



Minutes Guadalupe Town Council/Pascua Yaqui Tribal Council Joint Meeting Thursday, May 20, 2021

Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Gloria Cota
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

Minutes of the Guadalupe Town Council/Pascua Yaqui Tribal Council Joint Meeting held on Thursday, May 20, 2021, at 6:00 P.M., at the Pascua Yaqui Tribe Itom Hiaspi Building, 9405 South Avenida del Yaqui, MPR Room, Guadalupe, AZ.

A. CALL TO ORDER

Mayor Molina called the meeting to order at 6:18 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Francisco Munoz provided the invocation. Mayor Molina then lead the pledge of allegiance.

C. ROLL CALL

Guadalupe Councilmembers Present: Mayor Valerie Molina, Vice Mayor Ricardo Vital, Councilmember Elvira Osuna, Councilmember Joe Sánchez, Councilmember Anita Cota Soto; and, participating via zoom: Councilmember Gloria Cota

Guadalupe Councilmember Absent: Councilmember Mary Bravo

Pascua Yaqui Tribal Councilmembers Present: Peter Yucupicio, Chairman, Robert Valencia, Vice Chairman, Sergio Varela, Treasurer, Francisco Valencia, Secretary, Council Member Herminia Frias, Council Member Angelina Matus, Council Member Francisco Munoz, Council Member Catalina Alvarez, Council Member Antonia Campoy, Council Member Mary Jane Buenamea; and, participating via zoom: Council Member Andrea Gonzales

Staff Present: Jeff Kulaga – Town Manager / Clerk, Jennifer Drury – Assistant to the Town Manager; and participating via Zoom David Ledyard, Town Attorney

D. CALL TO THE PUBLIC

Ismael Osuna stated that he would like to have a Pascua Yaqui Tribe flag posted in the Tempe Union School Board Chambers. 238 Pascua Yaqui children attend the Tempe Union School District. A Pascua Yaqui Tribe flag is posted in the Tucson Unified School District Chambers. He then thanked the Pascua Yaqui Tribal Council for approving the revenue sharing application of the Guadalupe Historical Society.

Mayor Molina announced that no formal action will be taken during this meeting. The purpose of the meeting is to collaborate with the Pascua Yaqui Tribal Council to enhance this partnership.

E. DISCUSSION / STUDY SESSION ITEMS

1. May 7, 2021 Meeting Follow up information
 - a. Boys & Girls Club Lease – located on Town-owned property

Jeff Kulaga, Town Manager / Clerk, stated that the facility lease term with the Boys & Girls Club began in May 2000 and expires in 2030, in the amount of \$1/year with a potential 10-year lease extension. Operations, utilities, and maintenance is the responsibility of the Boys & Girls Club.



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The term of the Boys & Girls Club soccer field lease began in June 2015 and expires in June 2030, in the amount of \$1/year with no lease extension provision.

b. South Mountain Community College Lease – located on Town-owned property

Mr. Kulaga stated that the lease term with South Mountain Community College is a 50-year lease that began in 1999 and expires in March, 2049, with a potential 25-year lease extension.

c. Sale of Town-owned Land \$1.5 million; ARS §9-402 & §9-403

Mr. Kualga discussed state statutes that impact the sale of Town-owned property. ARS §9-402 & §9-403 requires municipalities to advertise the sale of town-owned property, followed by a bidding process. Council would have the final approval of selling town-owned land in a formal meeting. ARS §9-403 requires that town-owned properties that are valued at more than \$1.5 million would be required to go through the public voting process.

d. Call for Election process and public notification

Mr. Kulaga discussed Arizona's four consolidated election dates. Calling of the Election by the Town Council must occur no less than 150 days prior to an upcoming election date. For example, if Council wanted to have a ballot measure on a May election schedule, Council would need to take action to call the election at a December Council meeting; and, would need to approve the ballot language for the May election in the October/November timeframe.

a. Boys & Girls Club Lease & b. South Mountain Community College Lease (*discussion continued*)

In response to a question on whether the Town could renegotiate the lease terms for the Boys and Girls Club and South Mountain Community College, David Ledyard, Town Attorney, stated that the Town owns the land, however the Boys and Girls Club and South Mountain Community College built the buildings.

