



NOTICE OF A JOINT MEETING

**GUADALUPE TOWN COUNCIL
AND THE
PASCUA YAQUI TRIBAL COUNCIL**

**THURSDAY, MAY 20, 2021
6:00 PM**

**PASCUA YAQUI TRIBE ITOM HIASPI BUILDING
9405 SOUTH AVENIDA DEL YAQUI, MPR ROOM
GUADALUPE, AZ**

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Town of Guadalupe Council and to the general public that the Town of Guadalupe Council will participate in a joint meeting open to the public with the Pascua Yaqui Tribal Council on Thursday, May 20, 2021, at 6:00 P.M., at the Pascua Yaqui Tribe Itom Hiaspi Building, 9405 S Avenida del Yaqui, MPR Room, Guadalupe, AZ.

AGENDA

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. 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 Audience agenda item unless the Council requests an exception to this limit.

E. DISCUSSION / STUDY SESSION ITEMS

1. May 7, 2021 Meeting Follow up information
 - a. Boys & Girls Club Lease
 - b. South Mountain Community College Lease
 - c. Sale of Town-owned Land \$1.5 million; ARS §9-402 & §9-403
 - d. Call for Election process and public notification
2. Calle Vaou Nawi southern access
3. Mercado Shared Economic Development Opportunities
4. Community Partner Designation
5. Thank you: COVID19 Cares Funding

F. ADJOURNMENT



May 14, 2021

To: The Honorable Mayor and Town Council

From: Jeff Kulaga, Town Manager / Clerk

RE: May 20, 2021, Town Council and Pascua Yaqui Tribal Council Joint Meeting Information Report

The purpose of this report is to provide brief information regarding each of the meeting's agenda items.

Agenda Items:

E1. MAY 7, 2021 MEETING FOLLOW UP INFORMATION:

The following information answers questions raised at the remote May 7, 2021 meeting:

A/B) What are the terms of the Boys & Girls Club and Community College leases:

Organization	Date of Lease	Term / Rate	Extension	Operations, Utilities, Maintenance	Expires
Boys & Girls Club	5/26/2000	30 years / \$1.00 yearly	10 years	B&G	5/2030
Boys & Girls Field	6/11/2015	15 years/ \$1.00 yearly	None	B&G	6/2030
Community College	3/24/1999	50 years/ \$1.00 yearly	25 years	College	3/2049

C) Do any state statutes impact the sale of town properties? Yes, as follows:

ARS §9-402. Sale and disposition of property; advertising for bids; publication; donation; easements

A. A city or town may sell and convey all or any part of its real or personal property, whether or not the property is devoted exclusively to public use.

B. The sale shall not be made until an invitation for bids for the purchase of the property has been published as provided by section 39-204 and notice has been posted in three or more public places within the city or town.

C. If no newspaper is published within the city or town, then the invitation for bids shall be published as provided by section 39-204, and by posting notices for bidders in three or more public places within the city or town.

D. A city or town may donate lost and found or unclaimed personal property in its custody for at least ninety days to nonprofit charitable organizations.

E. Notwithstanding subsections A and B of this section, a city or town may convey to the appropriate property owner without receiving payment an easement that the city or town no longer needs.

ARS §9-403. Sale of real property valued at more than one million five hundred thousand dollars; special election; sale at auction

A. Real property of a city or town, the value of which exceeds one million five hundred thousand dollars, shall not be sold unless first authorized by a special election called for the purpose of submitting to the voters of the city or town the question of selling or not selling the real property proposed for sale. The election shall be held within the corporate limits of the city or town on a date prescribed by section 16-204, and notice shall be given as provided in section 9-402.

B. The ballots shall contain a description of the property proposed for sale and the reason why the governing body desires the property sold. The description and reasons shall be printed in eight-point type and shall contain not more than one hundred words.

C. If a majority of the ballots cast is in favor of selling, then the governing body may sell the property at public auction, after giving the notice required in section 9-402, to the highest bidder for cash, reserving the right to reject any and all bids.

D) What is the process and notification requirements to call for an election?

Local jurisdictions must notify the County no later than 150 days before the election that an election has been called. Special Elections are held in conjunction with a recall or to decide a certain issue and held only for those specific purposes. (Must conform to consolidated election dates)

Prior to 150 days, the ballot question must be developed. Council would consider ballot language/question and call for election for approval at a public meeting.

Consolidated Special Election dates include:

- | | |
|--|--------------------------|
| ○ the second Tuesday in March: | 150 days = early October |
| ○ the third Tuesday in May | 150 days = mid December |
| ○ the first Tuesday in August | 150 days = early March |
| ○ the first Tuesday after the first Monday in November | 150 days = early June |

E2. CALLE VAOU NAWI SOUTHERN ACCESS: Town Engineer, Dibble and Associates, developed a preliminary layout and cost estimate to provide a second and southern access to and from Calle Vaou Nawi. The preliminary cost estimate of July, 2020 is \$423,000 and this does not include any cost of land acquisitions needed to provide the street and sidewalk access and storm drain retention. The preliminary layout would impact PYT property at the southeast corner of Calle Vahi and Calle Tomi. Storm drain and storm water retention would also require further engineering. The preliminary cost estimate and preliminary layout are attached.

