



Valerie Molina  
Mayor

Ricardo Vital  
Vice Mayor

Mary Bravo  
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

## LEGAL ACTION SUMMARY

**\*\*\*DUE TO TOWN HALL CONSTRUCTION, SEATING CAPACITY IS LIMITED TO NO MORE THAN 10 ATTENDEES\*\*\***

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

## NOTICE OF REGULAR MEETING OF THE GUADALUPE TOWN COUNCIL

**THURSDAY, OCTOBER 27, 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, October 27, 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 October 13, 2022, Town Council Regular Meeting Minutes.
- 2. Approval of the October 19, 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.

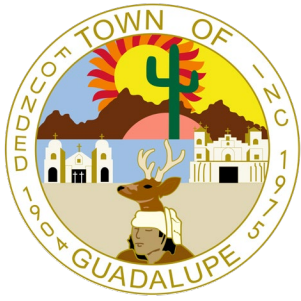
- F. MAYOR and COUNCIL PRESENTATION:

Councilmember Gloria Cota Day Proclamation

- G. DISCUSSION AND POSSIBLE ACTION ITEMS:

1. **WATER, WASTEWATER, AND STORMWATER RATE STUDY PRESENTATION:** Council will receive a presentation from City of Tempe representatives regarding proposed water utility rate increases for all utility customers within the City of Tempe and the Town of Guadalupe. Council may provide direction to the Town Manager / Clerk.

## PRESENTATION AND DISCUSSION



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**2. PUBLIC HEARING – REZONING REQUEST FOR 9018 SOUTH AVENIDA DEL YAQUI (RZ2022-05)** *(continued from the October 13, 2022 Regular Council Meeting)*: Hold a public hearing for a rezoning request of the property located at 9018 South Avenida del Yaqui from C-1 Neighborhood Commercial to C-2 General Commercial, which aligns current property uses with allowable land uses, per the Guadalupe Town Code, Section 154.067(C) (3 & 4) for the C-2 zoning designation and a conditional use permit. The existing use of the property is for auto repair, paint shop, and auto mechanic work. The Applicant is Ramon Guzman, property owner. Maricopa County Assessor Parcel #APN 301-12-108B. Council may provide direction to the Town Manager / Clerk. *(related to G3)*

**HELD A PUBLIC HEARING**

**3. REZONING REQUEST – 9018 SOUTH AVENIDA DEL YAQUI (RZ2022-05)** *(continued from the October 13, 2022 Regular Council Meeting)*: Council will consider and may take action to approve or deny a rezoning request for 9018 South Avenida del Yaqui from C-1 Neighborhood Commercial to C-2 General Commercial, which aligns current property uses with the allowable land uses, per the Guadalupe Town Code, Section 154.067(C)(3 & 4) for the C-2 zoning designation and a conditional use permit. The existing use of the property is for auto repair, paint shop, and auto mechanic work. The Applicant is Ramon Guzman, property owner. Maricopa County Assessor Parcel #APN 301-12-108B. Council may provide direction to the Town Manager / Clerk. *(related to G2)*

**APPROVED**

**4. PUBLIC HEARING – CONDITIONAL USE PERMIT REQUEST FOR 9018 SOUTH AVENIDA DEL YAQUI (CU2022-03)** *(continued from the October 13, 2022 Regular Council Meeting)*: Hold a public hearing for a Conditional Use Permit request for the property located at 9018 South Avenida del Yaqui to conduct auto mechanic work and auto painting, pending a request to rezone the property to C-2 General Commercial. The property is currently zoned C-1 Neighborhood Commercial (agenda items G3 & G4). The existing use of the property is for auto repair, paint shop, and auto mechanic work. The Applicant is Ramon Guzman, property owner. Maricopa County Assessor Parcel #APN 301-12-108B. Council may provide direction to the Town Manager / Clerk. *(related to G5)*

