



NOTICE OF REGULAR MEETING  
OF THE GUADALUPE TOWN COUNCIL

THURSDAY, JANUARY 25, 2024  
6:00 P.M.

GUADALUPE TOWN HALL  
9241 SOUTH AVENIDA DEL YAQUI, COUNCIL CHAMBERS, 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, January 25, 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>.

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](http://www.guadalupeaz.org)

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

## 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 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:
  1. Teen Dating Violence Prevention Awareness Month Proclamation
- G. DISCUSSION AND POSSIBLE ACTION ITEMS:
  1. CALL OF PRIMARY ELECTION – AUGUST 6, 2024 (RESOLUTION NO. R2024.01): Council will consider and may adopt a resolution for a Call of Election announcing that the Town of Guadalupe Primary Election will be held on Tuesday, August 6, 2024. There will be one open seat for Mayor, three open seats for Councilmember on the ballot. Council may provide direction to the Town Manager / Clerk.
  2. THE RICHMAN GROUP REVISED PROPOSED DEVELOPMENT: Council will receive a presentation from the Town's Planning Consultant regarding The Richman Group's revised proposal to the Request for Proposals of lease and/or purchase and development of certain Town-owned property. The Town-owned properties are located at the northwest, northeast and southeast corners of Avenida del Yaqui and Guadalupe Road. The revised proposal includes 192 affordable homes located on the northwest and northeast corners of Avenida del Yaqui and Guadalupe Road. The southeast corner property (Mercado) is excluded from the revised proposal. Council may provide direction to the Town Manager / Clerk.
  3. CLAIMS: Council will consider and may take action to approve the checks registered for December 2023, totaling \$873,347.12. Council may provide direction to the Town Manager / Clerk.
- H. TOWN MANAGER/CLERK'S COMMENTS
- I. COUNCILMEMBERS' COMMENTS
- J. ADJOURNMENT



January 19, 2024

To: The Honorable Mayor and Town Council

From: Jeff Kulaga, Town Manager / Clerk

RE: **January 25, 2024, Town Council Regular Meeting Information Report**

The purpose of this report is to provide brief information regarding each agenda item.

**Agenda Items:**

**F1. TEEN DATING VIOLENCE PREVENTION AWARENESS MONTH PROCLAMATION (PAGE 3).**

**G1. CALL OF PRIMARY ELECTION – AUGUST 6, 2024 (RESOLUTION NO. R2024.01) (PAGES 4 – 6):** In keeping with best practices, adoption of a Call of Election provides official notice to the public and to the Maricopa County Elections Department that the Guadalupe Town Council has authorized that a Primary Election be scheduled for August 6, 2024. There will be one open seat on the ballot for Mayor, currently occupied by Valerie Molina, and three open seats for Councilmember, currently occupied by Ricardo Vital, Elvira Osuna and Anita Cota Soto. If adopted, the resolution and the Call of Election will be published on Friday, February 2, 2024; and staff will notify the Maricopa County Elections Department (MCED) of the upcoming election and begin the process of securing an election services contract with MCED.

**G2. THE RICHMAN GROUP REVISED PROPOSED DEVELOPMENT (PAGES 7 – 15):** The Town's Planning Consultant will present The Richman Group's revised proposal to the Request for Proposals of lease and/or purchase and development of certain Town-owned property to the Town Council for comment and review. The Richman Group revised proposal includes 60 Senior affordable homes on Town owned properties located at 9080 and 9084 S. Avenida del Yaqui, the northwest corner of Avenida del Yaqui and Guadalupe Road, and 132 family affordable homes on the Town owned property at 9050 S. Avenida del Yaqui, the northeast corner of Avenida del Yaqui and Guadalupe Road. The Mercado property located at 9201 S. Avenida del Yaqui is excluded from the revised proposal.

Additionally, the revised proposal includes lease of Town owned lands for 99 years rather than a purchase of the properties and is only a residential proposal. Retail space is not included.

The attached PowerPoint provides an overview of the revised Richman Group proposal.

Council may provide direction to the Town Manager / Clerk.

**G3. CLAIMS (PAGES 16 – 27):** Council will consider and may take action to approve the checks registered for December 2023, totaling \$873,347.12. Council may provide direction to the Town Manager / Clerk.

# Proclamation



## *TEEN DATING VIOLENCE PREVENTION AWARENESS MONTH*

**WHEREAS**, in according to the Centers for Disease Control and Prevention, teen dating violence is a serious public health problem that is common among adolescents and young adults ages 10 to 24 and is the most prevalent type of youth violence; and

**WHEREAS**, high school students who witness, experience or perpetrate physical violence in a dating relationship are more likely to use drugs and alcohol, are at greater risk of suicide and are much more likely to carry patterns of abuse into future relationships; and

**WHEREAS**, only 9% of teen victims report seeking help after their victimization experience; and

**WHEREAS**, by educating young people about red flags and root causes of violence, building skills for healthy relationships and changing attitudes that support violence, we recognize that teen dating violence can be prevented;

**NOW THEREFORE**, be it resolved that on behalf of the Town Council of the Town of Guadalupe, Town of Guadalupe residents, and Town staff, I hereby declare

*February 2024, as  
Teen Dating Violence Prevention Awareness Month  
in the Town of Guadalupe*

**IN WITNESS THEREOF**, I have set my hand and cause the Seal of the Town of Guadalupe to be affixed this 25<sup>th</sup> day of January 2024.

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Valerie Molina, Mayor



## NOTICE OF ELECTION

### PUBLIC NOTICE OF TOWN OF GUADALUPE

Notice is hereby given that the Town of Guadalupe, Arizona will hold the Primary election as follows:

\*Primary Election: Tuesday, August 6, 2024

Offices to be filled: (1) seat for Mayor; (3) seats for Councilmember

This election will be held in conjunction with the state and county elections and polling places will be determined by the county.

For more information, call the Town Clerk's office at (480) 730-3080.

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Jeff Kulaga, Town Manager / Clerk

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Date

\*Any candidate receiving a majority of all the votes cast at the Primary Election will be declared elected without running at the General Election.

RESOLUTION NO. R2024.01

NOTICE OF ELECTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA, PROVIDING NOTICE OF THE REGULAR 2024 (PRIMARY) ELECTION SCHEDULED FOR TUESDAY, AUGUST 6, 2024.

