



Minutes Town Council Regular Meeting September 23, 2021

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

Minutes of the Guadalupe Town Council Regular Meeting held on Thursday, September 23, 2021, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona.

A. Mayor Molina called the meeting to order at 6:03 p.m.

B. ROLL CALL

Councilmembers Present: Mayor Valerie Molina and Vice Mayor Ricardo Vital. The following councilmembers participated via video conference: Councilmember Mary Bravo, Councilmember Gloria Cota, Councilmember Elvira Osuna (*joined the meeting at 6:09*), Councilmember Joe Sánchez, and Councilmember Anita Cota Soto

Staff Present: Jeff Kulaga – Town Manager / Clerk, Jennifer Drury – Assistant to the Town Manager, and David Ledyard – Town Attorney (via video conference)

C. INVOCATION/PLEDGE OF ALLEGIANCE

Councilmember Cota Soto provided the invocation. Molina then led the Pledge of Allegiance.

D. APPROVAL OF MINUTES

1. Approval of the August 12, 2021, Town Council Special Meeting Minutes.
2. Approval of the September 9, 2021, Town Council Regular Meeting Minutes.

Motion by Councilmember Bravo to approve agenda items D1 and D2; second by Councilmember Sánchez. Motion passed unanimously on a voice vote 6-0.

1. Councilmembers approved the August 12, 2021, Town Council Special Meeting Minutes.
2. Councilmembers approved the September 9, 2021, Town Council Regular Meeting Minutes.

E. CALL TO THE PUBLIC: No one spoke.

F. MAYOR and COUNCIL PRESENTATIONS:

1. Mayor Molina read a Proclamation declaring October 2021 Domestic Violence Awareness Month in the Town of Guadalupe.

Jeff Kulaga, Town Manager / Clerk, noted that Town Hall will have purple lights on during the night in recognition of Domestic Violence Awareness Month.

2. Mayor Molina read a Service Recognition Proclamation for Reggie Williams, Maricopa County Public Health Office of School Health and Wellness, and declared Friday, September 24, 2021, Reggie Williams Day in the Town of Guadalupe.



Councilmembers voiced their appreciation for Mr. Williams' leadership and service and to the community.

Mr. Williams thanked the Town of Guadalupe for allowing him to work with the community on combatting Covid-19. Mr. Williams acknowledged and thanked various community partners for their assistance during the pandemic.

G. DISCUSSION AND POSSIBLE ACTION ITEMS:

1. PASCUA YAQUI TRIBE PROPOSED HEALTH CENTER

Mayor Molina stated that this agenda item is a presentation from Pascua Yaqui Tribe representatives regarding the proposed Pascua Yaqui Health Center to be located at the southeast corner of Avenida del Yaqui and Calle Senu. This item is for discussion only.

The Mayor then introduced Sean Yazzi, Vernon Rozmond, and Reuben Howard from the Pascua Yaqui Tribe Health Department. Mr. Howard stated that the conceptual design of the proposed Pascua Yaqui Tribe Health Center (Health Center) is included in the agenda meeting packet. Mr. Howard outlined the project timeline and discussed who will operate the Health Center.

Mr. Rozmond stated provided an overview of the design process. Community demographics assist in determining the type of services that will be provided. The schematic process includes the architectural aspects and building systems needed. This will be followed by a design development process. Construction documents will then be prepared so that a contractor can be secured. The Town of Guadalupe will be the entity to issue building permits.

The facility will serve the Native Indian community with various healthcare services. The Health Center is centered on the 5-acre site, with future growth potential. It is anticipated that this project will be ready for a bidding process in Spring 2022, with the Health Center opening in Summer 2023.

Mr. Howard stated that the Health Center will be a single-story building that is approximately 33,000 square feet.

In response to questions, Mr. Howard stated that the facility will not offer dialysis services; the primary care will be for local tribal members. Mr. Howard noted that they are working on a facility usage policy for non-tribal employees and issues related to what type of insurance the facility will accept. It is unclear if the Wellness Center will be open to non-tribal members. Future development will depend upon how well the facility is utilized. If the facility is expanded, it could be an additional 15,000 – 20,000 square feet.

A Councilmember suggested that the Health Center offer disease prevention services.

2. COVID-19 ACTION UPDATE

Mayor Molina stated that this agenda item is for staff to provide an update regarding current Town of Guadalupe COVID-19 positive case rates, scheduled testing, vaccination information, Town service and steps taken to safeguard public health and safety in response to the Coronavirus.

