



Minutes Town Council Regular Meeting October 13, 2022

Minutes of the Guadalupe Town Council Regular Meeting held on Thursday, October 13, 2022, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona.

Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

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

A. Mayor Molina called the meeting to order at 6:02 p.m.

B. ROLL CALL

Councilmembers Present: Vice Mayor Ricardo Vital. The following councilmembers participated via video conference: Councilmember Elvira Osuna, Councilmember Joe Sánchez, and Councilmember Anita Cota Soto

Councilmembers Absent: Mayor Valerie Molina and Councilmember Mary Bravo

Staff Present: Jennifer Drury – Acting Town Manager / Clerk and David Ledyard – Town Attorney

C. INVOCATION/PLEDGE OF ALLEGIANCE

Councilmember Soto provided the invocation. Vice Mayor Vital then led the Pledge of Allegiance.

D. APPROVAL OF MINUTES

1. Approval of the September 22, 2022, Town Council Regular Meeting Minutes.

Motion by Councilmember Osuna to approve agenda item D1; second by Councilmember Sánchez. Motion passed unanimously on a voice vote 4-0.

1. Councilmembers approved the September 22, 2022, Town Council Regular Meeting Minutes.

E. CALL TO THE PUBLIC

Vice Mayor Vital called upon Ignacio Carpio to address the Council. Mr. Carpio expressed his concerns regarding a rezoning request for a paint shop. The fumes from the paint shop pose health concerns for his family. Mr. Carpio stated that he has filed complaints with the Town previous to this rezoning request and that the painting activity stopped for nearly two years.

Vice Mayor Vital noted that later in the meeting Council will consider continuing the rezoning request for a paint shop to the October 27, 2022, Regular Council Meeting. If that agenda item is continued by Council, the Vice Mayor requested that Mr. Carpio attend that October 27, 2022, Council meeting to share his concerns.

F. MAYOR and COUNCIL PRESENTATIONS:

Vice Mayor Vital read a proclamation declaring October 2022 as Domestic Violence Awareness Month.

Vice Mayor Vital read a proclamation declaring October 16 – 22, 2022 as Arizona Cities and Towns Week.

G. DISCUSSION AND POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING – MARICOPA COUNTY COMMUNITY BLOCK GRANT PROGRAM – WASTEWATER SYSTEM REHABILITATION PROJECT (RESOLUTION NO. R2022.25)

Vice Mayor Vital stated that this agenda item is to hold a public hearing to obtain public input regarding authorizing the Mayor, or designee, to enter into an intergovernmental agreement (C2022-42) with Maricopa County administered by its Human Services Department. The purpose of the IGA is to authorize staff to submit a Community Block Grant funding request for the Wastewater System Rehabilitation Project (Project) that includes the open cut repair of 2 segments totaling 12 linear feet, 14 segments of cured in place pipe lining totaling 4,699 linear feet, epoxy coat 5 manholes; and, engineering design/construction document preparation, construction bid process oversight, construction management, quality control and inspection services. The Project would be funded by Maricopa the County Community Block Grant Program (CDBG) for fiscal year 2022-23. The requested grant funding amount totals \$550,275. If adopted and approved, the Project would begin October 14, 2022, and conclude on October 31, 2023. *(related to G2)*

Motion by Councilmember Osuna to open the public hearing; second by Councilmember Soto. Motion passed unanimously on a voice vote 4-0.

The public hearing was opened. No members of the public spoke.

Motion by Councilmember Soto to close the public hearing; second by Councilmember Osuna. Motion passed unanimously on a voice vote 4-0.

The public hearing was closed.

