

*****DUE TO COVID-19, SEATING CAPACITY IS LIMITED TO NO MORE THAN 10 ATTENDEES*****

*****MEETING BROADCAST LIVE ON TOWN OF GUADALUPE FACEBOOK PAGE*****

Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

Agendas/Minutes:
www.guadalupeaz.org

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

**NOTICE OF REGULAR MEETING
OF THE GUADALUPE TOWN COUNCIL**

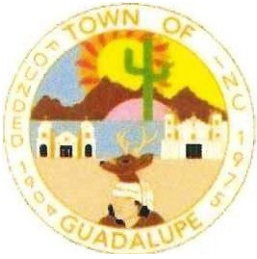
**THURSDAY, APRIL 28, 2022
6:00 P.M.**

**GUADALUPE TOWN HALL
9241 SOUTH AVENIDA DEL YAQUI, MUSEUM ROOM
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, April 28, 2022, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona.

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. INVOCATION/PLEDGE OF ALLEGIANCE
- D. APPROVAL OF MINUTES
 - 1. Approval of the March 24, 2022, Town Council Regular Meeting Minutes.
 - 2. Approval of the March 31, 2022, Town Council Special Meeting Minutes.
 - 3. Approval of the April 7, 2022, 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 PRESENTATIONS: None.
- G. DISCUSSION AND POSSIBLE ACTION ITEMS:
 - 1. **PUBLIC HEARING – REZONING REQUEST FOR 6725 SOUTH PRIEST DRIVE (RZ2022-03):** Hold a public hearing for a rezoning request of the 5-acre property located at 6725 South Priest Drive (APN 301-44-362) from R-3 Multi- Family Residential to C-2. The property is owned by the Pascua Yaqui Tribe and presently zoned R-3 Multi Family Residential. The proposed use of the property, a medical clinic, is allowed in the C-2 General Commercial, per Town Code 154.067 (L). The Applicant is Mr. Rick Gonzalez, Pascua Yaqui Tribe Architect. Council may provide direction to the Town Manager / Clerk. *(related to item G2)*



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2. REZONING REQUEST – 6725 SOUTH PRIEST DRIVE (RZ2022-03): Council will consider and may take action to approve or deny a rezoning request for 6725 South Priest Drive (APN 301-44-362) from R-3 Multi-Family Residential to C-2 General Commercial. If approved, the proposed medical clinic use for the 5-acre property would comply with C-2 zoning and its requirements. Council may provide direction to the Town Manager / Clerk. *(related to item G1)*

3. PUBLIC HEARING – REZONING REQUEST FOR 9449 SOUTH CALLE VAOU NAWI (RZ2022-04): Hold a public hearing for a rezoning request of the 8,590 square foot property located at 9449 South Calle Vaou Nawi (APN 301-44-008Q) from R-1-9 to Two-Family Residential R-2. The property is presently zoned R-1-9 Single Family Residential and the proposed use of the property, two family dwellings, a duplex, is allowed in the R-2 Two-Family R-2 District per Town Code 154.066 (B)(2). The Applicant is Mr. Elijah Lubandi, property owner. Council may provide direction to the Town Manager / Clerk. *(related to items G4,5, and 6)*

4. REZONING REQUEST – 9449 SOUTH CALLE VAOU NAWI (RZ2022-04): Council will consider and may take action to approve or deny a rezoning request for 9449 South Calle Vaou Nawi (APN 301-44-008Q) from R-1-9 to Two-Family Residential R-2. If approved, the proposed two-family duplex use for the 8,590 square foot property would comply with R-2 zoning and its requirements. Council may provide direction to the Town Manager / Clerk. *(related to item G3,5, and 6)*

5. PUBLIC HEARING – VARIANCE REQUEST FOR 9449 SOUTH CALLE VAOU NAWI (V2022-01): Hold a public hearing for a variance request to allow construction of a residential duplex on 8,590 square foot property located at 9449 South Calle Vaou Nawi (APN 301-44-008). Current Town ordinances require a minimum lot size of 9,000 square feet for R-1-9 single family zoning classification and 10,000 square feet for R-2 two-family zoning classification. The Applicant is Mr. Elijah Lubandi, property owner. Council may provide direction to the Town Manager / Clerk. *(related to item G3,4 and 6)*

6. VARIANCE REQUEST – 9449 SOUTH CALLE VAOU NAWI (V2022-01): Council will consider and may take action to approve or deny a variance request to the Town of Guadalupe Code of Ordinances, minimum lot size requirement: §154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS (B) (1) and (E) (1) R-1-9 OR a variance of §154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS (E) (1) R-2 to allow the construction of a two-family dwelling (duplex). Approval of the R-1-9 variance would allow for a single-family dwelling unit or approval of the R-2 variance would allow for the proposed two-family duplex use. Council may provide direction to the Town Manager / Clerk. *(related to item G3, 4, and 5)*

7. AMENDMENT NO. 9 TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN MARICOPA COUNTY ADMINISTERED BY ITS HUMAN SERVICES DEPARTMENT AND TOWN OF GUADALUPE FOR COMMUNITY ACTION PROGRAM SERVICES: Council will consider and may take action to authorize the Mayor, or designee, to sign Amendment No. 9 to an Intergovernmental Agreement (C2018-17G) with Maricopa County (County) by and through its Human Services Department and the Town of Guadalupe. The initial contract term began on July 1, 2016, for the provision of crisis case management and financial assistance services through the Town of Guadalupe Community Action Program. Amendment No. 9 revises the Town's title from "Contractor" to Subrecipient" for this contract and retains all previous amendments. Approval of Amendment No. 9 authorizes the Mayor, or designee, to sign all necessary documents in furtherance of Amendment No. 9. Council may provide direction to the Town Manager / Clerk



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8. TOWN-WIDE STREETLIGHT INVENTORY ASSESSMENT: Town Engineer, Dibble Engineering, will present the findings of the Town Roadway Lighting Assessment where the conditions of all 254 streetlights were inventoried, inspected, and analyzed. The findings will include the assessment and recommendation of a 6-year rehabilitation schedule to improve streetlighting and enhance neighborhood safety. Total system rehabilitation costs are estimated at \$2.1 million for the 6-year period. Council may provide direction to the Town Manager / Clerk.

9. APPROVAL OF CONTRACT – SENIOR CENTER, LIBRARY, & TOWN HALL RESTROOM RENOVATIONS: Council will consider and may take action to award a contract (C2022-21) to Dibble Engineering in the amount of \$44,660. The purpose of the contract is for Dibble Engineering provide the design, bid process, construction administration, and inspection services for the Senior Center patio and craft room renovations, Library entrance and restroom renovations and town hall restroom ventilation renovations. Funding for this contract is available through a revenue sharing grant awarded to the Town by the Tohono O’odham Nation. Council may provide direction to the Town Manager / Clerk.

10. ADOT GUADALUPE ROAD BRIDGE CLOSURE NOTIFICATION: Town staff will provide notification of the full closure of the Guadalupe Road bridge of the I-10 freeway by the Arizona Department of Transportation (ADOT) presently scheduled for portions of five days in early May 2022. The bridge closure allows for construction of a new bridge where a sidewalk on the north side of the bridge and leading up to the bridge from Calle Sahuaro will be constructed. This bridge widening is one component of the \$633 million ADOT Broadway Curve I-10 project over five years reconstructing, expanding, and improving sections of I-10 from I-17 and State Route 202/Santan Freeway. Council may provide direction to the Town Manager / Clerk.

11. PROPOSED FISCAL YEAR 2022/2023 TOWN BUDGET INTRODUCTION: Town staff will present the proposed Fiscal Year (FY) 2022/2023 Town Budget totaling \$16,157,499 consisting of 12 funds will be presented to Council for review, consideration, and input. This is the introduction the FY 2022/2023 annual budget. Final adoption of the FY2022/2023 budget is scheduled for June 23, 2023 Town Council meeting. Council may provide direction to the Town Manager / Clerk.

H. TOWN MANAGERS’ COMMENTS

I. COUNCILMEMBERS’ COMMENTS

J. ADJOURNMENT



April 21, 2022

To: The Honorable Mayor and Town Council

From: Jeff Kulaga, Town Manager / Clerk

RE: **April 28, 2022, Town Council Regular Meeting Information Report**

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

Agenda Items:

D1. MARCH 24, 2022, REGULAR COUNCIL MEETING MINUTES. (PAGES 11 – 16)

D2. MARCH 31, 2022, SPECIAL COUNCIL MEETING MINUTES. (PAGES 17 – 18)

D3. APRIL 7, 2022, REGULAR COUNCIL MEETING MINUTES. (PAGES 19 – 26)

G1. PUBLIC HEARING – REZONING REQUEST FOR 6725 SOUTH PRIEST DRIVE (PAGES 27 – 52): This is a public hearing for a rezoning request of the 5-acre property located at 6725 South Priest Drive (APN 301-44-362) from R-3 Multi- Family Residential to C-2 General Commercial. This public hearing provides an opportunity for the Town Council to gain public input and comment regarding the rezoning request. The property is owned by the Pascua Yaqui Tribe and presently zoned R-3 Multi Family Residential. The proposed use of the property, a medical clinic, is allowed in the C-2 General Commercial zoning district, per Town Code 154.067 (L). The Applicant is Mr. Rick Gonzalez, Pascua Yaqui Tribe Architect. *(related to item G2)*

G2. REZONING REQUEST – 6725 SOUTH PRIEST DRIVE (PAGES 27 – 52): Council may approve or deny a rezoning request for 6725 South Priest Drive (APN 301-44-362) from R-3 Multi- Family Residential to C-2 General Commercial. If approved, the proposed medical clinic use for the 5-acre property would comply with C-2 zoning and its requirements. *(related to item G1)*

The property owner, the Pascua Yaqui Tribe, is proposing to build a health clinic on this 5-acre parcel. As background, the November 2003 approved Final Plat of “Las Flores de Guadalupe” identifies this property Tract “B” as commercial. It appears that the intended use for this property since that time has been commercial. The proposed use and requested rezoning are consistent with the 2003 Final Plat.

The Town Manager/Clerk has reviewed the rezoning application packet for completeness and conformance with the Town Code of Ordinances. The property has been properly posted, a notification of the rezoning request and public hearing has been mailed to property owners located within 150’ of the property, and properly advertised in a newspaper per State Statutes. The Applicant, Mr. Rick Gonzalez, on behalf of property owner the Pascua Yaqui Tribe, has paid all applicable fees. To date, the Town has not received any comment or feedback regarding this request.

The requested rezoning to C-2 is recommended by Town staff.

G3. PUBLIC HEARING – REZONING REQUEST FOR 9449 SOUTH CALLE VAOU NAWI (PAGES 53 – 92): This is a public hearing for a rezoning request of the 8,590 square foot property located at 9449 South Calle Vaou Nawi (APN 301-44-008Q) from R-1-9 Single Family Residential Zoning District to R-2 Two-Family Residential Zoning District. The property is presently zoned R-1-9 Single Family Residential and the proposed use of the property, two family dwellings, a duplex, is allowed in the R-2 Two-Family Zoning District per Town Code 154.066 (B)(2). The Applicant and property owner is Mr. Elijah Lubandi. *(related to item G4,5 and 6)*

G4. REZONING REQUEST – 9449 SOUTH CALLE VAOU NAWI (PAGES 53 – 92): Council may approve or deny a rezoning request for 9449 South Calle Vaou Nawi (APN 301-44-008Q) from R-1-9 Single Family Residential Zoning District to R-2 Two-Family Residential Zoning District. If approved, the proposed two-family duplex use for the 8,590 square foot property is an allowable use within R-2 zoning. *(related to item G3,5 and 6)*

The Applicant and property owner, Mr. Elijah Lubandi, is proposing a two-story duplex consisting of two 1,274 square foot residences totaling a 2,548 square foot building on this this 8,590 square foot lot. The lot abuts the Highline Canal on the north side of the Calle Carmen alignment and is accessed via a 15-foot ingress/egress easement defined on the lot 301-44-008R deed.

The current road conditions present several challenges: the south half of this road is presently private property; this entire alignment is presently unpaved with a utility pole located in what would be the center line of a paved street; the unpaved road does not have proper drainage; a drainage basin serving the area is located on private property; the road is not built to any proper standard to allow turning movements without using private property, and the road presently does not provide for proper on street parking. Additionally, the existing sewer line is estimated to be about 150-170 feet from this property.

The Town Manager/Clerk has reviewed the rezoning application packet for completeness and conformance with the Town Code of Ordinances. The property has been properly posted, a notification of the rezoning request and public hearing has been mailed to property owners located within 150' of the property, and properly advertised in a newspaper per State Statues. To date, the Town has received one letter from the property owner immediately south of this property, which is attached.

The rezoning is not recommended by Town staff because of these existing challenges adjacent to the property. Further analysis, design, engineering and right of way acquisition is required prior to adding a second dwelling unit to this property. In short, a rezoning allowing a duplex is premature at this time.

G5. PUBLIC HEARING – VARIANCE REQUEST FOR 9449 SOUTH CALLE VAOU NAWI (PAGES 93 – 126): This is a public hearing for a variance request to allow construction of a residential duplex on an 8,590 square foot property located at 9449 South Calle Vaou Nawi (APN 301-44-008). The current Town ordinance require a minimum of 9,000 square feet or 10,000 square feet depending on the zoning classification. The Applicant and property owner is Mr. Elijah Lubandi. *(related to item G3, 4 and 6)*

G6. VARIANCE REQUEST – 9449 SOUTH CALLE VAOU NAWI (PAGES 93 – 126): Council will consider and may take action to approve or deny a variance request to allow the construction of a residential two-family dwelling unit (duplex) on the 8,590 square foot property located at 9449 South Calle Vaou Nawi (APN 301-44-008). *(related to item G3,4 and 5)*

The Applicant and property owner, Mr. Elijah Lubandi, is proposing a two-story duplex consisting of two 1,274 square foot residences totaling a 2,548 square foot building on this this 8,590 square foot lot. While the rezoning to R-2 is not recommended, it is recommended to grant a variance to the R-1-9 zoning requirements. Per Town Code, § 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS: R-1-9 AND R-1-6: R-1-9 zoning requires a minimum 9,000 square foot lot and a minimum lot width of 80 feet.

Zoning District	Min. Lot Area	Minimum Yard Setbacks				Street Side	Rear	Max. Bldg. Height
		Min. Lot Width	Min. Lot Depth	Front	Side			
R-1-9	9,000 square feet	80'	100'	30'	10'	20'	10'	30'; accessory building
R-1-6	6,000 square	60'	90'	25'	7**	15'	10'	15'

*for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side.

The existing lot is 8,590 square feet in size with a lot width of 69 feet, consequently slightly smaller than code requirements. Granting a variance requires sufficient evidence to demonstrate per Town code § 154.031 VARIANCES:

(A) Application for a variance of zoning regulations shall be filed upon a form provided and shall be accompanied by plans and description sufficient to indicate the nature of the variance involved.

(B) A variance from the provisions of this chapter shall not be authorized unless the Town Council shall find upon sufficient evidence:

(1) There are special circumstances or conditions applying to the property, including its size, shape, topography, location, or surroundings, the strict application of this chapter will deprive such property of privileges enjoyed by other properties in the same district;

(2) Such special circumstances were not created by the owner or applicant; and

(3) The authorizing of the application will not be materially detrimental to persons residing or working in the vicinity nor constitute the granting of special privileges inconsistent with the limitations of adjacent property, the neighborhood, or the public welfare in general.

(C) The Council shall prescribe such conditions as the Council may deem necessary in order to fully carry out the provisions and intent of this chapter. Such conditions may include, among other things, a limitation of the time for which such variance shall be valid. Violation of any such condition shall be a violation of this chapter and such violation shall render the variance null and void.

A variance of the R-1-9 lot size and lot width complies with the requirements: strict application of these requirements would deprive the property owner of the allowed R-1-9 use, the circumstances were not created by the owner, and the variance would not be materially detrimental to adjacent properties. For these reasons, the R-1-9 variance is recommended for approval.

G7. AMENDMENT NO. 9 TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN MARICOPA COUNTY ADMINISTERED BY ITS HUMAN SERVICES DEPARTMENT AND TOWN OF GUADALUPE FOR COMMUNITY ACTION PROGRAM SERVICES (PAGES 127 – 129): Amendment No. 9 is an Intergovernmental Agreement (KGA) (C2018-17G) with Maricopa County (County) by and through its Human Services Department and the Town of Guadalupe. The initial contract term began on July 1, 2016, for the provision of crisis case management and financial assistance services through the Town of Guadalupe Community Action Program. Amendment No. 9 revises the Town’s title from “Contractor” to Subrecipient” for this contract and retains all previous amendments to the IGA.

G8. TOWN-WIDE STREETLIGHT INVENTORY ASSESSMENT (PAGES 130 – 155): Town Engineer, Dibble Engineering, will present the findings of the Town Roadway Lighting Assessment where the conditions of all 254 streetlights in Town were inventoried, inspected, and analyzed. Dibble Engineering will present the findings of the assessment and recommend a 6-year rehabilitation schedule to improve streetlighting and enhance neighborhood safety. Total system rehabilitation costs are estimated at \$2.1 million for the 6-year period.

G9. APPROVAL OF CONTRACT – SENIOR CENTER, LIBRARY, AND TOWN HALL RENOVATIONS (PAGES 156 – 170): This is a contract (C2022-21) with Dibble Engineering in the amount of \$44,660. The purpose of the contract is for Dibble Engineering to collaborate with subcontractors Arrington Watkins Architects and LSW Engineers to provide the design, bid process, construction administration, and inspection services for the Senior Center patio, craft room and restroom renovations, Library entrance and restroom renovations and town hall restroom ventilation renovations. Funding for this contract is available through an \$80,000 revenue sharing grant awarded to the Town by the Tohono O’odham Nation.

This design contract is one cost component of the project, the second component will be construction costs, estimated at \$75,000. Funds for construction costs are available through the remainder of the Tohono O’odham grant and the American Rescue Plan Act (ARP) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF), awarded to the Town by the Pascua Yaqui Tribe to respond to the impact of COVID-19 and assist in efforts to contain COVID-19 impacts in tribal communities, on tribal residents, and on tribal businesses. Funds from the Pascua Yaqui Tribe were awarded to the Town of Guadalupe in September 2021 and the Council approved \$45,000 for restroom fixture renovations.

G10. ADOT GUADALUPE ROAD BRIDGE CLOSURE NOTIFICATION (PAGE 171): Staff will provide notification of the full closure of the Guadalupe Road bridge over the I-10 freeway by the Arizona Department of Transportation (ADOT). The bridge closure will allow construction of the new bridge where a sidewalk will be added on the north side of the bridge and a new sidewalk leading up to the bridge from Calle Sahuaro.

