

## NOTICE OF REGULAR MEETING OF THE GUADALUPE TOWN COUNCIL

THURSDAY, MARCH 9, 2023

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

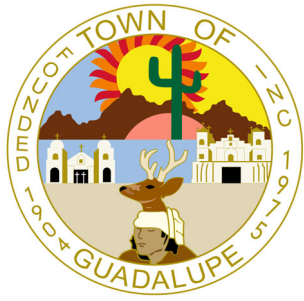
Town Council Chambers  
9241 S. Avenida del Yaqui  
Guadalupe, AZ 85283  
Phone: (480) 730-3080  
Fax: (480)-505-5368

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, March 9, 2023, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Council Chambers, Guadalupe, Arizona.

Meeting will be streamed live on Town of Guadalupe Facebook page.

### AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. INVOCATION/PLEDGE OF ALLEGIANCE
- D. APPROVAL OF MINUTES
  1. Approval of the February 23, 2023, Town Council Regular Meeting Minutes.
- 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. Tempe Guadalupe Little League Baseball Day Proclamation
- G. DISCUSSION AND POSSIBLE ACTION ITEMS:
  1. **SPECIAL EVENT LIQUOR LICENSE REQUEST:** Council will consider and may take action to forward a recommendation of approval, denial, or no recommendation to the Arizona Department of Liquor Licenses and Control for a Special Event Liquor License. The Applicant is Ralph Cota on behalf of the American Legion Post 124 Guadalupe Veterans, a non-profit organization. The event location is the Mercado de Guadalupe patio and Multi-purpose Room Suite #3, 9201 South Avenida del Yaqui, Guadalupe, AZ. The proposed event will be held on Saturday, April 15, 2023, 7:00 PM – 12:00 Midnight. Maricopa County Sheriff's Office personnel will provide event security and the Post will provide age identification verification for alcohol consumption. Council may provide direction to the Town Manager / Clerk.



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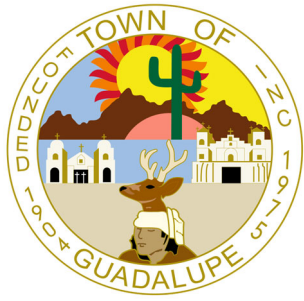
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2. **THE RICHMAN GROUP PROPOSED MIX USE DEVELOPMENT:** Council will receive a presentation from The Richman Group representatives regarding their response to the Request for Proposals of lease and/or purchase and development of certain Town-owned property. The Town-owned properties are located at the northwest, northeast and southeast corners of Avenida del Yaqui and Guadalupe Road. The proposal includes 3,000 square feet of retail, 5,000 square feet of community space, and 230 affordable homes. Council may provide direction to the Town Manager / Clerk.
3. **THE RICHMAN GROUP PROPOSED MIX USE DEVELOPMENT EXCLUSIVITY AGREEMENT:** Council will consider and may take action to authorize the Town Manager or designee to proceed to an exclusive negotiation phase with The Richman Group LLC to formulate a Development Agreement for the purchase and/or lease and development of Town-owned land, described as Sites A-D in the Request for Proposals issued by the Town on December 9, 2022. The Development Agreement will require approval from the Town Council on a future agenda. (there is no material for this item)
4. **MARICOPA COUNTY SHERIFF'S OFFICE UPDATE:** Council will receive an update from representatives from the Maricopa County Sheriff's Office regarding public safety in the Town of Guadalupe. Council may provide direction to the Town Manager / Clerk. (there is no material for this item)
5. **2023 12% REVENUE SHARING GRANT PROGRAM:** Council will receive recommendations for sixteen 12% revenue sharing (gaming) grant submittals for the 2023 grant cycle from Town Manager / Clerk. The sixteen recommended grant submittals to five entities total \$1,101,000.00 for the 2023 grant cycle. The resolutions to the individual entities follow as agenda items 6 through 10. Council may provide direction to the Town Manager / Clerk. (there is no material for this item)
6. **AK-CHIN INDIAN COMMUNITY 12% REVENUE SHARING GRANT (RESOLUTION NO. R2023.02):** Council will consider and may adopt Resolution No. R2023.02 authorizing the submittal of an application for a 12% revenue sharing (gaming) grant of \$179,000 from the Ak-Chin Indian Community to fund Public Access Cardiac AED's and equipment for the Guadalupe Fire Department, Cultural Heritage events programming, and Public Works vehicle shade canopy; and, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application. Council may provide direction to the Town Manager / Clerk.
7. **FORT MCDOWELL YAVAPAI NATION 12% REVENUE SHARING GRANT (RESOLUTION NO. R2023.03):** Council will consider and may adopt Resolution No. R2023.03 authorizing the submittal of an application for a 12% revenue sharing (gaming) grant of \$107,000 from the Fort McDowell Yavapai Nation for the Senior Center entry patio remodel and Public Works maintenance yard restroom renovation; and direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application. Council may provide direction to the Town Manager / Clerk.



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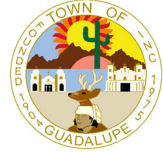
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8. **GILA RIVER INDIAN COMMUNITY 12% REVENUE SHARING GRANT (RESOLUTION NO. R2023.04):** Council will consider and may adopt Resolution No. R2023.04 authorizing the submittal of an application for a 12% revenue sharing (gaming) grant of \$280,000 from the Gila River Indian Community to fund Fire Department Public Safety equipment, Fire Department command/community service vehicle, Senior Center elderly activity programs, and Community Action Program utility assistance; and, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application. Council may provide direction to the Town Manager / Clerk.
9. **PASCUA YAQUI TRIBE 12% REVENUE SHARING GRANT (RESOLUTION NO. R2023.05):** Council will consider and may adopt Resolution No. R2023.05 authorizing the submittal of an application for a 12% revenue sharing (gaming) grant of \$425,000 from the Pascua Yaqui Tribe for the renovation of the Guadalupe Fire Station truck bay flooring, doors, and roof; renovation of Biehn Park restrooms, ballpark, and playground; installation of flagpoles, renovation of a ramada, and replacement of gates at the Guadalupe Cemetery; and, Public Safety Services – cultural and community events; and, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application. Council may provide direction to the Town Manager / Clerk.
10. **TOHONO O'ODHAM NATION 12% REVENUE SHARING GRANT (RESOLUTION NO. R2023.06):** Council will consider and may adopt Resolution No. R2023.06 authorizing the submittal of an application for a 12% revenue sharing (gaming) grant of \$110,000 from the Tohono O'odham Nation the purchase of two dump trucks for Public Works, Neighborhood Clean Up events for Public works, Community Action Program food, hygiene, and holiday meals assistance; and, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application. Council may provide direction to the Town Manager / Clerk.
11. **APPROVAL OF CONTRACT - AVENIDA DEL YAQUI SIDEWALK DESIGN :** Council will consider and may take action to award contract (C2023-06) with Dibble Engineering, the Town Engineer, in the amount of \$62,786.00. The purpose of the contract is for design and engineering services, utility coordination with SRP and the City of Tempe, complete construction documents, permit review and construction management and inspection needed for the installation of a new curb, gutter, sidewalk, and driveway improvements along the west side of Avenida Del Yaqui from the Highline Canal Multi-Use Path to approximately 100 feet north of the Highline Canal. Funding for this project is available through approved SRP neighborhood aesthetic funds. Council may provide direction to the Town Manager / Clerk.

H. TOWN MANAGER/CLERK'S COMMENTS

I. COUNCILMEMBERS' COMMENTS

J. ADJOURNMENT



March 3, 2023

To: The Honorable Mayor and Town Council

From: Jeff Kulaga, Town Manager / Clerk

**RE: March 9, 2023, Town Council Regular Meeting Information Report**

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

**Agenda Items:**

**D1. FEBRUARY 23, 2023, REGULAR COUNCIL MEETING MINUTES (PAGES 8 – 13)**

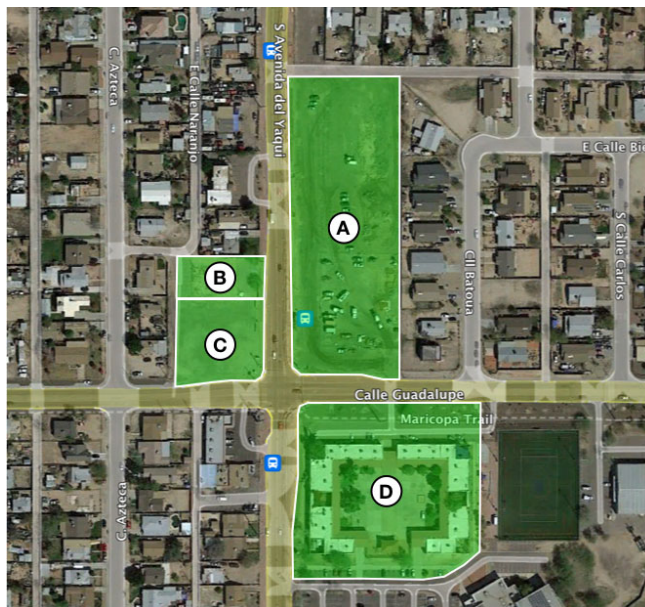
**F1. TEMPE GUADALUPE LITTLE LEAGUE BASEBALL DAY PROCLAMATION (PAGE 14)**

**G1. SPECIAL EVENT LIQUOR LICENSE REQUEST (PAGES 15 – 18):** The Arizona Department of Liquor Licenses and Control requires local municipalities to forward a recommendation of approval, denial, or no recommendation for Special Event Liquor License applications. The American Legion Post 124 Guadalupe Veterans, a non-profit organization has filed a Special Event Liquor License application with the Arizona Department of Liquor Licenses and Control. The Applicant is Ralph Cota on behalf of the American Legion Post 124 Guadalupe Veterans. The event is scheduled for Saturday, April 15, 2023, 7:00 PM – 12:00 Midnight at 9201 South Avenida del Yaqui, the Mercado de Guadalupe patio and Multi-purpose room Suite 3, Guadalupe, AZ. Maricopa County Sheriff's Office personnel will provide event security and the Post will provide age identification verification for alcohol consumption. This is a fundraising dance for the Post, where approximately 150 people are expected to attend. The Special Event Liquor License application is complete and properly prepared. Staff recommends approval of this license.

**G2. THE RICHMAN GROUP PROPOSED MIX USE DEVELOPMENT (PAGES 19 – 29):** Council will receive a presentation from The Richman Group representatives to introduce their proposal to Town Council regarding their response to the Request for Proposals for the 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 proposal includes 3,000 square feet of retail, 5,000 square feet of community space, and 230 affordable homes.

The Town Council, at the December 8, 2022, meeting approved the solicitation of a Request for Proposals (RFP) for the lease and/or purchase and development of certain town owned property. These properties are:

Site	Address/Location	Zoning	Parcel No.	Lot Size Sq Ft	Building Y/N	Bldg Sq. Ft.
<b>A</b>	NEC Avenida del Yaqui and Guadalupe	C-1	301-06-373	121,968	N	NA
<b>B</b>	9050 S Avenida del Yaqui	C-1	301-12-121	14,810	N	N/A
<b>C</b>	NWC Avenida del Yaqui and Guadalupe	C-1	301-12-113	28,488	N	N/A
<b>D</b>	9241 S Avenida del Yaqui – Mercado	C-2	A portion of 301-44-022N	Approx. 120,000	Y	22,000



Three proposals were received in response to the RFP. The Richman Group was selected by the evaluation panel as the proposal to advance in the process. The Richman Group presentation is attached.