WHEREAS, it is provided by law for the holding of a Primary Election; and

WHEREAS, the Mayor and Council has by resolution called a Primary Election to be held on Tuesday, August 6, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Guadalupe, as follows:

Section 1. Designation of Election Date

That the Town of Guadalupe Primary Election be held on Tuesday, August 6, 2024, for the purpose of nominating candidates for the offices of Mayor (1 seat) and Councilmember (3 seats). (Any candidate receiving a majority of all of the votes cast at the Primary Election will be declared elected, without running in the General Municipal Election.)

PASSED AND ADOPTED by the Mayor and Council of the Town of Guadalupe, Arizona, this 25<sup>th</sup> day of January, 2024.

\_\_\_\_\_  
Valerie Molina, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Jeff Kulaga, Town Manager / Clerk

\_\_\_\_\_  
David E. Ledyard, Esq.  
FAITH, LEDYARD & FAITH, PLC  
Town Attorney's

## RESOLUCIÓN NO. R2024.01

## AVISO DE ELECCIÓN

UNA RESOLUCIÓN DE LA ALCALDESA Y DEL CONCEJO DE LA CIUDAD DE GUADALUPE, ARIZONA, EN LA QUE SE INFORMA SOBRE LA ELECCIÓN (PRIMARIA) REGULAR 6 DE AGOSTO DE 2024.

POR CUANTO, lo estipula la ley para celebrar una Elección primaria; y

POR CUANTO, la Alcaldesa y el Concejo en virtud de la resolución convocaron a una Elección primaria que se celebrará el 6 de Agosto de 2024.

AHORA, POR LO TANTO, SE RESUELVE por la Alcaldesa y el Concejo de la Ciudad de Guadalupe, como sigue:

Sección 1. Designación de la fecha de la elección

Que la Elección primaria de la Ciudad de Guadalupe se celebre el martes, 6 de Agosto de 2024, con el fin de nominar candidatos para los cargos de Alcalde (1 puesto) y miembros del Concejo (3 puestos). (Cualquier candidato que reciba la mayoría de todos los votos emitidos en la Elección primaria se declarará electo, sin tener que participar en la Elección municipal general).

APROBADA Y ADOPTADA por la Alcaldesa y el Concejo de la Ciudad de Guadalupe, Arizona, este 25 de Enero de 2024.

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Valerie Molina, Alcaldesa

CERTIFICA:

APROBADA EN CUANTO A LA FORMA:

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Jeff Kulaga, Gerente Municipal / Secretario del Ayuntamiento

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David E. Ledyard, Esq.  
FAITH, LEDYARD & FAITH, PLC  
Abogado Municipal



**January 25, 2024**

**Update on Town RFP  
And Development Agreement Negotiations with  
The Richman Group**

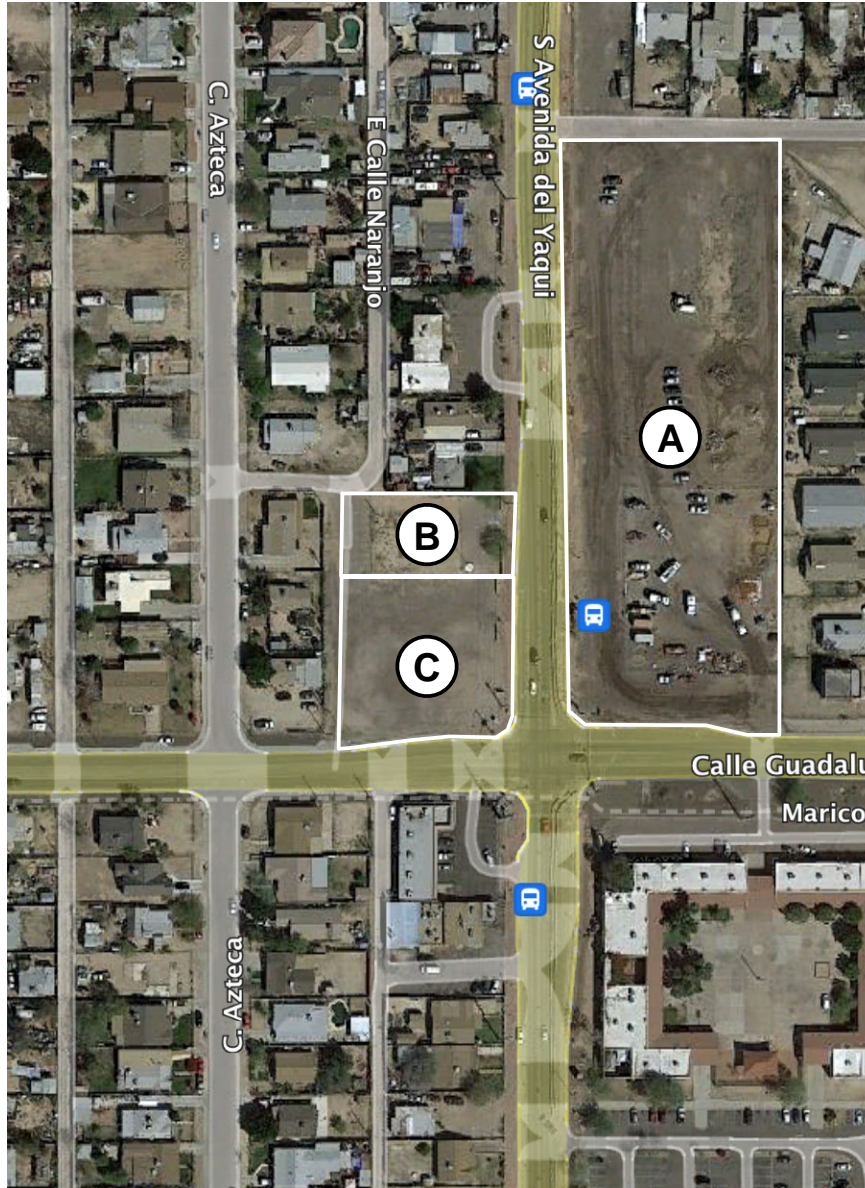


### WHAT RFP ASKED FOR:

- AFFORDABLE HOUSING
- COMMUNITY ROOM
- RETAIL AT CORNERS

January 25, 2024  
Town Council Meeting





## WHERE WE ARE TODAY

- 1. **MERCADO IS OUT**
- 2. **LEASE NOT SALE OF LAND**
- 3. **AFFORDABLE HOUSING FOR ALL UNITS, ALL PHASES**

January 25, 2024  
Town Council Meeting



North



## WHAT TRG PROPOSED in 2023

- 88 Affordable MF Units
- 60 Affordable Senior Units
- 82 Affordable Family Units
- Retail - 3,000 s.f
- Community Space - 5,000 s.f.
- New “Town Square”
- Road Connection

