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
October 14, 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 Maria Cecilia Cruz – via Teams
Council Member Tadeo Azael De La Hoya
Council Member Esteban C. Rosales – via Teams
Council Member Lizeth Servin – via Teams
Vice Mayor Javier Vargas – via Teams
Mayor Nieves Riedel

ABSENT: Council Member Luis E. Cabrera

OTHERS PRESENT: Jenny Torres, City Manager
Joe Estes, City Attorney
Sonia Cornelio, City Clerk
Albert Moreno, IT Technician
Antonio Maldonado, Multimedia Production & Operations Specialist
Armando Martinez, IT Specialist
Claudia Montoya, Acting Assistant Director of Parks & Recreation
Damian Miller, Police Lieutenant
Edgar Esparza, Billing & Collections Manager
Eulogio Vera, Director of Public Works
Francia Valdez, Public Information Officer
Jorge Perez, Assistant Director of Public Works
Jose Barragan, Fire Battalion Chief
Lucia Zavala, Finance Operations Manager
Manuel Hernandez, Assistant Director of Public Works
Maria Barajas, Human Resources Manager
Maria Sabori, Risk Manager
Miguel Ramirez, Finance Accounting Manager
Roula Encinas, Director of Finance
Tomas Sanchez, City Engineer
Victor De La Torre, Safety Officer
Xochitl Lopez, Office Supervisor

Yigal Duarte, Economic Development Assistant
Christian Cuevas, Meeting Interpreter
Fabher Sanchez, Resident
James Allen Jr., Resident
Mark Concha Jr., Resident

2. PLEDGE OF ALLEGIANCE

Council Member Tadeo Azael De La Hoya 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, addressed the City Council regarding three (3) concerns: pedestrian safety, street lighting, and services for residents with disabilities. He expressed concern about the lack of marked pedestrian crosswalks throughout the city, particularly along 6th Avenue, where children and other pedestrians need to cross safely to access nearby residential blocks and schools. He recommended that the city evaluate intersections for marked crosswalks and consider installing four-way stop signs to improve pedestrian safety. Mr. Allen also raised concerns about inadequate street lighting in residential areas, noting that poor visibility reduces safety for residents and may challenge police and fire personnel responding to emergencies. He encouraged the city to evaluate lighting needs and consider appropriate funding options to improve visibility and public safety. Additionally, Mr. Allen recommended that the city consider establishing a commission or advisory committee dedicated to addressing the needs of residents with disabilities. He emphasized the importance of giving residents with disabilities, their families, and caregivers opportunities to help identify accessibility concerns and recommend improvements.

Mayor Nieves Riedel announced the Governor's scheduled visit to City Hall on Friday at 6:00 p.m. and personally invited Mr. Allen to attend, acknowledging his candidacy and expressing hope for his future in public service.

5. PROCLAMATIONS

5. A. Proclamation on National Custodian Recognition Day - October 2, 2026
5. B. Proclamation on Cities and Towns Week - October 18-24, 2026
5. C. Proclamation on Red Ribbon Week - October 23-31, 2026
5. D. Proclamation on Breast Cancer Awareness Month - October 2026
5. E. Proclamation on Bullying Prevention Month - October 2026
5. F. Proclamation on Domestic Violence Awareness Month - October 2026
5. G. Proclamation on National Code Compliance Month - October 2026

5. H. Proclamation on National Community Planning Month - October 2026
5. I. Proclamation on National Cyber Security Awareness Month - October 2026
5. J. Proclamation on National Manufacturing Month – October 2026

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

6. CONSENT AGENDA

6. A. MINUTES OF
- Regular Council meeting held on September 9, 2026

6. B. DISBURSEMENTS
From September 16, 2026 to October 6, 2026
Total $2,445,442.02 (Two Million, Four Hundred Forty-Five Thousand, Four Hundred Forty-Two Dollars and Two Cents)

MOTION: Council Member Tadeo Azael De La Hoya/Mayor Nieves Riedel moved to approve the Consent Agenda, as presented. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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 the purchase of a new rescue truck from National Auto Fleet Group. (Angel Ramirez, Fire Chief)

Mr. Jose Barragan, Fire Battalion Chief, presented a request to purchase a 2026 GMC Sierra rescue truck from National Auto Fleet Group through an attached cooperative purchasing agreement. He stated that the vehicle would support frontline emergency response operations, expand response capabilities, and reduce wear and tear, maintenance costs, and repair downtime associated with larger fire department vehicles.