Councilmembers held a public hearing to obtain public input regarding authorizing the Mayor, or designee, to enter into an intergovernmental agreement (C2022-42) with Maricopa County administered by its Human Services Department. The purpose of the IGA is to authorize staff to submit a Community Block Grant funding request for the Wastewater System Rehabilitation Project (Project) that includes the open cut repair of 2 segments totaling 12 linear feet, 14 segments of cured in place pipe lining totaling 4,699 linear feet, epoxy coat 5 manholes; and, engineering design/construction document preparation, construction bid process oversight, construction management, quality control and inspection services. The Project would be funded by Maricopa the County Community Block Grant Program (CDBG) for fiscal year 2022-23. The requested grant funding amount totals \$550,275. If adopted and approved, the Project would begin October 14, 2022, and conclude on October 31, 2023. *(related to G2)*

2. MARICOPA COUNTY COMMUNITY BLOCK GRANT PROGRAM INTERGOVERNMENTAL AGREEMENT – WASTEWATER SYSTEM REHABILITATION PROJECT (RESOLUTION NO. R2022.25)

Vice Mayor Vital stated that this agenda item for Council to consider adopting a resolution authorizing the Mayor, or designee, to enter into an intergovernmental agreement (IGA) with Maricopa County administered by its Human Services Department. The purpose of the IGA is to authorize staff to submit a Community Block Grant funding request for the Wastewater System Rehabilitation Project (Project) that includes the open cut repair of 2 segments totaling 12 linear feet, 14 segments of cured in place pipe lining totaling 4,699 linear feet, epoxy coat 5 manholes; and, engineering design/construction document preparation, construction bid process oversight, construction management, quality control and inspection services. The Project would be funded by Maricopa the County Community Block Grant Program (CDBG) for fiscal year 2022-23. The requested grant funding amount totals \$550,275. If adopted and approved, the Project would begin October 14, 2022, and conclude on October 31, 2023. *(related to G1)*



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Motion by Councilmember Soto to approve agenda item G2; second by Councilmember Osuna. Motion passed unanimously on a voice vote 4-0.

Councilmembers adopted **RESOLUTION NO. R2022.25** authorizing the Mayor, or designee, to enter into an intergovernmental agreement (C2022-42) with Maricopa County administered by its Human Services Department. The purpose of the IGA is to authorize staff to submit a Community Block Grant funding request for the Wastewater System Rehabilitation Project (Project) that includes the open cut repair of 2 segments totaling 12 linear feet, 14 segments of cured in place pipe lining totaling 4,699 linear feet, epoxy coat 5 manholes; and, engineering design/construction document preparation, construction bid process oversight, construction management, quality control and inspection services. The Project will be funded by Maricopa the County Community Block Grant Program (CDBG) for fiscal year 2022-23. The requested grant funding amount totals \$550,275. The Project will begin October 14, 2022, and conclude on October 31, 2023. *(related to G1)*

3. REQUEST TO CONTINUE TO OCTOBER 27, 2022: PUBLIC HEARING – REZONING REQUEST FOR 9018 SOUTH AVENIDA DEL YAQUI (RZ2022-05)

Vice Mayor Vital requested that Council consider continuing agenda items G3, G4, G5, and G6, to the October 27, 2022, Regular Council Meeting.

Motion by Councilmember Soto to continue agenda items G3, G4, G5, and G6, to the October 27, 2022 Regular Council Meeting; second by Councilmember Osuna. Motion passed unanimously on a voice vote 4-0.

Continued to the October 27, 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. *(related to G4)*

4. REQUEST TO CONTINUE TO OCTOBER 27, 2022: REZONING REQUEST – 9018 SOUTH AVENIDA DEL YAQUI (RZ2022-05)

See motion under agenda item G3:

Continued to the October 27, 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. *(related to G3)*



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5. REQUEST TO CONTINUE TO OCTOBER 27, 2022: PUBLIC HEARING – CONDITIONAL USE PERMIT REQUEST FOR 9018 SOUTH AVENIDA DEL YAQUI (CU2022-03)

See motion under agenda item G3:

Continued to the October 27, 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. (related to G6)

6. REQUEST TO CONTINUE TO OCTOBER 27, 2022: CONDITIONAL USE PERMIT REQUEST FOR 9018 SOUTH AVENIDA DEL YAQUI (CU2022-03)

See motion under agenda item G3:

