the amounts are determined.

Mayor Nieves Riedel noted that retention basins vary in size and raised a technical question regarding tree maintenance and replacement. She stated that developers and the city currently use JSA for landscaping services and noted that the company provides a one-year guarantee to replace trees that die during that period. She asked if after the one-year warranty expires, is the city responsible for the cost of replacing any trees that die, potentially resulting in vacant spaces within the retention areas?

Mr. Alvaro Escalante, Parks Ground Manager, responded that once the warranty is over, the city is responsible for any vegetation that dies or needs replacement.

Ms. Roldan advised that Parks & Recreation is developing a long-term plan to convert improvement district areas to xeriscaping to reduce water and maintenance costs. Staff will also evaluate the appropriate balance between city staff and contracted services and expect to present the plan to the Council the following month.

Mayor Nieves Riedel asked for clarification regarding the fees charged to residents in new subdivisions. She noted that the fees are established pursuant to City Code and are based on a specific formula, rather than being arbitrarily determined, and asked whether the fees are subject to Council approval.

Mr. Guzman replied that when a subdivision is approved, an improvement district is established to maintain the improvements. He stated that each year, residents in the district are assessed a fee to cover the maintenance of those improvements.  He clarified that impact fees are one-time fees collected at the time a permit is issued and are paid by the homeowner. He explained that the improvement district assessment is separate and is paid annually with property taxes to fund the maintenance of landscaping and retention areas.

**MOTION:** Council Member Esteban C. Rosales/Council Member Tadeo Azael De La Hoya to approve the contract with JSA Company for landscape maintenance services in the amount of $472,506.00 under a Cooperative Purchase Agreement with the City of Yuma, as presented. The motion passed unanimously.

The vote was as follows:

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

**7. E. Discussion and possible action on any and all matters regarding the renovation of the Joe Orduño Park artificial turf soccer field and awarding Dave Bang the renovation project. (Angelica Roldan, Director of Parks and Recreation)**

Ms. Angelica Roldan, Director of Parks & Recreation, explained that the Parks & Recreation Department installed an artificial turf field at Joe Orduño Park in June 2016. The field has been heavily utilized by the community for soccer games, practices, and other activities, resulting in significant wear and tear. Although the Department has performed maintenance and repairs over the past several years, the field now requires extensive renovation. Staff requested approval to proceed with Dave Bang Associates, Inc., a vendor with which the city has previously worked and which holds a state Cooperative Purchasing Contract. The vendor provided a quote of $145,898.18 for the purchase and installation of new artificial turf and one (1) pair of soccer goals with anchor kits. The project was submitted as a potential Fiscal Year 2027 Capital Improvement project and was approved with a budget of $146,000.00. The purchase would utilize the Mohave State Contract Cooperative Purchasing Agreement No. 24K-BG022, pursuant to City Code Section 3.05.090, Cooperative Purchasing. Ms. Roldan requested Mayor and Council approval to proceed with the purchase and installation.

Council asked about the warranty, project timeline, maintenance requirements, and rules for use of the renovated artificial turf field.

Ms. Roldan stated that the turf materials are expected to arrive 6–10 weeks after issuance of the purchase order, with turf installation taking approximately 10 days. Installation of soccer goals is expected to take one (1) to three (3) days. The project is tentatively anticipated to be completed by December. Staff will contact Day Bank Associates, Inc. to confirm the warranty terms and provide that information to Council.

Council Member Luis E. Cabrera asked how the Department will ensure users wear appropriate soccer cleats and follow proper procedures to protect the new turf.

Ms. Roldan explained that Parks & Recreation is developing facility-specific rules and regulations, using the City of Yuma's requirements as a reference. Staff will monitor games and reservations to ensure compliance.

Council Member Luis E. Cabrera also raised concerns regarding ongoing maintenance and the condition of the existing field.

Ms. Roldan explained that Dave Bang Associates will train Parks & Recreation staff on proper turf maintenance as part of the installation. Staff will monitor the turf after installation and may utilize the vendor for additional maintenance assistance if needed.