Council Member Esteban C. Rosales asked about the fire truck's delivery timeline.

Mr. Barragan clarified that the purchase is for a 2026 GMC Sierra rescue pickup truck, not a full-size fire engine. The vehicle was expected to be available for delivery as early as the week of approval or the following week, pending purchase approval.

He added that additional preparations, including installing decals, radios, lights, and sirens, are required before the vehicle can be placed into service. The estimated timeframe to complete these preparations and place the vehicle into service is approximately one (1) month.

Council Member Lizeth Servin noted that the amount budgeted for the rescue vehicle was $100,000.00, while the proposed purchase price was $66,346.61, indicating potential savings.

Mr. Barragan stated that the department would incur additional expenses for decals, radio equipment, lights, and sirens. Although the final cost of these items had not yet been determined, the department anticipated that the total expenditure could remain below the allocated budget.

MOTION: Mayor Nieves Riedel/Council Member Tadeo Azael De La Hoya moved to approve the purchase of a new rescue truck from National Auto Fleet Group in the amount of $66,346.61, as presented. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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 the award of a construction contract to TF Contracting Services, LLC, for the Well Site #4 Water Storage Tank Rehabilitation Project. (Tomas Sanchez, City Engineer)

Mr. Tomas Sanchez, City Engineer, presented on behalf of the Public Works Water Division for City Council approval to award the construction contract for the Well Site No. 4 Water Storage Tank Rehabilitation Project to TF Contracting Services, LLC. The project is located at the northwest corner of Cesar Chavez Boulevard and 8th Avenue and includes structural rehabilitation of the 500,000-gallon potable water storage tank, installation of a new steel roof and ventilation system, interior blasting and recoating, miscellaneous piping improvements, and recoating of the backwash tank. Mr. Sanchez reported that the project was publicly advertised through the formal bidding process and that two (2) bids were received on September 3. TF Contracting Services, LLC, was identified as the lowest responsive bidder, with an original bid of $1,262,326.90. As the original project budget was $1,000,000, staff met with the contractor to discuss a reduction in the scope of work to bring the project within the available funding. The revised contract amount was $869,971.72, as documented in Change Order No. 1. The project is scheduled for completion within 150 days of the notice to proceed.

Staff recommended that the City Council award the construction contract to TF Contracting Services, LLC, in the revised amount of $869,971.72 and approve Change Order No. 1 for the Well Site No. 4 Water Storage Tank Rehabilitation Project.

Mayor Nieves Riedel asked Mr. Sanchez to elaborate on the items removed or reduced from the project scope to bring the Well Site No. 4 Water Storage Tank Rehabilitation Project within the available budget.

Mr. Sanchez explained that staff coordinated with the contractor and Public Works to identify portions of the project scope that could be deferred to a future fiscal year. As part of the revised scope, the project removed the rehabilitation and recoating of the hydropneumatic pressure tanks and may complete them in the next fiscal year, subject to available funding. He noted that these adjustments would allow the city to complete as much of the necessary tank rehabilitation work as possible within the available budget. He clarified that this does not jeopardize residents' health in the City of San Luis.

Council Member Esteban C. Rosales asked Mr. Sanchez to clarify the specific changes included in Change Order No. 1.

Mr. Sanchez explained that Change Order No. 1 documents the reduction in the original project scope by removing the rehabilitation of the hydropneumatic pressure tanks. He clarified that staff recommended awarding the contract at the original bid amount of approximately $1.26 million while simultaneously approving Change Order No. 1, which reduces the contract amount to $869,971.72.