January 25, 2024

Town Council Meeting

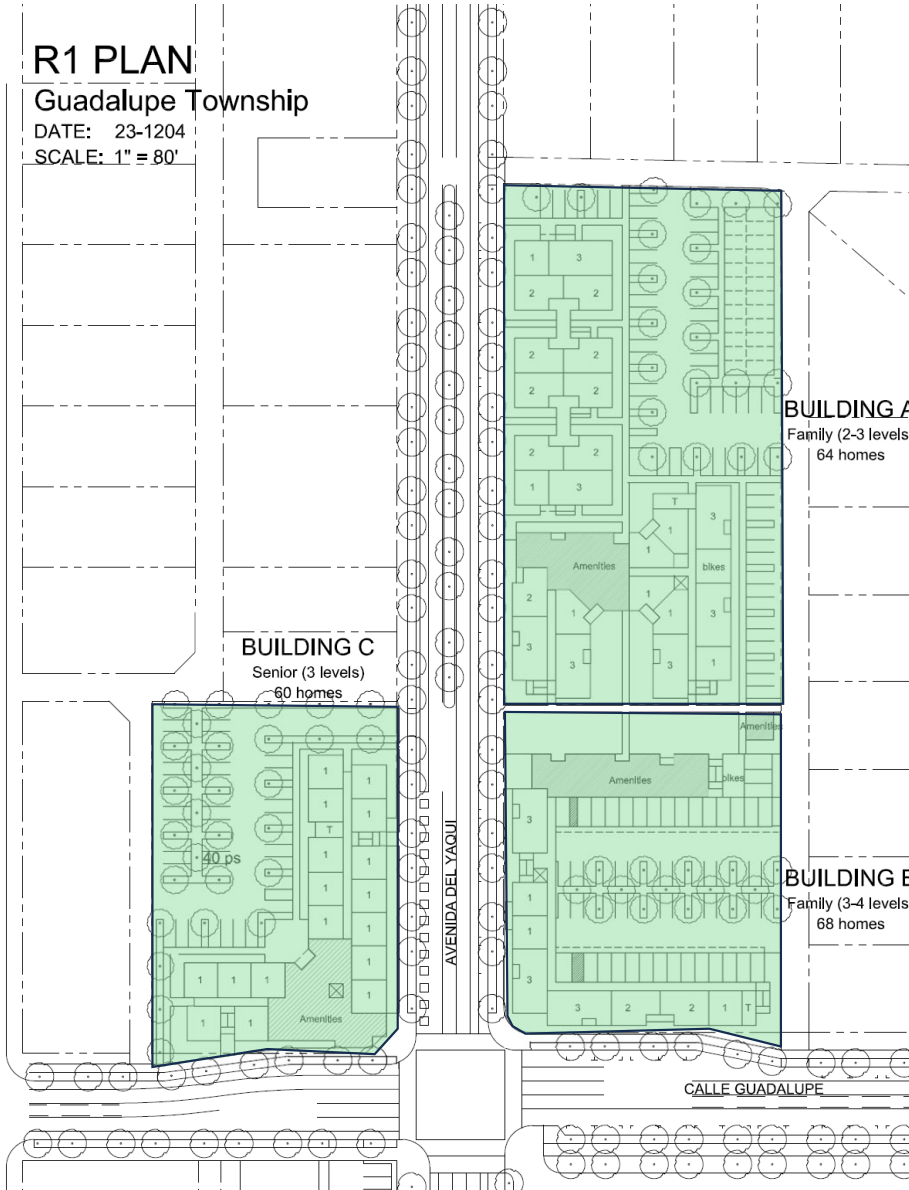


# R1 PLAN

Guadalupe Township

DATE: 23-1204

SCALE: 1" = 80'



## WHERE WE ARE TODAY

- 60 Affordable Senior Units
- 132 Affordable Family Units



January 25, 2024  
Town Council Meeting

## THE CURRENT NUMBERS

99-year **LEASES** (no land **SALES**)

Property Values as evaluated in 2022:

NWC \$ 425K

NEC \$2.1M

Property Values as evaluated in Jan, 2024:

NWC **\$1.0M**

NEC **\$4.8M**

Est. Rent to Town over 99 years: **\$19M**

Est. Value of New Construction: **\$70-\$85M**

Town may provide infrastructure upgrades up to max. **\$550K if needed**



January 25, 2024  
Town Council Meeting

## PROPOSAL TIMELINE



**Town Council Decisions**

**February 8, 2024**

**A. Property Rezoning**

**B. Development Agreement**

State Housing Award

July 2024

Final Financing, Lease, and Design Phase 1

Jan 2025

**Construct Phase 1**

**Mar 2025 to Jan 2026**

State Housing Award Phase 2

June 2025

**Construct Phase 2**

**Mar 2026 to Jan 2027**

State Housing Award Phase 3

June 2026

**Construct Phase 3**

**Mar 2027 to Jan 2028**



January 25, 2024

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## OTHER CONTRACT TERMS

- **No Projects without award of Federal Funds through AZDOH**
- **No leases signed without 100% project financing secured by TRG**