E3. MERCADO SHARED ECONOMIC DEVELOPMENT OPPORTUNITIES: The Tribal and Town Council will discuss possibly economic development partnerships within the Town and may provide direction to their respective staffs.

E4. COMMUNITY PARTNER DESIGNATION: The Town of Guadalupe proudly will designate the Pascua Yaqui Tribe a community partner thereby allowing greater use of the Mercado for FY 22.

E5. COVID19 CARES FUNDING SUMMARY, SEPTEMBER 2020 – DECEMBER 2020:

Town of Guadalupe COVID19 Requested Resources				
v. 12/30/2020				
#	description	request	spent as of 12/30	category
1	Convert Part Time CAP Staffer to Full Time due to increased need by community due to COVID19 (Esteban)	30,000.00	17,723.16	staffing
2	CAP Services: Part Time COVID 19 resources Delivery Driver - emergency and elder food boxes (Norma)	15,000.00	5,834.64	staffing
3	CAP Services: 4 Part Time workers for Tuesday food box distribution. <i>CHANGE to add Wednesday.</i>	15,000.00	2,910.00	staffing
4a	Town Business and Resident distribution COVID19 PPE supplies: Promotoras	20,000.00	7,266.06	food/supplies/services
4b	Town Business and Resident distribution COVID19 PPE supplies: Thankful Saturday		48,025.99	food/supplies/services
5	CAP Services: Additional Supplemental Food Box for COVID19 Clients	20,000.00	4,990.86	food/supplies/services
6	CAP Services: Purchase box truck / van for food box delivery	20,000.00	29,509.86	vehicles
7	COVID19 ed materials, signage. <i>CHANGE to add materials to #4</i>	15,000.00	3,332.55	food/supplies/services
8a	technology upgrade: ability to stream council meetings	19,885.00	21,848.05	equipment
8b	technology upgrade: migrate on-premises resources to the cloud to optimize storage and networking.	105,115.00	61,032.57	equipment
9	cleaning stations and disinfecting: touchless fixtures in all city-owned buildings currently occupied daily	15,000.00	298.72	equipment
10	water to be disbursed to homeless and homebound. <i>CHANGE to add to distribution to #5</i>	5,000.00	454.39	food/supplies/services
11	contracted staff to assist with COVID19 coordination	90,000.00	42,155.55	staffing
12	air purifiers/ionizers for town buildings and fire safety vehicles	12,000.00	6,285.01	equipment
13	CAP building expansion for increased food box and rental/utility assistance staff (TSG contract)	380,000.00	381,438.03	capital improvements
13a	internal charges: CAP building expansion for increased food box and rental/utility assistance staff		333.74	
14	industrial freezer/fridge for food storage	10,000.00	0.00	equipment
15a	public safety contractual expenses: MCSO staffing July-Dec 2020	556,370.00	501,609.43	staffing
15b	public safety contractual expenses: Fire	443,630.00	366,912.50	staffing
15c	contractual expenses: PIO, lawyer		24,617.62	
15d	50% town manager; 50% CAP staff; 30% Jennifer, Bob, Luis, Neto. Any unspent funds from #11 and #18 to be moved to this line.		116,771.29	
16	industrial washer and dryer for fire department to sanitize uniforms after COVID positive calls	25,000.00	1,835.54	equipment
17	heart monitors for fire department	60,000.00	100,844.36	equipment
18	increase 2 Promotoras from part time to full time through end of year. <i>CHANGE to paying for Promotoras from beginning of program instead of increasing current hours</i>	40,000.00	35,435.34	staffing
19	Town Hall Front Service Desk COVID19 safety fortification (Dibble contract)	85,000.00	75,213.60	capital improvements
20	promotora COVID vehicle for homebound delivery, wellness checks, PPE delivery	20,000.00	20,188.34	vehicles
21	Hazard Pay		148,519.23	staffing
		2,002,000.00	2,025,386.43	
	Federal	\$2,002,000.00	101.17%	
	Local	\$23,386.43		
	Total	\$2,025,386.43		

