



Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Esteban F. V. Fuerte
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
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Anita Cota Soto
Councilmember

Agendas/Minutes:
www.guadalupeaz.org

Town Council Chambers
9241 S. Avenida del Yaqui
Guadalupe, AZ 85283
Phone: (480) 730-3080
Fax: (480)-505-5368

LEGAL ACTION SUMMARY

NOTICE OF REGULAR MEETING OF THE GUADALUPE TOWN COUNCIL

THURSDAY, APRIL 11, 2024

6:00 P.M.

GUADALUPE TOWN HALL
9241 SOUTH AVENIDA DEL YAQUI, COUNCIL CHAMBERS
GUADALUPE, ARIZONA

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Guadalupe Town Council and to the public that the Guadalupe Town Council will hold a meeting, open to the public, on Thursday, April 11, 2024, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Council Chambers, Guadalupe, Arizona. Meetings are streamed live on the Town of Guadalupe Facebook page at <https://www.facebook.com/guadalupeaz.org>.

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. INVOCATION/PLEDGE OF ALLEGIANCE

D. APPROVAL OF MINUTES

1. Approval of the January 11, 2024, Town Council Regular Meeting Minutes.

APPROVED

E. CALL TO THE PUBLIC: An opportunity is provided to the public to address the Council on items that are not on the agenda. A total of 3 minutes will be provided for the Call to the Audience agenda item unless the Council requests an exception to this limit. Please note that those wishing to comment on agenda items posted for action will be provided the opportunity at the time the item is heard.

F. MAYOR and COUNCIL PRESENTATION:

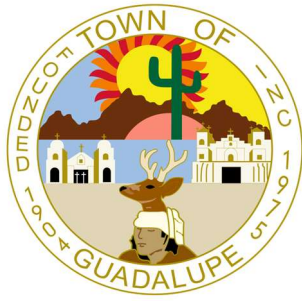
G. DISCUSSION AND POSSIBLE ACTION ITEMS:

1. **MARICOPA COUNTY SHERIFF'S OFFICE UPDATE:** Council will receive an update from representatives from the Maricopa County Sheriff's Office regarding public safety in the Town of Guadalupe. Council may provide direction to the Town Manager / Clerk.

PRESENTATION AND DISCUSSION

2. **PUBLIC HEARING – CONDITIONAL USE PERMIT APPLICATION (CU2024-01):** Hold a public hearing to receive public input regarding a request for a Conditional Use Permit to install a manufactured home on the property located at 9022 South Calle Azteca, Guadalupe, AZ (APN 301-12-031). The lot is zoned R-1-6, Single-family Residential. This request is in accordance with the Town of Guadalupe Zoning Code of Ordinances TITLE XV: LAND USAGE, CHAPTER 154: ZONING, § 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS: R-1-9 AND R-1-6. This public hearing was continued from the March 14, 2024, Regular Town Council Meeting. (items G2 and G3 related)

HELD A PUBLIC HEARING



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3. CONDITIONAL USE PERMIT REQUEST FOR 9022 SOUTH CALLE AZTECA (CU2024-01): Council will consider and may take action to approve or deny a Conditional Use Permit request to locate a manufactured home on the currently vacant property at 9022 South Calle Azteca, Guadalupe, AZ (APN 301-12-031). This request is in accordance with the Town of Guadalupe Zoning Code of Ordinances TITLE XV: LAND USAGE, CHAPTER 154: ZONING, § 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS: R-1-9 AND R-1-6. The Applicants are Kenny and Pamela Guerrero, property owners. Council may provide direction to the Town Manager / Clerk. This public hearing was continued from the March 14, 2024, Regular Town Council Meeting. (items G2 and G3 related)

APPROVED

4. PUBLIC HEARING – CONDITIONAL USE PERMIT APPLICATION (CU2024-02): Hold a public hearing to receive public input regarding a request for a Conditional Use Permit to operate a medical clinic to conduct National Institute of Health (NIH) outpatient clinical research studies on the property located at 8619 South Avenida Del Yaqui (APN: 301-06-108). The lot is zoned R-2, two-family residential. This request is in accordance with the Town of Guadalupe Zoning Code of Ordinances TITLE XV: LAND USAGE, CHAPTER 154: ZONING, § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTIFAMILY R-3 AND R-4 DISTRICTS. (items G4 and G5 related)