**G3. THE RICHMAN GROUP PROPOSED MIX USE DEVELOPMENT EXCLUSIVITY AGREEMENT:** Council will consider and may authorize the Town Manager or designee to proceed to an exclusive negotiation phase with The Richman Group LLC to formulate a Development Agreement for the purchase and/or lease and development of Town-owned land, described as Sites A-D in the Request for Proposals issued by the Town on December 9, 2022. The Development Agreement will require approval from the Town Council on a future agenda. (there is no material for this item)

- Should the exclusive agreement be approved, further planning and site development and engineering will result, including but not limited to infrastructure impacts, Town Code compliance, traffic generation and traffic impacts, zoning criteria – setbacks, height, open space.
- Equally important, public information / involvement meetings inviting neighbors to share input and understand the project would be held. Approval of an exclusive agreement is the first step in the development process.
- Staff recommends approval of preparing an agreement.

**G4. MARICOPA COUNTY SHERIFF'S OFFICE UPDATE:** Council will receive an update from representatives from the Maricopa County Sheriff's Office regarding public safety in the Town of Guadalupe. Council may provide direction to the Town Manager / Clerk. (there is no material for this item)

**G5. 2023 12% REVENUE SHARING GRANT PROGRAM:** Council will receive recommendations for sixteen 12% revenue sharing (gaming) grant submittals for the 2023 grant cycle from Town Manager / Clerk. The sixteen recommended grant submittals to five entities total \$1,101,000.00 for the 2023 grant cycle and are listed below. The resolutions address service needs, replacing aging and worn equipment, and renovating and repairing deteriorating Town facilities. The resolutions to the individual entities follow as agenda items 6 through 10. Council may provide direction to the Town Manager / Clerk. (there is no material for this item)



## 2023 12% Revenue Sharing Grant Proposals

3\_1\_2023

Amount	Service	Request
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### Ak-Chin

\$75,000	FD	Cardiac Care - Fire Dept./Public Access Cardiac AED's and Equipment
\$32,000	Events	Cultural Events Programming
\$72,000	PW	Maintenance Yard vehicle shade canopy
<b>\$179,000</b>		

### Fort McDowell

\$62,000	SC	Senior Center - entry patio remodel
\$45,000	PW	Maintenance Yard - warehouse, restroom & tool storage canopy
<b>\$107,000</b>		

### GRIC

\$85,000	FD	Replacement Turnout gear
\$125,000	FD	Command/Community Service Vehicle
\$45,000	Sen Ctr	Elder Activity Programming
\$25,000	CAP	Utility And Rental Assistance
<b>\$280,000</b>		

### PYT

\$120,000	FD	Fire Station Renovation: Truck Bays Flooring, Doors, Canopy
\$225,000	Parks	Beihn Park Restrooms, Ball Park, Playground
\$35,000	Cem	Cemetery Flagpoles, Ramada, Gates
\$45,000	P. Safety	Public Safety Services - Cultural and Community Events
<b>\$425,000</b>		

### TO

\$55,000	PW	2 Replacement Trucks - utility and dump
\$30,000	PW	Neighborhood clean up events
\$25,000	CAP	Food, hygiene supplies, & holiday meals assistance
<b>\$110,000</b>		

### 2023 Total

**\$1,101,000.00**

**G6. AK-CHIN INDIAN COMMUNITY GAMING GRANT (RESOLUTION NO. R2023.02) (PAGE 30):** Council will consider and may adopt Resolution No. R2023.02 authorizing the submittal of an application for a grant of \$179,000 from the Ak-Chin Indian Community to fund Public Access Cardiac AED's and equipment for the Guadalupe Fire Department, Cultural Heritage events programming, and Public Works vehicle shade canopy; and, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application. Council may provide direction to the Town Manager / Clerk.

**G7. FORT MCDOWELL YAVAPAI NATION GAMING GRANT (RESOLUTION NO. R2023.03) (PAGE 31):** Council will consider and may adopt Resolution No. R2023.03 authorizing the submittal of an application for a grant of \$107,000 from the Fort McDowell Yavapai Nation for the Senior Center entry patio remodel and Public Works maintenance yard restroom renovation; and direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application. Council may provide direction to the Town Manager / Clerk.

**G8. GILA RIVER INDIAN COMMUNITY GAMING GRANT (RESOLUTION NO. R2023.04) (PAGE 32):** Council will consider and may adopt Resolution No. R2023.04 authorizing the submittal of an application for a grant of \$280,000 from the Gila River Indian Community to fund Fire Department replacement turn out gear , Fire Department command/community service vehicle, Senior Center elderly activity programs, and Community Action Program utility assistance; and, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application. Council may provide direction to the Town Manager / Clerk.

**G9. PASCUA YAQUI TRIBE GAMING GRANT (RESOLUTION NO. R2023.05) (PAGE 33):** Council will consider and may adopt Resolution No. R2023.05 authorizing the submittal of an application for a grant of \$425,000 from the Pascua Yaqui Tribe for the renovation of the Guadalupe Fire Station truck bay flooring, doors, and roof; renovation of Biehn Park restrooms, ballpark, and playground; Cemetery renovations of ramada, replacement of gates and installation of flagpoles; and, Public Safety Services for cultural and community events; and, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application. Council may provide direction to the Town Manager / Clerk.

**G10. TOHONO O'ODHAM NATION GAMING GRANT (RESOLUTION NO. R2023.06) (PAGE 34):** Council will consider and may adopt Resolution No. R2023.06 authorizing the submittal of an application for a grant of \$110,000 from the Tohono O'odham Nation the purchase of two dump trucks for Public Works, Neighborhood Clean Up events for Public works, Community Action Program food, hygiene supplies and holiday meals assistance; and, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application. Council may provide direction to the Town Manager / Clerk.

**G11. AVENIDA DEL YAQUI SIDEWALK IMPROVEMENTS PROJECT (CONTRACT NO. C2023-06) (PAGES 35 – 43):** Council will consider and may take action to award contract (C2023-06) with Dibble Engineering, the Town Engineer, in the amount of \$62,786.00. The purpose of the contract is for design and engineering services, utility coordination with SRP and the City of Tempe, complete construction documents, permit review and construction management and inspection needed for the installation of a new curb, gutter, sidewalk, and driveway improvements along the west side of Avenida Del Yaqui from the Highline Canal Multi-Use Path to approximately 100 feet north of the Highline Canal. Funding for this project is available through an approved \$180,600 of SRP neighborhood aesthetic funds. The remaining aesthetic funds will be used for construction costs. Construction is anticipated for November/December 2023. Council may provide direction to the Town Manager / Clerk.

This length of sidewalk is located on the west side of Avenida del Yaqui at the Highline Canal alignment, just north of Stottlemyre Park. This will complete the sidewalk from Baseline Road to Elliot Road along the west side of Avenida del Yaqui and Priest Drive.





## Minutes Town Council Regular Meeting February 23, 2023

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Mayor

Ricardo Vital  
Vice Mayor

Mary Bravo  
Councilmember

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Minutes of the Guadalupe Town Council Regular Meeting held on Thursday, February 23, 2023, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona.

A. Vice Mayor Vital called the meeting to order at 6:06 P.M.

### B. ROLL CALL

Councilmembers Present: Mayor Valerie Molina and Councilmember Esteban F. V. Fuerte. The following councilmembers participated via video conference: Vice Mayor Ricardo Vital, Councilmember Mary Bravo and Councilmember Anita Cota Soto

Councilmembers Absent: Councilmember Joe Sanchez, and Councilmember Elvira Osuna

Staff Present: Jeff Kulaga – Town Manager / Clerk, David Ledyard – Town Attorney, Rocio Ruiz – Deputy Town Clerk

### 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 February 9, 2023, Town Council Regular Meeting Minutes.
2. Approval of the February 11, 2023, Town Council Special Meeting Minutes.

Motion by Councilmember Bravo to approve agenda items D1 and D2; second by Councilmember Fuerte. Motion passed unanimously on a voice vote 5-0.

1. Councilmembers approved the February 9, 2023, Town Council Regular Meeting Minutes.
2. Councilmembers approved the February 11, 2023, Town Council Special Meeting Minutes.

E. CALL TO THE PUBLIC: – None

F. MAYOR AND COUNCIL PRESENTATION: – None.

G. DISCUSSION AND POSSIBLE ACTION ITEMS:





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## 1. PASCUA YAQUI TRIBE PROPOSED MULTI-FAMILY DEVELOPMENT

Vice Mayor Vital stated a Representative from Pascua Yaqui Tribe Housing Department will address Council regarding a proposed multi-family development to be located at 7840 S. Avenida del Yaqui, a 2.46-acre property, on the northwest corner of Avenida del Yaqui and Calle Cerritos.

Jeff Kulaga, Town Manager/Clerk called upon Keith Gregory, Director of Housing to address Council. Mr. Gregory provided an overview of the proposed multi-family development. Mr. Gregory stated the idea of this project is to bring something revolutionary and transformational to Guadalupe. The proposed project is estimated to house 160 tenants. Mr. Gregory provided an overview of proposed amenities and street retail opportunities. The proposed project will have covered parking in a lower-level garage available to its tenants. Mr. Gregory stated total development cost would be 65.3 million in total and the Town of Guadalupe will benefit from the sales tax it will bring.

In response to a question from Councilmember Bravo regarding the time frame of the project, Mr. Gregory stated it is unclear due the building expected height at 105 feet. The current zoning of the lot would require a height variance with the Town of Guadalupe. Mr. Gregory expects to begin building at the end of 2023, if the Variance is approved.

In response to a question from Councilmember Bravo regarding how many projects Pascua Yaqui will be working on this year, Mr. Gregory stated there is one other project and it is in pre-development and is not expected to break ground until 2024.

In response to a question from Councilmember Soto regarding an explanation on timelines for both projects, Mr. Gregory stated the proposed project being presented is expected to break ground by the end of 2023 and would be completed by 2026. Mr. Gregory stated a separate project located in the Las Flores community for a three-story apartment building for low-income housing is expected to start in 2024 and be completed by 2026.

In response to a question from Councilmember Soto regarding efforts made by Mr. Gregory to request feedback from the neighbors on how this will affect traffic, projected population increase, and non-Guadalupe tenants. Mr. Gregory stated he has not requested such feedback from neighbors as they are still in early stages of public outreach. Mr. Gregory stated he wanted to come discuss the project in today's meeting, so Council and public get familiar with the proposed project. Mr. Gregory stated that market rates will set the price range for rent. Mr. Keith Gregory stated he cannot have a say to who can move in and who cannot move into the units. Mayor Molina stated the Fair Housing Act will not allow discrimination of tenants. Mr. Gregory confirmed that rent would be set at market rate, and anyone could move into the units including Guadalupanos.