PRELIMINARY COST ESTIMATE					
	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	REMOVAL OF TREES	EACH	5	\$400.00	\$2,000.00
2	REMOVAL OF CONCRETE CURB AND GUTTER	L.FT.	100	\$5.00	\$500.00
3	REMOVAL OF CONCRETE SIDEWALKS, DRIVEWAYS AND SLABS	SQ.FT.	500	\$4.00	\$2,000.00
4	REMOVAL OF DRAINAGE AREA BASIN & SPILLWAY	L.SUM	1	\$8,000.00	\$8,000.00
4	REMOVAL OF BLOCK WALL	L.FT.	40	\$25.00	\$1,000.00
4	GRADING ROADWAY FOR PAVEMENT	SQ.YD.	900	\$10.00	\$9,000.00
5	BORROW MATERIAL	CU.YD.	800	\$15.00	\$12,000.00
6	AGGREGATE BASE, CLASS 2	CU.YD.	200	\$45.00	\$9,000.00
7	ASPHALTIC CONCRETE (MISCELLANEOUS STRUCTURAL)	TON	200	\$120.00	\$24,000.00
8	PIPE (STORM DRAIN)	L.FT.	20	\$120.00	\$2,400.00
9	CONCRETE SCUPPER	EACH	2	\$3,000.00	\$6,000.00
10	CONCRETE VALLEY GUTTER	SQ.FT.	400	\$12.00	\$4,800.00
11	CONCRETE CURB AND GUTTER (MAG DET. 220-1) (TYPE A) (H=6")	L.FT.	800	\$25.00	\$20,000.00
12	CONCRETE SIDEWALK (MAG DET. 230 & 231)	SQ.FT.	250	\$10.00	\$2,500.00
13	CONCRETE SIDEWALK RAMP	SQ.FT.	150	\$14.00	\$2,100.00
14	CONCRETE DRIVEWAY	SQ.FT.	200	\$12.00	\$2,400.00
15	DECOMPOSED GRANITE (3/4" SCREENED)	SQ.YD.	400	\$5.00	\$2,000.00
16	MISCELLANEOUS GRADING (RETENTION BASIN)	L.SUM	1	\$25,000.00	\$25,000.00
17	MISCELLANEOUS SIGNS	L.SUM	1	\$2,500.00	\$2,500.00
18	MAINTENANCE AND PROTECTION OF TRAFFIC	L.SUM	1	\$10,000.00	\$10,000.00
19	MOBILIZATION	L.SUM	1	\$25,000.00	\$25,000.00
20	CONSTRUCTION SURVEYING AND LAYOUT	L.SUM	1	\$10,000.00	\$10,000.00
21	DESIGN CONTINGENCY (30%)	L.SUM	1	\$55,000.00	\$55,000.00
	PROJECT ESTIMATE SUBTOTAL				\$238,000.00
	SURVEY, ROADWAY AND DRAINAGE DESIGN SERVICES				\$40,000.00
	RIGHT-OF-WAY ACQUISITION	SQ.FT.	20,000	\$5.00	\$100,000.00
	CONSTRUCTION ENGINEERING		14%		\$33,000.00
	CONSTRUCTION CONTIGENCIES		5%		\$12,000.00
	PROJECT ESTIMATE TOTAL				\$423,000.00



Town 3 Acre Property:

Maricopa County Assessor's Office
Home FA

Parcel Viewer

Feature Information
(1 of 1)

301-06-373

Owner Information

Owner Name: GUADALUPE TOWN OF
Property Address: 9050 S AVENIDA DEL YAQUI GUADALUPE 85283
Mailing Address: 9050 S AVENIDA DEL YAQUI GUADALUPE AZ 85283
Deed Number: 090041691
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.364700, -111.962697
S/T/R: 4 15 4E
Jurisdiction: GUADALUPE
Zoning: C-1
PUC: 9700
Lot Size (sq ft): 121,968
MCR #: 301-06
Subdivision: EAST GUADALUPE BLOCK 14 TR A-G
Lot #:
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information

Tax Year:	2022	2021
FCV:	\$430,500	\$430,500
LPV:	\$396,718	\$377,827
Legal Class:	2.R	2.R

Address or Intersection 🔍

RESOLUTION NO. R2021.09

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA, ADOPTING A DEFINITION FOR COMMUNITY PARTNER; ADOPTING A PROCESS TO IDENTIFY COMMUNITY PARTNERS; ADOPTING A POLICY FOR COMMUNITY PARTNERS THAT WISH TO RESERVE THE MERCADO PATIO AND MULTI-PURPOSE ROOM; AND, DESIGNATING THE PASCUA YAQUI TRIBE AS A COMMUNITY PARTNER.

WHEREAS, the definition of a Community Partner is an organization that is an active partner with the Town of Guadalupe providing and / or sharing significant resources including but not limited to the planning, coordination, programming, and execution of Town sponsored events; and,

WHEREAS, Community Partners shall be identified and designated by the Guadalupe Town Council annually during a Town Council Regular Meeting; and,

WHEREAS, Community Partners shall annually (July 1, 2021 – June 30, 2022), be entitled to four events on the Mercado Patio and four events in the Mercado Multi-purpose Room, free of Town related rental fees (excludes public safety, insurance, and alcohol fees, if applicable); and, in addition to partnering with the Town of Guadalupe on community events.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA, AS FOLLOWS:

At the June 10, 2021, Town Council Regular Meeting, the Guadalupe Town Council designated the following organization as a Community Partner:

Pascua Yaqui Tribe

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA, this
_____ day of _____, 2021.

Valerie Molina, Mayor

ATTEST:

Jeff Kulaga, Town Manager / Clerk

APPROVED AS TO FORM:

David E. Ledyard, Town Attorney