Continued to the October 27, 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. (related to G5)

7. PUBLIC HEARING – REZONING REQUEST FOR 9241, 9201, 9225, AND 9233 SOUTH AVENIDA DEL YAQUI (RZ2022-06)

Vice Mayor Vital stated that this agenda item is to hold a public hearing for a rezoning request of the properties located at the following addresses (one parcel): 9241, 9201, 9225, and 9233 South Avenida del Yaqui from R1-9 Residential to Commercial to C-2 General Commercial, which aligns with the allowable land uses, per the Guadalupe Town Code, Section 154.067(C)(3 & 4) for the C-2 General Commercial zoning designation. The existing and proposed use of the property includes Town Hall, retail, restaurant, public library, sports field complex, community and youth services, special event venue, shared parking, and community college. The Applicant is the Town of Guadalupe. Maricopa County Assessor Parcel #APN 301-44-022N. (related to G8)

Motion by Councilmember Soto to open the public hearing; second by Councilmember Osuna. Motion passed unanimously on a voice vote 4-0.

The public hearing was opened. No members of the public spoke.

Motion by Councilmember Soto to close the public hearing; second by Councilmember Osuna. Motion passed unanimously on a voice vote 4-0.

The public hearing was closed.

Councilmembers held a public hearing for a rezoning request of the properties located at the following addresses (one parcel): 9241, 9201, 9225, and 9233 South Avenida del Yaqui from R1-9 Residential to Commercial to C-2 General Commercial, which aligns with the allowable land uses, per the Guadalupe Town Code, Section 154.067(C)(3 & 4) for the C-2 General Commercial zoning designation. The existing and proposed use of the property includes Town Hall, retail, restaurant, public library, sports field complex, community and youth services, special event venue, shared parking, and community college. The Applicant is the Town of Guadalupe. Maricopa County Assessor Parcel #APN 301-44-022N. (related to G8)



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8. REZONING REQUEST FOR 9241, 9201, 9225, AND 9233 SOUTH AVENIDA DEL YAQUI (RZ2022-06)

Vice Mayor Vital stated that this agenda item is for Council to consider approving or denying a rezoning request of the properties located at the following addresses (one parcel): 9241, 9201, 9225, and 9233 South Avenida del Yaqui from R1-9 Residential to Commercial to C-2 General Commercial, which aligns with the allowable land uses, per the Guadalupe Town Code, Section 154.067(C)(3 & 4) for the C-2 General Commercial zoning designation. The existing and proposed use of the property includes Town Hall, retail, restaurant, public library, sports field complex, community and youth services, special event venue, shared parking, and community college. The Applicant is the Town of Guadalupe. Maricopa County Assessor Parcel #APN 301-44-022N. *(related to G7)*

Motion by Councilmember Soto to approve agenda item G8; second by Councilmember Osuna. Motion passed unanimously on a voice vote 4-0.

Councilmembers approved a rezoning request (RZ2022-06) for the properties located at the following addresses (one parcel): 9241, 9201, 9225, and 9233 South Avenida del Yaqui from R1-9 Residential to Commercial to C-2 General Commercial, which aligns with the allowable land uses, per the Guadalupe Town Code, Section 154.067(C)(3 & 4) for the C-2 General Commercial zoning designation. The existing and proposed use of the property includes Town Hall, retail, restaurant, public library, sports field complex, community and youth services, special event venue, shared parking, and community college. The Applicant is the Town of Guadalupe. Maricopa County Assessor Parcel #APN 301-44-022N. *(related to G7)*

9. FIRE PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM BOARD REAPPOINTMENTS

Vice Mayor Vital stated that this agenda item is for Council to consider (re)appointing three members to the Guadalupe Fire Public Safety Personnel Retirement System Board pursuant to A.R.S. § 38-847. The terms of office expiration date for the existing positions is October 31, 2022. The proposed reappointments are Mary Uriarte, citizen representative, George Fleming, Fire Department elected representative, and Jeff Kulaga, Mayor's designee and Chair. If (re)appointed, the terms of office would be four-year terms, expiring on October 31, 2026.