At this time, closures are anticipated for: (Please note these are subject to change)

Sunday,	May 1:	6 HOURS	4 AM – 10 AM
Tuesday, Wednesday,	May 3 & 4:	8 HOURS	8 PM – 4 AM
Saturday, Sunday,	May 7 & 8:	12 HOURS	6 PM – 6 AM

This improvement is part of the I-10 Broadway Curve Project which runs along 11 miles of Interstate-10 between the Loop 202 (Santan/South Mountain Freeway) and I-17 near Phoenix Sky Harbor International Airport. Additional work will occur on approximately one mile of east- and westbound US 60 between I-10 and Hardy Drive and on approximately one mile of north- and southbound State Route (SR) 143 between I-10 and the southern end of the SR 143 bridge over the Salt River. The cost of this five-year project is \$663 million over five years and will reconstruct, expand, and improve sections of I-10 from I-17 and State Route 202/Santan Freeway.

G11. PROPOSED FISCAL YEAR 2022/2023 TOWN BUDGET INTRODUCTION (PAGES 172 – 233): The purpose of this presentation is to introduce the proposed tentative budget to Town Council for review, consideration, and input. The proposed Tentative Fiscal Year (FY) 2022/2023 Town budget totals \$16,157,499 representing the expenditures of 12 Town cost centers including the General Fund equaling \$6,391,0214 or 39% of the entire proposed FY 22/23 budget. The proposed FY22/23 budget is a 23.3% decrease from the adopted FY21/22 budget primarily due to a \$7.4 million decrease in the grant fund, as summarized in the following table:

Total FY23 All Expenses / All Funds								
Annual Comparative						FY 23 - FY 22 Comparison		
	Audited	Audited	Audited	Adopted	Proposed	FY23	FY23 - FY22	FY23 - FY22
	FY19	FY20	FY21	FY22	FY23	% of total	\$ change	% change
General Fund	\$4,874,228	\$4,093,337	\$4,849,864	\$5,934,244	\$6,391,023	39.6%	\$456,779	7.7%
LTAF	\$33,482	\$37,381	\$29,394	\$37,508	\$42,159	0.3%	\$4,651	12.4%
HURF	\$584,313	\$421,823	\$818,510	\$800,501	\$948,558	5.9%	\$148,057	18.5%
Senior Center	\$221,543	\$231,678	\$248,907	\$254,599	\$280,929	1.7%	\$26,330	10.3%
CAP	\$138,636	\$149,777	\$116,999	\$130,397	\$275,999	1.7%	\$145,602	111.7%
CDBG/Housing	\$699,980	\$46,259	\$70,994	\$67,007	\$0	0.0%	-\$67,007	0.0%
Tianguis	\$160,375	\$142,247	\$134,311	\$182,848	\$190,757	1.2%	\$7,909	4.3%
Sewer	\$241,649	\$394,730	\$120,308	\$161,818	\$693,219	4.3%	\$531,401	328.4%
Refuse	\$353,736	\$363,873	\$323,025	\$350,387	\$375,669	2.3%	\$25,282	7.2%
MPC Bond	\$292,245	\$18,701	\$287,777	\$322,974	\$314,537	1.9%	-\$8,437	-2.6%
Grant Fund	\$448,922	\$904,777	\$307,377	\$11,717,665	\$4,310,548	26.7%	-\$7,407,117	-63.2%
AZ Cares COVID19 Relief		\$493,092	\$268,190	\$1,107,311	\$1,226,813	7.6%	\$119,502	10.8%
COVID19		\$23,094	\$2,098,652	\$0	\$1,107,288	6.9%	\$1,107,288	0.0%
Total Annual Expenses	\$8,049,109	\$7,320,769	\$9,674,308	\$21,067,259	\$16,157,499	100%	-\$4,909,760	-23.3%

The proposed FY22/23 General Fund budget of \$6,391,021 is a 7.7% increase from the adopted FY21/22 budget. The proposed tentative budget includes a projected General Fund revenue increase of \$901,586 in local sales tax. A \$179,570 State Shared Revenues reduction because of the 2020 census count and a \$105,274 reduction in hotel bed tax due to the anticipated closure of a hotel.

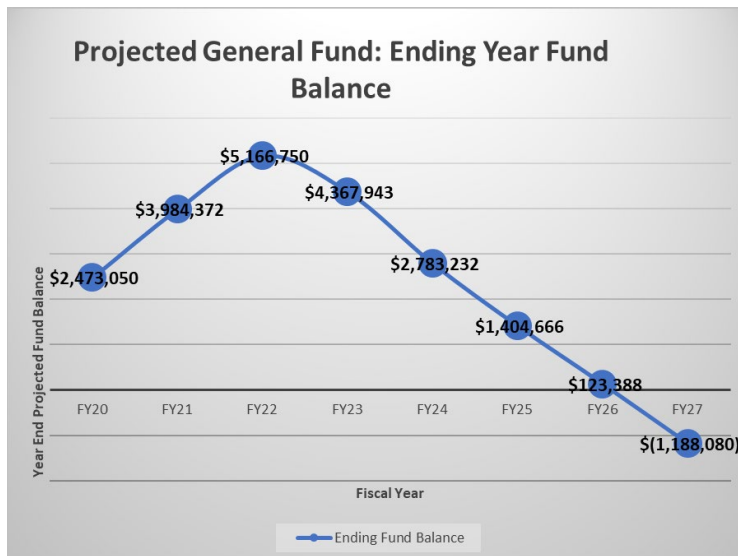
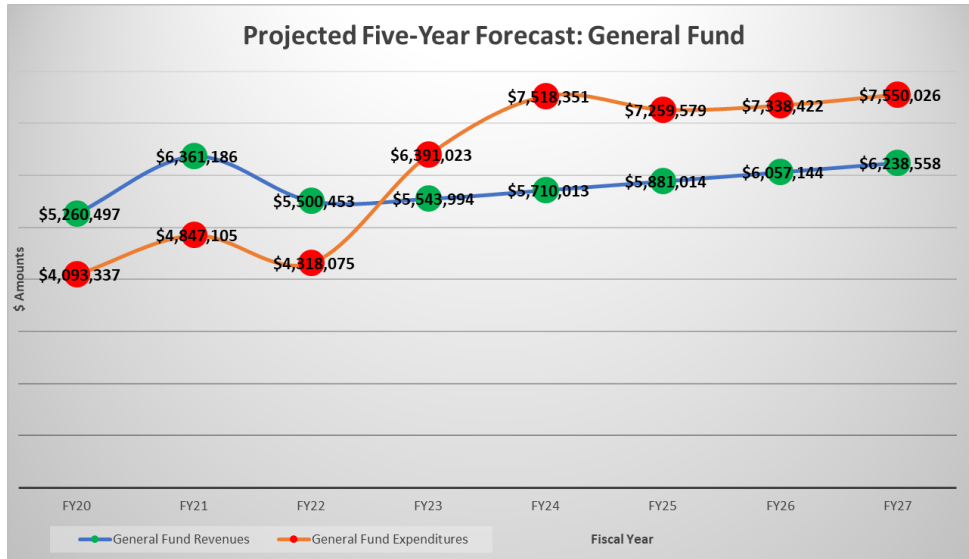
This proposed budget includes a 3% wage increase for Town employees, allocation of funds for capital project expenditures for Town Hall roof replacement, cemetery gates, fence and ramada repairs, and public works truck replacement. The Transfers to other funds cost center includes an increased transfer to HURF for unanticipated Avenida del Yaqui Street Improvement Project costs, Calle Vaou Nawi sidewalk installation, Calle Carlos neighborhood streetlighting, and an increased transfer to the Community Action Program (CAP) for improved service delivery. The expenditures for individual General Fund cost centers are summarized in the following table:

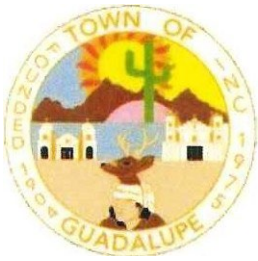
FY 23 GENERAL FUND EXPENSES BY DEPARTMENT								
Cost Center						FY23 - FY22 Comparison		
	Actual	Actual	Actual	Adopted	Projected	FY23-FY22	FY23-FY22	FY23-FY22
	FY19	FY20	FY21	FY22	FY23	% of total	\$ change	% change
Mayor & Council	\$66,358	\$65,192	\$60,572	\$65,854	\$65,074	1.0%	-\$780	-1.2%
Municipal Court	\$198,550	\$205,377	\$59,451	\$0	\$0	0.0%	\$0	0.0%
Town Manager	\$170,229	\$147,602	\$112,799	\$163,345	\$260,578	4.1%	\$97,233	59.5%
Transfer to Other Funds	\$466,757	\$178,696	\$1,397,233	\$693,554	\$1,187,570	18.6%	\$494,016	71.2%
Finance	\$132,625	\$138,765	\$125,369	\$150,535	\$168,074	2.6%	\$17,539	11.7%
Attorney	\$120,144	\$106,402	\$79,144	\$74,495	\$111,541	1.7%	\$37,046	49.7%
Town Clerk	\$38,245	\$41,068	\$28,962	\$41,514	\$50,324	0.8%	\$8,810	21.2%
Community Development	\$38,647	\$36,191	\$120,987	\$238,112	\$216,721	3.4%	-\$21,391	-9.0%
Information Technology	\$47,469	\$55,305	\$124,545	\$120,646	\$137,920	2.2%	\$17,274	14.3%
Building Official	\$89,948	\$99,657	\$0	\$0	\$0	0.0%	\$0	0.0%
Building Maintenance	\$87,633	\$113,355	\$135,175	\$169,442	\$116,011	1.8%	-\$53,431	-31.5%
Police Services	\$1,776,258	\$1,439,240	\$1,286,322	\$1,494,956	\$1,540,377	FALSE	\$45,421	3.0%
Fire	\$1,247,605	\$1,089,729	\$861,909	\$1,619,977	\$1,746,654	27.3%	\$126,677	7.8%
Cemetery	\$12,072	\$12,458	\$12,389	\$24,380	\$20,373	0.3%	-\$4,007	-16.4%
Parks	\$143,663	\$163,288	\$151,097	\$189,173	\$199,872	3.1%	\$10,699	5.7%
Library	\$14,323	\$7,825	\$9,861	\$10,100	\$23,135	0.4%	\$13,035	129.1%
Capital Outlay	\$0	\$0	\$42,806	\$630,000	\$346,848	5.4%	-\$283,152	-4.0%
Administration	\$224,290	\$193,187	\$241,243	\$248,161	\$199,949	3.1%	-\$48,212	-19.4%
General Fund Total Expenses	\$4,874,816	\$4,093,337	\$4,849,864	\$5,934,244	\$6,391,021	100.0%	\$456,777	7.7%

The attached proposed tentative Fiscal Year (FY) 2022/2023 Town budget includes all revenues and expenditures for each of the Town's 12 funds in a line-item format. In addition, the attached PowerPoint provides an overview of the proposed FY22/23 five-year financial forecast including the Sewer, Refuse, Mercado, and COVID-19 Relief Funds.

Importantly, the forecast projects General Fund expenditures exceeding revenues during the next five years, resulting in a depletion of the General Fund balance. While the Town was able to increase the General Fund year-end balance over the past four years, with revenues exceeding expenditures, the five-year forecast projects that the Town's financial future is not sustainable. Stable, recurring revenues are needed to provide resources to continue to fund current levels of Town services. The following table and line charts summarize the five-year forecast:

Proposed Tentative FY2023: Projected Five Year General Fund Forecast								
	Actual	Actual	Projected	Proposed	Projected	Projected	Projected	Projected
	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27
General Fund Revenues	\$ 5,260,497	\$ 6,361,186	\$ 5,500,453	\$ 5,543,994	\$ 5,710,013	\$ 5,881,014	\$ 6,057,144	\$ 6,238,558
General Fund Expenditures	\$ 4,093,337	\$ 4,847,105	\$ 4,318,075	\$ 6,391,023	\$ 7,518,351	\$ 7,259,579	\$ 7,338,422	\$ 7,550,026
Annual Gain/Loss	\$ 1,167,160	\$ 1,514,081	\$ 1,182,378	\$ (847,029)	\$ (1,808,338)	\$ (1,378,565)	\$ (1,281,278)	\$ (1,311,468)
Beginning Fund Balance	\$ 1,305,889	\$ 2,473,050	\$ 3,984,372	\$ 5,166,750	\$ 4,591,569	\$ 2,783,232	\$ 1,404,666	\$ (154,032)
Ending Fund Balance	\$ 2,473,050	\$ 3,984,372	\$ 5,166,750	\$ 4,367,943	\$ 2,783,232	\$ 1,404,666	\$ 123,388	\$ (1,188,080)





Minutes Town Council Regular Meeting March 24, 2022

Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

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

Minutes of the Guadalupe Town Council Regular Meeting held on Thursday, March 24, 2022, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona.

A. Mayor Molina called the meeting to order at 6:04 p.m.

B. ROLL CALL

Councilmembers Present: Mayor Valerie Molina. The following councilmembers participated via video conference: Vice Mayor Ricardo Vital, Councilmember Gloria Cota, and Councilmember Anita Cota Soto

Councilmembers Absent: Councilmember Mary Bravo, Councilmember Joe Sánchez, and Councilmember Elvira Osuna

Staff Present: Jeff Kulaga – Town Manager / Clerk, and Jennifer Drury – Assistant to the Town Manager, and David Ledyard – Town Attorney, and Kay Savard – Deputy Town Clerk

C. INVOCATION/PLEDGE OF ALLEGIANCE

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

D. APPROVAL OF MINUTES

1. Approval of the February 24, 2022, Town Council Regular Meeting Minutes.

Motion by Vice Mayor Vital to approve agenda item D1; second by Councilmember Cota. Motion passed unanimously on a voice vote 4-0.

1. Councilmembers approved the February 24, 2022, Town Council Regular Meeting Minutes.

E. CALL TO THE PUBLIC

No one spoke. Mayor Molina announced that Town Hall is open and that the public is welcome to address the Council in person or via e-mail.

F. MAYOR and COUNCIL PRESENTATIONS: None.

G. DISCUSSION AND POSSIBLE ACTION ITEMS:

1. BOYS AND GIRLS CLUB SUMMER YOUTH PROGRAM & INTERNSHIP OPPORTUNITIES

Mayor Molina stated that this agenda item is for Council to receive a presentation from Boys and Girls Club representatives inviting Guadalupe youth to participate in a summer Scholarship Youth Program at no cost to families. The program will offer various daily activities and internship opportunities to youth.



Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

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Jeff Kulaga, Town Manager / Clerk, introduced Cassidy Campana, Vice President, Communications and External Affairs, Boys & Girls Club of the Valley. Ms. Campana introduced Michael Luck, Guadalupe Thunderbirds Branch Manager. Mr. Luck stated that the State of Arizona has provided funding that will fund a free summer program at the Guadalupe Boys and Girls Club. The weekday program will serve youth ages 5 – 18. In addition, there are approximately 100 job opportunities that are part-time and full-time for individuals that are 18 and older. Breakfast and lunch will be served each day. Recreational programs and field trips will be part of the activities offered. Ms. Campana discussed paid internship opportunities for ages 16 – 19. Registration for the summer program will begin on April 1, 2022.

In response to questions, Ms. Cassidy discussed the various employment opportunities and pay rates available to youth. Computers are available at the Boys and Girls Club for residents to sign up for the free summer program on-line. This program is available to all youth and teens in Guadalupe.

Mr. Kulaga added that the Boys and Girls Club is working with the school districts and the Town to promote the summer program and employment opportunities to increase the participation rate of Guadalupe youth and teens.

In response to a question regarding how/if COVID-19 will impact the program, Ms. Cassidy stated that masks are optional, class sizes are limited to 20 people each, and sanitizing and cleaning practices are in place to ensure the program is safe. The Boys and Girls Club is recruiting for various employment positions.

2. PUBLIC HEARING – R-1-6 SINGLE FAMILY RESIDENTIAL DISTRICT MAXIMUM BUILDING HEIGHT ZONING CODE TEXT AMENDMENT (ORDINANCE NO. O2022.02)

Mayor Molina stated that this agenda item is for Council to consider adopting Ordinance No. O2022.02 that amends the Town of Guadalupe Zoning Code section § 154.065 Single-family Residential District: R-1-9 and R-1-6(E)(1) related to area, height, and setback regulations by increasing the maximum building height for the R-1-6 zoning district from 15' to a maximum building height of 30'. *(related to G3)*

Jeff Kulaga, Town Manager / Clerk, stated that the proposed ordinance is to correct an inconsistency in the Town Code of Ordinances related to the maximum building height of a building in R-1-6, correcting it from 15' to a maximum of 30'.

Motion by Vice Mayor Vital to open the public hearing; second by Councilmember Cota. Motion passed unanimously on a voice vote 4-0.

Mr. Kulaga noted that the proposed ordinance is administrative in nature. No public comment has been received nor are there any members of the public wishing to speak during the public hearing.

Motion by Vice Mayor Vital to close the public hearing; second by Councilmember Cota. Motion passed unanimously on a voice vote 4-0.

Councilmembers held a public hearing to consider adopting Ordinance No. O2022.02 that amends the Town of Guadalupe Zoning Code section § 154.065 Single-family Residential District: R-1-9 and R-1-6(E)(1) related to area, height, and setback regulations by increasing the maximum building height for the R-1-6 zoning district from 15' to a maximum building height of 30'. *(related to G3)*



Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
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3. R-1-6 SINGLE FAMILY RESIDENTIAL DISTRICT MAXIMUM BUILDING HEIGHT ZONING CODE TEXT AMENDMENT (ORDINANCE NO. O2022.02)

Mayor Molina stated that this agenda item is for Council to consider adopting Ordinance No. O2022.02 that amends the Town of Guadalupe Zoning Code section § 154.065 Single-family Residential District: R-1-9 and R-1-6(E)(1) related to area, height, and setback regulations by increasing the maximum building height for the R-1-6 zoning district from 15' to a maximum building height of 30' (*related to G2*)

Jeff Kulaga, Town Manager / Clerk, stated that staff is recommending approval of the proposed ordinance so that the maximum building height in R-1-6 zoning districts will be increased from 15' to 30', to be consistent with other zoning district maximum building heights.

Motion by Vice Mayor Vital to approve agenda item G3; second by Councilmember Soto. Motion passed unanimously on a voice vote 4-0.

Councilmembers adopted **ORDINANCE NO. O2022.02** that amends the Town of Guadalupe Zoning Code section § 154.065 Single-family Residential District: R-1-9 and R-1-6(E)(1) related to area, height, and setback regulations by increasing the maximum building height for the R-1-6 zoning district from 15' to a maximum building height of 30'. (*related to G2*)

4. PROPOSED 2022 12% REVENUE SHARING GRANT REQUESTS

Mayor Molina stated that this agenda item is for Council to consider the proposed 2022 12% Revenue Sharing Grant (gaming grants) requests, which include 16 individual grants for Town services, programs, equipment, and infrastructure needs totaling \$963,000.

Jeff Kulaga, Town Manager / Clerk, stated that this presentation will be an overview in preparation for Council consideration of agenda items G5 – G9. Mr. Kulaga noted that staff is proposing to submit 16 requests to five tribal entities totaling \$963,000. He then reviewed each of the 2022 grant requests, per tribal entity.

Mr. Kulaga then reviewed the 2018 – 2021 awarded grants totaling \$972,500 and discussed what Town departments and programs benefitted from these grant funds. Over 29% of requested grant funds were awarded to the Town.

