



## LEGAL ACTION SUMMARY

**\*\*\*DUE TO COVID-19, SEATING CAPACITY IS LIMITED TO NO MORE THAN 10 ATTENDEES\*\*\***

**\*\*\*MEETING BROADCAST LIVE ON TOWN OF GUADALUPE FACEBOOK PAGE\*\*\***

Valerie Molina  
Mayor

Ricardo Vital  
Vice Mayor

Mary Bravo  
Councilmember

Gloria Cota  
Councilmember

Elvira Osuna  
Councilmember

Joe Sánchez  
Councilmember

Anita Cota Soto  
Councilmember

Agendas/Minutes:  
[www.guadalupeaz.org](http://www.guadalupeaz.org)

## NOTICE OF REGULAR MEETING OF THE GUADALUPE TOWN COUNCIL

THURSDAY, MARCH 10, 2022  
6:00 P.M.

GUADALUPE TOWN HALL  
9241 SOUTH AVENIDA DEL YAQUI, MUSEUM ROOM  
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, March 10, 2022, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona.

## AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. INVOCATION/PLEDGE OF ALLEGIANCE
- D. APPROVAL OF MINUTES

- 1. Approval of the February 16, 2022, Town Council Special 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 or included on the consent 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 PRESENTATIONS:  
Recognition of Kylan Chait, Valley Youth Theatre Student Director

- G. DISCUSSION AND POSSIBLE ACTION ITEMS:

1. **PUBLIC HEARING – REZONING REQUEST FOR 9016 SOUTH CALLE VAUO NAWI:** Hold a public hearing for a rezoning request of the 6,207 square foot property located at 9016 South Calle Vaou Nawi (APN 301-06-215) from R-1-9 Single Family Residential to R-1-6 to Single Family Residential. The property is presently zoned R-1-9, Single-family Residential and rezoning the property to R-1-6 aligns the 6,207 square foot lot with compatible zoning requirements. The Applicant is Rosalio Mondragon. Council may provide direction to the Town Manager / Clerk. *(related to item G2)*

## HELD A PUBLIC HEARING

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



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**2. REZONING REQUEST – 9016 SOUTH CALLE VAUO NAWI:** Council will consider and may take action to approve or deny a rezoning request for 9016 South Calle Vauo Nawi (APN 301-06-215) from R-1-9 Single Family Residential to R-1-6 Single Family Residential. If approved, rezoning the property to R-1-6 aligns the 6,207 square foot lot with compatible zoning requirements to build a single-story home. Council may provide direction to the Town Manager / Clerk. *(related to item G1)*

**APPROVED**

**3. TOWN CEMETERY HISTORIC DESIGNATION (RESOLUTION NO. R2022.07):** Council will consider and may take action to adopt a resolution approving nomination of the Guadalupe Town Cemetery, located at 4649 South Beck Avenue in Tempe, Arizona to the National Register of Historic Places and the City of Tempe Historic Property Register. Council may provide direction to the Town Manager / Clerk.

**ADOPTED**

**4. SALE OF TOWN-OWNED PROPERTY TO GUADALUPE COMMUNITY DEVELOPMENT CORPORATION (RESOLUTION NO. R2022.05):** Council will consider and may take action to adopt a resolution authorizing the Mayor, or designee, to sign any and all documents necessary for the sale of Town-owned property, located at 5603 East Calle Iglesia (APN 301-06-141) to the Guadalupe Community Development Corporation (GCDC) for \$65,000. The GCDC will then lot split the parcel into two or three individual properties for the construction of affordable single-family housing. Council may provide direction to the Town Manager / Clerk.

**ADOPTED**

**5. SALE OF TOWN-OWNED PROPERTY TO GUADALUPE COMMUNITY DEVELOPMENT CORPORATION (RESOLUTION NO. R2022.06):** Council will consider and may take action to adopt a resolution authorizing the Mayor, or designee, to sign any and all documents necessary for the sale of Town-owned property, located at 5604 East Calle Mexico (APN 301-06-142) to the Guadalupe Community Development Corporation (GCDC) for \$65,000. The GCDC will then lot split the parcel into two or three individual properties for the construction of affordable single-family housing. Council may provide direction to the Town Manager / Clerk.

**ADOPTED**

**6. COVID-19 ACTION UPDATE:** Staff will present an update regarding current Town of Guadalupe COVID-19 positive case rates, scheduled testing, vaccination information, Town services and steps taken to safeguard public health and safety in response to the Coronavirus. Council may provide direction to the Town Manager / Clerk. *Material for this agenda item will be provided at the meeting.*

**PRESENTATION AND DISCUSSION**

**7. CONSIDERATION OF REOPENING THE MERCADO – 9201 SOUTH AVENIDA DEL YAQUI:** Council will consider and may take action to vote on whether to reopen the Mercado patio and multi-purpose room for private/public event rental. Council may provide direction to the Town Manager / Clerk.

**REOPEN THE MERCADO MULTI-PURPOSE ROOM AND PATIO  
FOR PRIVATE/PUBLIC RENTAL BEGINNING ON MAY 1, 2022 WITH THE EXCEPTION OF  
LITTLE LEAGUE, WHICH MAY BEGIN IMMEDIATELY**



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**8. ASSESSMENT LIEN MODIFICATION AGREEMENT (RESOLUTION NO. R2022.09):** Council will consider and may take action to adopt a resolution to approve an Assessment Lien Modification Agreement (Agreement) (C2022-09) and settlement in the amount of \$2,500 from Robert Fabrizio to the Town of Guadalupe (Town) for the property located at 5719 East Calle Magdalena (APN 301-06-078). Payment to the Town is for the Town taking property abatement action to clear said property. Council may provide direction to the Town Manager / Clerk.

**ADOPTED**

**9. CHIEF FISCAL OFFICER DESIGNATION (RESOLUTION NO. R2022.04):** Council will consider and may take action to adopt a resolution designating Jeff Kulaga, Town Manager/Clerk as the Chief Fiscal Officer. The Chief Fiscal Officer is responsible for officially submitting the Fiscal Year 2023 Expenditure Limitation Report to the Auditor General. Council may provide direction to the Town Manager / Clerk.

**ADOPTED**

**10. CHIEF FISCAL OFFICER DESIGNATION (RESOLUTION NO. R2022.08):** Council will consider and may take action to adopt a resolution to repeal and replace Resolution No. 2021.01 adopted by Town Council on February 25, 2021, designating the Town Manager / Clerk as the Chief Fiscal Officer and replacing Resolution No. R2021.01 with Resolution No. R2022.08. Resolution No. R2022.08 designates Jeff Kulaga, Town Manager / Clerk, as the Chief Fiscal Officer who is responsible for officially submitting the Fiscal Year 2022 Expenditure Limitation Report to the Auditor General. Council may provide direction to the Town Manager / Clerk.

**ADOPTED**

**11. CLAIMS:** Council will consider and may take action to approve the check register for February 2022, totaling \$541,298.55. Council may provide direction to the Town Manager / Clerk.

**APPROVED**

H. TOWN MANAGERS' COMMENTS

I. COUNCILMEMBERS' COMMENTS

J. ADJOURNMENT