

## 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)

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

## NOTICE OF REGULAR MEETING OF THE GUADALUPE TOWN COUNCIL

THURSDAY, APRIL 28, 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, April 28, 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 March 24, 2022, Town Council Regular Meeting Minutes.
- 2. Approval of the March 31, 2022, Town Council Special Meeting Minutes.
- 3. Approval of the April 7, 2022, Town Council Regular Meeting Minutes.

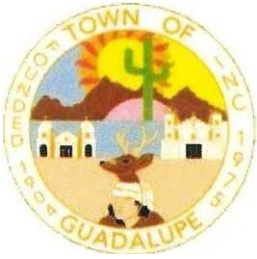
## APPROVED

E. CALL TO THE PUBLIC: An opportunity is provided to the public to address the Council on items that are not on the agenda 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: None.

G. DISCUSSION AND POSSIBLE ACTION ITEMS:

- 1. **PUBLIC HEARING – REZONING REQUEST FOR 6725 SOUTH PRIEST DRIVE (RZ2022-03):**  
Hold a public hearing for a rezoning request of the 5-acre property located at 6725 South Priest Drive (APN 301-44-362) from R-3 Multi-Family Residential to C-2. The property is owned by the Pascua Yaqui Tribe and presently zoned R-3 Multi-Family Residential. The proposed use of the property, a medical clinic, is allowed in the C-2 General Commercial, per Town Code 154.067 (L). The Applicant is Mr. Rick Gonzalez, Pascua Yaqui Tribe Architect. Council may provide direction to the Town Manager / Clerk. *(related to item G2)*



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## HELD A PUBLIC HEARING

**2. REZONING REQUEST – 6725 SOUTH PRIEST DRIVE (RZ2022-03):** Council will consider and may take action to approve or deny a rezoning request for 6725 South Priest Drive (APN 301-44-362) from R-3 Multi-Family Residential to C-2 General Commercial. If approved, the proposed medical clinic use for the 5-acre property would comply with C-2 zoning and its requirements. Council may provide direction to the Town Manager / Clerk. *(related to item G1)*

## APPROVED

**3. PUBLIC HEARING – REZONING REQUEST FOR 9449 SOUTH CALLE VAOU NAWI (RZ2022-04):** Hold a public hearing for a rezoning request of the 8,590 square foot property located at 9449 South Calle Vaou Nawi (APN 301-44-008Q) from R-1-9 to Two-Family Residential R-2. The property is presently zoned R-1-9 Single Family Residential and the proposed use of the property, two family dwellings, a duplex, is allowed in the R-2 Two-Family R-2 District per Town Code 154.066 (B)(2). The Applicant is Mr. Elijah Lubandi, property owner. Council may provide direction to the Town Manager / Clerk. *(related to items G4,5, and 6)*

## HELD A PUBLIC HEARING

**4. REZONING REQUEST – 9449 SOUTH CALLE VAOU NAWI (RZ2022-04):** Council will consider and may take action to approve or deny a rezoning request for 9449 South Calle Vaou Nawi (APN 301-44-008Q) from R-1-9 to Two-Family Residential R-2. If approved, the proposed two-family duplex use for the 8,590 square foot property would comply with R-2 zoning and its requirements. Council may provide direction to the Town Manager / Clerk. *(related to item G3,5, and 6)*

## DENIED

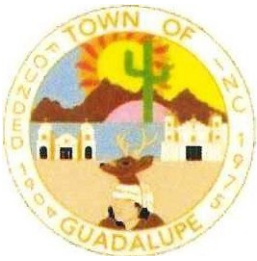
**5. PUBLIC HEARING – VARIANCE REQUEST FOR 9449 SOUTH CALLE VAOU NAWI (V2022-01):** Hold a public hearing for a variance request to allow construction of a residential duplex on 8,590 square foot property located at 9449 South Calle Vaou Nawi (APN 301-44-008). Current Town ordinances require a minimum lot size of 9,000 square feet for R-1-9 single family zoning classification and 10,000 square feet for R-2 two-family zoning classification. The Applicant is Mr. Elijah Lubandi, property owner. Council may provide direction to the Town Manager / Clerk. *(related to item G3,4 and 6)*