**MOTION:** Council Member Luis E. Cabrera/Council Member Esteban C. Rosales to approve the cooperative purchase and installation of artificial turf and soccer goals with anchor kits for the Joe Orduño Park, artificial turf soccer field in the amount of $145,898.18, as presented. The motion passed unanimously.

The vote was as follows:

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

**7. F. Discussion and possible action on any and all matters regarding the engagement of engineering services with Core Engineering Group, PLLC, for the design of the Water & Sewer mains on US95. (Armando Esparza, Director of Economic Development and Tomas Sanchez, City Engineer)**

Mr. Armando Esparza, Director of Economic Development, stated that the Economic Development and Engineering Departments are seeking City Council approval to accept a professional services proposal from Core Engineering Group for the design of a water and sewer infrastructure project along U.S. Highway 95. The design is the next phase of a federal Economic Development Administration (EDA) grant awarded to the city to expand water and sewer infrastructure. The city received approximately $1.2 million in federal grant funding, with a local match bringing the total project budget to approximately $1.7 million. The proposed scope includes the design of approximately 1.5 miles of water and sewer mains, crossings beneath U.S. Highway 95, and a new lift station connecting to the Piana Nonwoven property. The design is scheduled for completion by the end of 2026.

Staff requested City Council approval to accept Core Engineering Group's professional services proposal in the amount of $93,558.00.

Council Member Luis E. Cabrera asked whether the city had gone out to bid for these types of engineering services, noting that the proposed contract amount was significant and expressing concern that the city not appear to favor one firm over other qualified companies.

Mr. Esparza explained that the city did not issue a separate request for bids because it maintains an on-call engineering list. The firm was selected from that list in coordination with the Engineering Department.

Mr. Tomas Sanchez, City Engineer, further clarified that Core Engineering was recommended because the project's preliminary and conceptual design work had previously been prepared by James Davey and Associates, which was subsequently acquired by Core Engineering. As a result, Core Engineering was already familiar with the project and had conceptual plans approximately 15% complete. He stated that both firms had been involved in the on-call process and that Core Engineering had submitted a proposal that staff reviewed through several iterations. Mr. Sanchez also indicated that the proposed pricing was considered reasonable given current market conditions, although the city was unable to negotiate the price.

Council Member Luis E. Cabrera stated that the clarification was important for the record, particularly given the level of interest in Core Engineering's ownership. He emphasized the importance of ensuring that the city does not appear to favor one company over another and acknowledged that, in this case, there was continuity from the prior project that supported the selection.

Council Member Tadeo Azael De La Hoya added, for the record, that the resolution authorizing Core Engineering, along with other engineering firms, was approved on March 24, 2021. He emphasized that the selection was not something staff initiated recently or developed overnight, but rather part of an established process through which the city has utilized the engineering firms identified in the resolution. He further clarified that the city’s engineering firms are selected pursuant to the approved resolution, regardless of changes in ownership. The firms currently included in the city’s engineering pool are Core Engineering, Dahl, EPS, James Davey, NEI, Kimley-Horn, and Pace Advanced Engineering. He stated that these firms are utilized regularly in accordance with the resolution and that the clarification was intended to provide additional context and transparency for the public record.

Mr. Sanchez clarified for the record that the city’s on-call agreement for engineering and architectural services was originally approved in 2021 for a five-year term and expired in March 2026. He stated that, due to his workload, he had not yet completed the process of advertising and soliciting new firms. However, he noted that updating the on-call list and providing additional opportunities for other qualified firms to participate is on his to-do list.

**MOTION:** Council Member Esteban C. Cruz/Council Member Tadeo Azael De La Hoya to approve the contract with JSA Company for landscape maintenance services in the amount of $472,506.00 under a cooperative purchase agreement with the City of Yuma, as presented. The motion passed unanimously.

The vote was as follows:

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

**7. G. 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 Talin Toma on behalf of SuperStar Smoke & Vape #4, located at 541 N. Main Street, San Luis, Arizona. (Sonia Cornelio, City Clerk)**

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

Mrs. Sonia Cornelio, City Clerk, explained that the item had previously been presented to the City Council at its regular meeting on July 8, 2026. However, it was subsequently discovered that the required public notice had been removed before the full 20-day posting period had been completed. As a result, the item was brought back before the City Council for consideration to ensure that all applicable public notice requirements were satisfied. She stated that the public notice and application were reposted at the proposed licensed premises for the required 20-day period. During that time, the City Clerk's Office did not receive any comments either in support of or in opposition to the application. Staff therefore recommended that the City Council approve the recommendation to the Arizona Department of Liquor Licenses and Control for the liquor license application as presented.