In response to a question from Councilmember Fuerte regarding where in the process is the Tribe for the proposed building, Mr. Gregory stated he will submit a height variance to the Town. Financing will be in works at the same time as the variance and is expected to be done in the next couple of months. Construction plans are expected to be done by Summer 2023 and is expected to break ground December 2023.

In response to a question from Councilmember Fuerte regarding rental price point, Mr. Gregory stated it will range from \$2,000 – \$4,000 per month.

In response to a question from Councilmember Bravo regarding Mr. Gregory's experience with the expense of this project, Mr. Gregory stated this has been his most expensive housing project the Tribe has done however, the Tribe's Casino projects are more expensive. Mr. Gregory stated the Tribe has experience with projects this size and has the balance sheet to fund this project.



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In response to a question from Councilmember Fuerte regarding if Jeff Kulaga – Town Manager/Clerk has been working with the Tribe, Mr. Gregory stated he has been working together with Mr. Kulaga.

In response to a question from Councilmember Fuerte to Mr. Kulaga in regards to his take on the matter, Mr. Kulaga stated the Tribe has been working together with this project. Mr. Kulaga stated as the Town there are a few things to consider such as infrastructure needs and on-site requirements. Mr. Kulaga stated the Tribe may need to consider a height variance and community meetings. Once Mr. Kulaga's concerns have been answered regarding infrastructure needs and on-site requirements, the project will be brought to Council as a zoning request. Mr. Kulaga called upon Chris Anaradian – Consultant to address Council on the matter.

Mr. Anaradian stated this project will need some provisions to the Town Code when the height variance and rezoning are considered. Town will work with the Tribe to bring it forward for Council to consider. The State Arizona has four legal tests to consider for a variance. Mr. Anaradian stated one of the four tests appears to disqualify the site for a variance however they may pursue the PAD section of the Town Code. Mr. Anaradian stated the Town will know more as we move forward in the process.

In response to a question from Councilmember Fuerte regarding if the Tribe is working with Department of Public Safety for the project, Mr. Gregory stated the Tribe is working with the Department of Public Safety and are prepared to make any necessary infrastructure changes to support the project.

In response to a question from Councilmember Fuerte regarding if the land is large enough for the project, Mr. Anaradian stated there are standards for building coverage however he would have to evaluate the project further to see if such standards are met. Mr. Anaradian stated getting feedback from the neighbors will help the design and form a formal request for Council to consider. Mr. Anaradian stated water retention and underground parking usually control a development of this size due to its expense and factors that effect the site capacity. Planning and engineering will have to evaluate to ensure it addresses the required parking and water retention.

In response to a question from Councilmember Fuerte regarding if there is a specific radius of neighbors that will get notified, Mr. Kulaga stated per Town Code it is set at 150 feet radius however it is better to go further. Mr. Anaradian stated it is best to go further as this project will be seen beyond 150 feet radius. A project this big will impact the whole neighborhood and Council could request a public hearing prior to a decision be made.

Mayor Molina stated Mr. Kulaga will continue to work with the Tribe and Mr. Gregory.



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## 2. INTERNAL AUDIT UPDATE

Vice Mayor Vital stated Council will receive an annual audit report by Colby & Powell, PLC, Certified Public Accountants for Fiscal Year 2021/2022 ending June 30, 2022.

Jeff Kulaga, Town Manager/Clerk introduced Scott Graff, Certified Public Accountant to address Council on his Audit report. Mr. Graff gave an overview of what an Audit is and how to read the report. Mr. Graff described the Independent Auditor's Report and what it includes. Mr. Graff stated the Town of Guadalupe received a clean opinion in the results of the Audit. Mr. Graff stated there were no findings in deficiencies in internal control over financial reporting. Mr. Graff stated the Town of Guadalupe received a clean opinion in internal control over compliance. Mr. Graff described the General Fund as it compares over the past 5 years. Mr. Graff stated the last three years helped the General Fund balance due to Covid funding across all cities and towns he has been auditing. Mr. Graff stated the Town of Guadalupe's General Fund balance increases and therefore the town is improving and not deteriorating.

In response to a question from Councilmember Fuerte regarding if the Town's continues this trend and how long it will take to run out of funds, Mr. Graff stated if the Town trends down at the same speed, it is hard to predict. Mr. Graff stated there are two types of spending, one-time expenditures, and on-going expenditures. Mr. Graff stated the presented Multi-Family Development could bring in more sales tax that could produce additional revenue.

Mr. Graff provided an overview on the Town's Net Position that is inclusive of all assets and debts. The 5-year comparison on Net Position also shows the increase in expenses Covid caused the Town.

Mr. Kulaga thanked Mr. Graff and Staff for their role in the Audit. Mr. Kulaga stated staff kept good books on expenditures with the grant monies received. Mr. Kulaga stated council will receive the proposed fiscal year 2024 budget with the 5-year forecast in April. Mr. Kulaga stated Covid related monies have been depleted. Mr. Kulaga stated the town will go back to pre-covid financial conditions where the Town struggled with expenditures exceeding revenue. Staff recommends acceptance of the Audit Report for Fiscal Year 2021/2022 ending June 30, 2022.

**Motion by Councilmember Fuerte to accept the Fiscal Year 2023 Town of Guadalupe Annual Financial Statements and Auditor Reports ending June 30, 2022, agenda item G2; second by Councilmember Bravo. Motion passed unanimously on a voice vote 5-0.**

Councilmembers accepted the annual audit report by Colby & Powell, PLC, Certified Public Accountants for Fiscal Year 2021/2022 ending June 30, 2022.

## 3. SECOND AMENDMENT TO EMERGENCY MEDICAL SERVICE BASE HOSPITAL CONTRACT

Vice Mayor Vital stated Council will consider awarding a contract (C2023-05) a Second Amendment to Emergency Medical Service Base Hospital Contract with Tempe St. Luke's Hospital. Vice Mayor Vital called upon Jeff Kulaga, Town Manager/Clerk to address the Council. Mr. Kulaga stated the original agreement was approved by Council in April 2013 and again April 2018 and this second amendment will be in effect until April 2028 if approved for Tempe St. Luke's to be our base Hospital site for emergency medical needs. Mr. Kulaga called upon Wayne Clement, Fire Chief to address Council.



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

Mr. Clement stated the Town of Guadalupe's paramedics and EMTs work under the direction of the Base Service Hospital and doctors and this amendment is an extension to the existing contract. Mr. Clement stated there is no cost to the Town of Guadalupe. Paramedics do not do anything without the direction of a doctor. The hospital provides oversight and answer any questions, review, and advise the paramedics. Every fire department is under a base hospital. Staff recommends approval.

In response to a question from Councilmember Bravo regarding patient's request to be transported to Hospital of choice, Mr. Clement stated yes, a patient can ask to be transported to another hospital if it is within reason. Mr. Clement stated certain emergencies require that you be transported to the closest and appropriate facility. Mr. Clement stated paramedics will not bypass three appropriate facilities if the patient wants to go further, in certain emergencies.

In response to a question from Councilmember Bravo regarding patient's request to be transported to a different hospital due to religious preference, Mr. Clement stated all religious services are available at all facilities. Mr. Kulaga called upon David Ledyard – Town Attorney to opine on the matter. Mr. Ledyard stated if a patient prefers a particular hospital, if it is within the realm of reason under the circumstances, then the patient could be transferred to that particular hospital.

**Motion by Councilmember Fuerte to approve agenda item G3; second by Councilmember Bravo. Motion passed unanimously on a voice vote 5-0.**

Councilmembers awarded a contract (C2023-05) a Second Amendment to Emergency Medical Service Base Hospital Contract with Tempe St. Luke's Hospital, on behalf of its Fire Department.

#### H. TOWN MANAGER/CLERK'S COMMENTS

Jeff Kulaga, Town Manager / Clerk

- Announced \$180,000 Grant from SRP was granted last week to complete sidewalk on Avenida del Yaqui on the west side, north of Stottlemyre Park.
- Announced \$300,000 Grant from SRP for Highline Canal Project.
- Announced \$250,000 Grant from County Health Department for homeless services and continue our contract with CBI.
- Thanked staff for their work.
- Announced Wednesday March 1<sup>st</sup> the Mexican Consulate will be in Town Hall providing services for anyone.

#### I. COUNCILMEMBERS' COMMENTS

Councilmember Bravo

- Thanked staff for their work.

Councilmember Soto

- Thanked staff for their work.
- Announced programs at the library and Boys and Girls Club
- Announced Chicanos Por La Causa will host a Baby Shower on Monday February 27<sup>th</sup> for expectant mothers from 1pm – 3pm

Councilmember Fuerte

- Asked residents to be cautious as lent begins.
- Announced Guadalupe Jaguars open house on Tuesday February 28<sup>th</sup> from 6pm – 7:30pm.

Vice Mayor Vital

- Saturday vaccine clinic from 9am – 1pm.
- Announced Groundbreaking Ceremony for the new Health Clinic on March 15<sup>th</sup> at 10am.



J. ADJOURNMENT

Motion by Councilmember Soto to adjourn the Regular Council Meeting; second by Councilmember Fuerte. Motion passed unanimously on a voice vote 5-0.

The meeting was adjourned at 7:06 p.m.

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

ATTEST:

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

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)

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the September 8, 2022, 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

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



# Proclamation



## LITTLE LEAGUE BASEBALL DAY

**WHEREAS**, Tempe Guadalupe Little League a non-profit organization providing baseball to youth from the Town of Guadalupe; and

**WHEREAS**, the Tempe Guadalupe Little League serves approximately 150 boys and girls from ages 4 to 13 every season; and

**WHEREAS**, the Tempe Guadalupe Little League consists of 10 teams offering T-ball, farm, minor, major and junior teams; and

**WHEREAS**, the Tempe Guadalupe Little League plays their games at Stottlemyre Park in Guadalupe; and

**WHEREAS**, the Tempe Guadalupe Little League's coaches and volunteers work tirelessly to mentor, guide and teach players baseball and life skills; and

**WHEREAS**, the Tempe Guadalupe Little League has enhanced the lives of Guadalupe youth for more than 15 years through organized baseball.