In response to a question regarding state statutes that regulate Town-owned property, Mr. Ledyard stated that there are various statutes that govern easements and right-of-way. There is a bid process for the sale of Town-owned land that includes a 60-day lead time to post the property.

In response to a question regarding whether it would be permissible for the Boys and Girls Club or the South Mountain Community College to sublease their facilities, Mr. Ledyard stated both organizations would be required to obtain the permission of the Town before they would be authorized to sublease their facility.

A Councilmember voiced concern that the Boys and Girls Club is being utilized primarily by youth that are not Guadalupe residents. Because of this, it may be helpful to schedule a meeting with the representatives from the Boys and Girls Club to discuss the possibility of subleasing their facility by exploring options to increase the use of the facility by the youth that live in Town. Mr. Ledyard stated that the meeting would not need to be posted unless there is a quorum of Council.

A Pascua Yaqui Tribe representative discussed a desire to promote and increase youth participation in basketball; and, potentially purchasing the Boys and Girls Club. It was noted that the Tribe has a Recreation Committee. A Councilmember agreed that increasing participation of Guadalupe youth at the Boys and Girls Club would be ideal and emphasized that all community members should have the same opportunities.



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A Pascua Yaqui Tribe representative discussed the importance of maintaining the identity and culture of the Town of Guadalupe. The Pascua Yaqui Tribe would like to collaborate with Town representatives to increase economic opportunities and provide more accessible services to residents. The Tribe is considering purchasing multiple properties in Town. Mr. Kulaga stated that the Town is required to follow state law requirements when selling town-owned land. Guadalupe is incorporated and is a political subdivision of the State of Arizona.

Mr. Kulaga stated that on April 12, 2021, staff issued a Request for Proposals for the lease or purchase of town-owned land. A Councilmember stated that this is a follow up conversation with the Pascua Yaqui Tribe in an open public meeting to provide transparency to the public regarding what the future of Guadalupe looks like, and if the Town will survive without any new economic development. The Best Western Hotel and Inn Suites are both closed, decreasing revenue to the Town. Without the revenue generated by local businesses, the Town will not survive because there is no property tax in Guadalupe. There has been resistance to outside parties purchasing town-owned land. Guadalupe does not have the resources to develop town-owned land. This discussion is about how best to partner with the Pascua Yaqui Tribe.

A Councilmember suggested that a meeting be scheduled with representatives from the Boys and Girls Club, and the Pascua Yaqui Tribe to discuss options to increase youth participation at the Boys and Girls Club.

In response to a question regarding the legal requirements of selling or leasing town-owned land, Mr. Ledyard stated that if the property is valued at \$1.5 million or more, it would need voter approval. A Councilmember voiced concern that the Town may become gentrified.

In response to question regarding if the Request for Proposals (RFP) included an option for a lease to own of town-owned land, Mr. Kulaga stated that the RFP invited all offers. Council has the right of refusal on any of the RFP responses. An RFP was issued two years ago for the same town-owned properties and there were no responses received.

A Pascua Yaqui Tribe representative discussed ways to provide financial relief to Pascua Yaqui Tribal members who may need home equity loans in order for residents to be able to stay in their homes.

3. Mercado Shared Economic Development Opportunities (*item taken out of order*)

In response to a question regarding the Town receiving a donation in exchange for town-owned property known as the Mercado, Mr. Kulaga stated that the Mercado was built in 1982 and is in poor condition. He elaborated on the various repairs needed at this facility. A Councilmember discussed various questions the community may have if the Pascua Yaqui Tribe were to become the owner of the Mercado.

In response to a question regarding revenue derived from the Mercado, Mr. Kulaga stated that the Town receives revenue from event space rental fees, tenant rental revenue, and sales tax revenue. The three restaurants in the Mercado are all doing well.

A Pascua Yaqui Tribe representative emphasized the importance of preserving the Mercado; and, support for the Pascua Yaqui Tribe rejuvenating the Mercado. Mr. Kulaga stated that if the Pascua Yaqui Tribe were to submit a response to the town-owned land RFP, it would further this discussion. A letter of interest or intent would also be acceptable.