MOTION: Council Member Esteban C. Rosales/Vice Mayor Javier Vargas moved to award a contract to TF Contracting Services, LLC for the construction of the City of San Luis Well Site 4 Water Storage Tank Rehabilitation project in the amount of $1,262,326.90, and to approve Change Order No. 1, as presented. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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 approve Fiscal Year 2027 cumulative purchases for the Public Works Department. (Xochitl Lopez, Office Supervisor)

Ms. Xochitl Lopez, Public Works Office Supervisor, asked for City Council approval of the department's cumulative purchases for the current fiscal year, as detailed in the attached purchasing documents of this agenda item. She explained that the purchases exceeded the Procurement Office's $45,000.00 threshold, requiring Council approval. She stated that the purchases included materials and services necessary for daily departmental operations, including chlorine products for water and wastewater treatment, water meters and antennas for the metering infrastructure, lubricants for city vehicles, landfill fees and wastewater sludge disposal, and residential garbage containers for the Solid Waste Division. Additionally, the department requested authorization to waive formal purchasing procedures, where applicable, and to ratify purchases made from July through September of the current fiscal year for certain vendors. The attached documents to the agenda item identified purchases involving cooperative purchasing agreements, exclusive services, and requests for waivers of formal purchasing procedures. The cumulative purchases totaled $1,635,702.24, which was budgeted for the current fiscal year.

Council Member Tadeo Azael De La Hoya asked whether the cumulative purchases presented represented all anticipated ratifications or whether the City Council would consider additional ratification requests in the future.

Ms. Lopez responded that the items presented represented all current cumulative purchase requests for ratification. She added that the department planned to solicit bids for certain vendors used in the previous year, as well as for laboratory services and asphalt and concrete materials. These procurements would be handled separately.

MOTION: Council Member Esteban C. Rosales/Mayor Nieves Riedel moved to approve purchases for Fiscal Year 2027 of services and materials listed on the Public Works cumulative purchases schedule as presented in this agenda item for the total amount of $1,635,170.24, and ratify purchases made from July to September 2026, and waive formal purchasing procedures as stated in the fiscal impact of this item. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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 the City of San Luis procuring slurry seal application services from American Pavement Preservation/APP–Cactus Joint Venture for the application of Type II slurry seal as part of the Fiscal Year 2027 Pavement Preservation Program. (Manuel Hernandez, Assistant Director of Public Works)

Mr. Manuel Hernandez, Assistant Director of Public Works, requested Mayor and City Council approval to contract with American Pavement Preservation/APP Cactus Joint Venture, for the city's Fiscal Year 2027 Pavement Preservation Program. He explained that the project would apply approximately 166,000 square yards of slurry seal to city streets at a cost not to exceed $350,000.00. He noted that slurry seal provides a protective coating that seals road surfaces, extends pavement life, and prevents more costly repairs, including pavement replacement. If approved, the city would utilize the City of Yuma's Cooperative Purchasing Contract. The project is funded through the Highway User Revenue Fund. Mr. Hernandez further clarified that the city would pay only for work completed, up to the approved contract amount. He requested Mayor and City Council approval to contract with American Pavement Preservation/APP Cactus Joint Venture, in an amount not to exceed $350,000.00.

Mayor Nieves Riedel asked where the city planned to begin pavement preservation work, noting that pavement conditions varied throughout the community and that some areas needed more attention.

Mr. Hernandez explained that the city follows a pavement preservation schedule based on previously maintained roads and the years when maintenance was performed. He added that staff conducts field inspections approximately two (2) to three (3) years in advance to verify pavement conditions and determine which roads are suitable for treatment.

Mayor Nieves Riedel emphasized the need to promptly repaint crosswalks that may fade due to weather conditions and pavement preservation work, noting that delays in remarking crosswalks could affect visibility.