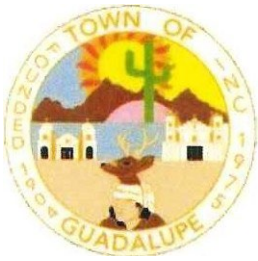
In response to questions, Mr. Kulaga stated that one of the proposed applications to the Pascua Yaqui Tribe is to fund Biehn Park improvements. The fire station repairs are for the fire station bay flooring and garage improvements. This grant request would also address leveling the floor due to flooding problems that are occurring.

Aside from gaming grant revenues, Mr. Kulaga stated that the Town received \$505,000 in federal funding to replace the lighting along the Highline Canal.

5. AK-CHIN INDIAN COMMUNITY GAMING GRANT (RESOLUTION NO. R2022.10)

Mayor Molina stated that this agenda item is for Council to consider adopting Resolution No. R2022.10 authorizing the submittal of an application for a grant of \$197,000 from the Ak-Chin Indian Community for Fire Department portable radio replacement, Community Action Program rental and utility assistance, Public Works roof replacement at the maintenance yard, and Senior Center flooring replacement; and, to direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application.

David Ledyard, Town Attorney, read into the record an amendment to the proposed Resolution No. R2022.10 to add the word "mortgage" to the Community Action Program rental and utility assistance funding request.



Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

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Motion by Vice Mayor Vital to approve agenda item G5 and to amend Resolution No. R2022.10 to add the word “mortgage” to the Community Action Program rental and utility assistance funding request; second by Councilmember Cota. Motion passed unanimously on a voice vote 4-0.

Councilmembers adopted **RESOLUTION NO. R2022.10** authorizing the submittal of an application for a grant of \$197,000 from the Ak-Chin Indian Community for Fire Department portable radio replacement, Community Action Program *mortgage*, rental, and utility assistance, Public Works roof replacement at the maintenance yard, and Senior Center flooring replacement; and, directed the Mayor, or designee, to sign all necessary documents in furtherance of this grant application.

6. FORT MCDOWELL YAVAPAI NATION GAMING GRANT (RESOLUTION NO. R2022.11)
Mayor Molina stated that this agenda item is for Council to consider adopting Resolution No. R2022.11 authorizing the submittal of an application for a grant of \$51,000 from the Fort McDowell Yavapai Nation for Fire Department roof repair and cultural heritage events programming; and, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application.

Motion by Vice Mayor Vital to approve agenda item G6; second by Councilmember Soto. Motion passed unanimously on a voice vote 4-0.

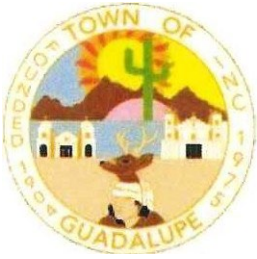
Councilmembers adopted **RESOLUTION NO. R2022.11** authorizing the submittal of an application for a grant of \$51,000 from the Fort McDowell Yavapai Nation for Fire Department roof repair and cultural heritage events programming; and, directed the Mayor, or designee, to sign all necessary documents in furtherance of this grant application.

7. GILA RIVER INDIAN COMMUNITY GAMING GRANT (RESOLUTION NO. R2022.12)
Mayor Molina stated that this agenda item is for Council to consider adopting Resolution No. R2022.12 authorizing the submittal of an application for a grant of \$152,000 from the Gila River Indian Community for 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, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application.

Motion by Vice Mayor Vital to approve agenda item G7; second by Councilmember Cota. Motion passed unanimously on a voice vote 4-0.

Councilmembers adopted **RESOLUTION NO. R2022.12** authorizing the submittal of an application for a grant of \$152,000 from the Gila River Indian Community for 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, directed the Mayor, or designee, to sign all necessary documents in furtherance of this grant application.

8. PASCUA YAQUI TRIBE GAMING GRANT (RESOLUTION NO. R2022.13)
Mayor Molina stated that this agenda item is for Council to consider adopting Resolution No. R2022.13 authorizing the submittal of an application for a grant of \$420,000 from the Pascua Yaqui Tribe for fire station truck bay renovation of floors, doors, and roof; Biehn Park renovations to the restrooms, ballpark, and playground; installation of flagpoles, renovation of a ramada, and replacement of gates at the Guadalupe Cemetery; and Public Works funding for neighborhood cleanup events; and, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application.



Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

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

Councilmembers adopted **RESOLUTION NO. R2022.13** authorizing the submittal of an application for a grant of \$420,000 from the Pascua Yaqui Tribe for fire station truck bay renovation of floors, doors, and roof; Biehn Park renovations to the restrooms, ballpark, and playground; installation of flagpoles, renovation of a ramada, and replacement of gates at the Guadalupe Cemetery; and Public Works funding for neighborhood cleanup events; and, directed the Mayor, or designee, to sign all necessary documents in furtherance of this grant application.

9. TOHONO O'ODHAM NATION GAMING GRANT (RESOLUTION NO. R2022.14)

Mayor Molina stated that this agenda item is for Council to consider adopting Resolution No. R2022.14 authorizing the submittal of an application for a grant of \$143,000 from the Tohono O'odham Nation for 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, direct the Mayor, or designee, to sign all necessary documents in furtherance of this grant application.

Motion by Councilmember Soto to approve agenda item G9; second by Vice Mayor Vital. Motion passed unanimously on a voice vote 4-0.

Councilmembers adopted **RESOLUTION NO. R2022.14** authorizing the submittal of an application for a grant of \$143,000 from the Tohono O'odham Nation for 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, directed the Mayor, or designee, to sign all necessary documents in furtherance of this grant application.

10. PERSONNEL RULES, POLICIES, AND PROCEDURES MANUAL – CESAR CHAVEZ DAY EMPLOYEE PAID HOLIDAY (RESOLUTION NO. R2022.15)

Mayor Molina stated that this agenda item is for Council to consider adopting Resolution No. R2022.15 amending the Town of Guadalupe Personnel Rules, Policies, and Procedures Manual related to the date when the Town employee holiday honoring Cesar Chavez is scheduled, which is currently observed on the third Monday in April. Should Cesar Chavez Day fall on a recognized holiday of Good Friday or Easter Monday (town holidays), Cesar Chavez Day will be observed on the Friday following Easter Monday, with Town Hall closed for business.

Jeff Kulaga, Town Manager / Clerk, stated that the Monday following Easter is a Town employee paid holiday. This year it coincides with another paid Town employee holiday to observe Cesar Chavez on the Monday following Easter. Because of this scheduling conflict, staff is recommending that when both of these holidays fall on the same day, that the Cesar Chavez holiday be scheduled on the Friday following the Easter Monday holiday.

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

Councilmembers adopted **RESOLUTION NO. R2022.15** amending the Town of Guadalupe Personnel Rules, Policies, and Procedures Manual related to the date when the Town employee holiday honoring Cesar Chavez is scheduled, which is currently observed on the third Monday in April. Should Cesar Chavez Day fall on a recognized holiday of Good Friday or Easter Monday (town holidays), Cesar Chavez Day will be observed on the Friday following Easter Monday, with Town Hall closed for business.



Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

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11. COVID-19 ACTION UPDATE

Mayor Molina called upon Jeff Kulaga, Town Manager / Clerk, to present an update regarding current Town of Guadalupe COVID-19 positive case rates, scheduled testing, vaccination information, Town services and steps taken to safeguard public health and safety in response to the Coronavirus. The Town's current vaccination rate is 50.9%. Saturday, March 26, 2022, there will be a free vaccination clinic. Mr. Kulaga discussed recent local and Maricopa County COVID-19 infection rates, which are decreasing, overall.

12. GUADALUPE PLANNING AND ZONING APPLICATION

Mayor Molina called upon Jeff Kulaga, Town Manager / Clerk, to present a revised Town of Guadalupe Planning and Zoning application to improve customer service and administration of rezoning requests, conditional use permit requests, and variance requests. Mr. Kulaga displayed a revised Planning and Zoning application and discussed the various updates that were made to the document.

H. TOWN MANAGERS' COMMENTS

Jeff Kulaga, Town Manager / Clerk

- Town staff removed the Biehn Park playground due to it being in disrepair and presenting a safety hazard. Staff is applying for a gaming grant to replace the playground.

I. COUNCILMEMBERS' COMMENTS

Councilmember Soto

- Thanked staff for their work.
- Urged everyone to visit the restaurants operating in the Mercado.

Vice Mayor Vital

- Thanked staff for their work.
- Saturday, March 26, 2022 – vaccination clinic.

Mayor Molina

- The Guadalupe Boys and Girls Club is offering a free summer camp program for youth ages 5 – 18. There are youth employment opportunities for youth ages 18 and older.
- South Mountain Community College is hosting educational enrichment programs.
- Thanked staff for their work.

J. ADJOURNMENT

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

The meeting was adjourned at 6:55 p.m.

Valerie Molina, Mayor

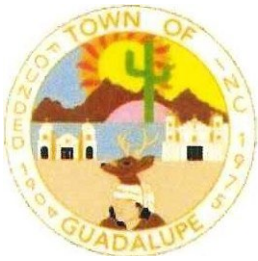
ATTEST:

Jeff Kulaga, Town Manager / Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the March 24, 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



Minutes Town Council Special Meeting March 31, 2022

Valerie Molina
Mayor

Minutes of the Guadalupe Town Council Special Meeting held on Thursday, March 31, 2022, 4:00 p.m., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona.

Ricardo Vital
Vice Mayor

A. CALL TO ORDER
Mayor Molin called the meeting to order at 4:03 p.m.

Mary Bravo
Councilmember

B. ROLL CALL
Councilmembers Present: Mayor Valerie Molina and Vice Mayor Ricardo Vital (*participating via teleconference*), and Councilmember Mary Bravo, Councilmember Gloria Cota, Councilmember Elvira Osuna, and Councilmember Joe Sánchez

Gloria Cota
Councilmember

Councilmember Absent: Councilmember Anita Cota Soto

Elvira Osuna
Councilmember

Staff Present: Jeff Kulaga – Town Manager / Clerk, David Ledyard – Town Attorney, and Kay Savard, Deputy Town Clerk

Joe Sánchez
Councilmember

C. DISCUSSION AND POSSIBLE ACTION ITEMS:

Anita Cota Soto
Councilmember

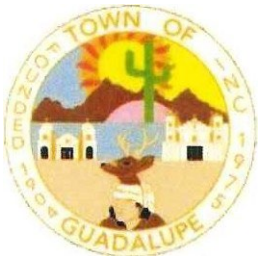
1. EXECUTIVE SESSION:
Motion by Vice Mayor Vital to convene into Executive Session; second by Councilmember Bravo. Motion passed unanimously on a voice vote 6-0.

Online agendas and results available at www.guadalupeaz.org

Councilmembers voted to convene into an executive session, closed to the public, as allowed by ARS 38-431.03 (A) (2) (3) (4) (6) and (7) concerning the use, rental, and possible disposition of certain real estate owned or controlled by the Town of Guadalupe and any confidential records related thereto; and, legal advice concerning the following topics:

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

- a. Town-owned property development proposal – 9050 South Avenida del Yaqui – Old Town Hall
- b. Town-owned property development proposal – 9050 South Avenida del Yaqui – NE Corner
- c. Pascua Yaqui Tribe-owned land development proposal – 7840 South Avenida del Yaqui
- d. Notice of Zoning Code Violation – 9215 South Calle Vaou Nawi
- e. Rezoning Request – 9449 South Calle Vaou Nawi
- f. Rezoning Request – 6725 South Priest Drive



D. ADJOURNMENT

Motion by Vice Mayor Vital to adjourn the Special Council Meeting; second by Councilmember Bravo. Motion passed unanimously on a voice vote 6-0.

The meeting was adjourned at 4:04 p.m.

Valerie Molina, Mayor

Valerie Molina
Mayor

ATTEST:

Ricardo Vital
Vice Mayor

Jeff Kulaga, Town Manager / Town Clerk

Mary Bravo
Councilmember

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the March 31, 2022, Town of Guadalupe, Town Council Special Meeting. I further certify the meeting was duly called and held, and that a quorum was present.

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

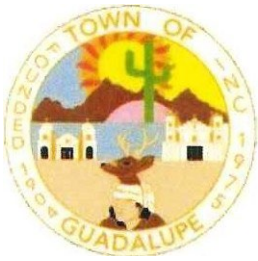
Jeff Kulaga, Town Manager / Town Clerk

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

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Minutes Town Council Regular Meeting April 7, 2022

Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

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Minutes of the Guadalupe Town Council Regular Meeting held on Thursday, April 7, 2022, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona.

A. Mayor Molina called the meeting to order at 6:07 p.m.

B. ROLL CALL

Councilmembers Present: Mayor Valerie Molina. The following councilmembers participated via video conference: Vice Mayor Ricardo Vital, Councilmember Mary Bravo, Councilmember Elvira Osuna, Councilmember Joe Sánchez (*arrived at 6:08 p.m.*), and Councilmember Anita Cota Soto

Councilmember Absent: Councilmember Gloria Cota

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

C. INVOCATION/PLEDGE OF ALLEGIANCE

Councilmember Bravo provided the invocation. Mayor Molina then led the Pledge of Allegiance.

Councilmember Sánchez joined the meeting.

D. APPROVAL OF MINUTES

1. Approval of the March 10, 2022, Town Council Regular Meeting Minutes.

Motion by Vice Mayor Vital to approve agenda item D1; second by Councilmember Bravo. Motion passed unanimously on a voice vote 6-0.

1. Councilmembers approved the March 10, 2022, Town Council Regular Meeting Minutes.

E. CALL TO THE PUBLIC

No one spoke. Mayor Molina announced that Town Hall is open and that the public is welcome to address the Council in person or via e-mail.

F. MAYOR and COUNCIL PRESENTATIONS

Mayor Molina introduced Bidgett Valenzuela and invited her to address the Council. Ms. Valenzuela stated that she serves as the Substance Abuse & Suicide Prevention – Science Educator for the Pascua Yaqui Tribe. Ms. Valenzuela introduced students in attendance and invited a student to read a proclamation declaring April 29, 2022 as Día del Niño Day in the Town of Guadalupe. Ms. Valenzuela stated that is a celebration scheduled for April 29, 2022.



Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

Agendas/Minutes:
www.guadalupeaz.org

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

G. DISCUSSION AND POSSIBLE ACTION ITEMS:

Mayor Molina announced that agenda item G3 will be relocated to the last agenda item. Councilmembers concurred.

1. AVENIDA DEL YAQUI STREET IMPROVEMENT PROJECT INTERGOVERNMENTAL AGREEMENT AMENDMENT NO. 2

Mayor Molina stated that this agenda item is for Council to consider approving Amendment No. 2 to an intergovernmental agreement with the State of Arizona, acting through its Department of Transportation (ADOT) for the purpose approving a refund from ADOT in the amount of \$953,714 due to the Town receiving an additional \$953,714 in federal funding for the Avenida del Yaqui Street Improvement Project; and, authorizes the Mayor to execute all documents in furtherance of this agreement amendment. The revised project costs are as follows: Estimated total project cost: \$6,617,882 of which Federal Funds total \$6,235,947 and Town funds total \$381,935 (5.8%).

Jeff Kulaga, Town Manager / Clerk, stated that the original construction bid for the Avenida del Yaqui Street Improvement Project (Project) was slightly over \$1 million. The Town paid the construction overage amount to ADOT with the hope that the Town would be awarded federal closeout funds from the Maricopa Association of Governments (MAG). The Town received \$953,714 in federal funding from MAG for the Project. If Council approves this agenda item, it will authorize ADOT to refund the Town \$953,714.

Motion by Councilmember Bravo to approve agenda item G1; second by Vice Mayor Vital. Motion passed unanimously on a voice vote 6-0.

Councilmembers approved Amendment No. 2 (C2019-12B) to an intergovernmental agreement 19-0007278-I with the State of Arizona, acting through its Department of Transportation (ADOT) for the purpose approving a refund from ADOT in the amount of \$953,714 due to the Town receiving an additional \$953,714 in federal funding for the Avenida del Yaqui Street Improvement Project; and, authorizes the Mayor to execute all documents in furtherance of this agreement amendment. The revised project costs are as follows: Estimated total project cost is \$6,617,882 of which Federal Funds total \$6,235,947 and Town funds total \$381,935 (5.8%).

2. TRIBAL REVENUE SHARING GAMING GRANT SUPPORT LETTER REQUEST

Mayor Molina stated that this agenda item is for Council to consider approving a support letter for inclusion with the Tempe Guadalupe Little League's revenue sharing gaming grant application to the Pascua Yaqui Tribe. The Tempe Guadalupe Little League is requesting \$20,000 for equipment and registration player fees.

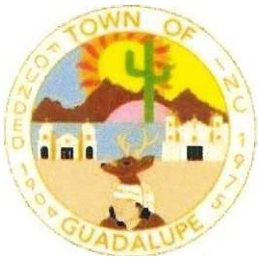
Jeff Kulaga, Town Manager / Clerk, stated that in 2021, the Council approved a support letter request application process for non-profit agencies to request the Towns' support, in the form of a letter, for tribal revenue sharing grants. The support letter is part of the tribal entity's application requirements. The Guadalupe Little League has requested such a letter for a grant to fund registration fees and various equipment.

In response to a question, Mr. Kulaga stated that the little league currently has 101 members.

Councilmembers noted that the Guadalupe Little League is the most affordable league in District 13; the Little League has never been able to provide scholarships to residents; and, that the Little League conducts fund raising activities for donations.

Motion by Councilmember Soto to approve agenda item G2; second by Councilmember Bravo. Motion passed unanimously on a voice vote 6-0.

Councilmembers approved a support letter from the Town Council for inclusion with the Tempe



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Ricardo Vital
Vice Mayor

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Guadalupe Little League's revenue sharing gaming grant application to the Pascua Yaqui Tribe. The Guadalupe Little League is requesting \$20,000 for equipment and member registration fees.

4. APPROVAL OF CONTRACT – COUNCIL CHAMBERS IMPROVEMENT PROJECT (*items G4 – G8 taken out of order*)

Mayor Molina stated that this agenda item is for Council to consider awarding the Council Chambers Improvement Project construction contract to TSG Constructors, LLC, in the amount of \$417,000. The project is designed to improve the Council Chamber acoustics, the air quality, and updated technology to allow for broadcasting Town Council meetings over the internet and to allow Councilmembers, staff, and the public to attend virtually. The project is anticipated to be completed by August 4, 2022. Funding for this project is available from American Rescue Plan Act (ARP) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) through the Pascua Yaqui Tribe.

Jeff Kulaga, Town Manager / Clerk, stated that the Council Chambers Improvement Project (Project) is being funded by COVID-19 funds that were provided to the Town by the Pascua Yaqui Tribe. Project elements include improving the HVAC system to achieve better air flow, improving the acoustics, and will allow the Town to continue live streaming services for Council meetings. Only one bidder responded to the request for proposals (RFP). Because there was only one respondent to the RFP, federal funding requires that a third party conduct a cost evaluation of the bid, which was done by Abacus Project Management (Abacus). Abacus determined that the bid amount was reasonable and fair for the work needed. Staff is recommending approval of the contract. To date, \$55,000 has been spent for Dibble Engineering to provide the design, bid process, and construction administration services. It cost \$4,300 for Abacus to evaluate the bid response. Technology for audio visual systems will cost \$97,000. The total cost estimate for the project is \$570,000.