HELD A PUBLIC HEARING

5. CONDITIONAL USE PERMIT REQUEST FOR 8619 SOUTH AVENIDA DEL YAQUI (CU2024-02): Council will consider and may take action to approve or deny a Conditional Use Permit request to operate a medical clinic to conduct National Institute of Health (NIH) outpatient clinical research studies on the property located at 8619 South Avenida Del Yaqui (APN: 301-06-108). The lot is zoned R-2, two-family residential. This request is in accordance with the Town of Guadalupe Zoning Code of Ordinances TITLE XV: LAND USAGE, CHAPTER 154: ZONING, § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTIFAMILY R-3 AND R-4 DISTRICTS. The Applicant is Brock Jensen, Affiliated Engineers Inc., for the National Institute of Health (NIH). Council may provide direction to the Town Manager / Clerk. (items G4 and G5 related)

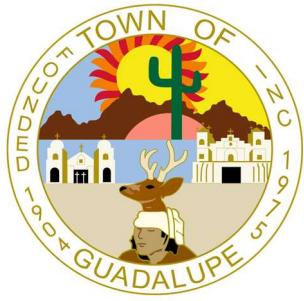
APPROVED

6. INTERGOVERNMENTAL AGREEMENT FOR COMMUNITY DEVELOPMENT BLOCK GRANT ACTIVITIES BETWEEN MARICOPA COUNTY ADMINISTERED BY ITS HUMAN SERVICES DEPARTMENT AND THE TOWN OF GUADALUPE: Council will consider and may take action to approve Intergovernmental Agreement (IGA) (C2024-06) and authorizing the Town of Guadalupe to enter into an IGA (C2024-06) for Community Development Block Grant activities between Maricopa County, administered by its Human Services Department. Approval of this IGA would provide the Town of Guadalupe \$493,600 of U.S. Department of Housing and Urban Development Community Block Grant funds for the Roadway and Neighborhood Lighting Project Phase I. This project will remove and replace existing lighting in the Town's Solares neighborhood with enhanced lighting. Council may provide direction to the Town Manager / Clerk.

APPROVED

7. AMENDMENT NO. 1 OF INTERGOVERNMENTAL AGREEMENT BETWEEN MARICOPA COUNTY ADMINISTERED BY ITS HUMAN SERVICES DEPARTMENT AND TOWN OF GUADALUPE FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS: Council will consider and may take action to authorize the Mayor, or designee, to sign the Amendment No. 1 (C2022-42A) to the Intergovernmental Agreement (IGA) (C2022-42) with Maricopa County (County) administered by its Human Services Department and the Town of Guadalupe (Subrecipient) to amend provisions of the original regarding reciprocal indemnification, insurance, administrative requirements, scope of work and implementation schedule. Through the original IGA (C2022-42), the Town was awarded \$550,275 in CDBG funds for the design, engineering & construction of wastewater system; repair and replace approximately 5,648 linear feet of pipe, and 5 manholes. Approval of this amendment authorizes the Mayor, or designee, to sign all necessary documents in furtherance of this agreement. Council may provide direction to the Town Manager / Clerk.

APPROVED



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8. HIGHLINE CANAL RECREATIONAL PATH LIGHTING REPLACEMENT PROJECT UPDATE:

Council will receive an update from staff regarding the construction schedule, beginning April 15, 2024, of the Highline Canal Recreational Path Lighting Replacement Project which replaces 76 inoperable path lights. This Council approved project is managed by the Arizona Department of Transportation (ADOT) and is funded through \$501,824 Federal Community Project grant, \$679,500 SRP neighborhood aesthetic fund allocation, and \$55,187 of Town Capital funds. The current estimated cost is \$1,235,936. Council may provide direction to the Town Manager / Clerk.

PRESENTATION AND DISCUSSION

9. **CLAIMS:** Council will consider and may take action to approve the check register for January 2024, totaling \$828,637.48. Council may provide direction to the Town Manager / Clerk.

APPROVED

10. **CLAIMS:** Council will consider and may take action to approve the check register for February 2024, totaling \$939,815.70. Council may provide direction to the Town Manager / Clerk.

APPROVED

H. TOWN MANAGER/CLERK'S COMMENTS

I. COUNCILMEMBERS' COMMENTS

J. ADJOURNMENT