

LEGAL ACTION SUMMARY

NOTICE OF REGULAR MEETING OF THE GUADALUPE TOWN COUNCIL

THURSDAY, FEBRUARY 22, 2024

6:00 P.M.

GUADALUPE TOWN HALL
9241 SOUTH AVENIDA DEL YAQUI, COUNCIL CHAMBERS
GUADALUPE, ARIZONA

Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Esteban F. V. Fuerte
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

Agendas/Minutes:
www.guadalupeaz.org

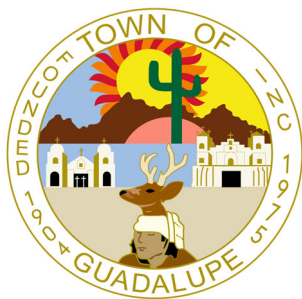
Town Council Chambers
9241 S. Avenida del Yaqui
Guadalupe, AZ 85283
Phone: (480) 730-3080
Fax: (480)-505-5368

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, February 22, 2024, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Council Chambers, Guadalupe, Arizona. Meetings are streamed live on the Town of Guadalupe Facebook page at <https://www.facebook.com/guadalupeaz.org>.

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. INVOCATION/PLEDGE OF ALLEGIANCE
- D. APPROVAL OF MINUTES: None
- E. CALL TO THE PUBLIC: An opportunity is provided to the public to address the Council on items that are not on the 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:
 - 1. Tempe Guadalupe Little League Proclamation
 - 2. Department of Justice Youth Baseball Equipment Donation
- G. DISCUSSION AND POSSIBLE ACTION ITEMS:
 - 1. **DEVELOPMENT AGREEMENT WITH TRG ARIZONA DEVELOPMENT LLC (RESOLUTION R2024.02):** Council will consider and may take action to adopt Resolution R2024.02 authorizing the Mayor, to sign a Development Agreement (C2024-03) made and entered into by and between the Town of Guadalupe, an Arizona municipal corporation, and TRG ARIZONA DEVELOPMENT LLC, a Delaware limited liability company for an affordable housing development, known as "Guadalupe Town Commons", to be located on 3.79 acres of Town owned property at the immediate northeast and northwest corners of Avenida del Yaqui and Guadalupe Road. Approval of C2024-03 would authorize the Mayor, or designee, to sign all necessary documents in furtherance of this Development Agreement. Council may provide direction to the Town Manager / Clerk. (items G1 – G7 related)

ITEM WITHDRAWN – WITHDRAWAL ACCEPTED



Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Esteban F. V. Fuerte
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

Agendas/Minutes:
www.guadalupeaz.org

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

2. PUBLIC HEARING – REZONING REQUEST FOR 9050 SOUTH AVENIDA DEL YAQUI (RZ2024-01) – CONTINUED FROM FEBRUARY 8, 2024: Hold a public hearing for a rezoning request of the property located at 9050 South Avenida del Yaqui (Maricopa County Assessor parcel #301-06-373 comprising approximately 2.80 acres) that is currently vacant and zoned R1-9 Single Family Residential to Planned Area Development (PAD) to facilitate future development of the TOWN COMMONS project, comprised of 132 family-oriented affordable rental units in two phases. Buildings will be set back a minimum of 20-feet from existing residential uses, inclusive of alleys. The proposed PAD development standards provide a maximum building height of 54 feet, and maximum density of 60 units per acre. Custom parking and setback standards are also part of the PAD application. The Applicant is the Town of Guadalupe, property owner. Council may provide direction to the Town Manager / Clerk. (items G1 – G7 related)

HELD PUBLIC HEARING

3. REZONING REQUEST – REZONING REQUEST FOR 9050 SOUTH AVENIDA DEL YAQUI RZ2024-01) – CONTINUED FROM FEBRUARY 8, 2024: Council will consider and may take action to approve or deny a rezoning request of the property located at 9050 South Avenida del Yaqui (Maricopa County Assessor parcel #301-06-373 comprising approximately 2.80 acres) that is currently vacant and zoned R1-9 Single Family Residential to Planned Area Development (PAD) to facilitate future development of the TOWN COMMONS project, comprised of 132 family-oriented affordable rental units in two phases. Buildings will be set back a minimum of 20-feet from existing residential uses, inclusive of alleys. The proposed PAD development standards provide a maximum building height of 54 feet, and maximum density of 60 units per acre. Custom parking and setback standards are also part of the PAD application. The Applicant is the Town of Guadalupe, property owner. Council may provide direction to the Town Manager / Clerk. (items G1 – G7 related)