Motion by Vice Mayor Vital to approve agenda item G4; second by Councilmember Osuna. Motion passed unanimously on a voice vote 6-0.

Councilmembers awarded the Council Chambers Improvement Project construction contract to TSG Constructors, LLC, (C2022-12) in the amount of \$417,000. The project is designed to improve the Council Chambers acoustics, the air quality, and upgraded technology to allow for broadcasting Town Council meetings over the internet and to allow Councilmembers, staff, and the public to attend virtually. The project is anticipated to be completed by August 4, 2022. Funding for this project is available from American Rescue Plan Act (ARP) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) through the Pascua Yaqui Tribe.

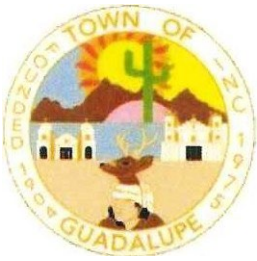
5. APPROVAL OF CONTRACT – TOWN MARQUEE

Mayor Molina stated that this agenda item is for Council to award the outdoor LED marquee sign construction contract to Summit West Signs, in an amount not to exceed \$85,000. The new sign will be placed on Town Hall property directly west of Town Hall, adjacent to the sidewalk. The project is anticipated to be completed within 90 days of award of contract. Funding for this project is available from American Rescue Plan Act (ARP) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) through the Pascua Yaqui Tribe.

Jeff Kulaga, Town Manager / Clerk, stated that the Town received two bids in response to a request for proposals for a new Town marquee. Summit West Signs provided the best response, value, and technology. If approved, the marquee would be located on Town Hall property. The contract price does not include removal of the existing marquee which is located on land formerly owned by the Town. Mr. Kulaga provided slides depicting the proposed new marquee.

In response to questions, Mr. Kulaga stated that the sign will face north/south. The sign could be turned off at 10:00 p.m., to minimize disturbing neighbors.

In response to a question regarding the bid response dollar amount, Sara Farrah, Covid-19 Consultant, stated that she and staff negotiated with the vendor on the preferred design and contract dollar amount.



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Motion by Councilmember Bravo to approve agenda item G5; second by Councilmember Osuna. Motion passed unanimously on a voice vote 6-0.

Councilmembers awarded the outdoor LED marquee sign construction contract (C2022-13) to Summit West Signs, in an amount not to exceed \$85,000. The new marquee sign will be located on Town Hall property directly west of Town Hall, adjacent to the sidewalk. The project is anticipated to be completed within 90 days of the award of contract. Funding for this project is available from American Rescue Plan Act (ARP) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) through the Pascua Yaqui Tribe.

6. APPROVAL OF CONTRACT – TOWN HALL ROOF DESIGN

Mayor Molina stated that this agenda item is for Council to consider awarding a contract to Western Roof Evaluation Corporation (WRECORP) in the amount of \$29,101. The purpose of the contract is for WRECORP to provide the design, bid process, construction administration, and inspection services in preparation for the replacement of the roof on Town Hall located at 9241 South Avenida del Yaqui. Funding for this project is available in the Fiscal Year 2022 General Capital budget.

Jeff Kulaga, Town Manager / Clerk, stated that the Town Hall roof has leaks. Funding for this project is available in the General Capital budget. This project does not qualify for COVID-19 funds. Western Roof Evaluation Corporation will provide the design, bid process, construction administration, and inspection services in preparation for the replacement of the roof. Replacement of the roof is estimated to cost \$145,000.

In response to a question, Mr. Kulaga stated that repair of the damaged walls in the records room will be part of the Council Chambers Improvement Project.

Motion by Councilmember Bravo to approve agenda item G6; second by Councilmember Osuna. Motion passed unanimously on a voice vote 6-0.

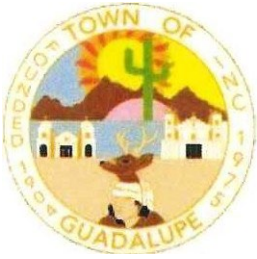
Councilmembers awarded a contract (C2022-15) to Western Roof Evaluation Corporation (WRECORP) in the amount of \$29,101. The purpose of the contract is for WRECORP to provide the design, bid process, construction administration, and inspection services in preparation for the replacement of the roof on Town Hall located at 9241 South Avenida del Yaqui. Funding for this project is available in the Fiscal Year 2022 General Capital budget.

7. INTERGOVERNMENTAL AGREEMENT – MARICOPA COUNTY ANIMAL CARE AND CONTROL DEPARTMENT FOR ANIMAL CONTROL SERVICES (RESOLUTION NO. R2022.16)

Mayor Molina stated that this agenda item is for Council to consider adopting a resolution to approve an intergovernmental agreement (agreement) with Maricopa County (County) by and through its Animal Care and Control Department (ACC) and the Town of Guadalupe for the provision of animal control services. If approved, the initial term of this agreement will be from July 1, 2022 through June 30, 2027; and, may be renewed for up to two successive two-year terms by mutual agreement of both parties. The cost of service for the initial contract term is \$31,343. Approval of the agreement authorizes the Mayor, or designee, to sign all necessary documents in furtherance of the agreement.

Jeff Kulaga, Town Manager / Clerk, stated that the proposed contract is for Maricopa County Animal Care and Control to provide animal control services to the Town. This is a complaint driven contract and is \$72 higher than the existing contract that the Town has with the County for animal control services. Animal Care and Control representatives will be invited to provide a presentation to Council prior to July 1. The proposed contract would become effective on July 1, 2022.

In response to a question, Mr. Kulaga stated that this is a five-year agreement, with an annual renewal process.



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Ricardo Vital
Vice Mayor

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Councilmember

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Motion by Councilmember Bravo to approve agenda item G7; second by Vice Mayor Vital. Motion passed unanimously on a voice vote 6-0.

Councilmembers adopted **RESOLUTION NO. R2022.16** to approve an intergovernmental agreement (agreement) (C2022-17) with Maricopa County (County) by and through its Animal Care and Control Department (ACC) and the Town of Guadalupe for the provision of animal control services. The initial term of this agreement will be from July 1, 2022 through June 30, 2027; and, may be renewed for up to two successive two-year terms by mutual agreement of both parties. The cost of service for the initial contract term is \$31,343. Approval of the agreement authorizes the Mayor, or designee, to sign all necessary documents in furtherance of the agreement.

8. INTERGOVERNMENTAL AGREEMENT – MARICOPA COUNTY ANIMAL CARE AND CONTROL DEPARTMENT FOR TOWN USE OF COUNTY ANIMAL CONTROL SHELTER FACILITIES (RESOLUTION NO. R2022.17)

Mayor Molina stated that this agenda item is for Council to consider adopting a resolution to approve an intergovernmental agreement (agreement) with Maricopa County (County) by and through its Animal Care and Control Department (ACC) and the Town of Guadalupe for the Town's use of County animal control shelter facilities. If approved, the initial term of this agreement will be from July 1, 2022 through June 30, 2027; and, may be renewed for up to two successive two-year terms by mutual agreement of both parties. The cost of service for the initial contract term is estimated to be \$6,054. Approval of the agreement authorizes the Mayor, or designee, to sign all necessary documents in furtherance of the agreement.

Jeff Kulaga, Town Manager / Clerk, stated that there is a \$36/day animal sheltering cost from the County Animal Care and Control facility to the Town. Based on the previous fiscal year, the estimated cost is \$6,054 from July 2022 – July 2023. Animal licensing fees lowers the facility use fees, which is an incentive for dogs to be licensed. This is a new fee.

A Councilmember noted that the facility use fee is a new charge to pet owners, and not the Town.

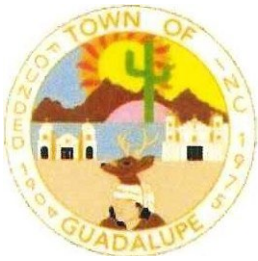
Motion by Vice Mayor Vital to approve agenda item G8; second by Councilmember Sánchez. Motion passed unanimously on a voice vote 6-0.

Councilmembers adopted **RESOLUTION NO. R2022.17** to approve an intergovernmental agreement (agreement) (C2022-18) with Maricopa County (County) by and through its Animal Care and Control Department (ACC) and the Town of Guadalupe for the Town's use of County animal control shelter facilities. The initial term of this agreement is July 1, 2022 through June 30, 2027; and, may be renewed for up to two successive two-year terms by mutual agreement of both parties. The cost of service for the initial contract term is estimated to be \$6,054. Approval of the agreement authorizes the Mayor, or designee, to sign all necessary documents in furtherance of the agreement.

1. MARICOPA COUNTY SHERIFF'S OFFICE UPDATE (*item taken out of order*)

Mayor Molina stated that this agenda item is for Council to receive a presentation from the Maricopa County Sheriff's Office (MCSO) representatives regarding public safety policing activities and statistics in the Town of Guadalupe.

Jeff Kulaga, Town Manager / Clerk, introduced Cory Morrison, MCSO Captain to provide the presentation. Mr. Morrison stated that the presentation includes data from 2019 – 2021 as it relates to violent crime statistics for homicides, sexual assaults, robberies, and aggravated assaults; crime patterns; local crime comparisons; response times; and, law enforcement service comparisons. The data that has been compiled originated from the MCSO's computer aided dispatch and TraCs (file management systems).



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Mr. Morrison noted that the MCSO would like to work with the community to reduce the number of violent crimes in Guadalupe. MCSO has found it challenging to investigate a crime when eyewitnesses are unwilling to share information. From 2019 to 2021, gun shots fired calls for service increased 178%. MCSO strives to collect evidence so individuals can be linked to crimes.

Deputy initiated calls for service concerning drug activity increased 68% from 2019 to 2020. The majority of drug activity is occurring along the Baseline Road corridor at gas stations and hotels. MCSO has been working with business owners to try to reduce drug activity. Assaults on deputies are also on the rise, with 5 assaults occurring in 2021.

Mr. Morrison then discussed crime comparisons between Guadalupe and various other municipalities in Arizona. In nearly every category, Guadalupe's crime rate per category was up to 10 times higher than like type crimes compared to other jurisdictions.

MCSO's response time meets industry best practices, which is to be on the scene within five minutes. There are 11.5 sworn law enforcement officers in Guadalupe. MCSO has a liaison and a detective that are dedicated to Guadalupe. MCSO is working on technological solutions to collecting evidence; working with law enforcement partners, the community, and Town officials; and, seeking grant funding to acquire resources. MCSO is also mindful of industry best standards.

In response to questions, Mr. Morrison stated that the level of drug use was not included in the violent crime statistics.

A Councilmember requested additional information related to the locations of where the sexual assaults are occurring; and, requested that the PowerPoint presentation be added to the Town's website for the purpose of transparency to the community. The Town Council is concerned about the crime statistics and discussed the locations where a majority of crime incidents are occurring, which is along Baseline Road.

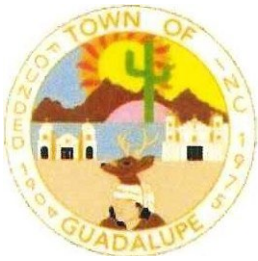
In response to a question, Mr. Morrison stated that he will provide follow up information regarding what businesses have been victimized and which businesses are participating in prosecuting individuals committing crimes at those locations.

In response to questions, Mr. Morrison stated that Priority 1 calls vary in nature. Resources allocated are based on the priority assigned to a call. In an abduction incident, significant law enforcement resources would be assigned, and multiple activities would be occurring simultaneously. MCSO also has a crisis response team that responds to certain incidents.

In response to a question, Mr. Morrison stated that the State of Arizona assists MCSO when there are individuals that are a threat to themselves and others and that have mental health challenges. There are times when individuals are placed in facilities under a doctor's order so that they can receive the appropriate mental health treatment. There are situations where an individual does not qualify for a treatment facility and when that occurs, MCSO offers the individual resources where they can seek assistance.

In response to questions, Mr. Morrison stated that MCSO does not currently collaborate with the City of Tempe Care 7 Crisis Response Team. Staffing shifts are staggered. Many of the MCSO deputies that work in Guadalupe request to be assigned to Guadalupe. All deputies are provided field training; and, many of the deputies have relationships with community members and want to have a positive impact on Guadalupe.

In response to a question, Mr. Morrison stated that he has met with community members to discuss what they would like their community to look like. MCSO would like to collaborate with community members and Town officials to discuss challenges and to set goals. Benchmarks could be developed to determine if goals are being achieved.



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Vice Mayor

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Mr. Morrison stated that he would like MCSO officials to meet with community members on a regular basis to discuss their concerns and to develop relationships.

H. TOWN MANAGERS' COMMENTS

Jeff Kulaga, Town Manager / Clerk

- Congratulated Senior Center staff on the successful departmental audit recently conducted by the Area Agency on Aging.
- Thanked Public Works staff for their work.
- Thanked Dibble Engineering for their assistance in applying for a \$700,000 federal grant for street light renovations.
- Staff will be submitting a grant application for \$600,000 in funding to complete the sewer system rehabilitation project.

I. COUNCILMEMBERS' COMMENTS

Councilmember Bravo

- Thanked community members for getting vaccinated, and for the declining COVID-19 infection rate.
- Thanked the Maricopa County Sheriff's Office for their report. Encouraged community members to review the MCSO report on the Town's website.

Councilmember Osuna

- Thanked staff for their work.

Councilmember Soto

- Thanked staff for their work.
- Urged everyone to visit the restaurants operating in the Mercado.
- Requested that staff do a site visit to new businesses operating on a vacant lot; and, a trailer operating on Calle Carlos.
- Wished everyone a wonderful holy week.

Councilmember Sanchez

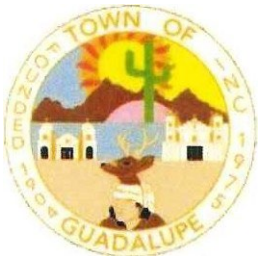
- Thanked staff for their work.
- Urged everyone to stay healthy.

Vice Mayor Vital

- Thanked staff for their work.
- Wished everyone a safe holy week.

Mayor Molina

- Congratulated Senior Center staff for their work and looking forward to the Senior Center reopening.
- Thanked Congressman Gallego for his assistance in the Town receiving a federal grant for the Highline Canal project.
- Town Hall is closed on Good Friday and the Monday following Easter.
- Wished everyone Happy Easter.



J. ADJOURNMENT

Motion by Vice Mayor Vital to adjourn the Regular Council Meeting; second by Councilmember Osuna. Motion passed unanimously on a voice vote 6-0.

The meeting was adjourned at 7:50 p.m.

Valerie Molina, Mayor

ATTEST:

Jeff Kulaga, Town Manager / Town Clerk

Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Anita Cota Soto
Councilmember

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the April 7, 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

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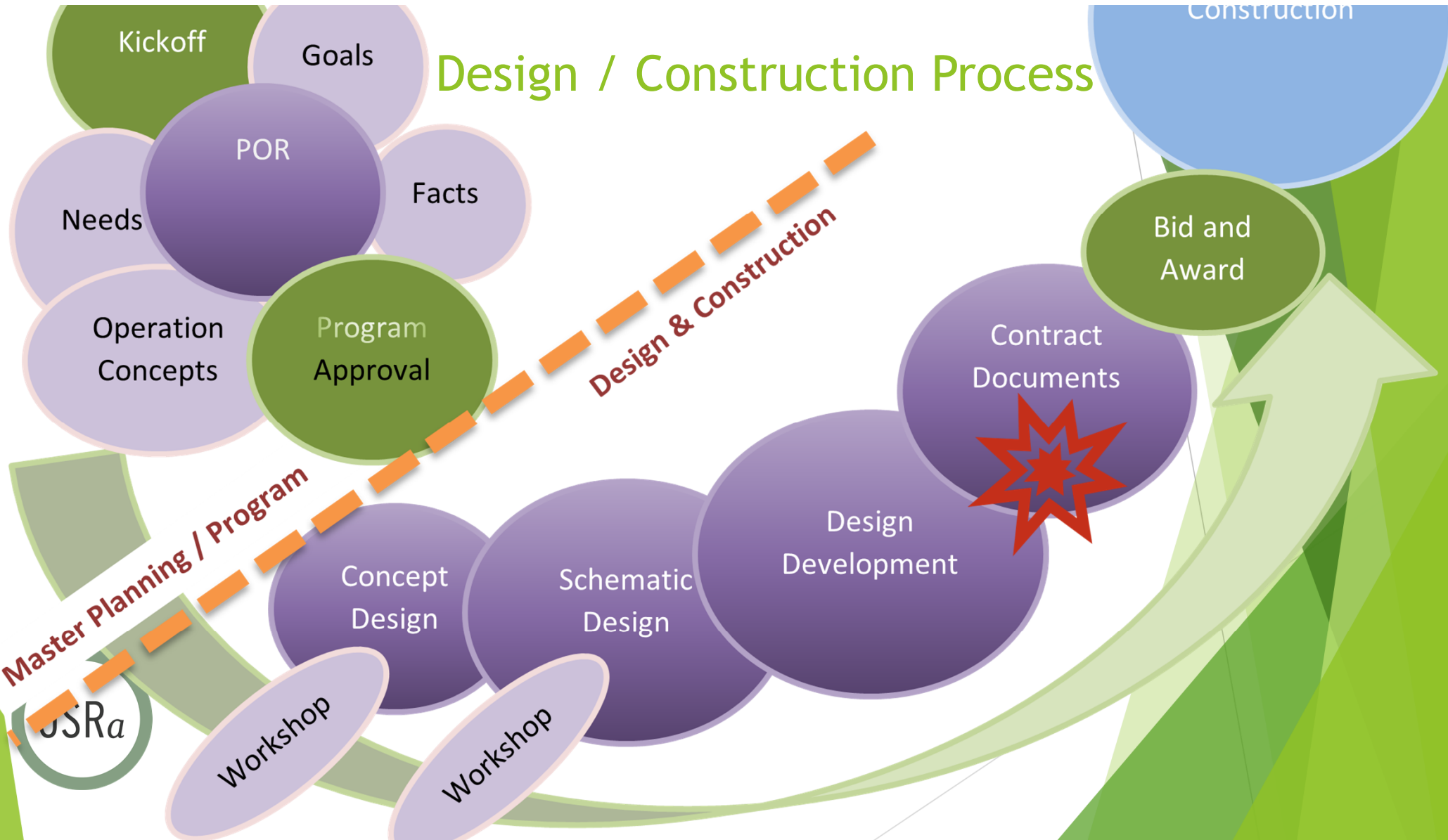
PYT Guadalupe Health Center

Presentation to the Town of Guadalupe **Town Council**



April 28, 2022

Design / Construction Process



Who is being Served?

