

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
September 9, 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 (via Teams, left at 6:14 p.m.)
Council Member Maria Cecilia Cruz
Council Member Esteban C. Rosales (via Teams, left at 6:27 p.m.)
Council Member Lizeth Servin
Vice Mayor Javier Vargas
Mayor Nieves Riedel

ABSENT: Council Member Tadeo Azael De La Hoya

OTHERS PRESENT: Jenny Torres, City Manager
Joe Estes, City Attorney
Sonia Cornelio, City Clerk
Adela Cortez, Director of Human Resources
Alan Guevara, Police Lieutenant
Antonio Maldonado, Multimedia Production &
Operations Specialist
Antonio Sandoval, Water Operations Manager
Armando Esparza, Director of Economic Development
Claudia Montoya, Acting Assistant Director of Parks &
Recreation
Edgar Esparza, Billing & Collections Manager
Eulogio Vera, Director of Public Works
Fernando Corona, IT Manager
Jeremy Humphrey, Fire Battalion Chief
Jeziel Banos, IT Help Desk Technician
Jorge Perez, Assistant Director of Public Works
Lucia Zavala, Finance Operations Manager
Manuel Hernandez, Assistant Director of Public Works
Maria Barajas, Human Resources Manager
Miguel Ramirez, Finance Accounting Manager
Olivia Jenkins, Acting Assistant City Manager
Roula Encinas, Director of Finance
Tomas Sanchez, City Engineer

Victor De La Torre, Safety Officer
Elida Valenzuela, Police Chaplain
Fabher Sanchez, Resident
James Allen Jr., Resident
Jose Felix, Resident
Liz Felix, Resident
Manuel Rojas, Resident
Mark Concha Jr., Resident
Ruben Walshe, Resident

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. Babbit Lane, San Luis, AZ, spoke regarding the importance of communicating information clearly, accurately, and responsibly, particularly when addressing matters involving public health and safety. He referenced his personal experience with environmental contamination, participation in the Camp Lejeune water contamination lawsuit, and diagnosis of Stage IV cancer in July 1995. He encouraged the city to consider their audience, verify information before sharing it, and ensure that information presented as fact is accurate and understandable. Mr. Allen also expressed concern regarding an incident in which an individual allegedly came onto his property, cut a sign displayed in his yard with metal shears, and discarded it in the street. He asked residents to respect private property and personal space and to address disagreements through respectful and lawful means. Finally, he addressed information posted on the internet. People can put almost anything on the internet. Information can be true, false, misleading, promotional, or based on someone's personal opinion. Because online information can affect people and influence what they do, people have a responsibility to make sure what they share is accurate. Before presenting something as fact, verify it. He concluded by encouraging honesty, responsibility, and respect when communicating within the community.

Staff requested that Item No. 7.F. be next on the Agenda for discussion and action.

There was no opposition from the Mayor and City Council.

7. DISCUSSION AND POSSIBLE ACTION ITEMS:

7. F. Public Hearing followed by discussion and possible action on any and all matters regarding Resolution No. 2414. An amending resolution of the Mayor and City Council of the City of San Luis, Arizona, approving the application of draws on existing tax-exempt draw-down bonds issued by the Industrial Development Authority of the City of San Luis, Arizona, in a maximum principal amount not to exceed \$10,000,000, to the refinancing of certain outstanding debt obligations of Regional Center for Border Health, Inc., and declaring an emergency. (Glenn J. Gimbut, Counsel for Regional Center for Border Health Inc.)

(6 votes in favor are required to pass immediately as an emergency per A.R.S. § 19-142.)

A. Staff and/or Applicant presentation

Ms. Ashely Dennis, Partner Kutak Rock LLP, explained that the project had previously been approved by the Council and that the Industrial Development Authority (IDA) had already issued the bonds in late July. The purpose of the hearing was not to authorize the bond issuance, but to obtain approval for the use of the bond proceeds. The proceeds would be used to refinance certain outstanding United States Department of Agriculture (USDA) loans previously made to Regional Center for Border Health in connection with constructing its new hospital in the City of San Luis. It was explained that the refinancing became necessary as the transaction progressed and was determined to be more advantageous than maintaining the existing loans. It was explained that the IDA issued the bonds as a conduit financing mechanism to facilitate tax-exempt financing. Because the financing is tax-exempt, a TEFRA public hearing was required to provide the public an opportunity to present any comments, questions, or concerns regarding the financing. Ms. Dennis stated that the change would not alter the overall transaction structure or collateral and that the obligation would remain solely with Regional Center for Border Health, with no financial obligation to the city, IDA, or other political subdivision. The request was characterized as an administrative matter to authorize the use of already-issued bond proceeds for the refinancing.