**HELD A PUBLIC HEARING**

**5. CONDITIONAL USE PERMIT REQUEST FOR 9018 SOUTH AVENIDA DEL YAQUI (CU2022-03)** *(continued from the October 13, 2022 Regular Council Meeting)*: Council will consider and may take action to approve or deny a Conditional Use Permit request for the property located at 9018 South Avenida del Yaqui to conduct auto mechanic work and auto painting, pending a request to rezone the property to C-2 General Commercial (agenda items G3 & G4). The property is currently zoned C-1 Neighborhood Commercial. The existing use of the property is for auto repair, paint shop, and auto mechanic work. The Applicant is Ramon Guzman, property owner. Maricopa County Assessor Parcel #APN 301-12-108B. Council may provide direction to the Town Manager / Clerk. *(related to G4)*

**APPROVED**

**6. PUBLIC HEARING – COMMUNITY BLOCK GRANT PROGRAM (RESOLUTION NO. R2022.26)**: Hold a public hearing to obtain citizen comment and input for the proposed Roadway and Neighborhood Lighting Project application for submittal to the Maricopa County Housing and Community Development Divisions for funding under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program for fiscal year 2023-2024. Council may provide direction to the Town Manager / Clerk. *(related to G7)*

**HELD A PUBLIC HEARING**



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**7. COMMUNITY BLOCK GRANT PROGRAM (RESOLUTION NO. R2022.26):** Council will consider and may take action to adopt a resolution authorizing the Town to submit an application to the Maricopa County Housing and Community Development Divisions for funding under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program for a Roadway and Neighborhood Lighting Project consisting of removing 41 street lights in the Solares neighborhood and replacing them with 48 new street lights, engineering design/construction document preparation, construction bid process oversight, construction management, quality control, and inspection services. The requested grant funding amount totals \$493,600 for fiscal year 2023-2024. The application submittal deadline is December 1, 2022. Adoption of the resolution authorizes the Mayor and Town Manager / Clerk to execute any documents in furtherance of this application. Council may provide direction to the Town Manager / Clerk. *(related to G6)*

**APPROVED**

**8. APPROVAL OF CONTRACT – WASTEWATER COLLECTION SYSTEM REPAIR AND REHABILITATION DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES:** Council will consider and may take action to award a contract (C2022-44) to the Town Engineer, Dibble Engineering, for engineering design/construction document preparation, construction bid process oversight, construction management, quality control and inspection services for rehabilitation to the Town of Guadalupe wastewater system that includes repair of 2 segments totaling 12 linear feet, 14 segments of cured in place pipe lining totaling 4,699 linear feet, and epoxy coat of 5 manholes. The contract amount is \$80,100. This contract is funded through Community Development Block Grant funding of \$550,275 as approved by the Town Council at the October 13, 2022 Regular Council Meeting. Council may provide direction to the Town Manager / Clerk.

**APPROVED**

**9. AK-CHIN INDIAN COMMUNITY GAMING GRANT INTERGOVERNMENTAL AGREEMENT (RESOLUTION NO. R2022.27):** Council will consider and may take action to adopt Resolution No. R2022.27 authorizing the Mayor, or designee, to execute an intergovernmental agreement, IGA (Grant No: 22-06) (C2022-45), between the Ak-Chin Indian Community and the Town of Guadalupe to accept an awarded 12% Contribution Grant in the amount of \$72,000 for the replacement and purchase of 8 portable radios for Guadalupe Firefighters. The award of this grant will fund the replacement of outdated portable radios, providing Guadalupe Firefighters the most updated communication devices for responding to calls for service. Council may provide direction to the Town Manager / Clerk.

**APPROVED**

**10. FISCAL YEAR 2021/2022 TOWN BUDGET YEAR END REVIEW:** Council will receive a review of the Fiscal Year 2021/22 budget performance. The presentation will include an overview of revenues and expenditures of the Town General Fund year end fund balances. Council may provide direction to the Town Manager / Clerk.

**PRESENTATION AND DISCUSSION**

**11. CLAIMS:** Council will consider and may take action to approve the check register for September 2022, totaling \$779,290.65. Council may provide direction to the Town Manager / Clerk.

**APPROVED**

- H. TOWN MANAGER/CLERK'S COMMENTS
- I. COUNCILMEMBERS' COMMENTS
- J. ADJOURNMENT