- ▶ PYT Members in / near Guadalupe
- ▶ American Indians / Alaska Natives

JSR_a

Services Provided

Primary Care

Dental Care

Radiology

Laboratory

Pharmacy

Physical Therapy

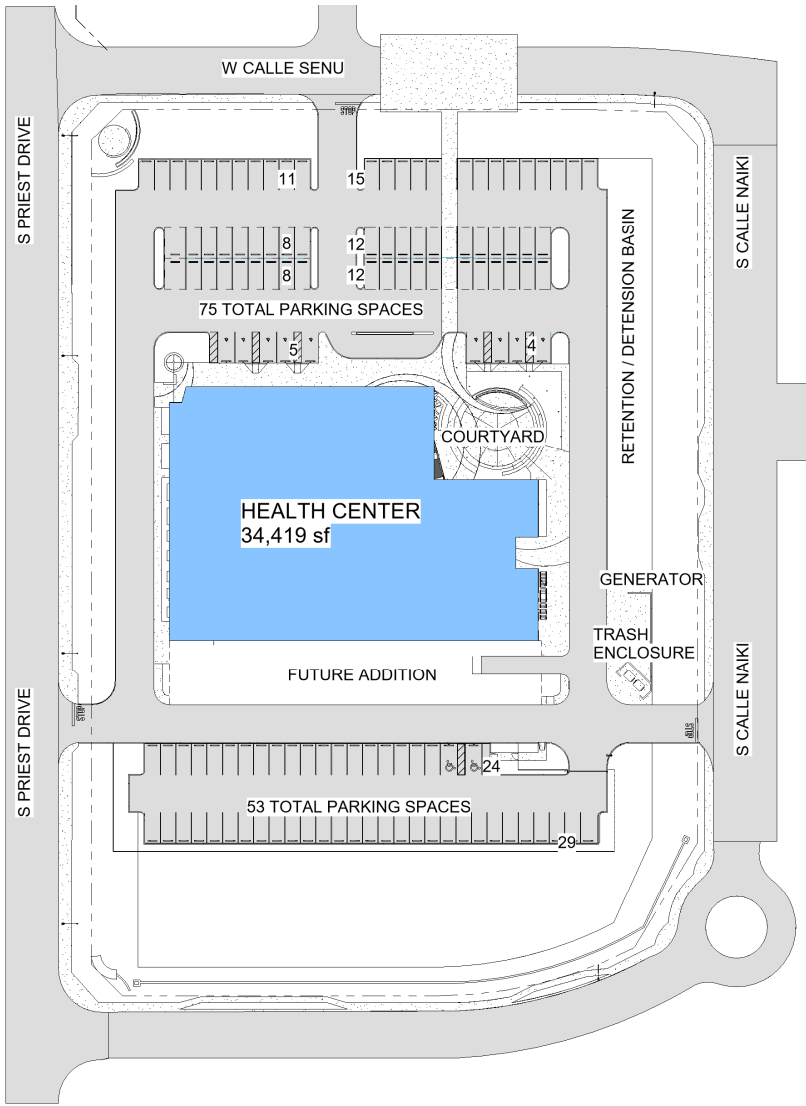
Wellness Center

Site

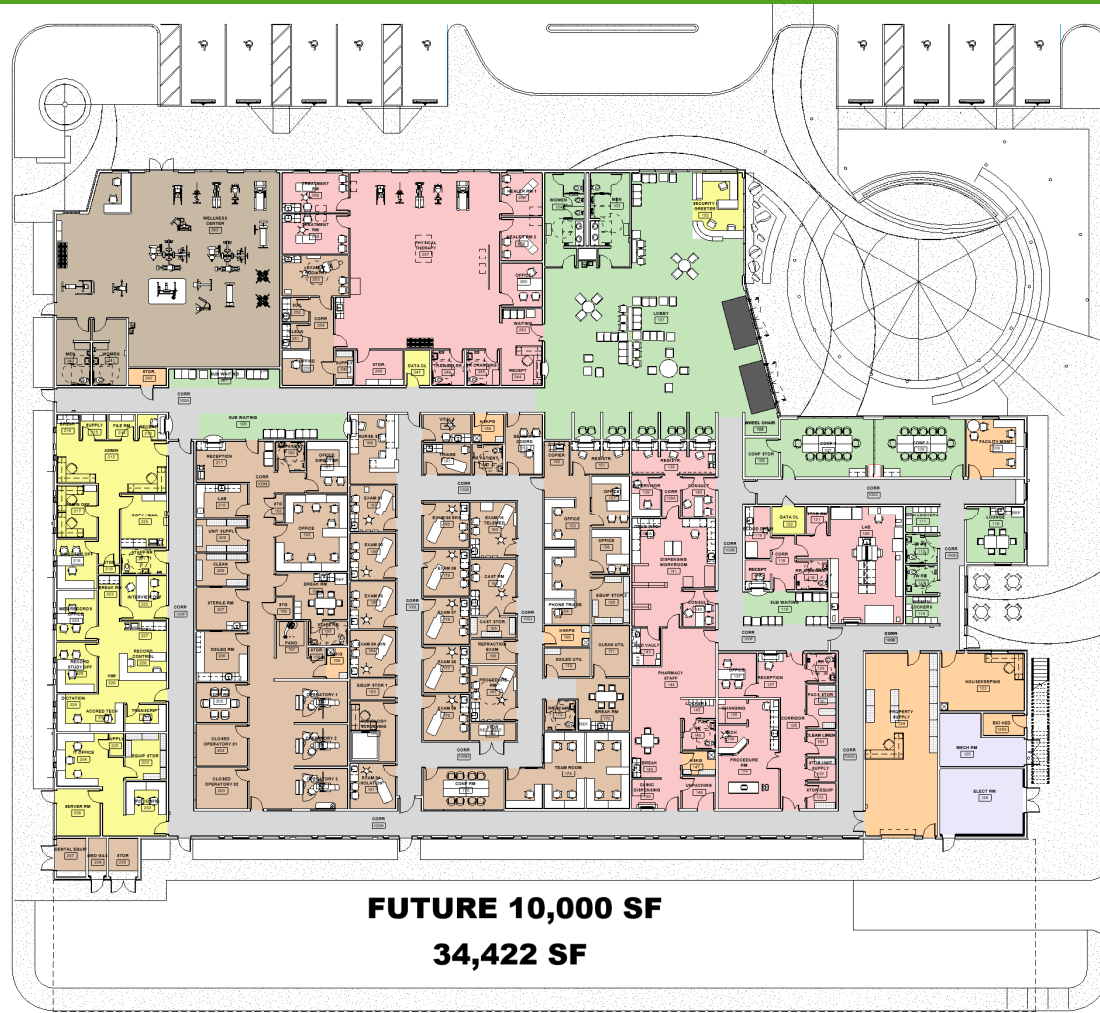


5 Acre Site, South of the PYT Itom Hiapsi Building

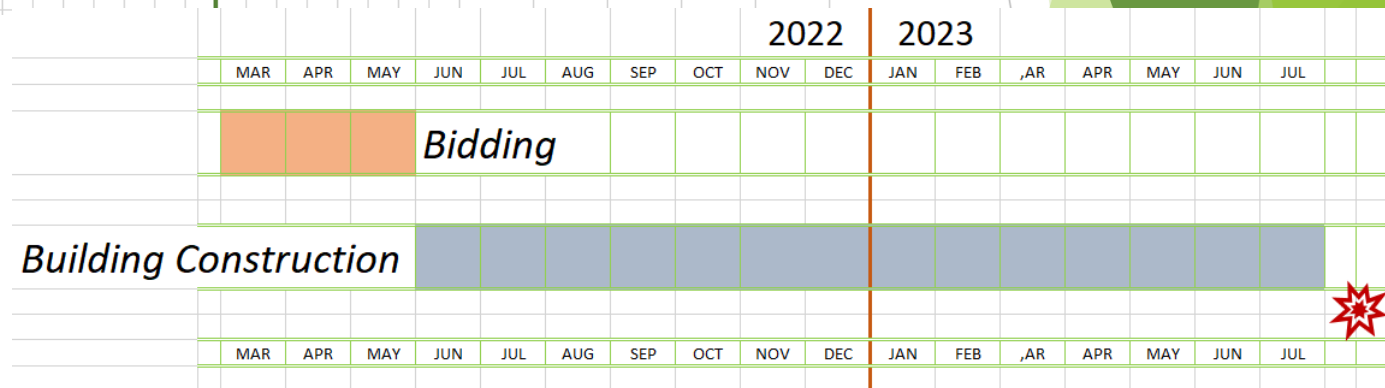
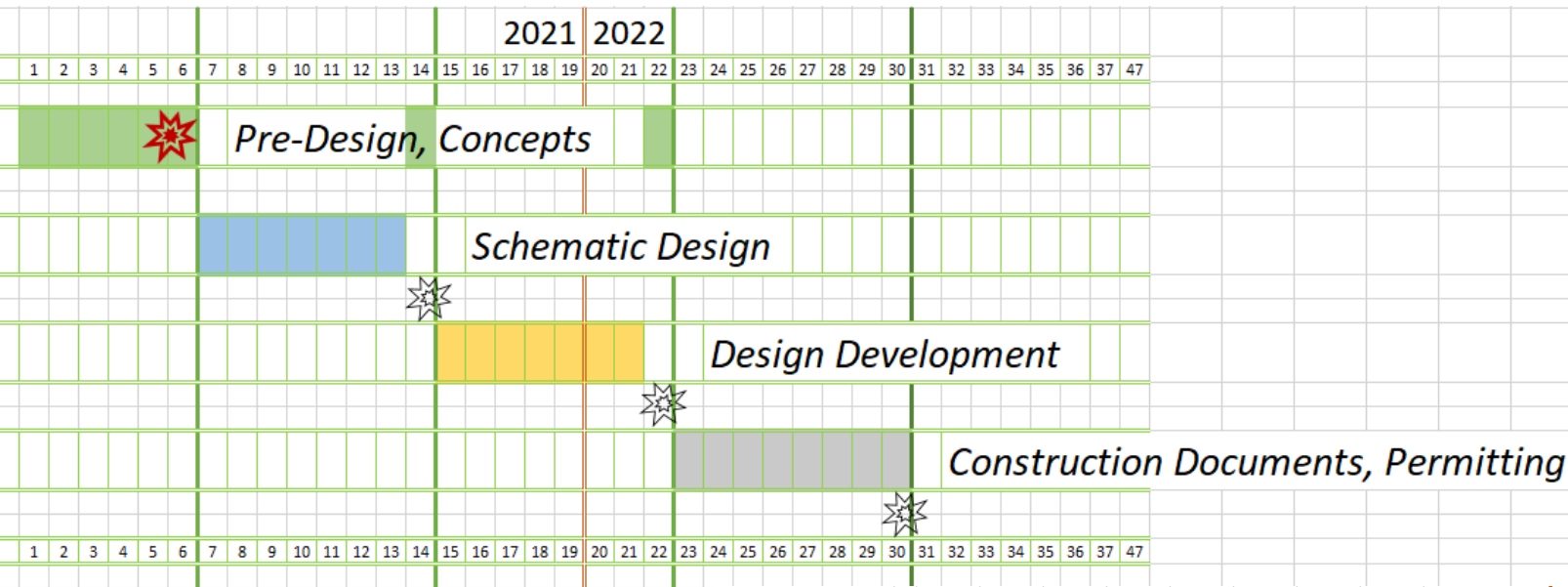
Site Development



Floor Plan



FUTURE 10,000 SF
34,422 SF



Design / Construction Schedule

SE NO. R2 2022-03

TOWN OF GUADALUPE
9241 SOUTH AVENIDA DEL YAQUI
GUADALUPE, ARIZONA 85283
480-730-3080

APPLICATION FOR:

- Variance
- Conditional Use
- Zoning Change

Zoning District: R-3

Fee: _____

Receipt #: _____

THE REASON FOR THE REQUEST IS: Change of Zoning from existing R-3 zone to C-2 zone for a new Pascua Yaqui Tribe Health Clinic

THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS: Tract B on the Final Plat of Las Flores de Guadalupe (Commercial)

Parcel 301-44-362

AND ITS GENERAL LOCATION IS: N SE W SIDE OF CALLE E. SEMU
2100 FEET N S W OF CALLE Priest Drive AND 500 FEET
BY 400 FEET TOTALING 217,519 SQ. FEET.

IF REQUESTING REZONING, INDICATE CHANGE: FROM R-3 TO C-2

APPLICANT: Rick Gonzalez, PWT Architect PHONE NO: 520-879-6337

ADDRESS: T.B.D.

PROPERTY OWNER: PWT OF Arizona PHONE NO 480-763-1260

ADDRESS 4720 W. Calle Tetakumsim

[Signature] 8/5/21 Date
 APPLICANT'S SIGNATURE Date
[Signature] 8/5/21 Date
 *OWNER'S SIGNATURE for PWT Date

*The property owner must sign above or submit a letter by owner authorizing the applicant to make the request.

Office Use Only:

PROCESSED BY: _____ DATE PROCESSED: _____

DATE OF COUNCIL MEETING: _____ APPROVED DISSAPPROVED

COMMENTS: _____



3/8/2022

PYT Guadalupe Health Center (PYT HC)
JSRa Job No.: 21-040

RE: Rezoning Packet

Mr. Jeff Kulaga, Town Manager/Clerk
Town of Guadalupe, Arizona
9241 S. Avenida Del Yaqui
Guadalupe, AZ 85283

Letter of Explanation -

The parcel on the ALTA/ACSM Land Title Survey Tract B of Las Flores de Guadalupe is presently zoned R-3. The Pascua Yaqui Tribe kindly requests to rezone the Tract B parcel to C-2 GENERAL COMMERCIAL for a new Pascua Yaqui Tribe Health Clinic.

Per 154.067 Commercial Districts Zoning Code (C) Permitted Uses, (3) (L) allows for medical clinics within an enclosed building by right without the need for a conditional use permit.

The Pascua Yaqui Nation has completed the Town of Guadalupe's [Rezoning Application](#) requirements. And is enclosed with this letter.

Sincerely,

Rick Gonzalez, PYT Architect
Phone No. (520) 879-6337

301-44-362

Land Parcel

This is a Land parcel located at . The current owner is PASCUA YAQUI TRIBE OF ARIZONA. It is located in the LAS FLORES DE GUADALUPE subdivision, and MCR 66508. Its current year full cash value is \$360,900.

[MAPS](#)
[PICTOMETRY](#)
[VIEW/PAY TAX BILL](#)
[DEED](#)

[OWNER](#)
[VALUATIONS](#)
[MAP FERRET](#)
[SIMILAR PARCELS](#)

[REGISTER RENTAL](#)

PROPERTY INFORMATION



MCR #	<u>66508</u>
Description	LAS FLORES DE GUADALUPE MCR 665-08
Lat/Long	<u>33.359223 -111.962347</u>
Lot Size	217,519 sq ft.
Zoning	R-3
Lot #	
High School District	TEMPE UNION #213
Elementary School District	KYRENE ELEMENTARY SCHOOL DISTRICT
Local Jurisdiction	GUADALUPE
S/T/R	9 1S 4E
Market	00/
Area/Neighborhood	
Subdivision (47 Parcels)	<u>LAS FLORES DE GUADALUPE</u>

OWNER INFORMATION



PASCUA YAQUI TRIBE OF ARIZONA

Mailing Address	4720 W CALLE TETAKUSIM BLDG B, TUCSON, AZ 85757
Deed Number	<u>040011729</u>

Last Deed Date 01/06/2004
Sale Date n/a
Sale Price n/a

VALUATION INFORMATION



We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2022	2021	2020	2019	2018
Full Cash Value ⓘ	\$360,900	\$360,900	\$666,200	\$502,900	\$556,700
Limited Value ⓘ	\$360,900	\$360,900	\$528,045	\$502,900	\$556,700
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15.0%	15.0%	15.0%	15.0%	15.0%
Assessed LPV	\$54,135	\$54,135	\$79,207	\$75,435	\$83,505
Property Use Code	9800	9800	9800	9800	9800
PU Description	Indian Tribal Government	Indian Tribal Government	Indian Tribal Government	Indian Tribal Government	Indian Tribal Government
Tax Area Code	280900	280900	280900	280900	280900
Valuation Source	Notice	Notice	Notice	Notice	Notice

MAP FERRET MAPS



Mapferret maps, also known as Mapld maps, pdf maps, or output maps are now available here without having to search.

▶ [Parcel Maps \(1\)](#)

▶ [Subdivision Maps \(3\)](#)

▶ [MCR Maps \(3\)](#)

▶ [Book/Map Maps \(5\)](#)



Map



THE RECORD REPORTER

~SINCE 1914~

Mailing Address : 2025 N THIRD ST #155, PHOENIX, AZ 85004-1425
Telephone (602) 417-9900 / Fax (602) 417-9910
Visit us @ www.RecordReporter.com

KAY SAVARD
TOWN OF GUADALUPE
9241 S AVENIDA DEL YAQUI
GUADALUPE, AZ 85283

RR# 3572989

COPY OF NOTICE

(Not an Affidavit of Publication. Do not file.)