B. Open Public Hearing

Mayor Nieves Riedel opened the Public Hearing.

C. Call to the public on this item

Mr. James Allen Jr., 1549 E. Babbit Lane, San Luis, AZ, asked whether the approved Border Health Hospital project would include plans to bring specialists and other medical professionals into the community to meet the needs of local residents, particularly children with special needs and the elderly. He expressed concern regarding the community's significant populations of elderly residents and children with special needs and asked whether these services were included as part of the hospital project.

D. Close Public Hearing

Mayor Nieves Riedel closed the Public Hearing.

E. Discussion and Action on Resolution No. 2414

MOTION: Vice Mayor Javier Vargas/Mayor Nieves Riedel moved to approve and adopt Resolution No. 2414 and declare an emergency. The motion passed unanimously.

Mayor Nieves Riedel requested a roll call vote to ensure a clear record of the vote on passage of Resolution No. 2414 and declaring an emergency; the Mayor and the City Council voted.

The vote was as follows:

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

5. PROCLAMATIONS

- 5. A. Proclamation on National Police Woman Day - September 12, 2026**
- 5. B. Proclamation on National Diaper Need Awareness Week - September 14-20, 2026**
- 5. C. Proclamation on National IT Professionals Day - September 15, 2026**
- 5. D. Proclamation on Pitt Hopkins Syndrome Awareness Day - September 18, 2026**
- 5. E. Proclamation on Hispanic Heritage Month - September 15, 2026-October 15, 2026**

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

6. CONSENT AGENDA

6. A. MINUTES OF

- Special Council meeting held August 5, 2026**
- Regular Council meeting held August 12, 2026**

6. B. From August 19, 2026 to September 1, 2026

Total \$2,531,013.83

(Two Million, Five Hundred Thirty-One Thousand, Thirteen Dollars and Eighty-Three Cents)

MOTION: Vice Mayor Javier Vargas/Mayor Nieves Riedel moved to approve the Consent Agenda. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	Aye
Council Member Luis E. Cabrera	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 the approval of a \$100,000.00 budget transfer for the continuation and completion of the Lakin Drive Subsidence Issue — Road Improvement Construction Project. (Tomas Sanchez, City Engineer)

Mr. Tomas Sanchez, City Engineer, requested approval of a \$100,000.00 budget transfer to complete the Lakin Drive Subsidence Issue Road Improvement Construction Project. He explained that the project was originally awarded in May for approximately \$371,800.00. Due to the contractor's delayed start, mobilization issues, and unforeseen delays in late June, the contractor completed less work than anticipated under the original construction schedule. Approximately \$200,000.00 in work had been anticipated; however, only about \$100,000.00 was invoiced, creating the need for an additional \$100,000.00 in the current fiscal year. The Public Works and Engineering Departments coordinated with the Finance Department, which identified available funding from other projects to support the requested transfer. Mr. Sanchez clarified that the budget transfer would not increase the project's scope of work or the total contract amount and is solely intended to provide the funding necessary to complete the project.

MOTION: Vice Mayor Javier Vargas/Mayor Nieves Riedel moved to approve the budget transfer in the amount of \$100,000.00, as described in the fiscal impact of this item, as presented. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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 continuing temporary staffing services through HireQuest Inc. (Maria Barajas, Human Resources Manager)

Ms. Maria Barajas, Human Resources Manager, requested Council approval to continue utilizing HigherQuest for temporary staffing services. She explained that the city has partnered with HigherQuest since 2022 to provide temporary personnel support to various city departments, particularly during vacancies, recruitment, and onboarding periods, as well as when additional staffing is needed. She noted that HigherQuest has provided valuable support to the Public Works Department, including assistance with the annual cleaning campaign and other ongoing operational activities, helping the department maintain service levels during these assignments. During the previous fiscal year, the city spent approximately \$76,000.00 on temporary staffing services for Public Works. Based on prior expenditures and current staffing needs, the anticipated expenditure may exceed the applicable procurement threshold for the current fiscal year. Therefore, Ms. Barajas requested Council authorization to continue utilizing HigherQuest and to waive the applicable procurement requirement based on the city's operational needs.