**January 25, 2024**

**Update on Town RFP  
And Development Agreement Negotiations with  
The Richman Group**

# Accounts Payable

## Checks by Date - Detail by Check Number

User: bgarcia@guadalupeaz.org  
 Printed: 1/18/2024 1:11 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
68604	SUPPORTP 120123	Support Payment Clearinghouse PR Batch 00801.12.2023 Garnishment CS	12/01/2023 PR Batch 00801.12.2023 Gan	259.62
Total for Check Number 68604:				259.62
68605	DutchBro 12112023	Dutch Brothers Coffee 500 Gift Cards for Christmas	12/11/2023 Dutch Brothers Coffee Gift C:	4,250.00
Total for Check Number 68605:				4,250.00
68606	BOUNDTRE 85146071	Bound Tree Medical LLC IV Solution Chloride 0.9% 1000ml bag 14ea/cs	12/08/2023	570.64
Total for Check Number 68606:				570.64
68607	COTAA 111423	Cota Soto, Anita security deposit refund, refund deposit for thanks;	12/08/2023	363.00
Total for Check Number 68607:				363.00
68608	DELPUEB 100623 100623 110723 110723 110923 110923	Del Pueblo Tire Shop New tires New tires New tire New tire New Tire New Tire	12/08/2023	160.00 160.00 57.50 57.50 160.00 160.00
Total for Check Number 68608:				755.00
68609	EMPIRE LATE0062309	Empire Truck and Trailer statement for 11/1/2023	12/08/2023	243.72
Total for Check Number 68609:				243.72
68610	EWING 20994950	Ewing Irrigation Products Inc Sottlemyre park repairs	12/08/2023	83.23
Total for Check Number 68610:				83.23
68611	FIERROME 785	Fierro Media HD LLC Council Meeting w/Town Council (November 20	12/08/2023	450.00
Total for Check Number 68611:				450.00
68612	FIRECATT 13383	Fire Catt, LLC Fire hose testing, ground ladder testing	12/08/2023	1,957.00
Total for Check Number 68612:				1,957.00
68613	GENUINE 645720	Genuine Parts Co Invoice 645720	12/08/2023	23.72



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 68613:	23.72
68614	GOODYEAR 103023 103023	Goodyear, City of Final executed IGA for Goodyear Final executed IGA for Goodyear	12/08/2023	6,469.41 13,770.59
			Total for Check Number 68614:	20,240.00
68615	GUSTROSE 426424	Gust Rosefeld P.L.C. TOG outside council services	12/08/2023	3,382.50
			Total for Check Number 68615:	3,382.50
68616	LINDE 39363967	Linde Gas and Equipment Inc. Oxygen USP K	12/08/2023	134.20
			Total for Check Number 68616:	134.20
68617	OREILLY 2547489967	O'Reilly Automotive, INC Invoice # 2547-489967	12/08/2023	61.63
			Total for Check Number 68617:	61.63
68618	REDZONES 5428	Redzone Striping LLC Calle Encinas & Avenida del Yaqui. Striping and	12/08/2023	3,581.00
			Total for Check Number 68618:	3,581.00
68619	SCHADE R7A12658 R7A12658 R7A13046 R7A13046 R7A13134 R7A13233 R7A13233	Riviera Finance Milk Delivery Milk Delivery Milk Delivery Milk Delivery Milk Delivery Milk Delivery Milk Delivery	12/08/2023	44.86 60.23 60.23 44.86 3.69 44.86 60.23
			Total for Check Number 68619:	318.96
68620	SECRETAR 04	Secretary Of State Notary Department Notary application for SA	12/08/2023	43.00
			Total for Check Number 68620:	43.00
68621	SIMSBS 246262	Sims Business Systems Printer Black & White	12/08/2023	138.98
			Total for Check Number 68621:	138.98
68622	TESTLUKE GF103123	Tempe St Luke's Hospital Pharmacy Charges	12/08/2023	112.69
			Total for Check Number 68622:	112.69
68623	SUPPORTP 121523	Support Payment Clearinghouse Order Identifier: FC2010093103, Remmittance	12/15/2023 Order Identifier: FC20100931	259.62
			Total for Check Number 68623:	259.62
68624	AZDOT-AC LA2024000062	AZ Dept of Transportation Highline Canal Additional PD A Fees.	12/15/2023	9,000.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 68624:	9,000.00
68625	ALPHAGRA 57593	Alphagraphics Public hearing signs	12/22/2023	42.13
			Total for Check Number 68625:	42.13
68626	APD 298118	APD Power Center shovel, hose, coupler, garden hose coupler, nozzle	12/22/2023	135.65
			Total for Check Number 68626:	135.65
68627	ATOMICPC 1775205 1775205 1775205 1775205 1775205 1775205 1775205 1775205 1775205 1775205 1775205 1775205 1775205	Atomic Pest Control Pest Control Stot Biehn Park Pest Control Maint Yard Pest Control Sr Center Pest Control Library Pest control CAP Pest control Tianguis Pest Control Sr Center Pest Control Town Hall Pest Control Fire Pest Control Head Start Pest Control Maint Office Pest Control Out Headstart Pest Control Sr Center	12/22/2023	70.33 166.82 7.30 36.15 98.48 189.88 7.30 84.39 37.70 18.69 70.33 70.33 7.30
			Total for Check Number 68627:	865.00
68628	BANNERDM 120723	Banner Desert Medical Center Fentanyl 100mcg, midazolam 1mg, ketamine 100	12/22/2023	28.50
			Total for Check Number 68628:	28.50
68629	BOUNDTRE 85144753 85155313 85156848 85158331	Bound Tree Medical LLC curaplex adult BVM, curaplex oxygen mask, ele albuterol, nebulizer, curaplex 8", IV flush syringe criothyrotomy set, quick trach, with cuff, adult se Particulate Respirator N95 mask	12/22/2023	2,377.42 1,982.54 591.18 1,270.30
			Total for Check Number 68629:	6,221.44
68630	BREWERS 45971279 45971279 46060862	Brewers Air Conditioning and Heating Blower motor repairs Commercial diagnostic fee, blower motor now n Blower motor repairs	12/22/2023	189.00 189.00 2,998.89
			Total for Check Number 68630:	3,376.89
68631	CINTAS 5185455232 5185455232	Cintas Corporation CAP refill medicine cabinet Maintenance refill medicine cabinet	12/22/2023	58.70 174.90
			Total for Check Number 68631:	233.60
68632	curtis INV746969	Curtis Tools for Heros Invoice INV746969	12/22/2023	3,422.60
			Total for Check Number 68632:	3,422.60
68633	DAILYJOU	Daily Journal Corporation	12/22/2023	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	113023	Invoices A3760646, A3760649, A3760651, A37		19.29
			Total for Check Number 68633:	19.29
68634	DELPUEB 111023 111023 121523 121523	Del Pueblo Tire Shop new tires trailer rim new tires trailer rim mount tires and balance mount tires and balance	12/22/2023	225.00 225.00 145.00 145.00
			Total for Check Number 68634:	740.00
68635	GENUINE 4851-221174	Genuine Parts Co maintenance vehicle repairs.	12/22/2023	111.20
			Total for Check Number 68635:	111.20
68636	INSITECH 1016014.22	Insituform Technologies, LLC TOG Wastewater Collection System Rehabilitati	12/22/2023	228,997.44
			Total for Check Number 68636:	228,997.44
68637	MODEL1 RA111001939:01	Model 1 Commercial Vehicles INC certification and testing, wheelchair lift, tires	12/22/2023	3,427.18
			Total for Check Number 68637:	3,427.18
68639	PICNICSP E03854	Picnic Specialties INC Carnival booth nd games	12/22/2023	250.00
			Total for Check Number 68639:	250.00
68640	PROEM Navidad 2023	Pro EM Party and Event Rentals, LLC Lady of Guadalupe Catholic Church	12/22/2023	5,951.23
			Total for Check Number 68640:	5,951.23
68641	TAVENAMA 111723	Tavena, Margarita Deposit reimbursement & MCSO fee	12/22/2023	750.00
			Total for Check Number 68641:	750.00
68642	WASTECON 6261402T300 6262937T300	Waste Connections of AZ Inc Cemetary Roll off Account	12/22/2023	440.00 3,643.14
			Total for Check Number 68642:	4,083.14
68643	SUPPORTP 122823	Support Payment Clearinghouse PR Batch 00828.12.2023 Garnishment CS	12/28/2023 PR Batch 00828.12.2023 Garn	259.62
			Total for Check Number 68643:	259.62
11202221	AVESIS 3035683 3035683 3035683 3035683 3035683 3035683 3035683 3035683	Avesis Insurance dental insurance dental insurance dental insurance dental insurance dental insurance dental insurance dental insurance dental insurance	12/08/2023	3.76 9.38 7.05 74.07 1.41 15.10 66.75 2.82