Reference #
Notice Type: MCHRG NOTICE OF HEARING
Ad Description
Rick Gonzalez 6725 Priest Drive, Guadalupe, AZ 85283 Rezoning Application

To the right is a copy of the notice you sent to us for publication in THE RECORD REPORTER. Please read this notice carefully and fax or e-mail (record_reporter@dailyjournal.com) any corrections. The Affidavit will be filed, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

04/06/2022

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$4.70
Arizona Sales Tax	\$0.02
Total	\$4.72

TOWN OF GUADALUPE NOTICE OF PUBLIC HEARING REZONING APPLICATION The Guadalupe Town Council shall hold a public hearing on Thursday, April 28, 2022, at 6:00 p.m. at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to consider the following rezoning request: Rick Gonzalez, Applicant, is requesting a change of zoning from R-3 Multi-Family Residential to C-2 General Commercial. The property address is 6725 Priest Drive, Guadalupe, AZ 85283. Maricopa County Assessor APN 301-44-362. The property owner is the Pascua Yaqui Tribe. RZ2022-03 Town of Guadalupe, Town Code of Ordinances excerpt, § 154.067 COMMERCIAL DISTRICTS: C-1 NEIGHBORHOOD COMMERCIAL, C-2 GENERAL COMMERCIAL, AND C-M MIXED-USE COMMERCIAL. (A) Intent. (1) The C-1 District is intended to preserve and protect neighborhood commercial areas located in close proximity of residential areas and to provide retailing of convenience goods and services to meet the frequent needs of the neighborhood. (2) The C-2 District is intended to provide space for general retail and office uses, and efficient development of major retail shopping areas to serve the needs of the community and regional area. (C) Permitted uses. (2) The following neighborhood retail businesses and service establishments shall be permitted in enclosed buildings in the C-1, C-2, and C-M Districts: (n) Medical and dental offices; (3) The following general retail business and service establishments shall be permitted in enclosed buildings in the C-2 and C-M Districts: (l) Millinery, medical clinics, manufacture of goods to be sold at retail on the premises. Written comments or objections may be filed at the Guadalupe Town Hall prior to, or at the hearing. Copies of the application and zoning requirements are available at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Guadalupe, AZ 85283. Publish: Wednesday, April 6, 2022 4/6/22

RR-3572989#

Your Legal Publishing



* A 0 0 0 0 0 5 9 8 3 4 7 4 *

Pasqua Yaqui Tribe of Arizona
4720 W Calle Tetakusim, Bldg B
Tucson, AZ 85757

Meritex Tempe Center LLC
24 University Avenue, NE, Ste 200
Minneapolis, MN 55413-2685

Occupant
6955 S Priest Drive
Tempe, AZ 85283

Texas Medical Distributors, Inc.
403 N Highway 77
Rockdale, TX 76567

Occupant
1510 W Bell De Mar Drive
Tempe, AZ 85283

BPG Assets LLC
7307 S Harl Avenue, Ste 1
Tempe, AZ 85283

Occupant
6713 S Clementine Ct
Tempe, AZ 85283

City of Tempe
21 E 6th Street, Ste 208
Tempe, AZ 85281

Occupant
6720 S Priest Dr
Tempe, AZ 85283

Rodriguez Frances
9446 S Avenida del Yaqui
Guadalupe, AZ 85283

Verdugo Dolores Jr/Margarita D
9442 S Avenida del Yaqui
Guadalupe, AZ 85283

Occupant
9405 S Avenida del Yaqui
Guadalupe AZ 85283

Occupant
5500 E Calle Senu
Guadalupe, AZ 85283

Occupant
5501 E Calle Senu
Guadalupe, AZ 85283

Occupant
5503 E Calle Senu
Guadalupe, AZ 85283

Occupant
6500 E Calle Woi
Guadalupe, AZ 85283

Occupant
6502 E Calle Woi
Guadalupe, AZ 85283

Occupant
6501 E Calle Woi
Guadalupe, AZ 85283

Occupant
6503 E Calle Woi
Guadalupe, AZ 85283

Occupant
7500 E Calle Vahi
Guadalupe, AZ 85283

Occupant
7500 E Calle Vahi
Guadalupe, AZ 85283



**Pascua Yaqui Tribe
Guadalupe Health Clinic**



Guadalupe, AZ

VICINITY OWNERSHIP MAP LIST

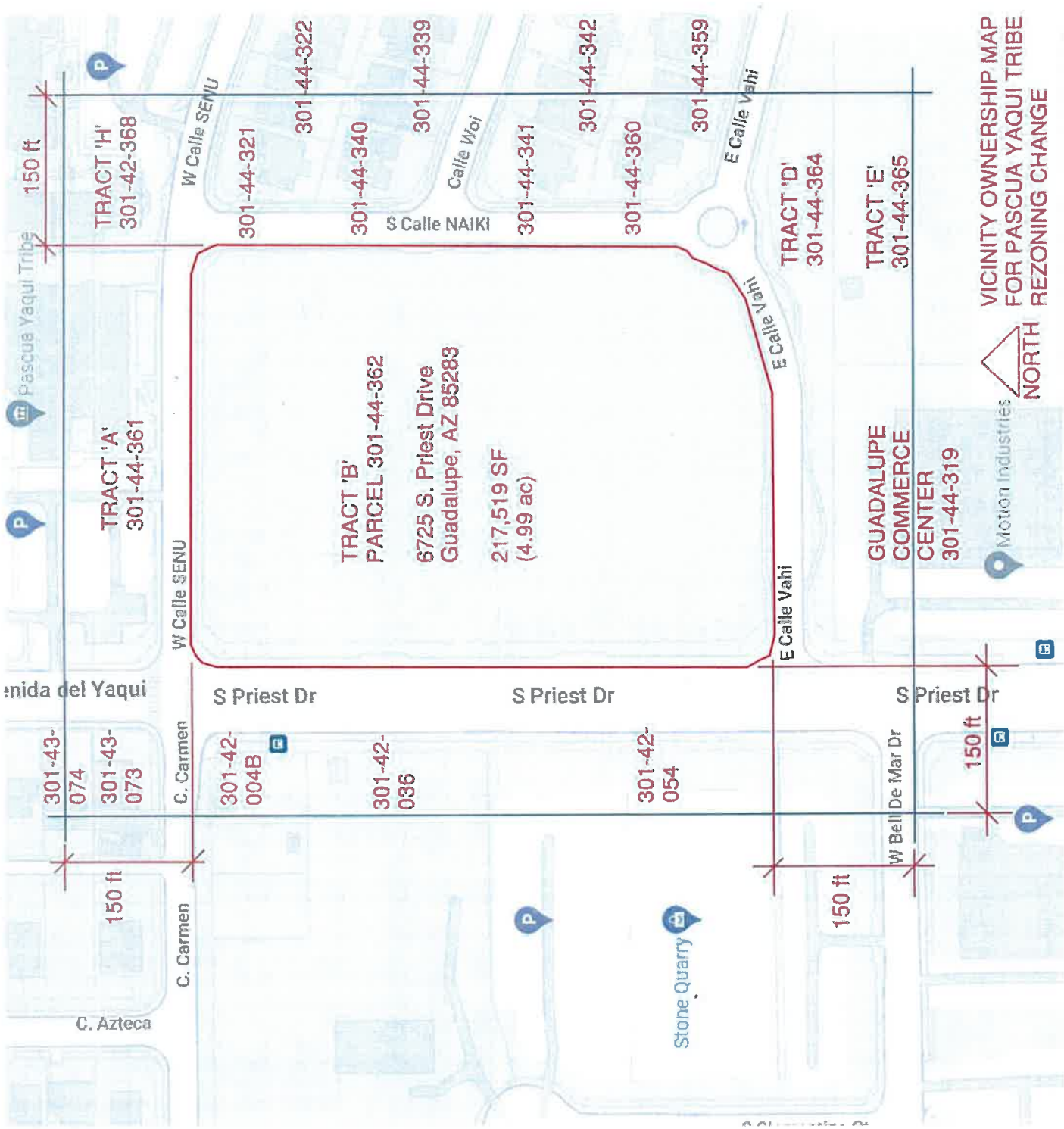
March 07, 2022

ARCHITECT
JOHNSON SMITTHIPONG & ROSAMOND ASSOCIATES, INC.
TUCSON, ARIZONA



Pascua Yaqui Tribe - Guadalupe Health Center
6725 S. Priest Drive, Guadalupe, AZ 85283

Project Parcel Location Map



VICINITY OWNERSHIP MAP
FOR PASCUA YAQUI TRIBE
NORTH
REZONING CHANGE



GUADALUPE
COMMERCE
CENTER
301-44-319





Pascua Yaqui Tribe - Guadalupe Health Center
6725 S. Priest Drive, Guadalupe, AZ 85283

Parcel Address list

Parcel Number	Property Address	Mailing Address	Owner Name
1 301-44-361	9405 S AVENIDA DEL YAQUI GUADALUPE 85283	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
2 301-44-368	5500 E CALLE SENU GUADALUPE 85283	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
3 301-44-321	5501 E CALLE SENU GUADALUPE 85283	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
4 301-44-322	5503 E CALLE SENU GUADALUPE 85283	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
5 301-44-340	6500 E CALLE WOI GUADALUPE 85283	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
6 301-44-339	6502 E CALLE WOI GUADALUPE 85283	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
7 301-44-341	6501 E CALLE WOI GUADALUPE 85283	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
8 301-44-342	6503 E CALLE WOI GUADALUPE 85283	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
9 301-44-360	7500 E CALLE VAHI GUADALUPE 85283	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
10 301-44-359	7502 E CALLE VAHI GUADALUPE 85283	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
11 301-44-364	NA	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
12 301-44-365	NA	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
13 301-44-319	6955 S PRIEST DR TEMPE 85283	4720 W CALLE TETAKUSIM BLDG B TUCSON AZ 85757	PASCUA YAQUI TRIBE OF ARIZONA
14 301-42-054	1510 W BELL DE MAR DR TEMPE 85283	24 UNIVERSITY AVE NE STE 200 MINNEAPOLIS MN	PASCUA YAQUI TRIBE OF ARIZONA
15 301-42-036	6713 S CLEMENTINE CT TEMPE 85283	403 N HIGHWAY 77 ROCKDALE TX 76567	MERITEX TEMPE CENTER LLC
16 301-42-0048	6710 S PRIEST DR TEMPE 85283	7307 S HARL AVE SUITE 1 TEMPE AZ 85281	TEXAS MEDICAL DISTRIBUTORS INC
17 301-43-073	9446 S AVENIDA DEL YAQUI GUADALUPE 85283	21 E 6TH ST STE 208 TEMPE AZ 85281	BPG ASSETS LLC
18 301-43-074	9442 S AVENIDA DEL YAQUI GUADALUPE 85283	9446 AVENIDA DEL YAQUI GUADALUPE AZ 85283	CITY OF TEMPE
		9442 S AVE DEL YAQUI GUADALUPE AZ 85283	RODRIGUEZ FRANCES
			VERDUGO DOLORES JR/MARGARITA D
			TRACT D
			TRACT E
			599-28
			735-06
			266-11
			223-37
			LOT 73
			LOT 74



FINAL PLAT OF LAS FLORES DE GUADALUPE, ARIZONA

R-N WESTING Consulting Engineers 7400 N. 18th Street, Suite 200 Phoenix, Arizona 85020



Table with 2 columns: DATE, REVISION PER TOWN/COUNTY DESCRIPTION

SCALE: AS SHOWN ON THIS PLAT

SYMBOL LEGEND table with 2 columns: SYMBOL, DESCRIPTION

BASIS OF BEARING: WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14...

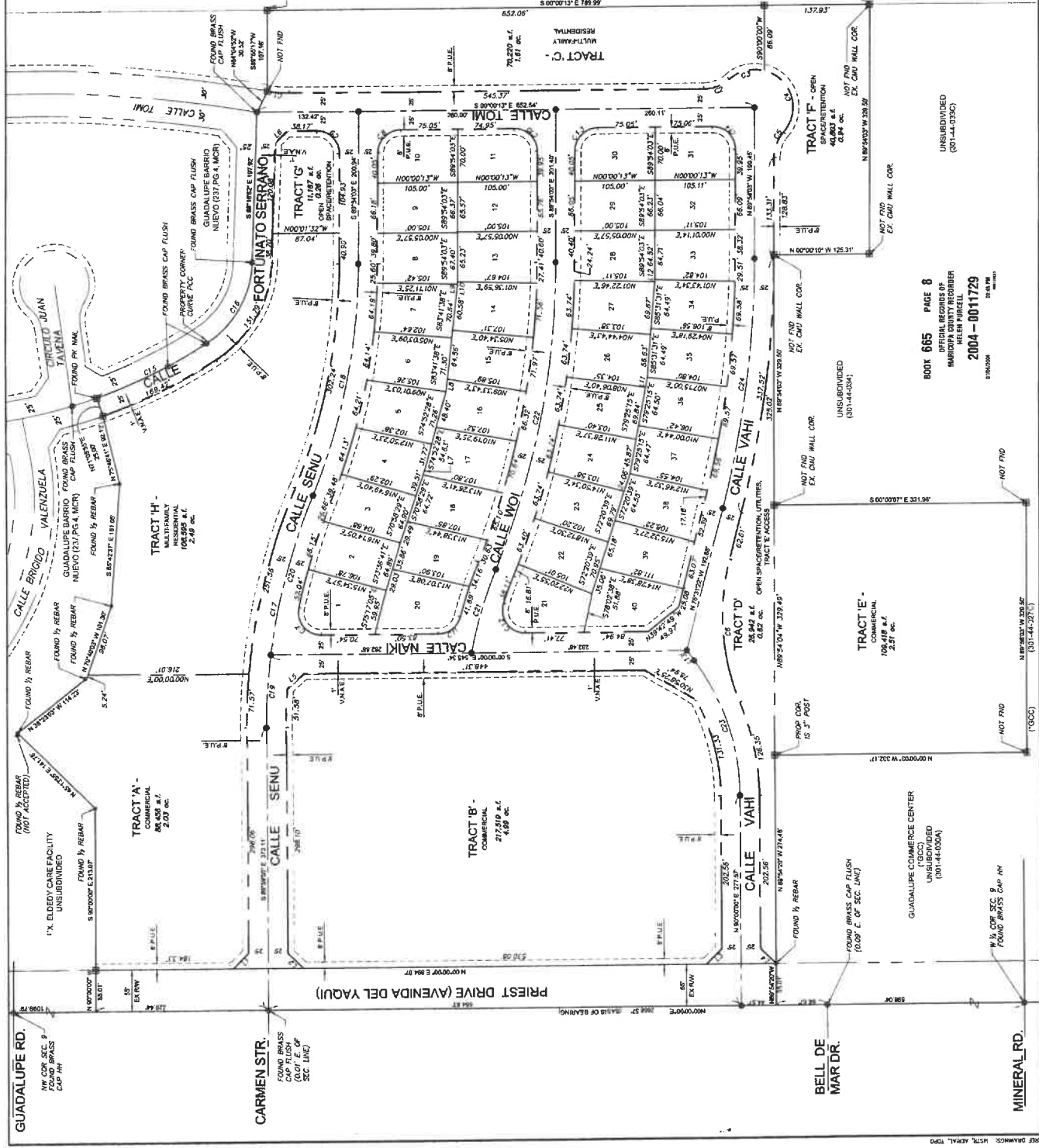
LINE TABLE with 3 columns: LINE, LENGTH, BEARING

CURVE TABLE with 4 columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA



665-08

UNOFFICIAL DOCUMENT



BOOK 665 PAGE 8
GENERAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004 - 0011729

TRACT A - MULTIFAMILY RESIDENTIAL 108,830 s.f. 2.48 ac.

TRACT B - COMMERCIAL 27,539 s.f. 0.63 ac.

TRACT C - OPEN SPACE/RECREATIONAL UTILITIES 2,117 s.f. 0.05 ac.

TRACT D - COMMERCIAL 25,842 s.f. 0.59 ac.

TRACT E - COMMERCIAL 102,419 s.f. 2.37 ac.



6725 S. Priest Drive – Rezoning Request

**6725 S. Priest Drive
5-acre parcel**

Current Zoning: R-3

Requested Zoning: C-2

**Proposed Use:
Pascua Yaqui Tribe Health
Clinic**

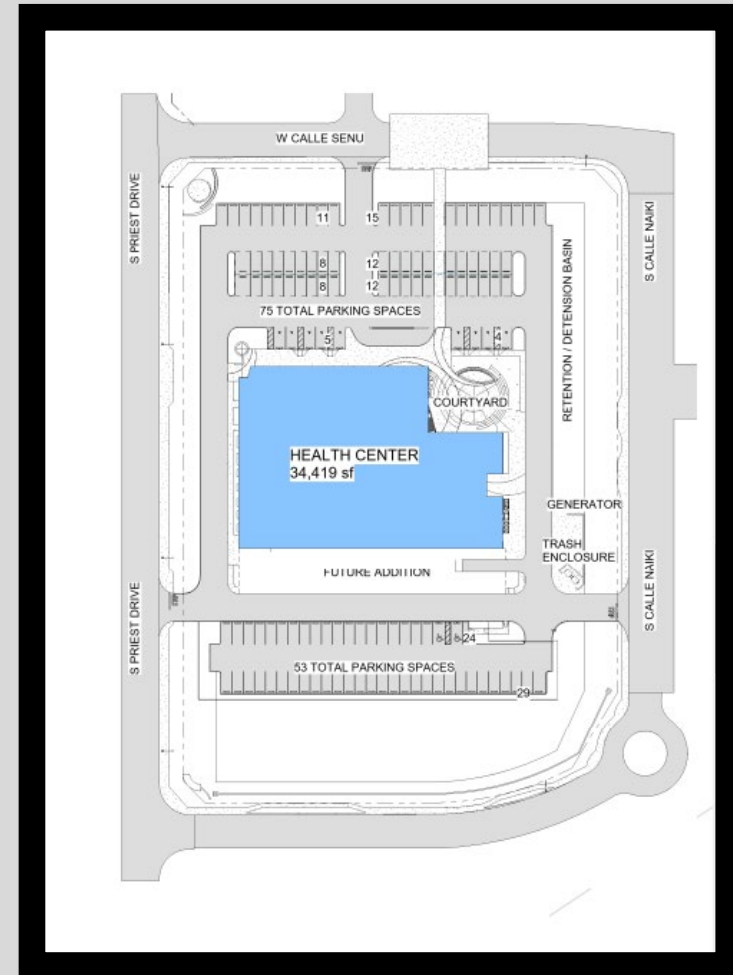




6725 S. Priest Drive – Rezoning Request

Proposed: Pascua Yaqui Tribe Health Clinic

33,590 square feet



North



6725 S. Priest Drive – Rezoning Request

Current Zoning: R-3

- § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS.
- R-3 District is intended for medium density, multi-family dwellings.