**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

**SATURDAY, MARCH 11<sup>th</sup>, 2023, as  
LITTLE LEAGUE BASEBALL DAY  
IN THE TOWN OF GUADALUPE**

---

Valerie Molina, Mayor



CSR:
Amount:



**SPECIAL EVENT LICENSE**  
**APPLICATION FEE \$25.00 PER DAY**

Arizona Department of Liquor Licenses and Control  
 800 W. Washington St. 5<sup>th</sup> Floor Phoenix, AZ 85007  
 (602) 542-5141

DLLC USE ONLY	
Job #:	
Date Accepted:	
CSR:	
License #:	

**Application MUST be submitted to the Department of Liquor 10 days prior to the event.**

**SECTION 1 Applicant must be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.**

- Applicant: American Legion Post 124  
(Must be an Officer/Member of the Non Profit Entity) Last First Middle
- Applicant's mailing address: 3201 S Avenida del Yaqui, Guadalupe STE 3, AZ 85283  
Street City State Zip
- Applicants home/cell phone: 602-615-1555 Applicant's business phone: 480-271-7104
- Applicant's email address: guadalupepost124@gmail.com
- Special Event Name: Post 124 Benefit Dance
- Name of Non-Profit Organization, Candidate or Political Party/Gov.: American Legion Post #124
- Non-Profit/IRS Tax Exempt Number: 68-0522454
- Arizona Corporation Commission File #: \_\_\_\_\_ If out of State please specify: \_\_\_\_\_  
(Attach letter of good standing)
- Event Location Name: Guadalupe Mercado
- Event Address: 9201 S. Avenida del Yaqui, Guadalupe, AZ 85283

**Dates and Hours of Event - Days must be consecutive and may not exceed 10 consecutive days.**

**\*\*SEPARATE APPLICATION FOR EACH "NON-CONSECUTIVE" DAY\*\***

Days	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	<u>04/15/2023</u>	<u>Saturday</u>	<u>7:00 PM</u>	<u>12:00 AM</u>
DAY 2:	_____	_____	_____	_____
DAY 3:	_____	_____	_____	_____
DAY 4:	_____	_____	_____	_____
DAY 5:	_____	_____	_____	_____
DAY 6:	_____	_____	_____	_____
DAY 7:	_____	_____	_____	_____
DAY 8:	_____	_____	_____	_____
DAY 9:	_____	_____	_____	_____
DAY10:	_____	_____	_____	_____

**SECTION 2** What type of security and control measures will you take to prevent violations of liquor laws at this event?  
(List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

\_\_\_\_\_ Number of Police \_\_\_\_\_ Number of Security Personnel  Fencing  Barriers

**Must** explain security measures: \_\_\_\_\_

**SECTION 3** What is the purpose of this event?

On-site consumption  Off-site (auction/wine/distilled spirits pull)  Both

How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors?  
Check one of the following boxes. (R-19-318)

- A)  Special Event being held on an **unlicensed** premises will require approval and signature by the Local Governing Body on page 3. (If checked move to section 4)
- B)  Will this event be held on a currently licensed premises and within the already approved and licensed area?  
(**Must attach a letter from the licensed premises with an explanation of the option checked below**)

Name of Business

License Number

Phone (Include Area Code)

- Place license in non-use - *Special Event Licensee selling all alcohol without retailer involvement*  
**Must attach letter from the location suspending license for duration of special event**
- Dispense and serve all spirituous liquors under retailer's license – *Business operates normally, minimum of 25% of gross revenue from alcohol sales is donated to licensee*
- Dispense and serve all spirituous liquors under special event - *The special event licensee is in charge of selling alcohol that was purchased or donated by the special event licensee. The retailers existing alcohol inventory must be separated from any alcohol used during the special event. Must attach letter from the location suspending license for duration of special event*
- Split premise between special event and retail location - *Both the special event licensee and the retailer will conduct sales of alcohol. (These sales will be done in separate areas. If alcohol is donated or purchased by the special event licensee it must be in a separate area than the alcohol that is dispensed by the licensed retailer.)*
- Off Sale only - Wine/Distilled Spirits Pull, Live or Silent Auctions** – *Retailer will still be permitted to conduct all normal sale and service of alcohol.*

**SECTION 4**

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?  
 Yes  No If yes, attach letter of explanation.
2. How many special event days have been issued to this organization during the calendar year? \_\_\_\_\_
3. Is the Organization using the services of a Special Event Contractor? (A licensee can utilize the services of a special event contractor who may purchase and sell alcohol on behalf of the licensee. If no special event contractor is listed, the licensee is responsible for the sales and service of alcohol.)  
 Yes  No If yes, please provide the Name of the Special Event Contractor: \_\_\_\_\_
4. Is the organization using the services of a series 6, 7, 11, or 12 licensee to manage the sale or service of alcohol? (Licensees who hold a series 6, 7, 11, or 12 license are automatically qualified to be the special event contractor)  
 Yes  No if yes, please provide the Name of Licensee: \_\_\_\_\_ License #: \_\_\_\_\_
5. List the name of the Individual or Organization that will receive revenues, **MUST EQUAL 100 PERCENT.**

**Attach additional sheet if necessary.**



Name: American Legion Post 124 Guadalupe Veterans Percentage: 100%

Address: 9201 S Avenida del Yaqui Ste 3, Guadalupe, AZ 85283  
Street City State Zip

Name: \_\_\_\_\_ Percentage: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

**ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.**

**NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN AUCTION WINE OR DISTILLED SPIRITS PULL SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE.**

**SECTION 5** License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. Please attach a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.



If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local governing body before submitting to the Department of Liquor Licenses and Control. *Please contact the local governing board for additional information.*

**APPLICANT SIGNATURE**

**Declaration:**

I, (Print Name) Ralph Cota, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.

  
Signature

**LOCAL GOVERNING BODY**

Date Received: \_\_\_\_\_

I, \_\_\_\_\_ recommend  APPROVAL  DISAPPROVAL  
(Government Official) (Title)

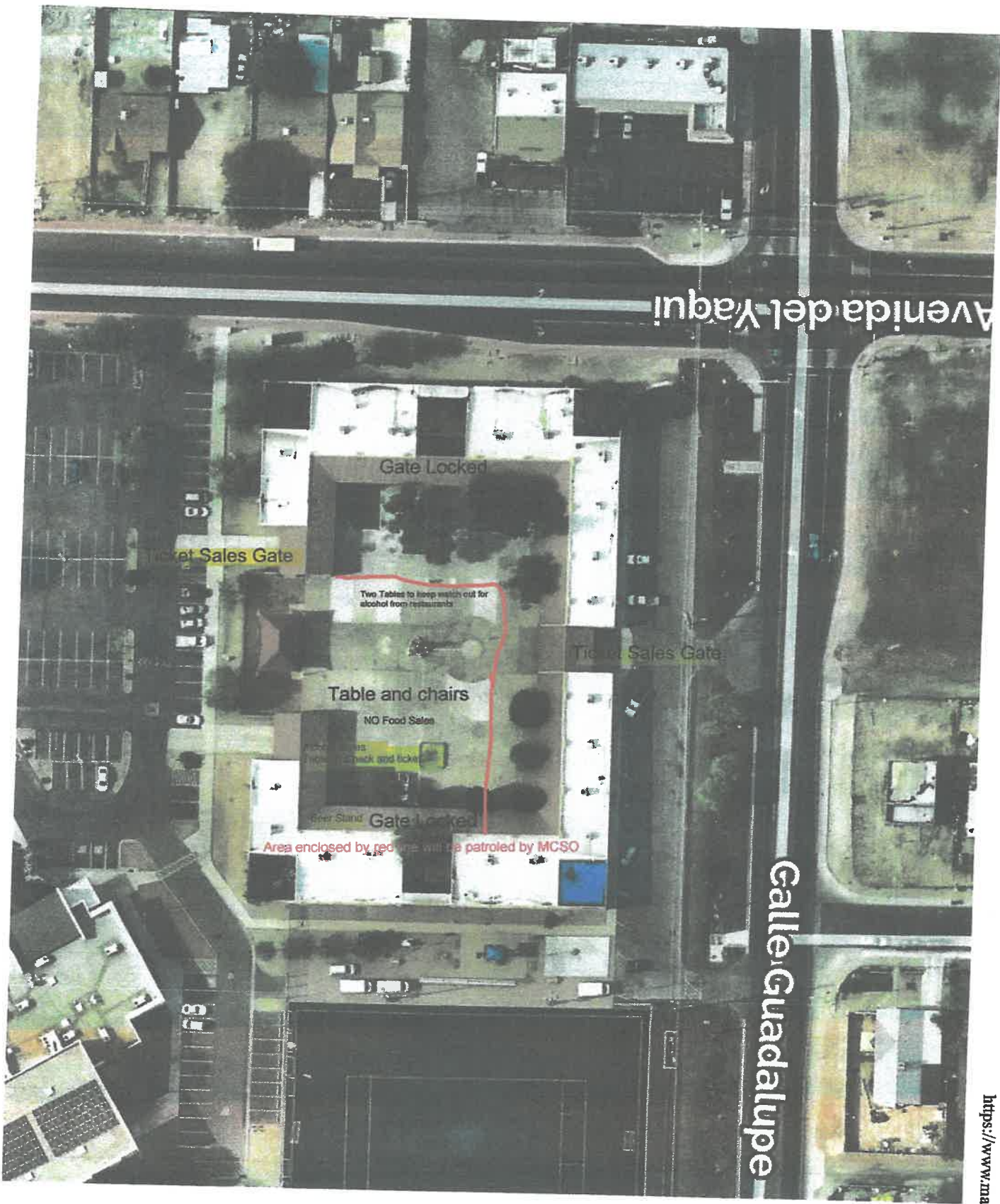
On behalf of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
(City, Town, County) Signature Date Phone

*The local governing body (city, town or municipality where the fair/festival will take place) may require additional applications to be completed and submitted. Please check with local government as to how far in advance they require these applications to be submitted. Additional licensing fees may also be required before approval may be granted.*

