



MINUTES OF A SPECIAL MEETING  
OF THE  
TOWN OF GUADALUPE COUNCIL

A public meeting of the Town of Guadalupe Council was held on **THURSDAY, FEBRUARY 10, 2011, 6:00 P.M.**, 9241 South Avenida del Yaqui, Guadalupe, Arizona, in the Council Chambers. The following members of council were present:

Mayor Yolanda Solarez  
Vice Mayor Lupita Avelar  
Councilmember Gloria Cota  
Councilmember Joe Sanchez  
Councilmember Laura Valencia

Councilmember Rebecca Jimenez participated telephonically.  
Councilmember Saturnino Flores was absent due to illness / hospitalized.

Staff:

Town Manager, Bill Hernandez  
Town Attorney, David Ledyard  
Town Clerk, Rose Mary Arellano  
Comm Dev Coord, Gino Turrubiartes

The following matters were discussed considered and decided upon at the meeting.

- A. CALL TO ORDER by Mayor Yolanda Solarez.
- B. ROLL CALL was taken and noted.
- C. CALL TO THE PUBLIC. An opportunity is provided to the public to address the Council on items that are not on the agenda or included on the consent agenda. Citizens are requested not to exceed a three minute time period for their comments. A total of **3** minutes will be provided for the Call to the Public 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.  
  
- None.
- D. DISCUSSION / STUDY SESSION.

1. Guadalupe Privilege License Tax – increasing the General Rate of Taxation to Four Percent.

Mr. Hernandez began by stated he recalled the selling point of incorporation was no local property tax would be imposed on the property owners of Guadalupe. He reiterated the town's deficit is approximately \$375,000 and from previous discussions with the Mayor and Council an ordinance increasing the general rate of taxation to four percent has been drafted for council's consideration. However, prior to amending to the increase of the general rate of taxation a public hearing is required and notice thereof 15 days prior to the hearing and shall be posted on the town's website 60 days prior to the public hearing.

Mayor Yolanda Solarez stated she would like to move forward and increase the sales tax. Councilmember Laura Valencia stated she would not like to have to increase the sales tax but it has become necessary to move forward.

2. SOMO Development – Mercado Development Study.

Mr. Jeffrey Walker, Principal, presented a conceptual design for development of the north east corner of Guadalupe and Avenida which include the north west corner and also the property between Family dollar and the Mercado. An ACE Hardware may be considered on north west corner. Mr. Walker said there are many possibilities. He stated he has an overall passion for integrating and embracing cultural and the uniqueness of a community of development. SOMO Development has redevelopment projects in Peoria and Tolleson; new development in Laveen, Queen Creek, and Florence such as the proposed concept for Guadalupe. He said CPLC has collaborated with his development projects for several years.

Councilmember Laura Valencia questioned the need for the proposed pedestrian crossing bridge. Mr. Hernandez stated the design was just a concept.

Councilmember Rebecca Jimenez questioned if the town has paid for any design or studies on the proposed development and suggested contacting the Cardinals and other stores other than ACE Hardware.

Mr. Hernandez stated the town did not pay for any designs or studies and added, Cardinals may still be a possibility.

Vice Mayor Lupita Avelar stated that Guadalupe was a small town and council is protective of vacant property left and its council responsibility to make the decision to utilize it in the manner that it will benefit the community the most.

Mayor Yolanda Solarez stated she is aware of SOMO's development success with CPLC, California and Salt Lake City. She said Council discussed the development of that property when it was acquired and proposed to council to move forward.

3. Foreclosure Purchase and Rehab – Discussion regarding amending the *purpose of grant* monies received from Gila River Indian Community for infrastructure costs to develop lots to build new homes.

Mr. Hernandez requested amending the purpose of the grant (\$105,00) received from Gila River Indian Community to allow to authorize \$35,000 for purchase of foreclosed homes and renovate for resale; creating a housing revolving fund. It was noted 14 homes are currently in foreclosure in Guadalupe.

Councilmember Rebecca Jimenez cautioned council on the purchase of foreclosed homes because of the *wear-and-tear* of the homes.

Mr. Hernandez stated Jay Vermillion has 30 years of experience in rehab cost estimate to meet the town's building codes and also approval by the County before approval to proceed to purchase.

Mr. Hernandez stated staff has received approval from Gila River and will be finalized upon town Council's approval.

#### E. ADJOURNMENT.

MOVED by Mayor Yolanda Solarez to adjourn.

SECONDED by Councilmember Joe Sanchez.

MEETING ADJOURNED.