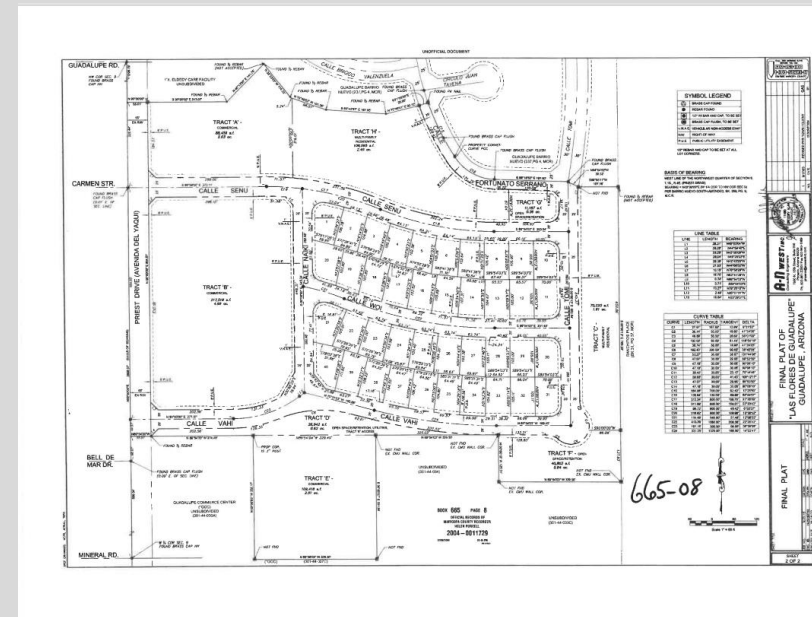
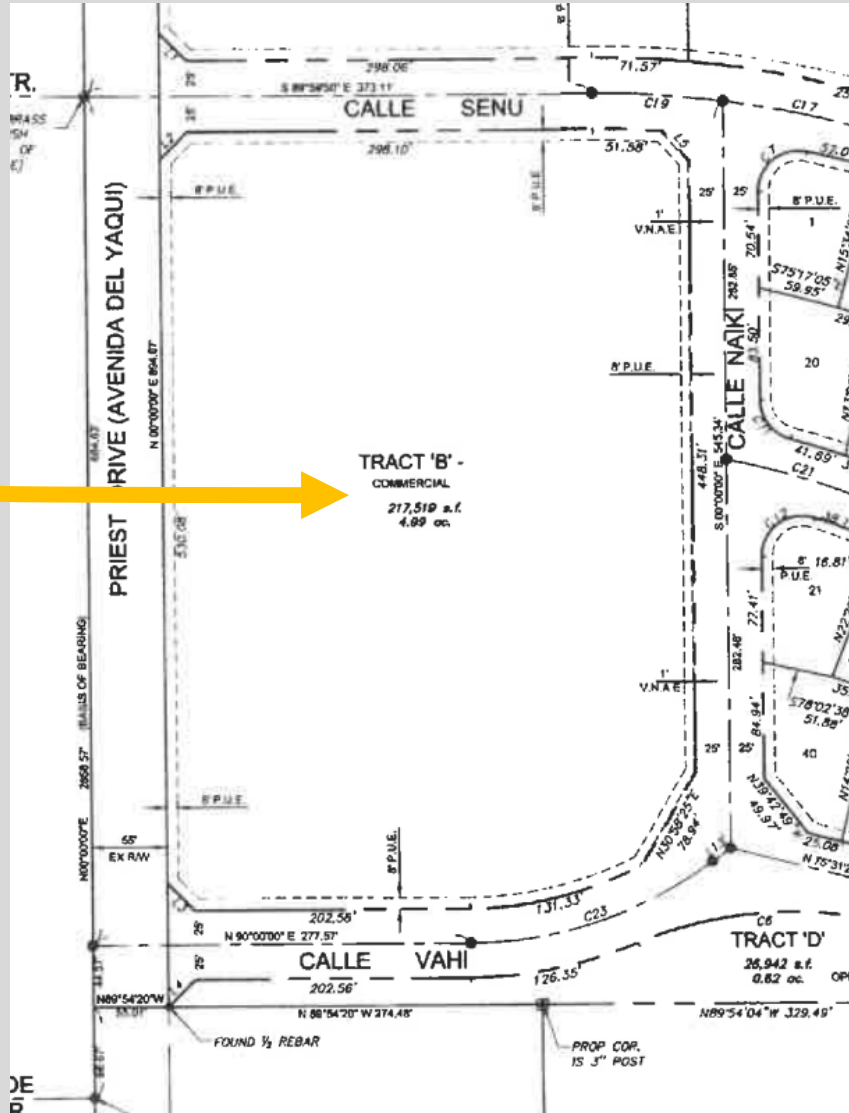
Requested Zoning: C-2

- § 154.067 COMMERCIAL DISTRICTS; C-1 NEIGHBORHOOD COMMERCIAL, C-2 GENERAL COMMERCIAL, AND C-M MIXED-USE COMMERCIAL.
- C-2 District is intended to provide space for general retail and office uses, and efficient development of major retail shopping areas to serve the needs of the community and regional area.
- Permitted uses.
 - (n) Medical and dental offices;
 - (l) medical clinics,



6725 S. Priest Drive – Rezoning Request

November 25, 2003
Final Plat for
“Las Flores de Guadalupe”
Tract “B” identified as
commercial



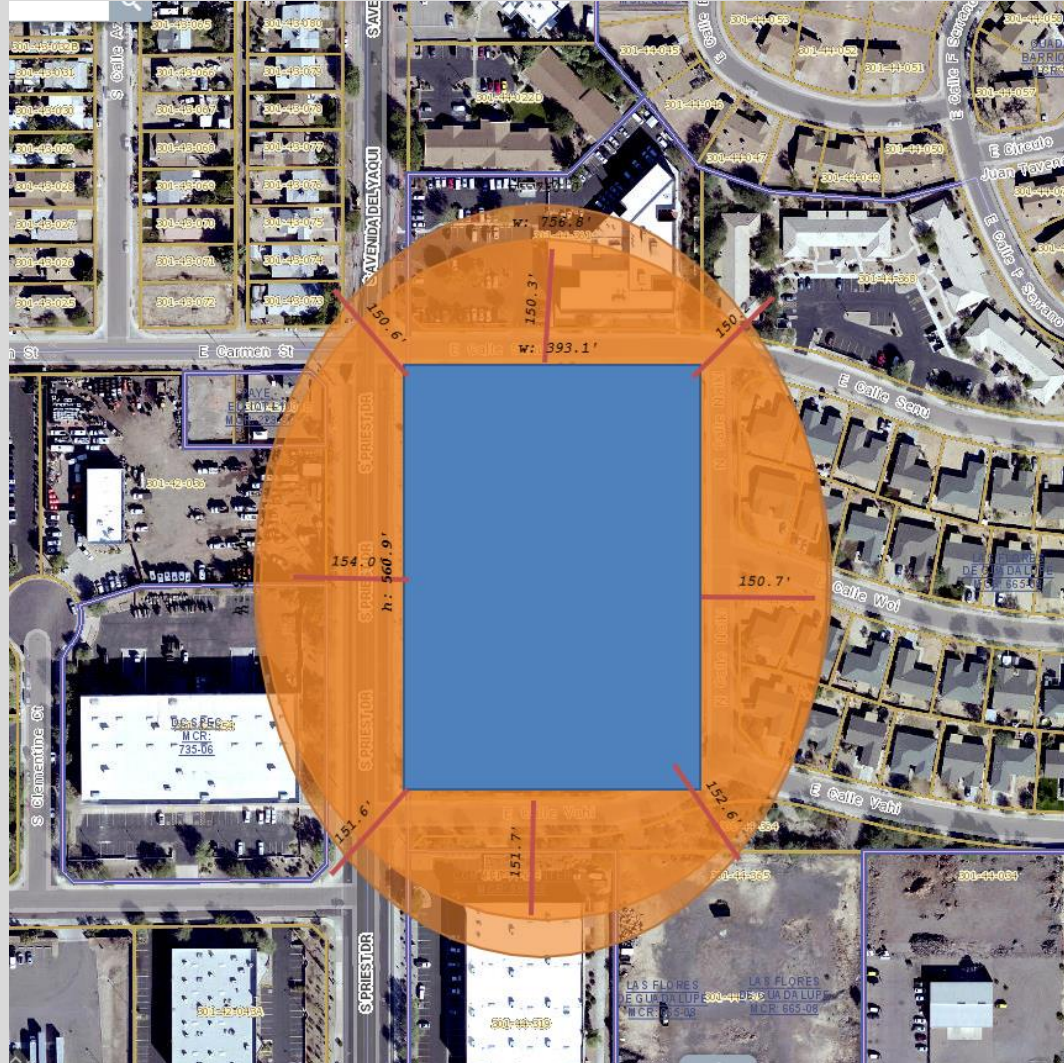
North

Town Council Meeting
April 28, 2022



6725 S. Priest Drive – Rezoning Request

**Notification:
Adjacent properties
within 150'**



Town Council Meeting
April 28, 2022

6725 S. Priest Drive – Rezoning Request



Adjacent Zoning:

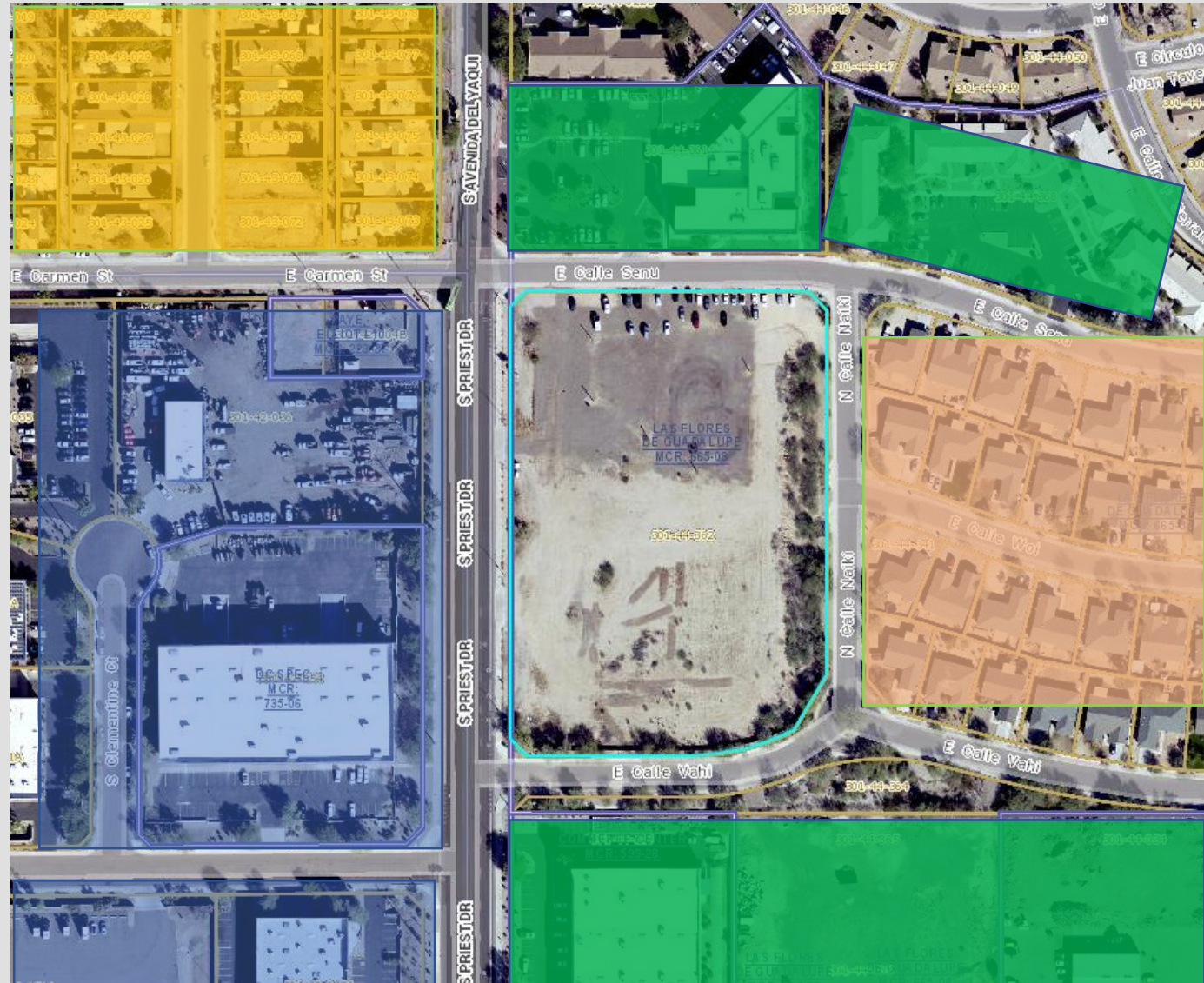
R-1-6 

R-4 

C-MIX 

City of Tempe:

GID 



6725 S. Priest Drive – Rezoning Request



RECOMMENDATION: Grant rezoning

- C-2 zoning appears to be the intended zoning from 2003.
- Rezoning to C-2 and the proposed use will not detrimentally impact adjacent properties.



TOWN OF GUADALUPE
9241 SOUTH AVENIDA DEL YAQUI
GUADALUPE, ARIZONA 85283
480-730-3080

CASE NO. _____

APPLICATION FOR:

- Variance V 2022-01
- Conditional Use
- Zoning Change R2 2022-04

Zoning District: _____

Fee: _____

Receipt #: _____

THE REASON FOR THE REQUEST IS : To build a duplex for feasibility of affordable housing.

944.9 S. Calle Vaou Nawu;

THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS : RANCHITOS PLACE MCR 31-37
LOT 5 TH PT LOT 5 BEG NE COR OF LOT TH S 124F W
69.33F N 124F TH E 69.33F TO POB

Parcel 301-44-0080

AND ITS GENERAL LOCATION IS: N S (E) W SIDE OF CALLE VAOU NAWU
FEET (N) S E W OF CALLE CARMEN AND 69.33 FEET
BY 124 FEET TOTALING 8,590 SQ. FEET.

IF REQUESTING REZONING, INDICATE CHANGE : FROM R1-9 TO R2

APPLICANT : Elijah Lubandi PHONE NO : 310-844-3163

ADDRESS : 3418 E. Aris Drive, Gilbert, AZ 85298

PROPERTY OWNER : Lourita Mulenga PHONE NO 602-236-3794

ADDRESS : 3418 E. Aris Drive, Gilbert, AZ 85298

APPLICANT'S SIGNATURE _____ Date _____

*OWNER'S SIGNATURE _____ Date _____

*The property owner must sign above or submit a letter by owner authorizing the applicant to make the request.

Office Use Only:

PROCEDESSED BY : _____ DATE PROCESSED: _____

DATE OF COUNCIL MEETING: _____ APPROVED DISSAPPROVED

COMMENTS : _____

Date 1/20/2022

Town of Guadalupe

Attn: Planning Department

9241 S. Avenida del Yaqui

Guadalupe, AZ

RE: 9449 S. Calle Vaou Nawi

Guadalupe, AZ 85283

APN 301-44-008Q

Dear Mr. Kulaga,

I am writing to request a variance for the development of the 8,590 square-ft parcel # 301-44-008Q. I have contracted Adair Home Builders, and they have come up with the attached conceptual design for a Duplex that shall facilitate the feasibility of the development.

Hoping to hear back from you and appreciate your consideration with this variance request and looking forward to being a part of the great community of Guadalupe.

Sincerely

Elijah Lubandi

Elijah Lubandi

- ELEVATION OPTIONS
- SPANISH ELEVATION
 - CRAFTSMAN ELEVATION
 - STONE OPTION CRAFTSMAN ELEV. - #47SP

- STRUCTURAL OPTIONS
- 9 FT PLATE HEIGHT INCLUDES 8" TALL CH. GARAGE DOOR & 36" UPPER CABINETS IN KITCHEN
 - GARAGE: 2866 GARAGE SERVICE DOOR

- LIGHTING OPTIONS
- KITCHEN: PENDANT LIGHT PACKAGE (FOR KITCHEN ISLAND)
 - KITCHEN: UNDER-CABINET LIGHTING
 - GREAT ROOM: 4x CAN LIGHT PACKAGE

- CABINET OPTIONS
- UTILITY: 60" UPPER CABINETS (ABOVE WASHER/DRYER)

CONCEPT/BINDER REVIEW CHECKLIST

- FLOOR PLAN PAGES
- GENERAL:**
- COMPARE GARAGE ORIENTATION TO PLOT PLAN
 - ROOM NAME CHANGES
 - ATTIC ACCESS LOCATION(S)
 - CRAWL SPACE ACCESS LOCATION(S)
- MISC. OPTIONAL ITEMS:
- ADJNL. WINDOWS
 - PATIO COVER
 - ADJNL. DOORS
 - GARAGE DOOR OPENER
 - FIRE PLACE
 - FINISHED GARAGE
 - SKY LIGHT(S)
 - INSULATED INTR. WALLS
- ELEVATION PAGES
- GENERAL:**
- GARAGE ORIENTATION
 - ELEVATION STYLE
- OPTIONS (CONFIRM EACH LOCATION):
- GARAGE DOOR STYLE
 - EXTERIOR TRIM
 - ADDITIONAL WINDOW(S)
 - DECK LEDGER
 - ADDITIONAL DOOR(S)
 - FIREPLACE
- SITE CONDITIONS (CONFIRM EXTERIOR GRADE MATCHES YOUR PROPERTY):
- CONFIRM ALL ELEVATIONS REPRESENT ACTUAL SITE CONDITIONS
- CABINET PAGE
- GENERAL (CONFIRM LOCATION OF STANDARD ITEMS):**
- DISHWASHER
 - SINK LOCATION
 - REFRIGERATOR
 - RANGE
 - MICROHOOD
 - ISLAND/PENINSULA
 - DOORS & DRAWERS
 - EATING BAR (WHERE APPLICABLE)
- OPTIONAL:**
- GOURMET KITCHEN
 - UNDER CAB. LIGHTING
 - ADTL. CABINETS
 - PULL OUT SHELVES
 - BATH VANITY HGT.
 - FIREPLACE & MANTLE
- FLOORING (CONFIRM FLOORING TYPES BY ROOM AND ASSOCIATED TRANSITIONS):
- CARPET
 - VINYL
 - LAMINATE/LVP
 - HARDWOOD
 - TILE
 - TRANSITIONS
 - AREA MATRIX
- ELECTRICAL (CONFIRM EACH LOCATION):
- EXTRA OUTLETS
 - TV / PHONE / INTERNET
 - CHRISTMAS LTG.
 - CEILING FAN PRE WIRE
 - RECESSED LIGHTS
 - PENDANT LTG. (ROUGH IN)
 - UNDER CAB. LTG.
 - DEDICATED OUTLETS
- PLUMBING (CONFIRM EACH LOCATION):
- UPG. KITCHEN SINK
 - DISPOSAL
 - BATH SINKS
 - UTILITY SINK (ROUGH IN)
 - HOSE BIBS
 - BATH/PREP SINK
- MECHANICAL (CONFIRM EACH LOCATION & TYPE):
- HVAC (INTERIOR & EXTERIOR)
 - WATER HEATER
 - WASHER/ DRYER ORIENTATION
 - PRESSURE TANK LOOP
 - OPTIONAL GAS LINES

NOTE:

- 1) ACTUAL LOCATION OF ELECTRICAL OUTLETS, HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.
- 2) THESE PLANS ARE GENERALIZED AS OPPOSED TO SPECIFIC. THE FINAL MEASUREMENTS AND LAYOUT OF THE STRUCTURE WILL DIFFER SOMEWHAT FROM WHAT IS SHOWN.
- 3) ONE NO-COST REVISION IS ALLOWED TO CORRECT AN ERROR. OTHER REVISIONS REQUIRE AN ADDITIONAL \$500 DRAFTING FEE.
- 4) NEW OPTIONS AND MINOR CHANGES CAN BE REDLINED ON THE DRAWING BY YOUR HOME OWNERSHIP COUNSELOR
- 5) ONCE THE FINAL CONCEPT IS SIGNED AND THE HOME ORDER IS ACCESSED (RATED), NO CHANGES ARE ALLOWED. PLEASE SEE THE CHANGE ORDER POLICY DOCUMENT.