**AZDLLC USE ONLY**

APPROVAL  DISAPPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NORTH



Calle Guadalupe

Avenida del Yaqui



# Town Commons

## *Town Council 1<sup>st</sup> Read*

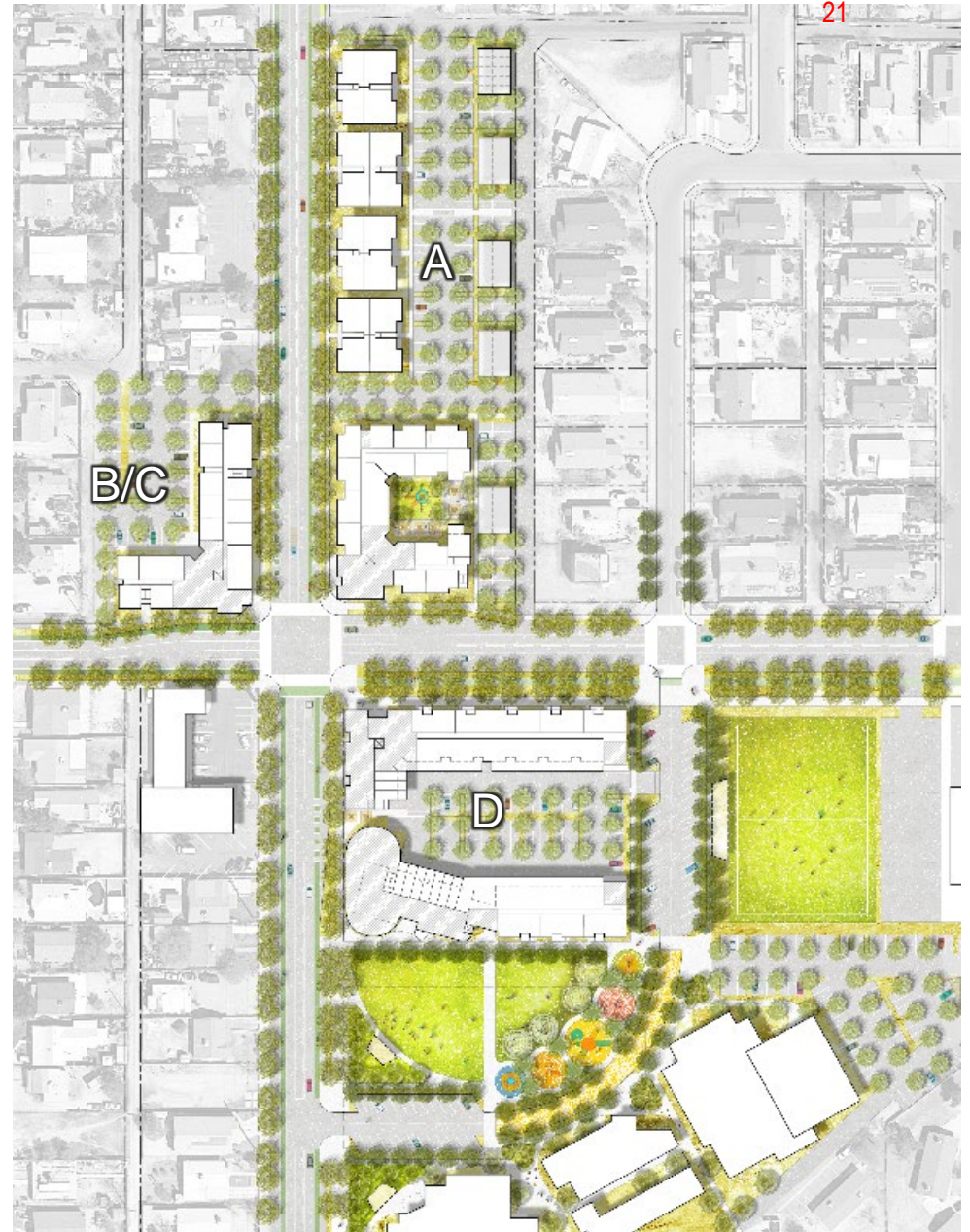
Town of Guadalupe  
March 9, 2023





# Site Plan and Tabulation

Building	A	B/C	D
Type	Family	Senior	Family
1-Bedroom	7	59	21
2-Bedroom	55	1	34
3-Bedroom	26	N/A	27
Parking Spaces	160	40	138
Density (du/ac)	30.7	60.6	47.4

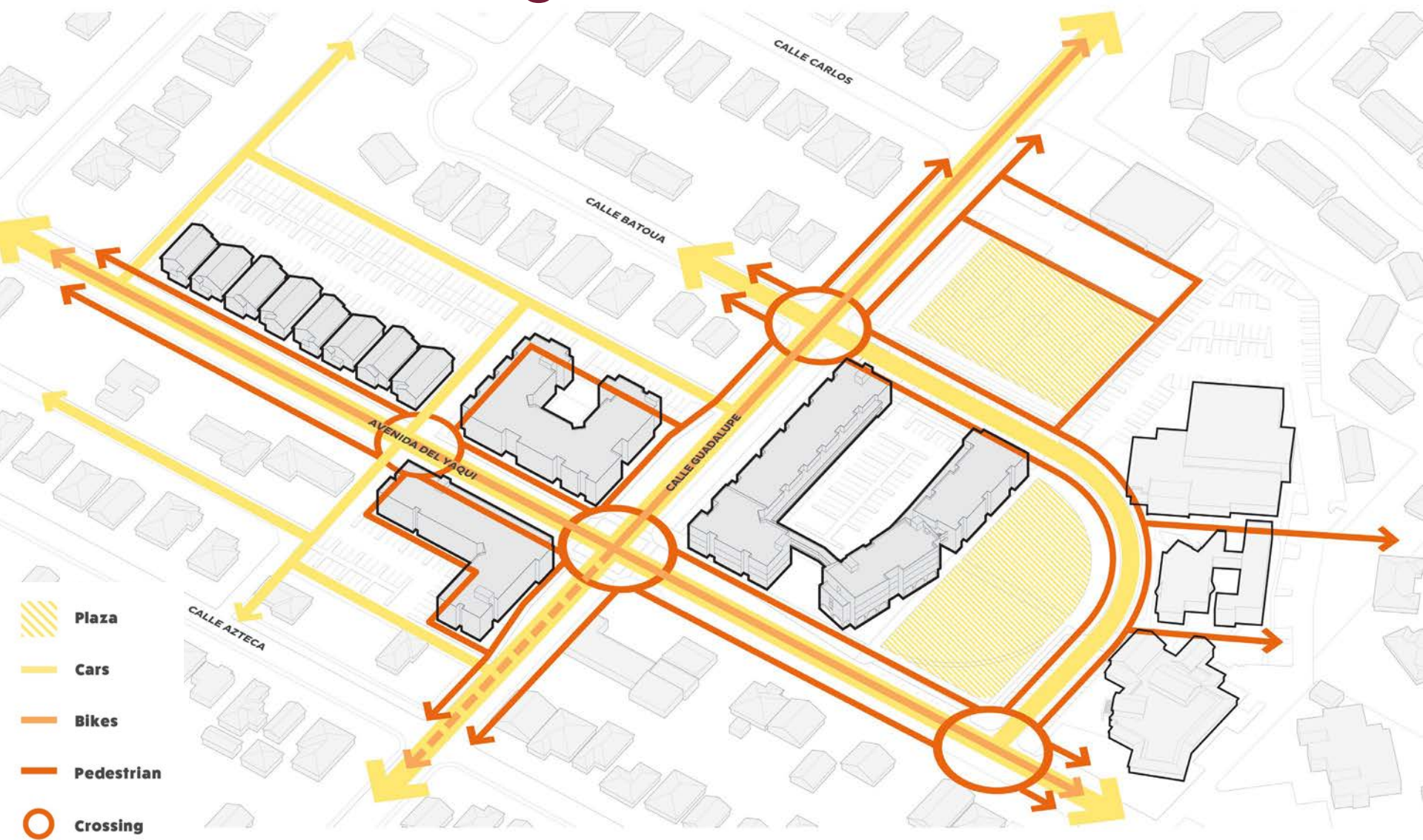


# Open Space and Landscaping





# Circulation Diagram





# Renderings



*View looking North from New Fields*



# Renderings



*View looking Southeast from Avenida Del Yaoui*



# Renderings



*View looking Northeast from Avenida Del Yaoui*

# Town Commons

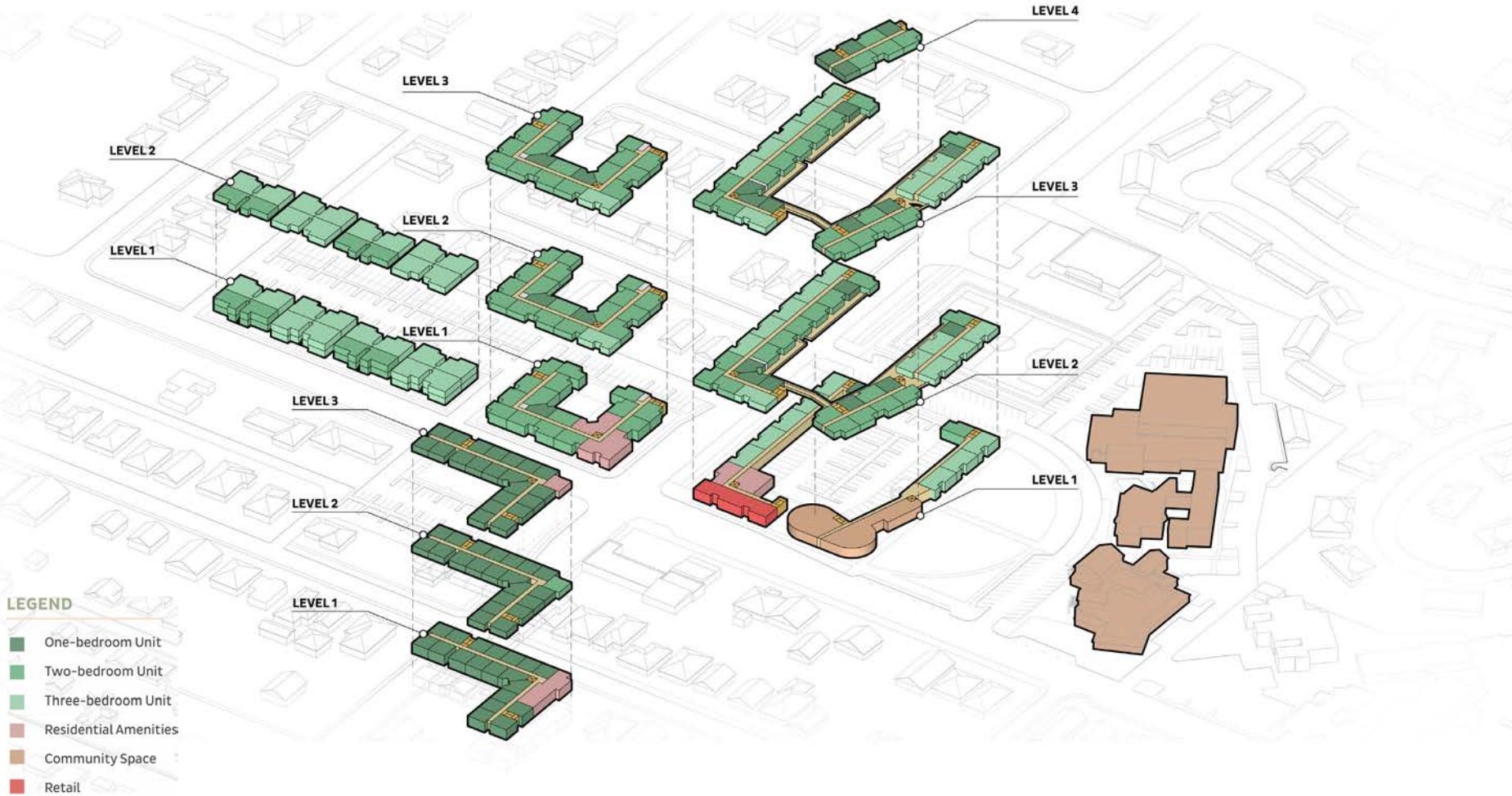
## *Town Council 1<sup>st</sup> Read*

Town of Guadalupe

March 9, 2023



# Project Programming





# Relevant Low-income Projects

Developer	Project Name	Location	Status	Type
The Richman Group	Carson Terrace Senior	Carson, CA	Lease-up	Senior
The Richman Group + & City of Merced	Childs and B	Merced, CA	Lease-up Completed	Family and Permeant Supportive Housing
The Richman Group + City of Los Angeles	Bryson II	Los Angeles, CA	In Construction	Special Needs and Permeant Supportive Housing
The Richman Group + City of Los Angeles	Avalon 1355	Los Angeles, CA	In Construction	Permeant Supportive Housing
The Richman Group + City of Santa Fe Springs	The Lakeland Collaborative	Los Angeles, CA	Pre-Development	Low- Income & Permeant Supportive Housing
The Richman Group + Housing Authority City of LA & Watt Development	Crenshaw Crossing	Los Angeles, CA	Pre-Development	Low-Income & General Public