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	3035683	dental insurance		15.20
	3035683	dental insurance		7.51
	3035683	dental insurance		28.31
	3035683	dental insurance		1.88
	3035683	dental insurance		9.38
	3035683	dental insurance		24.35
	3035683	dental insurance		7.12
	3035683	dental insurance		2.82
	3035683	dental insurance		24.08
			Total for Check Number 11202221:	300.99
11202222	AZDOR 110723	AZ Department of Revenue Oct 23 Sales Tax	12/08/2023	307.85
			Total for Check Number 11202222:	307.85
11202223	AZMRRP2	AZ Municipal Risk Retention Pool P&C	12/08/2023	
	11062023	AZ Commercial Package 2000228-7 Policy Peri		4,148.82
	11062023	AZ Excess Liablity 2000229-7 Policy Period 9/0		11.41
	11062023	AZ Excess Liablity 2000229-7 Policy Period 9/0		39.55
	11062023	AZ Commercial Package 2000228-7 Policy Peri		467.32
	11062023	AZ Commercial Package 2000228-7 Policy Peri		900.69
	11062023	AZ Commercial Package 2000228-7 Policy Peri		1,502.24
	11062023	AZ Excess Liablity 2000229-7 Policy Period 9/0		176.29
	11062023	AZ Excess Liablity 2000229-7 Policy Period 9/0		79.93
	11062023	AZ Commercial Package 2000228-7 Policy Peri		215.93
	11062023	AZ Excess Liablity 2000229-7 Policy Period 9/0		125.04
	11062023	AZ Excess Liablity 2000229-7 Policy Period 9/0		43.45
	11062023	AZ Commercial Package 2000228-7 Policy Peri		24,397.40
	11062023	AZ Commercial Package 2000228-7 Policy Peri		682.80
	11062023	AZ Commercial Package 2000228-7 Policy Peri		714.80
	11062023	AZ Excess Liablity 2000229-7 Policy Period 9/0		2,218.81
	11062023	AZ Excess Liablity 2000229-7 Policy Period 9/0		90.52
			Total for Check Number 11202223:	35,815.00
11202224	BLUECBS	Blue Cross/Blue Shield of AZ	12/08/2023	
	110123	Health Insurance		858.74
	110123	Health Insurance		457.19
	110123	Health Insurance		4,767.19
	110123	Health Insurance		4,491.46
	110123	Health Insurance		229.46
	110123	Health Insurance		3,370.95
	110123	Health Insurance		167.35
	110123	Health Insurance		916.13
	110123	Health Insurance		1,742.40
	110123	Health Insurance		3,774.45
	110123	Health Insurance		971.39
	110123	Health Insurance		8,905.72
	110123	Health Insurance		1,115.68
	110123	Health Insurance		412.43
	110123	Health Insurance		1,115.68
	110123	Health Insurance		1,115.67
	110123	Health Insurance		386.53
			Total for Check Number 11202224:	34,798.42
11202225	CHASE 103123	Chase Bank Bank service charge	12/08/2023	273.73

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 11202225:	273.73
11202226	TEBLDGS	City of Tempe - Customer Service	12/08/2023	
	110723	CEMETERY		331.31
	110723	COMMERCIAL REFUSE: 4 yd container 3 wee		28.68
	110723	7830 S AVE DEL YAQUI - RETENTION BASIN		3,101.04
	110723	COMMERCIAL REFUSE: 4 yd container 1 wee		8.60
	110723	8234 S Calle Batoua		37.36
	110723	CAP (10%)		17.56
	110723	5928 E GUADALUPE - RETENTION BASIN		4,327.71
	110723	5426 E Calle Cerritos-STOTTLEMEYER PARK		98.65
	110723	BIEHN PARK SPRINKLERS 2		1,071.12
	110723	COMMERCIAL REFUSE: 4 yd container 3 wee		28.68
	110723	COMMERCIAL REFUSE: 4 yd container 3 wee		28.68
	110723	TOWN HALL - 9241 (60%)		105.33
	110723	Maravilla/Naranjo - Hydrant meter-used by mair		236.46
	110723	SENIOR CENTER-RECREATION		37.12
	110723	HEADSTART		63.49
	110723	BOTANICAL GARDEN		312.61
	110723	COMMERCIAL REFUSE: 8 yd container 5 wee		482.15
	110723	COMMERCIAL REFUSE: 4 yd container 3 wee		86.03
	110723	5426 E Calle Cerritos-STOTTLEMEYER PARK		448.87
	110723	Maintenance yard		52.78
	110723	BIEHN PARK SPRINKLERS 1		448.14
	110723	TIANGUIS		719.78
	110723	FIRE DEPT		207.03
	110723	SENIOR CENTER-CONG		29.70
	110723	9700 CALLE VAUO NAWI - RETENTION BASIN		3,226.47
	110723	SENIOR CENTER-HDM		7.42
	110723	COMMERCIAL REFUSE: 4 yd container 1 wee		43.02
	110723	COMMERCIAL REFUSE: 4 yd container 1 wee		34.41
	110723	TOWN HALL IRRIGATION		37.45
	110723	5653 E CALLE PITAYA-Maricopa Co Basin La		100.40
	110723	LIBRARY (30%)		52.67
			Total for Check Number 11202226:	15,810.72
11202227	TEWBILLS	City of Tempe - Customer Service	12/08/2023	
	120423	Water Bill		149.58
	120423	Water Bill		89.46
	120423	Water Bill		57.19
	120423	Water Bill		89.02
	120423	Water Bill		71.68
	120423	Water Bill		65.79
	120423	Water Bill		92.77
	120423	Water Bill		93.45
	120423	Water Bill		180.00
	120423	Water Bill		96.14
	5366244029	refund refuse		47.72
			Total for Check Number 11202227:	1,032.80
11202228	EQUITABL	Equitable Financial Life Insurance Compan	12/08/2023	
	1481324	Life Insurance		5.23
	1481324	Life Insurance		2.55
	1481324	Life Insurance		62.70
	1481324	Life Insurance		11.24
	1481324	Life Insurance		7.26
	1481324	Life Insurance		5.23