Jeff Kulaga, Town Manager / Clerk, stated that the Town is emphasizing the importance of continuing to wear a mask, wash hands, socially distance, and to get vaccinated. To date, 42.2% of Guadalupe's population has been vaccinated.

On Saturday, October 2, 2021, there will be a Covid-19/flu shot vaccination event. No appointments are necessary. On Sunday, October 26, 2021, a local business is offering free vaccinations and a job fair at the Mercado Multi-purpose Room.

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Mr. Kulaga discussed positive test cases in Guadalupe compared to Maricopa County. He then discussed the Guadalupe wastewater data that indicates there is a significant amount of Covid-19 in Guadalupe's wastewater.

In response to a question regarding booster shot recommendations, the Vice Mayor Vital stated that Pfizer booster shots have been approved for people that are 65 and older. More information should be available in mid-October.

3. AWARD OF CONTRACT – PROPERTY APPRAISAL SERVICES

Mayor Molina stated that this agenda item is for Council to consider awarding a contract in the amount of \$14,000 to AXIA Real Estate Appraisers, for property appraisal services for six Town-owned properties and one Pascua Yaqui Tribe-owned property. The purpose of the appraisals is to obtain current, fair market value of the properties. Funding for this contract is through the approved fiscal year 2020/2021 Town Highway User Revenue Fund and General Fund budgets.

Jeff Kulaga, Town Manager / Clerk, stated that there was a bid solicitation process for property appraisal services. Three quotes were submitted. The original request was for the appraisal of six Town-owned properties. Staff has also solicited proposals for potential development opportunities on these properties. Knowing the appraised value of the properties will assist the Town in negotiating future development agreements. The seventh property is owned by the Pascua Yaqui Tribe, which may serve as a future secondary access point to Calle Vauro Nawi. The Pascua Yaqui Tribe has approved the appraisal of this property.

In response to a question regarding how long the appraisal amounts are valid, Mr. Kulaga stated that he will follow up with the appraiser on this issue.

Motion by Vice Mayor Vital to approve agenda item G3; second by Councilmember Bravo. Motion passed unanimously on a voice vote 7-0.

Councilmembers awarded a contract (C2021-58) in the amount of \$14,000 to AXIA Real Estate Appraisers, for property appraisal services for six Town-owned properties and one Pascua Yaqui Tribe-owned property. The purpose of the appraisals is to obtain current, fair market value of the properties. Funding for this contract is through the approved fiscal year 2020/2021 Town Highway User Revenue Fund and General Fund budgets.

4. CLAIMS

Mayor Molina stated that this agenda item is for Council to consider approving the check register for August 2021, totaling \$466,483.64.

Motion by Councilmember Bravo to approve agenda item G4; second by Councilmember Cota. Motion passed unanimously on a voice vote 7-0.

Councilmembers approved the check register for August 2021, totaling \$466,483.64.

H. TOWN MANAGERS' COMMENTS – None.

I. COUNCILMEMBERS' COMMENTS

Councilmember Bravo

- Thanked the community for the improved vaccination rate in Town. Urged everyone to get vaccinated.
- Pray for community members and pray about the violence that is occurring in Town.
- Thanked staff for their work.



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Councilmember Cota Soto

- Thanked staff for their work.
- Thanked the National Guard for assisting the Community Action Program in serving the community.

Councilmember Sánchez

- Thanked staff for their work.
- Emphasized the importance of getting vaccinated, washing hands, and wearing a mask.

Councilmember Osuna

- Thanked staff for their work.
- Thanked volunteers for their support.
- Thanked community members for getting vaccinated.

Vice Mayor Vital

- Friday, September 24, 2021, deadline for tribal members to get their vaccine cash incentive.
- Tuesday, September 28, 2021, voter registration begins.
- Monday, October 4, 2021, the tribal building will be open for extended hours of operation.
- Friday, October 22, 2021, Spooktacular drive through event.

Mayor Molina

- The Community Action Program will soon begin providing food boxes to the Seniors.
- Friday, September 24, 2021, Senior Center food sale.
- Thanked staff for their work.
- Thanked the Town's partners for assisting in increasing the vaccination rate in Town.

J. ADJOURNMENT

Motion by Vice Mayor Vital to adjourn the Regular Council Meeting; second by Councilmember Bravo. Motion passed unanimously on a voice vote 7-0.

The meeting was adjourned at 7:11 p.m.


Valerie Molina, Mayor

ATTEST:


Jeff Kulaga, Town Manager / Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the September 23, 2021, Town of Guadalupe, Town Council Regular Meeting. I further certify the meeting was duly called and held, and that a quorum was present.


Jeff Kulaga, Town Manager / Town Clerk