**RESOLUTION NO. R2023.02**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR A GRANT FROM THE AK-CHIN INDIAN COMMUNITY TO FUND PUBLIC ACCESS CARDIAC AEDS AND EQUIPMENT FOR THE GUADALUPE FIRE DEPARTMENT, CULTURAL HERITAGE EVENTS PROGRAMMING, AND PUBLIC WORKS VEHICLE SHADE CANOPY.**

WHEREAS, the Congress of the United States has enacted into law the Indian Gaming Regulatory act, Public Law 100-497, 25 U.S.C. §2701-2721 and 18 U.S.C. §1166-1168 (the "Act") which requires a tribal state compact in order to conduct Class 111 gaming activities on the Indian lands of a tribe; and

WHEREAS, the Ak-Chin Indian Community has entered into a gaming contract with the State of Arizona and said compact requires that the Ak-Chin Indian Community contributes to Arizona communities for governmental services that benefit the general public such as public safety, mitigation of the impacts of gaming, etc., or promotion of commerce and economic development; and

WHEREAS, the Town of Guadalupe, Arizona, has a substantial population of Native Americans and other minorities and is in need of financial assistance for Public Access Cardiac Aeds and Equipment for the Guadalupe Fire Department, Cultural heritage events programming, And Public Works vehicle shade canopy; and

WHEREAS, the following needs have been identified:

Fire Department public access cardiac AEDs and equipment:	\$75,000
Cultural heritage events programming:	\$32,000
Public Works vehicle shade canopy:	\$72,000

WHEREAS, these needs have been identified as most pressing; and, that any grant monies received from the Ak-Chin Indian Community would be restricted to these needs; and

WHEREAS, it would be appropriate for Town staff to submit a grant funding request to the Ak-Chin Indian Community in the sum of \$179,000 for the aforementioned needs.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA AS FOLLOWS:

Town staff is directed to submit an application for grant funds in the sum of \$179,000 to the Ak-Chin Indian Community; and, that said funds shall be restricted to the needs set forth in this resolution.

DATED, this 9<sup>th</sup> day of March 2023.

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

ATTEST:

APPROVED AS TO FORM:

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

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

**RESOLUTION NO. R2023.03**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA, AUTHORIZING AN APPLICATION FOR A GRANT FROM THE FORT MCDOWELL YAVAPAI NATION FOR THE SENIOR CENTER ENTRY PATIO REMODEL AND PUBLIC WORKS MAINTENANCE YARD RESTROOM RENOVATION.**

WHEREAS, the Congress of the United States has enacted into law the Indian Gaming Regulatory act, Public Law 100-497, 25 U.S.C. §2701-2721 and 18 U.S.C. §1166-1168 (the "Act") which requires a tribal state compact in order to conduct Class 111 gaming activities on the Indian lands of a tribe; and

WHEREAS, the Fort McDowell Yavapai Nation has entered into a gaming contract with the State of Arizona and said compact requires that the Fort McDowell Yavapai Nation contributes to Arizona communities for governmental services that benefit the general public such as public safety, mitigation of the impacts of gaming, etc., or promotion of commerce and economic development; and

WHEREAS, the Town of Guadalupe, Arizona, has a substantial population of Native Americans and other minorities and is in need of financial assistance for the Senior Center entry patio remodel and Public Works maintenance yard restroom renovation; and

WHEREAS, the following needs have been identified:

Senior Center entry patio remodel:	\$62,000
Public Works maintenance yard restroom renovation:	\$45,000

WHEREAS, these needs have been identified as most pressing; and, that any grant monies received from the Fort McDowell Yavapai Nation would be restricted to these needs; and

WHEREAS, it would be appropriate for Town staff to submit a grant funding request to the Fort McDowell Yavapai Nation in the sum of \$107,000 for the aforementioned needs.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA AS FOLLOWS:

Town staff is directed to submit an application for grant funds in the sum of \$107,000 to the Fort McDowell Yavapai Nation; and, that said funds shall be restricted to the needs set forth in this resolution.

DATED, this 9<sup>th</sup> day of March 2023.

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

ATTEST:

APPROVED AS TO FORM:

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

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

## RESOLUTION NO. R2023.04

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA, AUTHORIZING AN APPLICATION FOR A GRANT FROM THE GILA RIVER INDIAN COMMUNITY TO FUND FIRE DEPARTMENT PUBLIC SAFETY EQUIPMENT, FIRE DEPARTMENT COMMAND/COMMUNITY SERVICE VEHICLE, SENIOR CENTER ELDERLY ACTIVITY PROGRAMS, AND COMMUNITY ACTION PROGRAM UTILITY ASSISTANCE.

WHEREAS, the Congress of the United States has enacted into law the Indian Gaming Regulatory act, Public Law 100-497, 25 U.S.C. §2701-2721 and 18 U.S.C. §1166-1168 (the "Act") which requires a tribal state compact in order to conduct Class 111 gaming activities on the Indian lands of a tribe; and

WHEREAS, the Gila River Indian Community has entered into a gaming contract with the State of Arizona and said compact requires that the Gila River Indian Community contributes to Arizona communities for governmental services that benefit the general public such as public safety, mitigation of the impacts of gaming, etc., or promotion of commerce and economic development; and

WHEREAS, the Town of Guadalupe, Arizona, has a substantial population of Native Americans and other minorities and is in need of assistance to fund Fire Department public access cardiac AEDs and equipment, Community Action Program food rescue and home delivery support, and for the purchase of two dump trucks for Public Works; and

WHEREAS, the following needs have been identified:

Fire Department (Firefighter Turnout Gear):	\$85,000
Fire Department command/community service vehicle:	\$125,000
Senior Center Elder Activity Programs:	\$45,000
Community Action Program Utility Assistance:	\$25,000

WHEREAS, these needs have been identified as most pressing; and, that any grant monies received from the Gila River Indian Community would be restricted to these needs; and

WHEREAS, it would be appropriate for Town staff to submit a grant funding request to the Gila River Indian Community in the sum of \$280,000 for the aforementioned needs.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA AS FOLLOWS:

Town staff is directed to submit an application for grant funds in the sum of \$280,000 to the Gila River Indian Community; and, that said funds shall be restricted to the needs set forth in this resolution.

DATED, this 9<sup>th</sup> day of March 2023.

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

ATTEST:

APPROVED AS TO FORM:

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

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

**RESOLUTION NO. R2023.05**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR A GRANT FROM THE PASCUA YAQUI TRIBE TO FUND THE RENOVATION OF THE GUADALUPE FIRE STATION TRUCK BAY FLOORING, DOORS, AND ROOF; RENOVATION OF BIEHN PARK RESTROOMS, BALLPARK, AND PLAYGROUND; INSTALLATION OF FLAGPOLES, RENOVATION OF A RAMADA, AND REPLACEMENT OF GATES AT THE GUADALUPE CEMETERY; AND, PUBLIC SAFETY SERVICES – CULTURAL AND COMMUNITY EVENTS.**

WHEREAS, the Congress of the United States has enacted into law the Indian Gaming Regulatory act, Public Law 100-497, 25 U.S.C. §2701-2721 and 18 U.S.C. §1166-1168 (the "Act") which requires a tribal state compact in order to conduct Class 111 gaming activities on the Indian lands of a tribe; and

WHEREAS, the Pascua Yaqui Tribe has entered into a gaming contract with the State of Arizona and said compact requires that the Pascua Yaqui Tribe contributes to Arizona communities for governmental services that benefit the general public such as public safety, mitigation of the impacts of gaming, etc., or promotion of commerce and economic development; and

WHEREAS, the Town of Guadalupe, Arizona, has a substantial population of Native Americans and other minorities and is in need of funding assistance to fund Fire Station truck bay renovations to flooring, doors and roof; renovations to Biehn Park restrooms, ballpark, and playground; installation of flagpoles at the Guadalupe cemetery, renovation of ramada, and replacement of cemetery gates; and neighborhood clean-up events for Public Works; and

WHEREAS, the following needs have been identified:

Fire Station renovation of truck bays flooring, doors, and roof:	\$120,000
Biehn Park restroom, ballpark, and playground renovations:	\$225,000
Installation of flagpoles, renovation of ramada, and replacement of gates at Cemetery:	\$35,000
Public Safety Services – Cultural and Community Events:	\$45,000

WHEREAS, these needs have been identified as most pressing; and, that any grant monies received from the Pascua Yaqui Tribe would be restricted to these needs; and

WHEREAS, it would be appropriate for Town staff to submit a grant funding request to the Pascua Yaqui Tribe in the sum of \$425,000 for the aforementioned needs.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA AS FOLLOWS:

Town staff is directed to submit an application for grant funds in the sum of \$425,000 to the Pascua Yaqui Tribe; and, that said funds shall be restricted to the needs set forth in this resolution.

DATED, this 9<sup>th</sup> day of March 2023.

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

ATTEST:

APPROVED AS TO FORM:

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

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



**RESOLUTION NO. R2023.06**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR A GRANT FROM THE TOHONO O'ODHAM NATION FOR FINANCIAL ASSISTANCE FOR THE PURCHASE OF TWO DUMP TRUCKS FOR PUBLIC WORKS, NEIGHBORHOOD CLEAN UP EVENTS FOR PUBLIC WORKS, COMMUNITY ACTION PROGRAM FOOD, HYGIENE, AND HOLIDAY MEALS ASSISTANCE.**

WHEREAS, the Congress of the United States has enacted into law the Indian Gaming Regulatory act, Public Law 100-497, 25 U.S.C. §2701-2721 and 18 U.S.C. §1166-1168 (the "Act") which requires a tribal state compact in order to conduct Class 111 gaming activities on the Indian lands of a tribe; and

WHEREAS, the Tohono O'odham Nation has entered into a gaming contract with the State of Arizona and said compact requires that the Tohono O'odham Nation contributes to Arizona communities for governmental services that benefit the general public such as public safety, mitigation of the impacts of gaming, etc., or promotion of commerce and economic development; and

WHEREAS, the Town of Guadalupe, Arizona, has a substantial population of Native Americans and other minorities and is in need of financial assistance for the purchase of a Fire Department command/community service vehicle, Community Action Program holiday family meals (Thanksgiving/Christmas), and for the Public Works maintenance yard restroom renovation; and

WHEREAS, the following need has been identified:

Public Works purchase of two dump trucks:	\$55,000
Neighborhood clean-up events for Public Works:	\$30,000
Community Action Program food, hygiene, and holiday meals assistance:	\$25,000

WHEREAS, these needs have been identified as most pressing; and, that any grant monies received from the Tohono O'odham Nation would be restricted to these needs; and

WHEREAS, it would be appropriate for the Town staff to submit a grant funding request to the Tohono O'odham Nation in the sum of \$110,000 for the aforementioned needs.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA AS FOLLOWS:

Town staff is directed to submit an application for grant funds in the sum of \$110,000 to the Tohono O'odham Nation; and, that said funds shall be restricted to the needs set forth in this resolution.