Mr. Hernandez responded that Public Works restripes crosswalks and markings near schools annually before the start of the school year. He added that Public Works recently restriped crosswalks along Cesar Chavez Boulevard and, in most cases, restripes them twice a year.

Council Member Maria Cecilia Cruz asked about the benefits of utilizing the City of Yuma's Cooperative Purchasing Contract for the Fiscal Year 2027 Pavement Preservation Program.

Mr. Hernandez explained that using the City of Yuma's Cooperative Purchasing Contract would save the City of San Luis time and resources by avoiding a separate formal procurement process.

He noted that cooperative purchasing allows municipalities and other public agencies to use contracts that have already undergone the required procurement procedures, provided they meet applicable state procurement requirements.

Council Member Maria Cecilia Cruz asked whether staff could estimate the time and cost savings of using the cooperative contract.

Mr. Hernandez responded that he did not have an estimate at the time but would provide one to the Council later.

MOTION: Vice Mayor Javier Vargas/Council Member Maria Cecilia Cruz moved to accept slurry seal application services from American Pavement Preservation in the amount of $350,000.00 for the Fiscal Year 2027 pavement preservation program. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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 Resolution No. 2416. A Resolution of the Mayor and City Council of the City of San Luis, authorizing the submission of an application to the United States Department of the Interior, Bureau of Land Management, to renew lease AZA-17382 — the Recreation and Public Purposes Lease (R&PP) of May 18, 2001. (Jorge Perez, Assistant Director of Public Works)

Mr. Jorge Perez, Assistant Director of Public Works, presented Resolution No. 2416 for review and approval by the Mayor and City Council. The Resolution authorizes the city and its designated representative to submit an application to the Bureau of Land Management (BLM) to renew the lease for the property on which the West Wastewater Treatment Plant is located. He provided background, explaining that the West Wastewater Treatment Plant occupies four (4) parcels of BLM land. The city holds patents for three (3) of the parcels and currently leases the fourth. He stated that the city is seeking to renew the existing lease and will subsequently pursue the necessary steps to obtain a patent for the remaining parcel.

Mayor Nieves Riedel expressed support for pursuing a patent for the property and asked about the lease term.

Mr. Perez responded that the lease is for 25 years and clarified that the city has held the lease since 2001. He added that staff sought guidance from BLM on the patent process and explained that the lease must be renewed before the city can obtain a patent for the property.

MOTION: Council Member Tadeo Azael De La Hoya/Council Member Esteban C. Rosales moved to approve and adopt Resolution No. 2416. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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 Order No. 2026-09. An Order of the Mayor and City Council of the City of San Luis, Arizona, to authorize the City of San Luis Police Department to receive funding for the Impaired Driver/DUI Alcohol Enforcement, STEP/Selective Traffic Enforcement, and Occupant Protection Enforcement Projects by approving Highway Safety Contracts 2027-AL-015, 2027-PTS-066, and 2027-405b-021 between the City of San Luis, Arizona, through the San Luis Police Department and the Arizona Governor's Office of Highway Safety. (Damian Miller, Lieutenant)

Mr. Damian Miller, Police Lieutenant, requested City Council approval to accept $40,000.00 in grant funding to support DUI enforcement, traffic safety, and occupant protection initiatives throughout the City of San Luis. Lt. Miller explained that the grant funding would be allocated as follows:

- $10,000.00 for DUI alcohol enforcement;
- $15,000.00 for Occupant Protection Awareness and Education; and
- $15,000.00 for the Selective Traffic Enforcement Program

He stated that the grant would support enhanced traffic enforcement, promote safe driving practices, and improve overall public safety within the community.