## HELD A PUBLIC HEARING

**6. VARIANCE REQUEST – 9449 SOUTH CALLE VAOU NAWI (V2022-01):** Council will consider and may take action to approve or deny a variance request to the Town of Guadalupe Code of Ordinances, minimum lot size requirement: §154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS (B) (1) and (E) (1) R-1-9 OR a variance of §154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS (E) (1) R-2 to allow the construction of a two-family dwelling (duplex). Approval of the R-1-9 variance would allow for a single-family dwelling unit or approval of the R-2 variance would allow for the proposed two-family duplex use. Council may provide direction to the Town Manager / Clerk. *(related to item G3, 4, and 5)*

## DENIED

**7. AMENDMENT NO. 9 TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN MARICOPA COUNTY ADMINISTERED BY ITS HUMAN SERVICES DEPARTMENT AND TOWN OF GUADALUPE FOR COMMUNITY ACTION PROGRAM SERVICES:** Council will consider and may take action to authorize the Mayor, or designee, to sign Amendment No. 9 to an Intergovernmental Agreement (C2018-17G) with Maricopa County (County) by and through its Human Services Department and the Town of Guadalupe. The initial contract term began on July 1, 2016, for the provision of crisis case management and financial assistance services through the Town of Guadalupe



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Community Action Program. Amendment No. 9 revises the Town's title from "Contractor" to Subrecipient" for this contract and retains all previous amendments. Approval of Amendment No. 9 authorizes the Mayor, or designee, to sign all necessary documents in furtherance of Amendment No. 9. Council may provide direction to the Town Manager / Clerk

#### **APPROVED**

**8. TOWN-WIDE STREETLIGHT INVENTORY ASSESSMENT:** Town Engineer, Dibble Engineering, will present the findings of the Town Roadway Lighting Assessment where the conditions of all 254 streetlights were inventoried, inspected, and analyzed. The findings will include the assessment and recommendation of a 6-year rehabilitation schedule to improve streetlighting and enhance neighborhood safety. Total system rehabilitation costs are estimated at \$2.1 million for the 6-year period. Council may provide direction to the Town Manager / Clerk.

#### **PRESENTATION AND DISCUSSION**

**9. APPROVAL OF CONTRACT – SENIOR CENTER, LIBRARY, & TOWN HALL RESTROOM RENOVATIONS:** Council will consider and may take action to award a contract (C2022-21) to Dibble Engineering in the amount of \$44,660. The purpose of the contract is for Dibble Engineering provide the design, bid process, construction administration, and inspection services for the Senior Center patio and craft room renovations, Library entrance and restroom renovations and town hall restroom ventilation renovations. Funding for this contract is available through a revenue sharing grant awarded to the Town by the Tohono O'odham Nation. Council may provide direction to the Town Manager / Clerk.

#### **APPROVED**

**10. ADOT GUADALUPE ROAD BRIDGE CLOSURE NOTIFICATION:** Town staff will provide notification of the full closure of the Guadalupe Road bridge of the I-10 freeway by the Arizona Department of Transportation (ADOT) presently scheduled for portions of five days in early May 2022. The bridge closure allows for construction of a new bridge where a sidewalk on the north side of the bridge and leading up to the bridge from Calle Sahuaro will be constructed. This bridge widening is one component of the \$633 million ADOT Broadway Curve I-10 project over five years reconstructing, expanding, and improving sections of I-10 from I-17 and State Route 202/Santan Freeway. Council may provide direction to the Town Manager / Clerk.

#### **PRESENTATION AND DISCUSSION**

**11. PROPOSED FISCAL YEAR 2022/2023 TOWN BUDGET INTRODUCTION:** Town staff will present the proposed Fiscal Year (FY) 2022/2023 Town Budget totaling \$16,157,499 consisting of 12 funds will be presented to Council for review, consideration, and input. This is the introduction the FY 2022/2023 annual budget. Final adoption of the FY2022/2023 budget is scheduled for June 23, 2023 Town Council meeting. Council may provide direction to the Town Manager / Clerk.

#### **PRESENTATION AND DISCUSSION**

H. TOWN MANAGERS' COMMENTS

I. COUNCILMEMBERS' COMMENTS

J. ADJOURNMENT