**B. Open Public Hearing**

Mayor Nieves Riedel opened the Public Hearing

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

Ms. Talin Toma, owner of SuperStar Smoke & Vape #4, stated that the application and all required documentation had been submitted and that the request had previously been approved by the City Council. However, the item had to be brought back before the Council because the required 20-day public notice period had not been completed at the time of the original approval.

Mayor Nieves Riedel apologized on behalf of city staff and explained that the issue was an honest oversight. She noted that although such errors are uncommon, mistakes can happen, and Mrs. Cornelio, City Clerk, promptly addressed the matter and took the necessary steps to correct it. The Mayor emphasized that there was no ill intent involved and thanked the applicant for opening a business in the downtown area, noting that it has been a positive contribution to the community.

Mr. James Allen Jr., 1549 E. Babbit Lane, San Luis, AZ, expressed concerns about the relationship between the proposed business, which involves vaping and tobacco products, and the sale or consumption of alcohol. He questioned how the business's location might affect nearby children, residents, and pedestrians.  He requested a diagram or map showing the business's exact location and its proximity to areas where citizens and children may regularly travel. He also raised concerns about potential public safety issues, including the possibility of customers consuming alcohol and then driving or creating a public nuisance after leaving the establishment.  Mr. Allen emphasized that the business's location should be carefully considered, particularly given its nature and potential impact on surrounding residents and the community.

Mr. Joe Estes, City Attorney, responded that the proposed business is located at 541 Main Street, directly on Main Street and across from or near the McDonald's.

Ms. Toma added that the business is located next to the duty-free store. She stated that, if the liquor license is approved, all employees will receive training on applicable regulations, including proper identification checks and responsible alcohol service. Employees will also be educated on preventing underage drinking and the risks associated with alcohol and tobacco products.  She further stated that employees will check identification for customers who appear to be 40 or younger and verify that the identification matches the individual presenting it. Ms. Toma emphasized that she is strongly opposed to underage drinking and tobacco use by minors and will ensure that all employees follow the required protocols and procedures.

Mayor Nieves Riedel noted that the business would be subject to unannounced inspections by the State and emphasized the importance of complying with all applicable regulations. She also cited the requirement that the establishment be located at least 300 feet from a school and asked Mrs. Cornelio, City Clerk, to confirm it. Mrs. Cornelio confirmed that the 300-foot distance requirement applies.

Ms. Toma added that the store would be divided into separate areas, with a designated section for customers 21 and older and another area for younger customers featuring chips, snacks, and non-alcoholic beverages. Customers would be restricted to their designated areas.

The Mayor commended Ms. Toma for taking this additional step, noting that it was not legally required but demonstrated a commitment to the community.

**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 SuperStar Smoke & Vape #4**

**MOTION:** Council Member Luis E. Cabrera/Vice Mayor Javier Vargas to recommend approval of the liquor license application to the Arizona Department of Liquor Licenses and Control for SuperStar Smoke & Vape #4, as presented. The motion passed unanimously.

The vote was as follows:

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

**7. H. Public Hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2026-0307 - State Land Rezoning and Ordinance No. 486. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending the Official Zoning Map of the City of San Luis by changing the zoning classification of approximately 29.8 acres from Neighborhood Commercial (C-1) to Community Commercial (C-2) on properties located on Cesar Chavez Boulevard between 4th and 6th Avenue; repealing any conflicting provisions; and providing for severability. (Juan Tejeda, Acting Assistant Director of Development Services)**

Mayor Nieves Riedel declared a conflict of interest on this item.