MOTION: Council Member Maria Cecilia Cruz/Council Member Esteban C. Rosales moved to approve the use of HireQuest Temporary Services and waive the formal procurement procedures, as allowed under City Code § 3.05.010(F), for the reasons presented. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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 the acceptance and award of a construction contract to Merrill Development for the San Luis Senior Center Renovation Project. (Jorge Perez, Assistant Director of Public Works)

Mr. Jorge Perez, Assistant Director of Public Works, presented on behalf of the Public Works Facilities Division and requested Council review and approval of the construction contract for the expansion and remodeling of the Senior Center. He explained that the project was included in the current fiscal year budget, completed the design process, and went through formal bidding, resulting in eight (8) bids. Merrill Development was identified as the lowest bidder, with a bid amount of \$228,736.20. He noted that the Department had budgeted \$125,000.00 for the project, resulting in a funding shortfall of approximately \$104,000.00.

Staff therefore requested Council approval to transfer funds from a non-departmental account within the General Fund to provide the additional funding needed to complete the project.

MOTION: Vice Mayor Javier Vargas/Mayor Nieves Riedel moved to award the contract to Merrill Development in an amount not to exceed \$228,736.20 and to approve the budget transfer as presented in the fiscal impact statement. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Vice Mayor Javier Vargas	Aye
Mayor Nieves Riedel	Aye

7. D. 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 Jose Felix Santana on behalf of Tacos y Mariscos La India, LLC, located at 879 East B Street, San Luis, Arizona. (Sonia Cornelio, City Clerk)

A. Staff and/or Applicant presentation

Mrs. Sonia Cornelio, City Clerk, explained that the required notice and application for the liquor license for Tacos y Mariscos La India, LLC, were posted in a conspicuous location at the proposed premises for at least 20 days, in accordance with state law. The City Clerk's Office received no public comments, objections, or concerns regarding the application. Staff recommended that the City Council approve the city's recommendation to the Arizona Department of Liquor Licenses and Control for the liquor license application submitted by Tacos y Mariscos La Indica, LLC.

B. Open Public Hearing

Mayor Nieves Riedel 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

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 Tacos y Mariscos La India, LLC

MOTION: Vice Mayor Javier Vargas/Mayor Nieves Riedel moved to recommend approval of the Liquor License Application to the Arizona Department of Liquor Licenses and Control for Tacos y Mariscos La India, LLC, as presented. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Vice Mayor Javier Vargas	Aye
Mayor Nieves Riedel	Aye

7. E. 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 Ruben Alberto Walshe on behalf of Bodega 23 Padel Club, LLC, located at 233 N. Avenue E, San Luis, Arizona. (Sonia Cornelio, City Clerk)

Mayor Nieves Riedel declared a conflict of interest in this matter and requested that Vice Mayor Javier Vargas preside over it.

A. Staff and/or Applicant presentation

Mrs. Sonia Cornelio, City Clerk, explained that the required notice and application for the liquor license for Bodega 23 Padel Club, LLC, were posted in a conspicuous location at the proposed premises for at least 20 days, in accordance with state law. The City Clerk's Office received no public comments, objections, or concerns regarding the application. Staff recommended that the City Council approve the city's recommendation to the Arizona Department of Liquor Licenses and Control for the liquor license application submitted by Bodega 23 Padel Club, LLC.

B. Open Public Hearing

Vice Mayor Javier Vargas 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 Javier Vargas closed the Public Hearing.

E. Action on the recommendation of the Liquor License Application to the Arizona Department of Liquor Licenses and Control for Bodega 23 Padel Club, LLC

MOTION: Vice Mayor Javier Vargas/Council Member Lizeth Servin moved to recommend approval of the Liquor License Application to the Arizona Department of Liquor Licenses and Control for Bodega 23 Padel Club, LLC, as presented. The motion passed with four (4) Ayes and one (1) Abstention by Mayor Nieves Riedel.

The vote was as follows:

Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Vice Mayor Javier Vargas	Aye
Mayor Nieves Riedel	Abstained

8. SUMMARY OF CURRENT EVENTS

Council Member Lizeth Servin reminded the community that the Community Cleanup Campaign calendar has been posted on social media and that the campaign will run from September 22 through November 25. She encouraged residents to review the color-coded, numbered calendar to see when cleanup services will be available in their area. She also reminded residents that the South Transfer Station is available to the community on Thursdays, Fridays, and Saturdays at no cost and encouraged continued use of the service. She encouraged local businesses to participate in the 928 Day celebration and thanked businesses already participating for their investment in the community. Finally, she reminded residents that the November election is approaching and that October 5 is the voter registration deadline.

9. ADJOURNMENT

Vice Mayor Javier Vargas adjourned the Regular Council meeting at approximately 6:29 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 Meeting of the City Council of the City of San Luis, Arizona, held on September 9, 2026. I further certify that the meeting was duly called and held in accordance with applicable law and that a quorum was present.

Sonia Cornelio, City Clerk