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	1481324	Life Insurance		6.33
	1481324	Life Insurance		3.16
	1481324	Life Insurance		1.04
	1481324	Life Insurance		5.44
	1481324	Life Insurance		1.38
	1481324	Life Insurance		1.29
	1481324	Life Insurance		0.78
	1481324	Life Insurance		13.89
	1481324	Life Insurance		6.57
Total for Check Number 11202228:				134.09
11202229	FAITH	Faith Ledyard and Faith PLC	12/08/2023	
	1075547	Professional Services 2500-1 Municipal/General		6,023.50
	1075547	Professional Services 2500-1 Municipal/General		33.33
	1075547	Professional Services 2500-1 Municipal/General		33.34
	1075547	Professional Services 2500-1 Municipal/General		33.33
Total for Check Number 11202229:				6,123.50
11202230	CDC NOV-1	Guadalupe Comm Develop Corp Draw 1 GCDC Rehab	12/08/2023	
				25,000.00
Total for Check Number 11202230:				25,000.00
11202231	METLIFE	Metropolitan Life Ins Co	12/08/2023	
	110123	Health Insurance		4.63
	110123	Health Insurance		22.96
	110123	Health Insurance		232.64
	110123	Health Insurance		22.40
	110123	Health Insurance		23.95
	110123	Health Insurance		11.57
	110123	Health Insurance		9.95
	110123	Health Insurance		335.29
	110123	Health Insurance		42.36
	110123	Health Insurance		30.99
	110123	Health Insurance		30.99
	110123	Health Insurance		84.01
	110123	Health Insurance		22.37
	110123	Health Insurance		71.26
	110123	Health Insurance		76.25
	110123	Health Insurance		6.20
	110123	Health Insurance		9.73
Total for Check Number 11202231:				1,037.55
11202232	MYTEK	Mytek Network Solutions	12/08/2023	
	70995	Hosted Server		1,528.00
	70995	Town of Guadalupe O365 Business Premium		587.84
	70995	Butler (ultimate) and Axcient (Backup)		5,063.35
	70995	Axcient (Backup)		62.50
	70995	Town of Guadalupe O365 E1 License		187.83
	70995	Securence		125.00
Total for Check Number 11202232:				7,554.52
11202233	OFFDUTY INV73550	Off Duty Managment Inc Day of the Dead	12/08/2023	
				4,829.66
Total for Check Number 11202233:				4,829.66

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
11202234	PHXDISP 400994976	City of Phoenix Invoice 400994976, Computer aided dispatch	12/08/2023	3,612.51
Total for Check Number 11202234:				3,612.51
11202235	RITTERM 47	Mike Ritter Code Compliance contract 64 hours	12/08/2023	1,920.00
Total for Check Number 11202235:				1,920.00
11202236	SHAMROCK 29378744 29378744 29378744 29378744 29378744 29378745 29378745	Shamrock Foods Company chemical and cleaning, supplies and equipment, t chemical and cleaning, supplies and equipment, t Beverages, dairy and refrigerated foods, dry and Beverages, dairy and refrigerated foods, dry and chemical and cleaning, supplies and equipment, t Dry groceries Dry groceries	12/08/2023	111.98 98.54 601.06 1,220.34 13.44 30.86 62.67
Total for Check Number 11202236:				2,138.89
11202237	SWGAS 110823 110823 110823	Southwest Gas Corp Sr Center Gas Sr Center Gas Sr Center Gas	12/08/2023	85.24 68.19 17.05
Total for Check Number 11202237:				170.48
11202238	SPRBRKSW TM INV-006610 TM INV-006614 TM INV-006819	SpringBrook Holding Company LLC Professional services ESS/HR Professional services AP training Professional services ESS/HR	12/08/2023	2,630.40 414.29 992.70
Total for Check Number 11202238:				4,037.39
11202239	VERIZON 9948510264 9948510264 9948510264 9948510264 9948510264 9948510264 9948510264 9948510264 9948510264 9948510264 9948510264 9948510264 9948510264 9948510264 9948510264 9948510264	Verizon Wireless Cell Phone & Data Svcs COVID 1 Iphone Cell Phone & Data Svcs Fire Heart Monitor Cell Phone & Data Svcs COVID 2 Iphone Cell Phone & Data Svcs COVID 1 Ipad Cell Phone & Data Svcs Fire Cell Phone & Data Svcs Maint On Call Night Cell Phone & Data Svcs Maint Ipad Cell Phone & Data Svcs Fire 1 Ipad Cell Phone & Data Svcs Maint On Call Cell Phone & Data Svcs Comm Dev Jetpack Cell Phone & Data Svcs Maint On Call Day Cell Phone & Data Svcs Comm Dev phone Cell Phone & Data Svcs COVID 2 Ipad Cell Phone & Data Svcs Fire 2 Ipad	12/08/2023	40.84 40.01 40.84 38.01 40.84 30.73 38.01 38.01 40.84 40.01 40.84 40.84 38.01 38.01
Total for Check Number 11202239:				545.84
12202202	ALLSTREA 20047504 20047504 20047504 20047504 20047504 20047504 20047504	Allstream Fax Mayor, Council Finance Council Guadalupe CDC Kitchen, Spare DES	12/22/2023	18.46 64.61 19.10 9.23 73.83 18.46 11.16