Motion by Councilmember Soto to approve reappointing Mary Uriarte (Citizen representative) and Jeff Kulaga (Mayor's designee/Chair), and appointing George Fleming (Fire Department elected representative) to the Guadalupe Fire Public Safety Personnel Retirement System Board with terms expiring October 31, 2026; second by Councilmember Osuna. Motion passed unanimously on a voice vote 4-0.

Councilmembers reappointed Mary Uriarte, citizen representative and Jeff Kulaga, Mayor's designee and Chair, and appointed George Fleming, Fire Department elected representative, to the Guadalupe Fire Public Safety Personnel Retirement System Board. The terms of office for each of the appointees is for four-years, with terms expiring October 31, 2026. *No material for this agenda item.*

10. APPROVAL OF CONTRACT – TOWN HALL ROOF CONSTRUCTION

Vice Mayor Vital stated that this agenda item is for Council to consider awarding a contract to JBS Roofing in the amount of \$172,776, for the repair and replacement of the Town Hall / Library roof. Council may award the bid to the low bidder and issue a Notice to Proceed to the contractor receiving the award of bid. Funding for the project is available from the adopted fiscal year 2023 General Fund Capital Outlay budget \$145,000 and the Pascua Yaqui Tribe: American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds \$27,776. If approved, the approved contractor will receive a Notice to Proceed. This replacement project is anticipated to be completed by January 31, 2023.



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Jennifer Drury, Acting Town Manager / Clerk, stated that three construction firms submitted bids for the Town Hall roof construction project. Bid respondent information is included in the Council meeting materials. JBS Roofing was the lowest bid and is being recommended as the contractor for this job.

Motion by Councilmember Soto to approve agenda item G10; second by Councilmember Osuna. Motion passed unanimously on a voice vote 4-0.

Councilmembers awarded a contract (C2022-43) to JBS Roofing in the amount of \$172,776, for the repair and replacement of the Town Hall / Library roof. Council may award the bid to the low bidder and issue a Notice to Proceed to the contractor receiving the award of bid. Funding for the project is available from the adopted FY2023 General Fund Capital Outlay budget \$145,000 and the Pascua Yaqui Tribe: American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) \$27,776. Staff will provide the contractor with a Notice to Proceed. The project is anticipated to be completed by January 31, 2023.

H. TOWN MANAGER/CLERK'S COMMENTS

Jennifer Drury, Acting Town Manager / Clerk

- o Thanked Council for approving a contractor to replace the Town Hall roof.

I. COUNCILMEMBERS' COMMENTS

Councilmember Sánchez

- o Thanked staff for their work.
- o Looking forward to the completion of the Avenida del Yaqui Street Improvement Project.

Councilmember Osuna

- o Thanked staff for their work.

Councilmember Soto

- o Requested that staff provide information to the public regarding bulk trash pickup.
- o Thanked staff for their work.
- o Thanked Jennifer Drury, Acting Town Manager / Clerk for her work at Town Hall and for the community.

Vice Mayor Vital

- o Wednesday, October 19, 2022 – Covid-19 Clinic and flu shot event.
- o Friday, October 28, 2022 – Spooktacular event.
- o Thanked Jennifer Drury, Acting Town Manager / Clerk for her work at Town Hall and for the community.



J. ADJOURNMENT

Motion by Councilmember Soto to adjourn the Regular Council Meeting; second by Councilmember Osuna. Motion passed unanimously on a voice vote 4-0.

The meeting was adjourned at 6:30 p.m.


Valerie Molina, Mayor

ATTEST:

Valerie Molina
Mayor


Jeff Kulaga, Town Manager / Town Clerk

Ricardo Vital
Vice Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the October 13, 2022, Town of Guadalupe, Town Council Regular Meeting. I further certify the meeting was duly called and held, and that a quorum was present.

Mary Bravo
Councilmember


Jeff Kulaga, Town Manager / Town Clerk

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Councilmember

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