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2. Calle Vaou Nawi southern access

A Councilmember stated that Calle Vaou Nawi has one entrance in and one entrance out. There is no emergency exit. During a recent fire, residents were unable to evacuate.

Jeff Kulaga, Town Manager / Clerk, provided an aerial view of the street, with a potential solution to add vehicular access to the street on the south end of Calle Vaou Nawi. There are a few challenges that need attention such as the relocation of a storm water retention basin and a narrow alleyway. Adding vehicular access would improve emergency vehicle access and improve safety for residents. The estimated cost of the project is \$423,000, which does not include any land acquisition if needed, or additional costs associated with the relocation of the storm water retention basin. If land acquisition is needed, it may be property that is owned by the Pascua Yaqui Tribe.

In response to a question regarding making the street a one-way street, a Councilmember noted that there are other roads in Town that are one-way, however the public does not adhere to the one-way road status. Mr. Kulaga added that it is difficult to regulate one-way roads. Currently, there is no available funding for this project.

A Councilmember discussed how the park in the retention basin area is not being properly maintained, it is unsafe, and vandalism is occurring. One option would be to reconfigure the park. A Councilmember suggested that the Engineer for the Pascua Yaqui Tribe collaborate with the Town Engineer on options to resolve the various challenges that this project presents.

A Pascua Yaqui Tribe representative suggested the temporary closure of the one-way street and reopening the street to allow for emergency access. Usage of the park should also be assessed.

4. Community Partner Designation

Jeff Kulaga, Town Manager / Clerk, stated that at the June 10, 2021, Regular Council Meeting, staff will be seeking Council consideration of designating the Pascua Yaqui Tribe as a community partner, similar to previous years. This will allow the Pascua Yaqui Tribe the use of the Mercado event facility at a reduced rate for up to twelve events annually.

A Pascua Yaqui Tribe representative suggested adding the language 'for only Tribal events' to the Council action item.

Discussion ensued regarding the importance of a continuing partnership between the Pascua Yaqui Tribe and Town officials. Formalizing this relationship in the form of an intergovernmental agreement was then discussed.

5. Thank you: COVID-19 Cares Funding

Jeff Kulaga, Town Manager / Clerk, referred to a summary of COVID-19 resources that the Town was able to secure and provide to the community as a result of funding provided by the Pascua Yaqui Tribe. The Community Action Program (CAP) office was redesigned to be more efficient. Mr. Kulaga discussed the possibility of hosting a joint ribbon cutting ceremony for the remodeled CAP office with Pascua Yaqui Tribe officials and the Guadalupe Town Council in the Fall.

COVID-19 funding was also used to increase the Promotoras employment to full-time status. Mr. Kulaga discussed the media coverage the Town received regarding the activities of the Promotoras. Promotoras continue to serve as trusted voices in the community.

The current focus of COVID-19 efforts is in encouraging everyone to get vaccinated.

On behalf of Town staff, Mr. Kulaga thanked the Pascua Yaqui Tribal Council for their partnership and ongoing support of the Town.



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On behalf of the Guadalupe Town Council and Guadalupe residents, a Councilmember thanked the Pascua Yaqui Tribal Council for assisting the Town in retaining the partnership of the Maricopa County Health Department.

A Pascua Yaqui Tribe representative voiced appreciation for the work the Promotoras and the Community Action Program staff are doing.

A Councilmember thanked the Pascua Yaqui Tribe for providing much needed resources for the community. The community vaccination rate is approximately 45% in Town. The focus now is getting ages 12 years and older vaccinated before school begins.

F. ADJOURNMENT

Motion by Vice Mayor Vital to adjourn; second by Councilmember Soto. Motion passed unanimously on a voice vote.

The meeting was adjourned at 8:14 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 Thursday, May 20, 2021, Guadalupe Town Council/Pascua Yaqui Tribal Council Joint Meeting. I further certify the meeting was duly called and held, and that a quorum was present.


Jeff Kulaga, Town Manager / Town Clerk