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	20047504	CAP		46.60
	20047504	Sheriff, Fax		18.46
	20047504	Council		36.92
	20047504	Town Clerk		10.32
	20047504	Council		29.98
	20047504	Sr Center		36.92
	20047504	Sheriff		46.15
Total for Check Number 12202202:				440.20
12202203	AMAZON	Amazon Capital Services	12/22/2023	
	241	2 computer monitors		1,299.34
	241	Printer		209.56
Total for Check Number 12202203:				1,508.90
12202204	TEWBILLS	City of Tempe - Customer Service	12/22/2023	
	120423	Water Bill		176.31
	120423	Water Bill		37.95
	120423	Water Bill		96.62
	120423	Water Bill		76.21
	120423	Water Bill		74.53
	120423	Water Bill		107.35
Total for Check Number 12202204:				568.97
12202205	CIVICPLU	CivicPlus LLC	12/22/2023	
	285107	web open migration, premium web open annual		2,915.00
Total for Check Number 12202205:				2,915.00
12202206	COX	Cox Communications, Inc	12/22/2023	
	120123	8413 S Avenida del Yaqui		325.00
	120123	Sr Center		30.98
	120123	8413 S Avenida del Yaqui		378.59
Total for Check Number 12202206:				734.57
12202207	DIBBLENG	Dibble and Associates Consulting Engineer	12/22/2023	
	1016014.23-11	Highline Canal Rec Path lighting		9,923.00
	1016014.26-1	Guadalupe Fire Station Drainage Improve		8,714.20
	1016014.27-1	Solares Plus Neighborhood Streetlighting		2,527.50
	1016014-96	Guadalupe town engineer		3,933.00
	101614.22-12	Waste water Collection System Rehab CDBG		11,984.50
Total for Check Number 12202207:				37,082.20
12202208	FAITH	Faith Ledyard and Faith PLC	12/22/2023	
	1075798	professional Services 2500-1 Municipal/ General		33.33
	1075798	professional Services 2500-1 Municipal/ General		33.33
	1075798	professional Services 2500-1 Municipal/ General		33.34
	1075798	professional Services 2500-1 Municipal/ General		6,709.00
Total for Check Number 12202208:				6,809.00
12202209	GUZMANL	Guzman Gordillo, Luis	12/22/2023	
	111723	repair hydraulic cylinder		175.00
	111723	repair hydraulic cylinder		175.00
Total for Check Number 12202209:				350.00
12202210	MCSHER	MCSO Patrol and Per Diem Billing	12/22/2023	



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	DEC23PATROL	Dec Patrol Services		212,375.66
			Total for Check Number 12202210:	212,375.66
12202211	MOTOROLA 8281750731	Motorola Solutions, Inc Audio Accessory	12/22/2023	3,561.59
			Total for Check Number 12202211:	3,561.59
12202212	MYTEK 71079	Mytek Network Solutions Azure Migration Q#3829 complete	12/22/2023	2,437.50
			Total for Check Number 12202212:	2,437.50
12202213	OFFDUTY INV75023	Off Duty Management Inc Veteran's day parade	12/22/2023	284.34
			Total for Check Number 12202213:	284.34
12202214	RITTERM 113023 48	Mike Ritter End of Year service awars 2023 Code Compliance contract 56 hours	12/22/2023	750.00 1,680.00
			Total for Check Number 12202214:	2,430.00
12202215	Roman 113023 13	Roman, Alvina End of year service award Custodian Services	12/22/2023	350.00 135.00
			Total for Check Number 12202215:	485.00
12202216	UNFIRE 800462 800649	United Fire Equipment Co coat, red zone Clove commander ace 3xl	12/22/2023	2,341.92 125.62
			Total for Check Number 12202216:	2,467.54
12202217	WAXIE 82128071	Waxie Sanitary Supply 12 cases- large black trash bags	12/22/2023	453.43
			Total for Check Number 12202217:	453.43
12202218	WILLDAN 00230327	Willdan Guadalupe- oncall B&S SVCS	12/22/2023	15,967.50
			Total for Check Number 12202218:	15,967.50
12202247	AZWC 120123 121523 122823	AZ Muni Risk Retention Pool WC PR Batch 00801.12.2023 Workman's Comp Emp PR Batch 00815.12.2023 Workman's Comp Emp PR Batch 00828.12.2023 Workman's Comp Emp	12/01/2023 PR Batch 00801.12.2023 Wor PR Batch 00815.12.2023 Wor PR Batch 00828.12.2023 Wor	2,677.37 2,572.93 2,486.76
			Total for Check Number 12202247:	7,737.06
12202248	AZSRS 113023 113023 113023 113023 120123 120123 120123	AZ State Retirement System PR Batch 00830.11.2023 Retirement-ASRS-Em PR Batch 00830.11.2023 Retirement-ASRS PR Batch 00830.11.2023 Long Term Disability I PR Batch 00830.11.2023 Long Term Disability PR Batch 00801.12.2023 Long Term Disability PR Batch 00801.12.2023 Retirement-ASRS PR Batch 00801.12.2023 Alternate Contribution	12/01/2023 PR Batch 00830.11.2023 Reti PR Batch 00830.11.2023 Reti PR Batch 00830.11.2023 Lon PR Batch 00830.11.2023 Lon PR Batch 00801.12.2023 Lon PR Batch 00801.12.2023 Lon PR Batch 00801.12.2023 Lon	1,884.11 1,884.11 23.35 23.35 47.30 3,826.74 791.96