DATED, this 9<sup>th</sup> day of March 2023.

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

ATTEST:

APPROVED AS TO FORM:

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

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

p 602.957.1155 | 7878 North 16<sup>th</sup> Street, Suite 300  
f 602.957.2838 | Phoenix, AZ 85020

*dibblecorp.com*

February 17, 2023

Town of Guadalupe  
9241 S. Avenida Del Yaqui  
Guadalupe, AZ 85283

Attn: Jeff Kulaga, Town Manager / Clerk

**RE: Avenida Del Yaqui Sidewalk Improvements  
Scope of Work and Fee Proposal**

Dear Mr. Kulaga:

Thank you for the opportunity to work with the Town on the **Avenida Del Yaqui Sidewalk Improvements** project. Please find enclosed herewith the scope of work and fee proposal based on our understanding from scoping discussions with the Town.


The scope of this project includes installing new curb, gutter, sidewalk, and driveway improvements along the west side of Avenida Del Yaqui from the Highline Canal Multi-Use Path to approximately 100 feet north of the Highline Canal. The elements and tasks of this project are described in detail within the attached Scope of Work. Dibble will complete the services described herein for a **lump sum fee** as summarized below:

<b>Base Fee for Design .....</b>	<b>\$40,288.00</b>
Allowance: Permit Review .....	\$ 3,000.00
Allowance: Constr Mgmt & Inspection.....	\$ 19,480.00
<b>Allowance Amount .....</b>	<b>\$22,480.00</b>
<b>Total Contract Amount.....</b>	<b>\$62,768.00</b>

Dibble is prepared to start work immediately on this project upon receipt of a Notice to Proceed. We are excited to continue our working relationship with the Town on this project! Please contact us at your convenience with any questions regarding the enclosed documents.

Regards,

  
Paul Balch, PE  
Project Manager  
**Dibble**

  
Timothy M. Wolfe, P.E.  
Vice President  
**Dibble**

Enclosures



**Town of Guadalupe**

**Avenida Del Yaqui Sidewalk Improvements**

**SCOPE OF WORK**

June 2, 2022

**Project Description**

The Town of Guadalupe would like to install new curb, gutter, sidewalk, and driveway improvements along the west side of Avenida Del Yaqui from the Highline Canal Multi-Use Path to approximately 100 feet north of the Highline Canal. The project location, as shown in Exhibit A, is within the Town of Guadalupe in Maricopa County, Arizona, bordering the City of Tempe.

Dibble will provide engineering, design, and project management services to prepare final construction documents for this roadway improvement.

**Design Standards**

The project improvements will be designed in accordance with the following standards and guidelines:

- Maricopa Association of Governments (MAG), *Uniform Standard Specifications for Public Works Construction*, 2022 Revision to the 2020 Edition
- MAG, *Uniform Standard Details for Public Works Construction*, 2021
- Arizona Department of Transportation (ADOT), *Standard Specifications for Road and Bridge Construction*, 2022 Revision to the 2020 Edition
- ADOT, *Traffic Guidelines and Processes (TGP)*, Latest Edition
- ADOT, *Signing & Marking Standard Drawings*, Latest Edition
- Federal Highway Administration, *Manual on Uniform Traffic Control Devices (MUTCD)*, 2009 Edition (Revisions 1 & 2, including Arizona Supplements)

**Billing and Compensation:**

This project will be billed on a lump sum basis. Dibble will send monthly invoices to the Town showing the following information:

1. Summary of previous billings, current fee due and the total amount of the invoice (including Dibble sub-consultants)
2. Summary of work tasks completed during current billing period

**Scope of Services**

**Task 1: Survey and Base Mapping**

Dibble will collect and review available information pertinent to the design of this project. If available, it is assumed the Town will provide previous project plans, plat information, and CAD files.

**Task 1.1: Control and Field Survey**

Dibble will provide ground survey to establish horizontal and vertical control throughout the project limits. The survey data will be provided in ground coordinates that are tied to state plane coordinates in North American Datum of 1983 (NAD '83) 1992 epoch, Arizona Central Zone. The mapping and survey information will be collected utilizing the North American Vertical Datum of 1988 (NAVD '88), International Foot.



Conventional field survey that is required will include horizontal and vertical locations of the existing roadway, fence, gates, driveways, and other features within the project limits. Curbs, driveways, and sidewalks will be located at match points. Cross sectional survey data of the existing roadway will be collected at 25-foot intervals. Surface features for utility infrastructure will be located and included in the mapping. Dibble will prepare a survey control sheet sealed by an Arizona Registered Land Surveyor (RLS).

### **Task 1.2: Right-of-Way Base Mapping**

Dibble will create an existing right-of-way base map within the project limits. Existing right-of-way research will be limited to the Maricopa County Assessor's website and Maricopa County Recorder records available via that website. New right-of-way is not anticipated with this project.

### **Task 1.3: Utility Base Mapping**

Dibble will contact Arizona811 to determine a list of utility companies within the project limits. Requests for mapping will be sent to each of these companies to obtain quarter section maps and record drawings. The data from maps and record drawings will be used to create an existing utility base map.

### **Task 1.4: Site Visit**

In addition to the field survey, a site visit will be performed by Dibble, accompanied by Town representatives if desired, to confirm existing conditions.

## **TASK 2: DESIGN PHASE**

### **Task 2.1: Roadway Design**

Dibble will provide roadway design for new curb, gutter, sidewalk, and driveway improvements along the west side of Avenida Del Yaqui from the Highline Canal Multi-Use Path to approximately 100 feet north of the Highline Canal. Within the project area, the existing roadway currently provides one southbound travel lane, transitions from one to two northbound travel lanes, and a two-way left-turn lane. The proposed sidewalk will be attached to the curb and gutter. At the southern end of the project, the new improvements will tie into the roadway improvements of the ADOT project (TRACS No. T0212), which are currently under construction along Avenida Del Yaqui. On the north end, the project will tie into the existing curb, gutter, and sidewalk.

It is assumed that the 2-foot sawcut and removal of existing pavement will be replaced with 5-inches of asphaltic concrete on 5-inches of aggregate base, which matches the proposed pavement section being constructed with the T0212 project. No geotechnical investigation or pavement design is included in this scope of work.

### **Task 2.2: Drainage Design**

Dibble will evaluate the impacts of the existing pavement drainage within the project limits due to the addition of curb and gutter along the west side of the roadway. No hydrologic or hydraulic calculations to model the existing or proposed conditions will be performed with this project.

**TASK 3: UTILITY COORDINATION**

Dibble will coordinate with utility providers within the project limits. The utility providers that appear on a recent AZ811 ticket include:

- City of Tempe .....Sewer, Traffic Signals, Water
- Cox Communications .....CATV, Fiber Optics
- Crown Castle Solutions .....Communications, Fiber Optics
- CenturyLink.....Coaxial, Fiber Optics
- El Paso Natural Gas .....Gas
- Level 3 (CenturyLink) .....Fiber Optics
- MCI (Verizon) .....Fiber Optics
- Pauley Construction.....Communications, Fiber Optics
- Salt River Project (SRP) .....Communications, Electric, Fiber Optics, Irrigation
- Southwest Gas.....Gas
- Sprint Communications .....Fiber Optics
- T2 Utility Engineers .....Culverts, Electric, Fiber Optics, Gas, Irrigation, Lighting, Sewer, Storm Drains, Telephone, Traffic Signals, Water
- Zayo Group .....Communications, Fiber Optics

Dibble will submit the design plans to each utility provider reporting facilities in the project limits for review at the 90% and 100% stage submittals. Dibble will provide the Town with copies of the utility clearance review responses. Based on initial design development activities, Dibble does not anticipate any conflicts requiring relocation due to the project improvements. In the event conflicts with the proposed improvements are found, Dibble will coordinate directly with each company or agency, coordinate proposed design features, review conflict relocation plans, and incorporate relocations plans into the construction documents. No separate meetings are included with utility providers as part of this task, except as discussed in Tasks 3.1 and 3.2.

**Task 3.1: SRP Coordination**

There are existing SRP 69kV transmission power poles and an irrigation structure within the project limits that are not anticipated to be in conflict with the proposed curb, gutter, sidewalk, and driveway improvements. The proposed improvements along the west side of Avenida del Yaqui will cross the SRP Highline Canal corridor, which currently accommodates both vehicular access and an east/west pedestrian/bicycle route. Dibble will coordinate with SRP on the configuration and width of the west side driveway and provide exhibits or plan sheets showing the roadway design during the design development.

Dibble will conduct up to two meetings with SRP departments, including Transmission, Irrigation, Construction, and Land. It is assumed SRP will provide the Town and Dibble with information on existing SRP right-of-way documents. As part of the SRP coordination, Dibble will obtain guidelines for contractors working in close proximity to power and irrigation facilities that will be included in the project specifications. Dibble will work closely with the SRP Land Agent to obtain the License to Use Right-of-Way permit needed for construction within SRP right-of-way.

**Task 3.2: City of Tempe Coordination**

The northern end of the proposed roadway improvements will be located within the Tempe city limits. During the design development, Dibble will conduct one meeting with the City of Tempe and provide exhibits or plan sheets showing the roadway design. Dibble will submit 100% plans for review via the City’s online Citizen Access Portal, address any review

comments, and resubmit final sealed plans to obtain approval and the permit for construction.

**TASK 4: CONSTRUCTION DOCUMENTS**

Dibble will prepare construction plans, specifications, and Engineer’s Opinion of Probable Construction Cost (EOPCC) for the project in accordance with ADOT and MAG standards. The project base files will be produced in AutoCAD format.

**Task 4.1: 90% Design Submittal**

The 90% design submittal will include design development of the roadway sheets. Technical Specifications and a draft Engineer’s Opinion of Probable Construction Cost will also be developed and provided.

**Task 4.2: 100% Design Submittal**

The final, sealed design documents will be prepared that incorporate the 90% Town comments. The final submittal will include half and full-size plans, Engineer’s Opinion of Probable Construction Cost, Technical Specifications, and an electronic CD containing all deliverables in PDF format as well as AutoCAD base and sheet files.

The anticipated plan sheets are included below:

<u>Description</u>	<u>No. of Sheets</u>
Cover Sheet	1
Legend & Abbreviations Sheet	1
General Notes Sheet (including City of Tempe notes)	1
Survey Control Sheet	1
Typical Section / Pavement Section	1
Roadway Details Sheet	1
<u>Roadway Profile / Plan Sheet</u>	<u>1</u>
<b>Total</b>	<b>7</b>

**Task 4.3: Project Specifications**

Technical Specifications will be prepared in MAG format for items not adequately addressed by ADOT or MAG Standard Specifications.

**Task 4.4: Engineer’s Opinion of Probable Construction Cost**

An Engineer’s Opinion of Probable Construction Costs (EOPCC) will be prepared at the design submittal phase. The EOPCC will be developed based on current and historic bid prices for comparable work tasks.