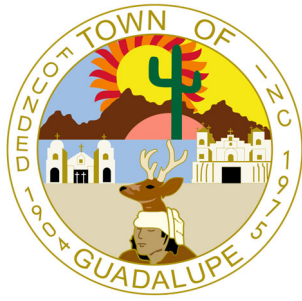
ITEM WITHDRAWN – WITHDRAWAL ACCEPTED

4. PUBLIC HEARING – REZONING REQUEST FOR 9080 SOUTH AVENIDA DEL YAQUI (RZ2024-02) – CONTINUED FROM FEBRUARY 8, 2024: Hold a public hearing for a rezoning request of the property located at 9080 South Avenida del Yaqui (Maricopa County Assessor parcel #301-12-121, comprising approximately 0.34 acres) that is currently vacant and zoned C-1 Neighborhood Commercial to Planned Area Development (PAD) to facilitate future development of the TOWN COMMONS project, comprised of 60 rental units for seniors. Buildings will be set back a minimum of 20-feet from existing residential uses, inclusive of alleys. The proposed PAD development standards provide a maximum building height of 54 feet, and maximum density of 61 units per acre. Custom parking and setback standards are also part of the PAD application. The Applicant is the Town of Guadalupe, property owner. Council may provide direction to the Town Manager / Clerk. (items G1 – G7 related)

HELD PUBLIC HEARING

5. REZONING REQUEST – REZONING REQUEST FOR 9080 SOUTH AVENIDA DEL YAQUI (RZ2024-02) – CONTINUED FROM FEBRUARY 8, 2024: Council will consider and may take action to approve or deny a rezoning request of the property located at 9080 South Avenida del Yaqui (Maricopa County Assessor parcel #301-12-121, comprising approximately 0.34 acres) that is currently vacant and zoned C-1 Neighborhood Commercial to Planned Area Development (PAD) to facilitate future development of the TOWN COMMONS project, comprised of 60 rental units for seniors. Buildings will be set back a minimum of 20-feet from existing residential uses, inclusive of alleys. The proposed PAD development standards provide a maximum building height of 54 feet, and maximum density of 61 units per acre. Custom parking and setback standards are also part of the PAD application. The Applicant is the Town of Guadalupe, property owner. Council may provide direction to the Town Manager / Clerk. (items G1 – G7 related)

ITEM WITHDRAWN – WITHDRAWAL ACCEPTED



Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Esteban F. V. Fuerte
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

Agendas/Minutes:
www.guadalupeaz.org

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

6. **PUBLIC HEARING – REZONING REQUEST FOR 9084 SOUTH AVENIDA DEL YAQUI (RZ2024-03) – CONTINUED FROM FEBRUARY 8, 2024:** Hold a public hearing for a rezoning request of the property located at 9084 South Avenida del Yaqui (Maricopa County Assessor parcel #301-12-113, comprising approximately 0.65 acres) that is currently vacant and zoned C-1 Neighborhood Commercial to Planned Area Development (PAD) to facilitate future development of the TOWN COMMONS project, comprised of 60 rental units for seniors. Buildings will be set back a minimum of 20-feet from existing residential uses, inclusive of alleys. The proposed PAD development standards provide a maximum building height of 54 feet, and maximum density of 61 units per acre. Custom parking and setback standards are also part of the PAD application. The Applicant is the Town of Guadalupe, property owner. Council may provide direction to the Town Manager / Clerk. (items G1 – G7 related)