MOTION: Vice Mayor Javier Vargas/Mayor Nieves Riedel moved to approve and adopt Order No. 2026-09, authorizing the Police Department to receive the funding presented. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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

8. SUMMARY OF CURRENT EVENTS

Council Member Esteban C. Rosales reported that he was attending the Arizona Transportation Conference on behalf of the city, along with Vice Mayor Javier Vargas, Council Members Maria Cecilia Cruz and Lizeth Servin. He noted that representatives from the Yuma Metropolitan Planning Organization (YMPO), other Yuma County Supervisors, and elected officials from Somerton and Yuma also attended. He explained that the purpose of attending the conference was to learn about opportunities to secure additional funding for the city and expressed hope that the delegation would bring back valuable information following the two- to three-day event.

Mayor Nieves Riedel informed city employees that the Governor would visit on Friday at 6:00 p.m. She encouraged employees to attend the town hall and stay a little longer to show appreciation for the Governor’s work and funding that improves the quality of life for city residents.

Council Member Maria Cecilia Cruz reported that she met with Congresswoman Grijalva the previous week to discuss transportation priority projects in the Yuma region through the Yuma Metropolitan Planning Organization (YMPO). She discussed the region’s transportation funding needs and the longstanding funding gap resulting from decades of underfunding. She also noted that state and federal gas taxes have not increased since 1990, citing Arizona’s 18-cent-per-gallon gas tax and the federal 19-cent-per-gallon gas tax, and emphasized the need for additional revenue to meet transportation infrastructure needs. Council Member Maria Cecilia Cruz expressed hope that the Congresswoman would advocate for the region’s transportation priorities. She added that her participation in regional transportation organizations and the Arizona Transportation Policy Summit gave her opportunities to inform state legislators about the region's and state's transportation needs. She noted that legislative participation in and support for transportation policy discussions have grown over the years.

Mayor Riedel thanked Council Member Maria Cecilia Cruz for her service.

Council Member Lizeth Servin reminded the community about the annual community cleanup campaign and commended the Public Works Department for its work, noting that she had received positive feedback from residents and expressing appreciation for the department’s continued efforts. She also suggested inviting all candidates running in the upcoming election to attend the Governor’s scheduled town hall visit.

She asked Ms. Jenny Torres, City Manager, to make note of the request and notify the candidates of the event. Additionally, she thanked the Council Members who attended the recent "Conversation with Council" event and expressed appreciation to the community members who participated.

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), (4), and (7) on any and all matters regarding the leasing of real property at 580 N. San Luis Plaza Dr., San Luis, AZ 85336, for legal advice. (Joe Estes, City Attorney)

MOTION: Council Member Esteban C. Rosales/Vice Mayor Javier Vargas moved to go into Executive Session at approximately 6:41 p.m. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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

10. MOTION TO GO BACK TO REGULAR SESSION

MOTION: Mayor Nieves Riedel/Vice Mayor Javier Vargas moved to go back into Regular Session at approximately 6:59 p.m. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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

11. DISCUSSION AND POSSIBLE ACTION ITEM:

Discussion and possible action on any and all matters regarding the award of a broker/consulting services agreement to lease 580 N San Luis Plaza Dr. (Jenny Torres, City Manager)

Ms. Jenny Torres, City Manager, explained that Advanced Call Center Technologies (ACT) would be vacating the facility. She said the city was seeking to contract with MR. Tom Pancrazi as the city's real estate broker to identify potential tenants. The agenda packet included an Exclusive Authorization and Right to Sell or Lease Agreement for Council consideration. She noted that the Arizona Department of Economic Security had expressed interest in the facility and that Mr. Pancrazi had experience working with the department, making it a potential tenant. She added that Mr. Pancrazi was participating virtually and was available to answer Council questions.

MOTION: Council Member Esteban C. Rosales/Council Member Lizeth Servin moved to approve the Broker/Consultant Agreement with A.T. Pancrazi Real Estate Services Inc., in substantially the same form and authorize the City Attorney and Manager to make any necessary minor modifications. The motion passed unanimously.

The vote was as follows:

Council Member Maria Cecilia Cruz	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

12. ADJOURNMENT

Mayor Nieves Riedel adjourned the Regular Council meeting at approximately 7:01 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 October 14, 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