**A. Staff presentation**

Mr. Juan Tejeda, Acting Assistant Director of Development Services, explained that the City of San Luis is requesting a rezoning of four (4) state-owned parcels located on Cesar Chavez Boulevard between 4th Avenue and 6th Avenue. The proposed zoning change is from Neighborhood Commercial (C-1) to Community Commercial (C-2). He explained that the rezoning would not eliminate or restrict any existing or permitted uses. Instead, it would provide a broader range of permitted uses, as all C-1 uses are also permitted under C-2 zoning. The proposed rezoning is intended to support economic development along the commercial corridor, provide greater flexibility for future development, and align the properties with existing development to the east and west, as well as anticipated development in the area.

Mr. Armando Esparza, Director of Economic Development, explained that the city is working with the State Land Department to prepare approximately 40 acres of state-owned land along Cesar Chavez Boulevard for auction and future development. A retail study found approximately $55 million in annual retail leakage, meaning residents are spending money outside San Luis, with the potential to generate an estimated $3.2 million in additional sales tax revenue if more spending is captured locally. To encourage development, the city is proposing to rezone the property from C-1 to C-2, providing developers with greater flexibility. The city is also working on required studies and conceptual plans, with the auction expected to occur within approximately 8 to 12 months.

**B. Open Public Hearing**

Mayor Nieves Riedel opened the Public Hearing.

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

Council Member Esteban C. Rosales expressed support for the proposed zoning change, noting that the city has been working on the project for several years. He stated that the timing was positive and expressed hope that the change would encourage more businesses to invest and develop in the area.

Council Member Luis E. Cabrera thanked staff for their proactive efforts to support the city's continued growth. He emphasized the need for additional businesses as new homes and apartment complexes are developed in the community. He also highlighted the significant amount of retail revenue currently being lost outside the city and commended staff for completing the necessary research and working with the State to make the properties more attractive and accessible to potential investors. He noted that the city's efforts could make the development process easier for future businesses by completing much of the preliminary work and navigating the State's requirements in advance.

**D. Close Public Hearing**

Mayor Nieves Riedel closed the Public Hearing.

**E. Action on Ordinance No. 486 by title only**

**MOTION:** Council Member Esteban C. Rosales/Council Member Tadeo Azael De La Hoya to approve the Reading of Ordinance No. 486 by title only. The motion passed with five (5) Ayes and one (1) Abstention by Mayor Nieves Riedel.

The vote was as follows:

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

Mrs. Sonia Cornelio, City Clerk, read Ordinance No. 486 by title only.

**F. Action on Ordinance No. 486**

**MOTION:** Council Member Tadeo Azael De La Hoya/Vice Mayor Javier Vargas to approve and adopt Ordinance No. 486. The motion passed with five (5) Ayes and one (1) Abstention by Mayor Nieves Riedel.

Mr. Joe Estes, City Attorney, recommended that a roll call be done since this is an Ordinance. Ordinances are for the city, and it is always recommended that the City Council do so by roll call to ensure a clear record of the vote on passage.

A roll call vote was requested by Mayor Nieves Riedel; the Mayor and the City Council voted.

The vote was as follows:

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

**7. I. Public Hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2026-0062 - Colibri Townhomes and Resolution No. 2397. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, amending the 2040 General Plan to change the land use designation of lots 32 through 36 of the Plaza Colibri Commercial Subdivision totaling 6.71 acres from Commercial (C) to Medium Density Residential (MDR); Repealing any conflicting provisions; and providing for severability. (ITEM CONTINUED FROM THE REGULAR COUNCIL MEETING HELD ON MAY 13, 2026). (Jose A. Guzman, Director of Development Services)**

Mayor Nieves Riedel declared a conflict of interest on this item.

### A. Staff presentation

Mr. Jose Guzman, Director of Development Services, explained that Edais Engineering, on behalf of the property owner, is requesting a minor General Plan amendment and rezoning of five (5) lots within the Colibri Commercial Subdivision to allow for a proposed 64-unit townhouse development in a private, gated community. He explained that the General Plan Amendment is needed to allow the rezoning, which would permit the proposed townhomes. The project will still need to go through the city's subdivision process and comply with all applicable regulations. Staff determined that the proposed development is consistent with the General Plan because it supports orderly growth, efficient use of infrastructure, and a variety of housing options. The Planning and Zoning Commission and staff both recommended approval of the minor amendment and Resolution No. 2394. Mr. Guzman also noted that the city received written opposition to the proposal, which was included in the staff report.