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	120123	PR Batch 00801.12.2023 Retirement-ASRS-Emj	PR Batch 00801.12.2023 Lon	3,826.74
	120123	PR Batch 00801.12.2023 Long Term Disability I	PR Batch 00801.12.2023 Lon	47.30
	121523	PR Batch 00815.12.2023 Long Term Disability I	PR Batch 00815.12.2023 Lon	43.76
	121523	PR Batch 00815.12.2023 Alternate Contribution	PR Batch 00815.12.2023 Alte	798.68
	121523	PR Batch 00815.12.2023 Retirement-ASRS-Emj	PR Batch 00815.12.2023 Reti	3,542.64
	121523	PR Batch 00815.12.2023 Long Term Disability	PR Batch 00815.12.2023 Lon	43.76
	121523	PR Batch 00815.12.2023 Retirement-ASRS	PR Batch 00815.12.2023 Reti	3,542.64
	122823	PR Batch 00828.12.2023 Long Term Disability	PR Batch 00828.12.2023 Lon	45.40
	122823	PR Batch 00828.12.2023 Long Term Disability I	PR Batch 00828.12.2023 Lon	45.40
	122823	PR Batch 00828.12.2023 Retirement-ASRS	PR Batch 00828.12.2023 Reti	3,674.46
	122823	PR Batch 00828.12.2023 Alternate Contribution	PR Batch 00828.12.2023 Alte	786.92
	122823	PR Batch 00828.12.2023 Retirement-ASRS-Emj	PR Batch 00828.12.2023 Reti	3,674.46
Total for Check Number 12202248:				28,553.08
12202249	AZDES	DES - Unemployment Tax	12/01/2023	
	120123	PR Batch 00801.12.2023 Unemployment Town I	PR Batch 00801.12.2023 Une	2.55
	121523	PR Batch 00815.12.2023 Unemployment Town I	PR Batch 00815.12.2023 Une	2.69
	122823	PR Batch 00828.12.2023 Unemployment Town I	PR Batch 00828.12.2023 Une	2.02
Total for Check Number 12202249:				7.26
12202250	GFFA	Guadalupe Firefighters Associa	12/01/2023	
	120123	PR Batch 00801.12.2023 Union Dues	PR Batch 00801.12.2023 Unio	165.00
	120123	PR Batch 00801.12.2023 Kitty Fund	PR Batch 00801.12.2023 Kitt	80.00
	121523	PR Batch 00815.12.2023 Union Dues	PR Batch 00815.12.2023 Kitt	165.00
	121523	PR Batch 00815.12.2023 Kitty Fund	PR Batch 00815.12.2023 Kitt	90.00
	122823	PR Batch 00828.12.2023 Kitty Fund	PR Batch 00828.12.2023 Kitt	76.00
Total for Check Number 12202250:				576.00
12202251	NATWIDE	Nationwide Retirement Solution	12/01/2023	
	120123	PR Batch 00801.12.2023 Nationwide (PEBSCO)	PR Batch 00801.12.2023 Nati	200.00
	121523	PR Batch 00815.12.2023 Nationwide (PEBSCO)	PR Batch 00815.12.2023 Nati	200.00
	122823	PR Batch 00828.12.2023 Nationwide (PEBSCO)	PR Batch 00828.12.2023 Nati	200.00
Total for Check Number 12202251:				600.00
12202252	NW-ASRS	Nationwide Retirement Solutions	12/01/2023	
	120123	PR Batch 00801.12.2023 Nationwide ASRS	PR Batch 00801.12.2023 Nati	900.08
	121523	PR Batch 00815.12.2023 Nationwide ASRS	PR Batch 00815.12.2023 Nati	900.08
	122823	PR Batch 00828.12.2023 Nationwide ASRS	PR Batch 00828.12.2023 Nati	900.08
Total for Check Number 12202252:				2,700.24
12202253	PRTAXF	PAYROLL TAXES-FEDERAL	12/01/2023	
	120123	PR Batch 00801.12.2023 FICA Employer Portio	PR Batch 00801.12.2023 FIC.	4,844.72
	120123	PR Batch 00801.12.2023 Medicare Employee Pc	PR Batch 00801.12.2023 Med	1,133.06
	120123	PR Batch 00801.12.2023 Federal Income Tax	PR Batch 00801.12.2023 Fed	5,508.33
	120123	PR Batch 00801.12.2023 FICA Employee Portio	PR Batch 00801.12.2023 FIC.	4,844.72
	120123	PR Batch 00801.12.2023 Medicare Employer Po	PR Batch 00801.12.2023 Med	1,133.06
	121523	PR Batch 00815.12.2023 Federal Income Tax	PR Batch 00815.12.2023 Fed	5,249.95
	121523	PR Batch 00815.12.2023 FICA Employer Portio	PR Batch 00815.12.2023 FIC.	4,872.78
	121523	PR Batch 00815.12.2023 FICA Employee Portio	PR Batch 00815.12.2023 FIC.	4,872.78
	121523	PR Batch 00815.12.2023 Medicare Employee Pc	PR Batch 00815.12.2023 Med	1,139.63
	121523	PR Batch 00815.12.2023 Medicare Employer Po	PR Batch 00815.12.2023 Med	1,139.63
	122823	PR Batch 00828.12.2023 Medicare Employee Pc	PR Batch 00828.12.2023 Med	1,148.70
	122823	PR Batch 00828.12.2023 FICA Employer Portio	PR Batch 00828.12.2023 FIC.	4,911.76
	122823	PR Batch 00828.12.2023 Federal Income Tax	PR Batch 00828.12.2023 Fed	5,855.55
	122823	PR Batch 00828.12.2023 Medicare Employer Po	PR Batch 00828.12.2023 Med	1,148.70
	122823	PR Batch 00828.12.2023 FICA Employee Portio	PR Batch 00828.12.2023 FIC.	4,911.76

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 12202253:				52,715.13
12202254	PRTAXS	PAYROLL TAXES-STATE	12/01/2023	
	120123	PR Batch 00801.12.2023 State Income Tax	PR Batch 00801.12.2023 Stat	1,459.80
	121523	PR Batch 00815.12.2023 State Income Tax	PR Batch 00815.12.2023 Stat	1,495.27
	122823	PR Batch 00828.12.2023 State Income Tax	PR Batch 00828.12.2023 Stat	1,413.31
Total for Check Number 12202254:				4,368.38
12202255	PSPRS	Public Safety Personnel Retire	12/01/2023	
	120123	PR Batch 00801.12.2023 Retirement-PSPRS	PR Batch 00801.12.2023 Reti	1,737.58
	120123	PR Batch 00801.12.2023 Retirement-PSPRS-Err	PR Batch 00801.12.2023 Reti	10,160.81
	121523	PR Batch 00815.12.2023 Retirement-PSPRS	PR Batch 00815.12.2023 Reti	1,516.95
	121523	PR Batch 00815.12.2023 Retirement-PSPRS-Err	PR Batch 00815.12.2023 Reti	8,880.42
	122823	PR Batch 00828.12.2023 Retirement-PSPRS-Err	PR Batch 00828.12.2023 Reti	10,530.73
	122823	PR Batch 00828.12.2023 Retirement-PSPRS	PR Batch 00828.12.2023 Reti	1,804.72
Total for Check Number 12202255:				34,631.21
Report Total (84 checks):				873,347.12