HELD PUBLIC HEARING

7. **REZONING REQUEST – REZONING REQUEST FOR 9084 SOUTH AVENIDA DEL YAQUI (RZ2024-03) – CONTINUED FROM FEBRUARY 8, 2024:** Council will consider and may take action to approve or deny a rezoning request of the property located at 9084 South Avenida del Yaqui (Maricopa County Assessor parcel #301-12-113, comprising approximately 0.65 acres) that is currently vacant and zoned C-1 Neighborhood Commercial to Planned Area Development (PAD) to facilitate future development of the TOWN COMMONS project, comprised of 60 rental units for seniors. Buildings will be set back a minimum of 20-feet from existing residential uses, inclusive of alleys. The proposed PAD development standards provide a maximum building height of 54 feet, and maximum density of 61 units per acre. Custom parking and setback standards are also part of the PAD application. The Applicant is the Town of Guadalupe, property owner. Council may provide direction to the Town Manager / Clerk. (items G1 – G7 related)

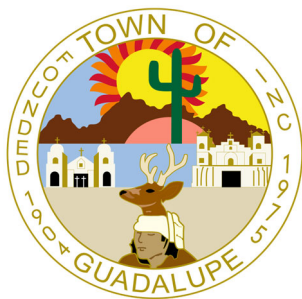
ITEM WITHDRAWN – WITHDRAWAL ACCEPTED

8. **PUBLIC HEARING – ALTERNATIVE EXPENDITURE LIMITATION (HOME RULE) ELECTION, JULY 30, 2024 :** Hold the first of two public hearings to solicit public input to determine whether or not the Town Council of Guadalupe shall place a ballot question on the July 30, 2024 Primary Election to extend the alternative expenditure limitation. Arizona Revised State Statutes require an alternative expenditure limitation vote every four years. Guadalupe voters recently approved this measure in August 2020, November 2016, and originally in 1981. The second hearing is scheduled for March 14, 2024.

HELD PUBLIC HEARING

9. **CALL OF PRIMARY ELECTION – JULY 30, 2024 (RESOLUTION NO. R2024.04):** Council will consider and may take action to adopt Resolution No. 2024.04 to announce the Call of Election for the Town of Guadalupe Primary Election will be held on Tuesday, July 30, 2024, and to repeal and replace Resolution No. 2024.01 adopted by Town Council on January 25, 2024. There will be one open seat for Mayor, three open seats for Councilmember and the question of Home Rule designation on the ballot. Council may provide direction to the Town Manager / Clerk.

ADOPTED



Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Esteban F. V. Fuerte
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

Agendas/Minutes:
www.guadalupeaz.org

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

10. **CONTRACT – EMERGENCY SERVICES DATA AND COMMUNICATION SERVICES:** Council will consider and may take action to authorize the Mayor, or designee, to enter into a Master Software And Service Agreement (C2024-04), with ImageTrend, LLC. This program provides Fire Records Management System (RMS) and Electronic Patient Records (ePCR) along with related services to the Town of Guadalupe Fire Department. The initial term of this contract is a 16-month period from March 1, 2024, to June 30, 2025 in the amount of \$21,651.68 followed by additional subsequent 12-month terms for 10 consecutive years in the amount of \$12,020.00 with an annually fee increase not to exceed 7%. Funding for these services is available, for initial term, through the General Fund Town Manager's professional services budget. Subsequent terms would be funded through the General Fund Fire Department budget. Approval of C2024.04 would authorize the Mayor, or designee, to sign all necessary documents in furtherance of this Development Agreement. Council may provide direction to the Town Manager / Clerk.

APPROVED

10. **AMENDMENT NO. 2 OF 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 the Amendment No. 2 (C2022-35B) to the Intergovernmental Agreement (IGA) (C2022-35) with Maricopa County (County) by and through its Human Services Department and the Town of Guadalupe (Contractor) to provide Community Action Program (CAP) Community Initiative assistance services. Through Amendment No. 2, the Contractor and County agree that the subrecipient, Town of Guadalupe, for the duration of this agreement abide by the UYGHUR FORCED LABOR PREVENTION ACT (UFLPA). Approval of this amendment authorizes the Mayor, or designee, to sign all necessary documents in furtherance of this agreement. Council may provide direction to the Town Manager / Clerk.

APPROVED

H. TOWN MANAGER/CLERK'S COMMENTS

I. COUNCILMEMBERS' COMMENTS

J. ADJOURNMENT