### B. Open Public Hearing

Vice Mayor Javier Vargas opened the Public Hearing.

### C. Call to the Public on this item

Mr. Najeh Edais of Edais Engineering, the project engineer, stated that he was present to answer any questions the City Council might have regarding the proposed project.

### D. Close Public Hearing

Vice Mayor Javier Vargas closed the Public Hearing.

### E. Action on Resolution No. 2397

**MOTION:** Council Member Tadeo Azael De La Hoya/Council Member Esteban C. Rosales to approve and adopt Resolution No. 2397. The motion did not pass with two (2) Aye votes and three (3) Nay votes by Vice Mayor Javier Vargas, Council Member Luis E. Cabrera and Council Member Lizeth Servin and one (1) Abstention by Mayor Nieves Riedel.

A roll call vote was requested by Vice Mayor Javier Vargas; the Vice Mayor and the City Council voted.

The vote was as follows:

| | |
|---|---|
| Council Member Luis E. Cabrera | Nay |
| Council Member Tadeo Azael De La Hoya | Aye |
| Council Member Esteban C. Rosales | Aye |
| Council Member Lizeth Servin | Nay |
| Vice Mayor Javier Vargas | Nay |

Mayor Nieves Riedel Abstained

**7. J. Public Hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2026-0063 - Colibri Townhomes and Ordinance No. 483. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending the Official Zoning Map of the City of San Luis by changing the zoning classification of lots 32 through 36 of the Plaza Colibri Commercial Subdivision totaling 6.71 acres from Community Commercial (C-2) to Medium-High Density Residential (R-2); repealing any conflicting provisions; and providing for severability. (ITEM CONTINUED FROM THE REGULAR COUNCIL MEETING HELD MAY 13, 2026)(Jose A. Guzman, Director of Development Services)**

**A. Staff presentation**

Mr. Jose Guzman, Director of Development Services, explained that because the previous related item was not approved, this item could not move forward.

Mr. Joe Estes, City Attorney, clarified that this item was contingent upon approval of the minor General Plan amendment. Since the previous item was not approved, the required amendment failed, making this item moot. Therefore, the City Council could not consider the rezoning request at this time.

**B. Open Public Hearing**
**C. Call to the Public on this item**
**D. Close Public Hearing**
**E. Action on Ordinance No. 483 by title only**
**F. Action on Ordinance No. 483**

**8. SUMMARY OF CURRENT EVENTS**

Council Member Luis E. Cabrera welcomed the community back to school and noted that the Gadsden School District had started the new school year. He encouraged drivers to remain vigilant around schools, watch for children walking and bicycling, obey school zones, and avoid speeding. He emphasized the importance of keeping children safe and wished everyone a successful 2026–2027 school year.

Council Member Esteban C. Rosales reported on a recent trip to Mexicali with the Greater Yuma Economic Development Corporation (GYDC), where a partnership agreement was signed with the Mexicali Economic Development Corporation to promote business growth in the region. He highlighted tours of major manufacturing companies and emphasized the opportunity for Mexicali and Yuma County to work together to attract businesses and strengthen economic development.

Council Member Lizeth Servin reported on several recent community events, including the ribbon cutting for the new transfer station, Sunset Health, new birthing center at Avenue F, the Conversations with Council, the Cocopah Indian Tribe swearing-in ceremony, and the Fuerza Local graduation. She also highlighted improvements at the local post office, including additional mailboxes and services.

Ms. Jenny Torres, City Manager, reported that the city is working on a proposal to expand residential mail delivery and plans to pursue discussions with federal postal officials in Washington, D.C.

Council Member Lizeth Servin noted that the city has advocated for home mail delivery for more than a decade and that, as the community continues to grow, the need for expanded postal services has become increasingly urgent.

**9. ADJOURNMENT**

Mayor Nieves Riedel adjourned the Regular Council meeting at approximately 7:25 p.m.

**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 August 12, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

__________________________
Sonia Cornelio, City Clerk