**TASK 5: PROJECT MANAGEMENT AND COORDINATION**

Dibble’s Project Manager will be knowledgeable of the project and have responsible charge of the progress of each phase of the project. The Project Manager will be the point of contact for the Town and will keep the Town informed of all coordination with outside agencies and other affected parties. The Project Manager will be responsible for administrative issues, technical direction of the work, scheduling, and budgetary oversight for the project as well as coordination and reporting with the Town Manager.



**Task 5.1: Project Coordination**

Project coordination will include regular telephone conversations and electronic and written correspondence with the Town, as well as coordination with project stakeholders and the internal design team. Accounting and invoicing for this project are included under this task.

**Task 5.2: Project Meetings**

In addition to miscellaneous coordination meetings with the design team and various stakeholders, Dibble’s Project Manager and Project Engineer will attend, generate, and distribute notes (when appropriate) for the following meetings to be held with the Town.

- Project Site Visit/Kickoff Meeting
- 90% Comment Resolution Meeting

**Task 5.3: Project Schedule**

Prior to commencing any design work, Dibble’s Project Manager and the Town Manager will meet to determine the project schedule. The following preliminary schedule has been developed based on past experience and is indexed to the notice to proceed (NTP) date:

**ANTICIPATED SCHEDULE:**

Survey/Base Mapping .....	NTP + 6 Weeks
90% Design Submittal .....	NTP + 8 Weeks
Town Review Period.....	NTP + 11 Weeks
Final Submittal to Tempe .....	NTP + 14 Weeks
Approved Plans for Bid.....	NTP + 18 Weeks

**Task 5.4: Quality Control**

Dibble’s Project Manager will be responsible for ensuring that Dibble’s internal Quality Control Program is followed for this project, including review and oversight by the QA/QC Reviewer. In addition, senior engineering staff, not part of the regular design effort, will independently review the design for conformance to design standards, constructability, and quality at each design progress level prior to submittal to the Town.

**Task 6: Project Bidding & Award**

Dibble will prepare a complete bid package for the new roadway improvements. It is anticipated that this project will be bid utilizing the Mohave Contract Pricing process. Dibble will coordinate with the contractor to prepare the Mohave Contract Pricing documents and review the final bid proposal. Dibble will provide the Town with a recommendation for preparing the Purchase Order. It is assumed the Town staff will prepare the Purchase Order and present to Council for approval.

**ALLOWANCES**

Allowances will only be used with prior written authorization from the Town Manager. All allowances will be tracked and identified separately on invoices. The following allowances are proposed as part of this contract to cover the costs associated with work that may be required during the design or construction phase of the project:

**A1: City of Tempe Permit Review**

A portion of the proposed improvements are within the City of Tempe limits. Dibble will coordinate with the City as discussed in Task 3.2. Plan review and permit fees are included as an allowance to this contract and will be paid per the City’s fee schedule as approved by the Town.

**A2: Construction Management and Inspection Services**

Dibble will provide construction management and inspection services for the construction of the project. This task will consist of Construction Administration, Inspection Services, and Project Close out.

**Clarifications/Exclusions**


The work listed below is specifically excluded from this scope of work, but can be added to the contract for an additional fee to be negotiated should the Town elect to do so:

- Traffic Analysis / Study
- Geotechnical Investigation / Pavement Design
- Street Light Design
- Hydrology Evaluation
- Landscape / Irrigation Design
- Utility Design, Relocation or Potholes
- SWPPP
- Public Outreach / Public Involvement
- Title Reports, Right-of-Way Appraisals or Acquisition
- Right-of-Way and / or Easement Staking
- Construction Staking
- As-built Survey / Record Drawing Preparation

IN WITNESS WHEREOF, the parties have caused this Scope of Work to be signed by their duly authorized representatives as of the date provided below.

**CONSULTANT:**

Dibble & Associates Consulting Engineers, Inc.  
An Arizona corporation

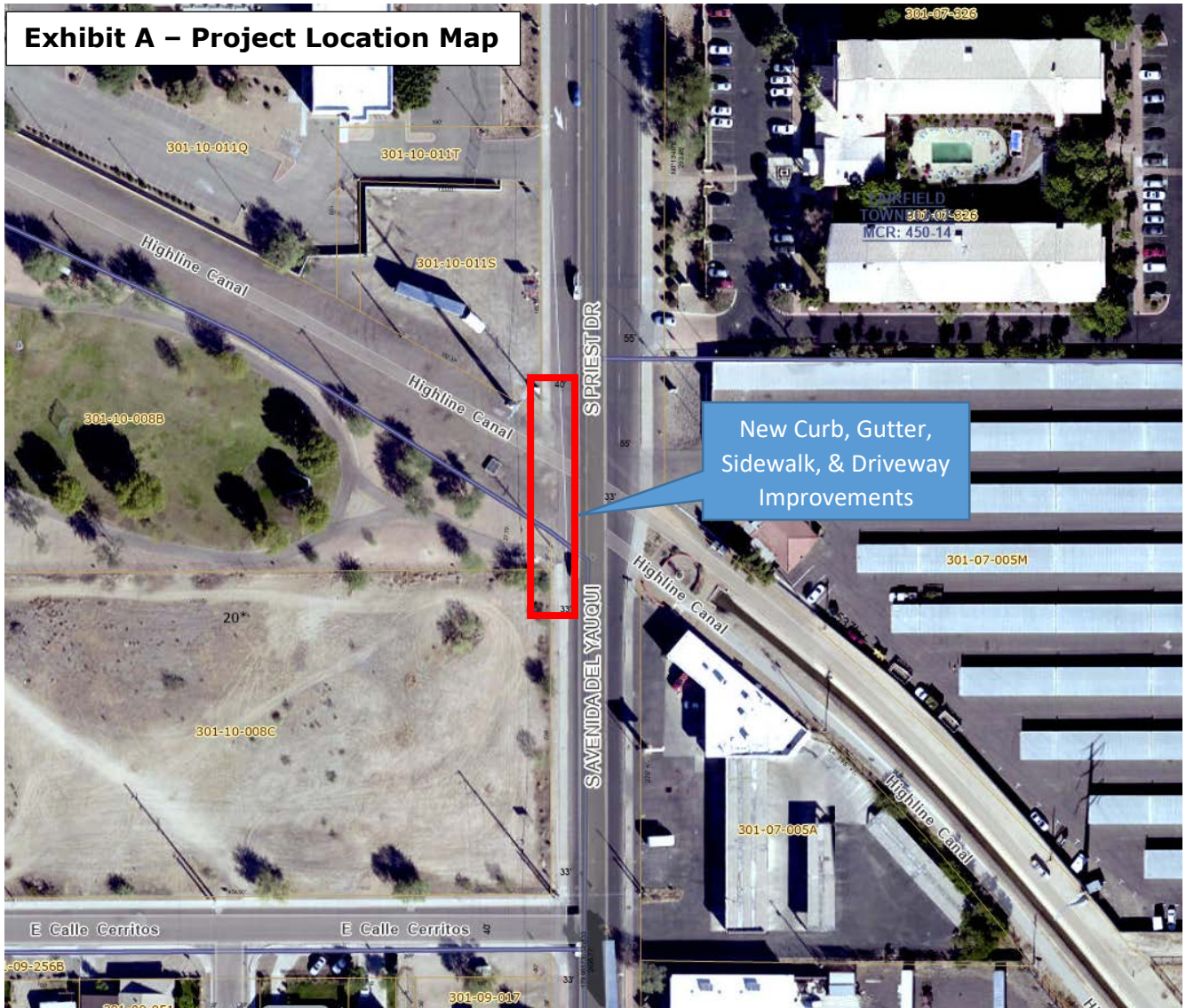
By:   
Timothy M. Wolfe, P.E.  
Vice President

TOWN OF GUADALUPE  
An Arizona municipal corporation

By: \_\_\_\_\_  
Jeff Kulaga  
Town Manager / Clerk

Date: \_\_\_\_\_

**Exhibit A – Project Location Map**



**End Scope of Work**

Dibble Design Staff Hours and Fee By Task										
		Dibble Billing Rates (2023)								
		\$ 205.00	\$ 169.00	\$ 141.00	\$ 138.00	\$ 190.00	\$ 200.00	\$ 135.00		
	Task	Senior Project Manager	Project Engineer (PE)	Assistant Project Engineer (EIT)	Senior Technician	Registered Land Surveyor (RLS)	Survey Crew (2-Man, GPS/Robotic)	Construction Inspector	Total Staff Hours	Total Fee
<b>1</b>	<b>Survey and Base Mapping</b>									
1.1	Control and Field Survey				9	8	8		25	\$ 4,362
1.2	Right-of-Way Base Mapping		1		4	2			7	\$ 1,101
1.3	Utility Base Mapping		1		8				9	\$ 1,273
1.4	Site Visit	4	4						8	\$ 1,496
<b>2</b>	<b>Design Phase</b>									
2.1	Roadway Design	2	12	24					38	\$ 5,822
2.2	Drainage Design	1	4	8					13	\$ 2,009
<b>3</b>	<b>Utility Coordination</b>	1	4	8					13	\$ 2,009
3.1	SRP Coordination	6	12						18	\$ 3,258
3.2	City of Tempe Coordination	4	8						12	\$ 2,172
<b>4</b>	<b>Construction Documents</b>									
4.1	90% Design Submittal	2	4	8	20				34	\$ 4,974
4.2	100% Design Submittal	1	2	3	11				17	\$ 2,484
4.3	Project Specifications	4	4						8	\$ 1,496
4.4	Engineer's Opinion of Probable Construction Cost	1	1	6					8	\$ 1,220
<b>5</b>	<b>Project Management and Coordination</b>									
5.1	Project Coordination	4	4						8	\$ 1,496
5.2	Project Meetings (2 External, 2 Internal)	6	6	1	1				14	\$ 2,523
5.3	Project Schedule		2						2	\$ 338
5.4	Quality Control	6							6	\$ 1,230
<b>6</b>	<b>Project Bidding &amp; Award</b>	5							5	\$ 1,025
<b>Total Hours</b>		<b>47</b>	<b>69</b>	<b>58</b>	<b>53</b>	<b>10</b>	<b>8</b>		<b>245</b>	
<b>Total Base Contract Fee (Lump Sum)</b>		<b>\$ 9,635</b>	<b>\$ 11,661</b>	<b>\$ 8,178</b>	<b>\$ 7,314</b>	<b>\$ 1,900</b>	<b>\$ 1,600</b>	<b>\$ -</b>		<b>\$ 40,288</b>

Allowances										
	Task	Senior Project Manager	Project Engineer (PE)	Assistant Project Engineer (EIT)	Senior Technician	Registered Land Surveyor (RLS)	Survey Crew (2-Man, GPS/Robotic)	Construction Inspector	Total Staff Hours	Total Fee
A1	City of Tempe Permit Review									\$ 3,000
A2	Construction Management and Inspection Services	16						120	136	\$ 19,480
<b>Total Hours</b>		<b>16</b>						<b>120</b>	<b>136</b>	
<b>Total Allowance</b>		<b>\$ 3,280</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,200</b>		<b>\$ 22,480</b>

Fee Summary	
Base Fee	\$ 40,288.00
Allowances	\$ 22,480.00
<b>Total Fee</b>	<b>\$ 62,768.00</b>