DRAWN BY: XX

APPROVED: _____

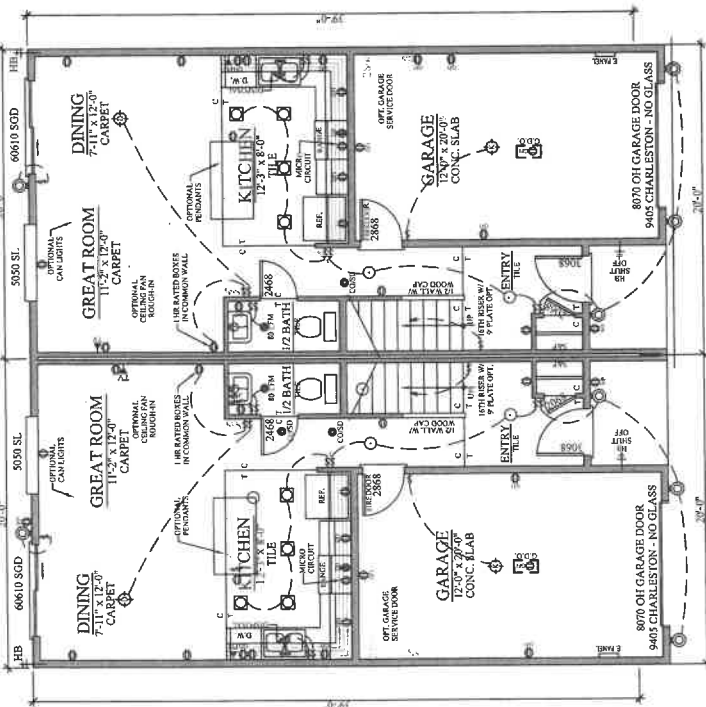
OWNER _____

DATE _____

OWNER _____

OFFICER, ADAIR HOMES _____

THE BAYFIELD 2548 DUPLEX



MAIN FLOOR PLAN

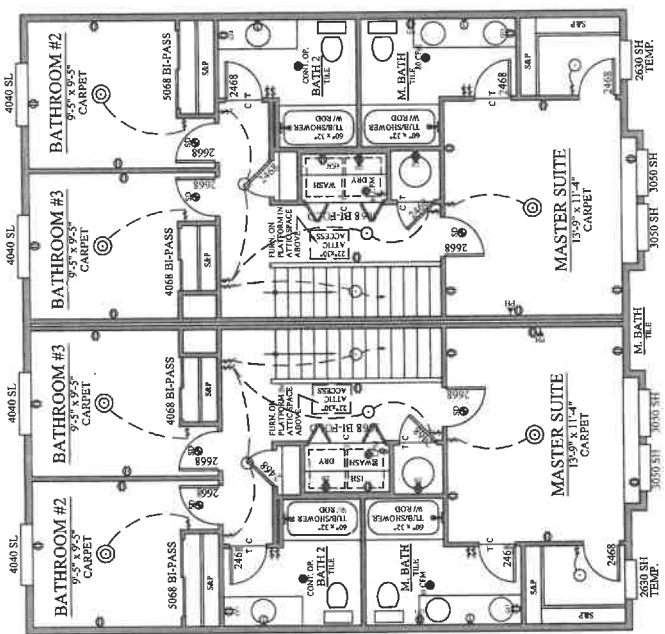
533 SQ FT PER UNIT 1/8" = 1'-0"
 TOTAL SQUARE FOOTAGE: 1274 SF PER UNIT (2548 SF BUILDING)

NOTE:

- 1-ACTUAL LOCATION OF ELECTRICAL OUTLETS, HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.
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ADAIR HOMES
 © COPYRIGHT 2021



UPPER FLOOR PLAN

741 SQ FT PER UNIT 1/8" = 1'-0"

AREA LEGEND	FLORING	AREA
ENTRY		44 SF
COAT CLOSET		7 SF
HALL (MAIN FLOOR)		50 SF
KITCHEN		72 SF
DINING		96 SF
GREAT ROOM		134 SF
1/2 BATH		24 SF
STAIRS		76 SF
HALL (UPPER)		94 SF
MASTER SUITE		191 SF
MASTER BATH		43 SF
BATH #2		40 SF
BEDROOM #2		113 SF
BEDROOM #3		108 SF
LAUNDRY CLOSET		18 SF
WATER HEATER CLOSET		11 SF
LIVING TRIPUP		
KITCHEN		26 SF
ISLAND		14 SF
M. BATH		13 SF
BATH #2		10 SF
BALKANPLAM		
KITCHEN		15 LF
M. BATH		9 LF
BATH #2		8 LF

ELECTRICAL LEGEND	SYMBOL
FAN	⊙
PAN - CEILING ROUGH-IN	⊙
LIGHT - WALL MOUNT - EXT.	⊙
LIGHT - HANGING - DINING	⊙
LIGHT - KEYLESS - EXP. BULB	⊙
LIGHT - HANGING - 2 STORY	⊙
LIGHT - BLANKED OUT BOX	⊙
LIGHT - LARGE FLUSH MOUNT	⊙
LIGHT - SMALL FLUSH MOUNT	⊙
LIGHT - PENDANT	⊙
LIGHT - 6" RECESSED CAN	⊙
LIGHT - UNDER CABINET	⊙
LIGHT - WALL MOUNT - VANITY	⊙
OUTLET - 110	⊙
OUTLET - EXTERIOR	⊙
OUTLET - 220	⊙
OUTLET - PHONE	⊙
OUTLET - TV	⊙
SMOKE DETECTOR	⊙
SMOKE/CO DETECTOR	⊙
SWITCH - 1 WAY	⊙

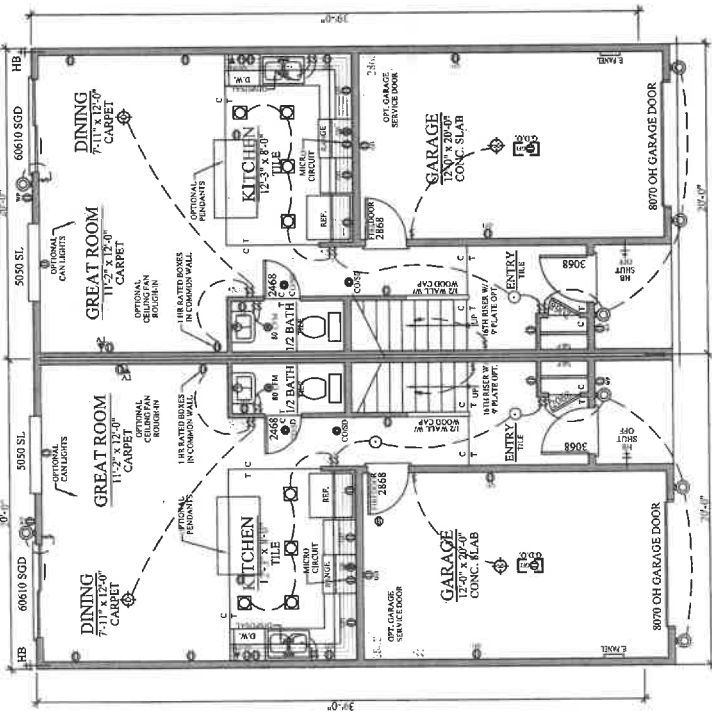
APPROVED: _____

OWNER _____

OWNER _____

DATE _____

OFFICER, ADAIR HOMES _____



UNIT A
UNIT B
MAIN FLOOR PLAN
1/8" = 1'-0"

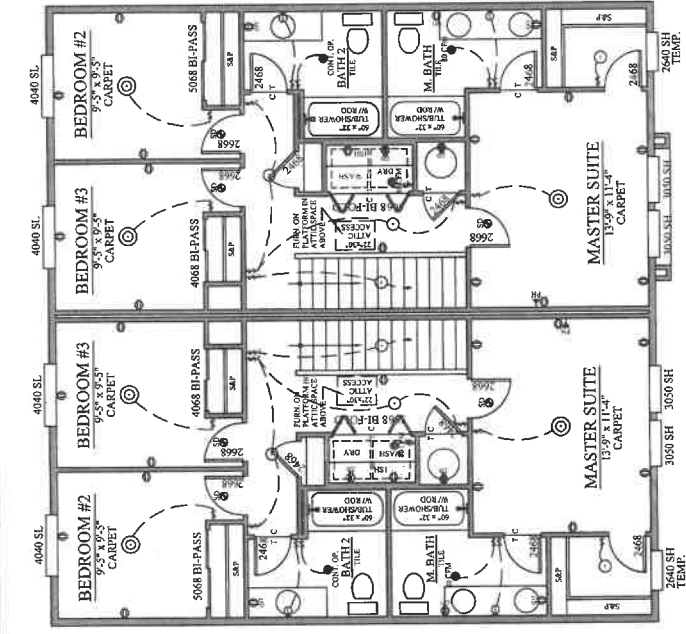
533 SQ FT PER UNIT
TOTAL SQUARE FOOTAGE: 1274 SF PER UNIT (2548 SF BUILDING)

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ADAIR HOMES
© COPYRIGHT 2021



UNIT A
UNIT B
UPPER FLOOR PLAN
1/8" = 1'-0"

741 SQ FT PER UNIT
TOTAL SQUARE FOOTAGE: 1274 SF PER UNIT (2548 SF BUILDING)

AREA LEGEND	
ITEM	AREA
ENTRY	44 SF
COAT CLOSET	7 SF
HALL (MAIN FLOOR)	50 SF
KITCHEN	72 SF
DINING	96 SF
GREAT ROOM	134 SF
1/2 BATH	24 SF
STAIRS	76 SF
HALL (UPPER)	94 SF
MASTER SUITE	43 SF
MASTER BATH	40 SF
BEDROOM #2	113 SF
BEDROOM #3	108 SF
LAUNDRY CLOSET	18 SF
WATER HEATER CLOSET	11 SF
CLOSET TOTALS	
KITCHEN	35 SF
M. BATH	14 SF
BATH #2	10 SF
BACKSPLASH	
KITCHEN	13 LF
M. BATH	9 LF
BATH #2	8 LF

ELECTRICAL	SYMBOL
FAN	
FAN - CEILING ROUGH-IN	
LIGHT - WALL MOUNT - EXT.	
LIGHT - HANGING - DINING	
LIGHT - KEYLESS - EXP. BULB	
LIGHT - HANGING - 2 STORY	
LIGHT - BLANKED OUT BOX	
LIGHT - LARGE FLUSH MOUNT	
LIGHT - SMALL FLUSH MOUNT	
LIGHT - PENDANT	
LIGHT - 6" RECESSED CAN	
LIGHT - UNDER CABINET	
LIGHT - WALL MOUNT - VANITY	
OUTLET - 110	
OUTLET - EXTERIOR	
OUTLET - 220	
OUTLET - PHONE	
OUTLET - TV	
SMOKE/CO DETECTOR	
SMOKE/CO DETECTOR	
SWITCH - 1 WAY	

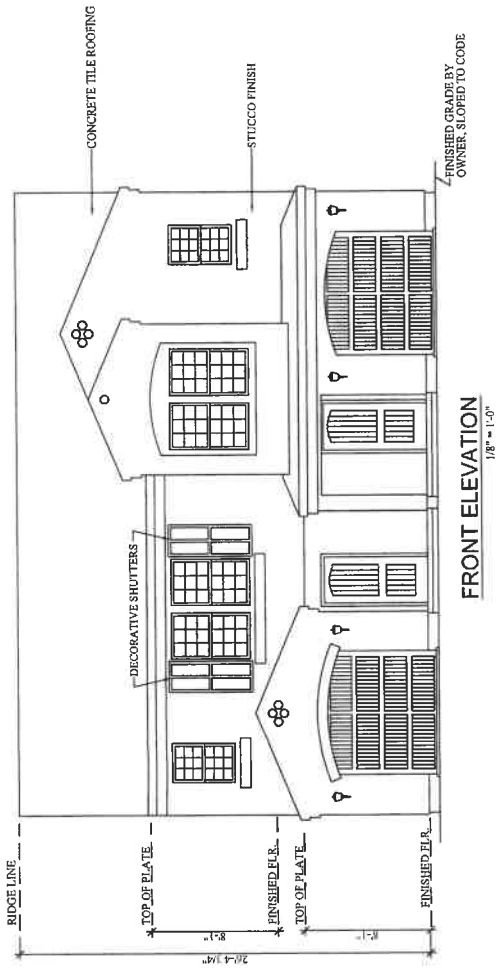
APPROVED: _____

OWNER _____

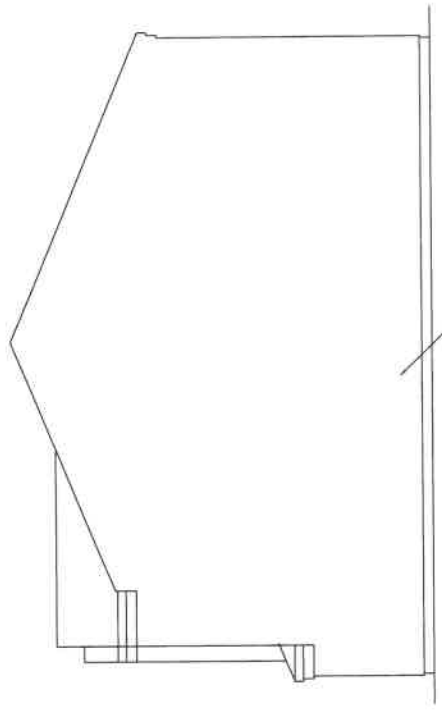
OWNER _____

OFFICER, ADAIR HOMES _____

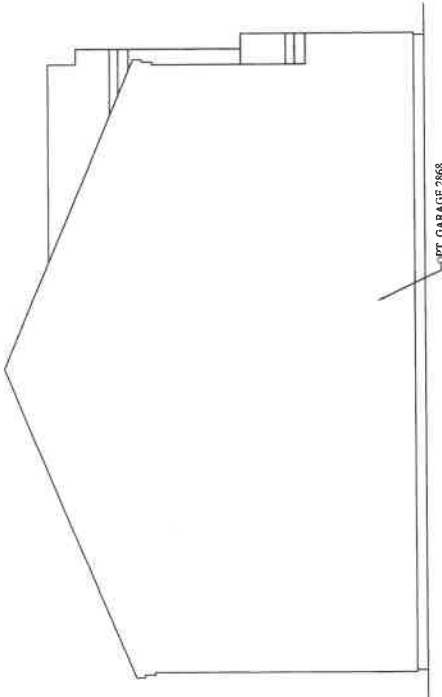
DATE _____



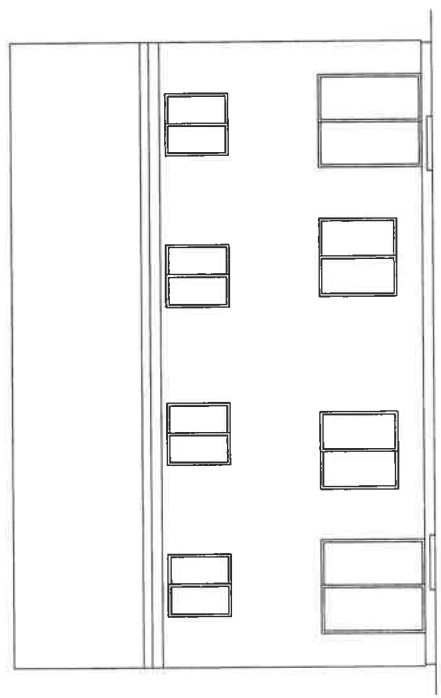
FRONT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

SPANISH ELEVATION 4

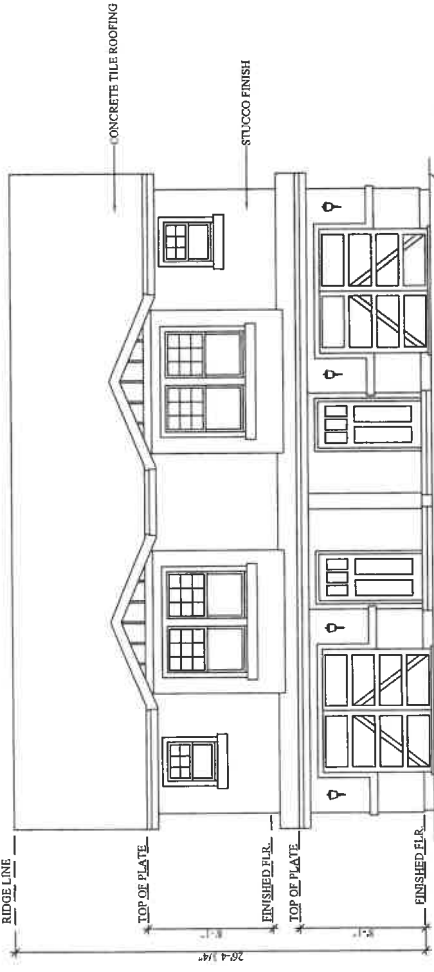
APPROVED: _____
 OWNER _____
 OWNER _____
 DATE _____
 OFFICER, ADAIR HOMES



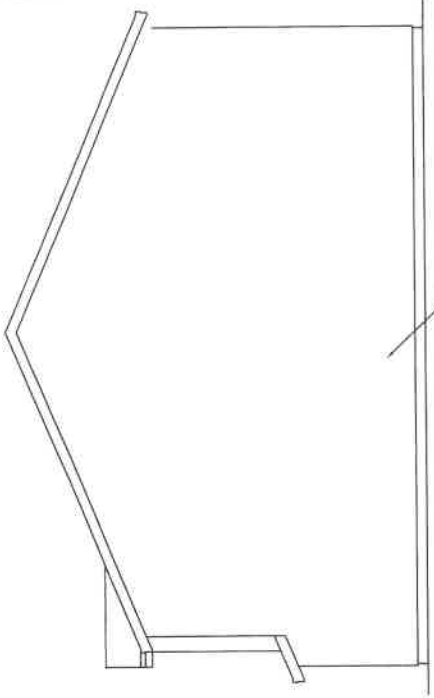
CRAFTSMAN ELEVATION 5

06/01/21

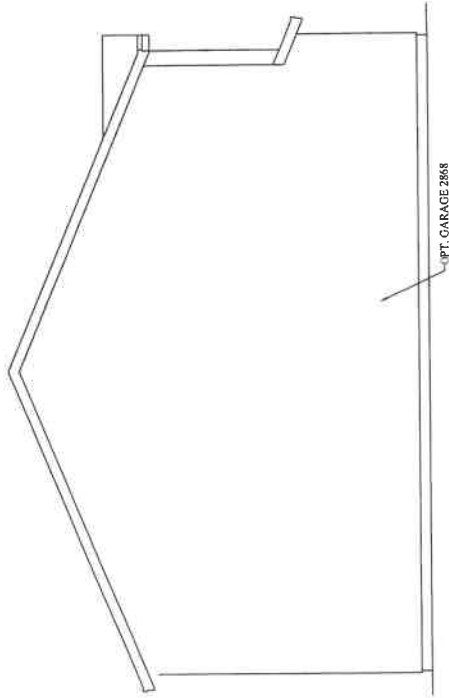
APPROVED: _____
 OWNER _____
 DATE _____
 OFFICER, ADAIR HOMES



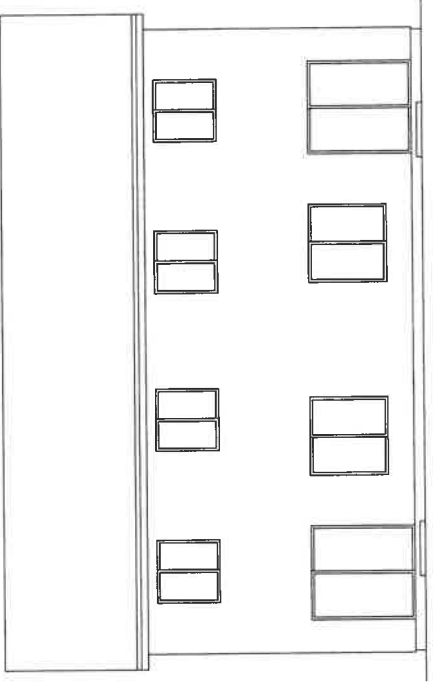
FRONT ELEVATION
1/8" = 1'-0"



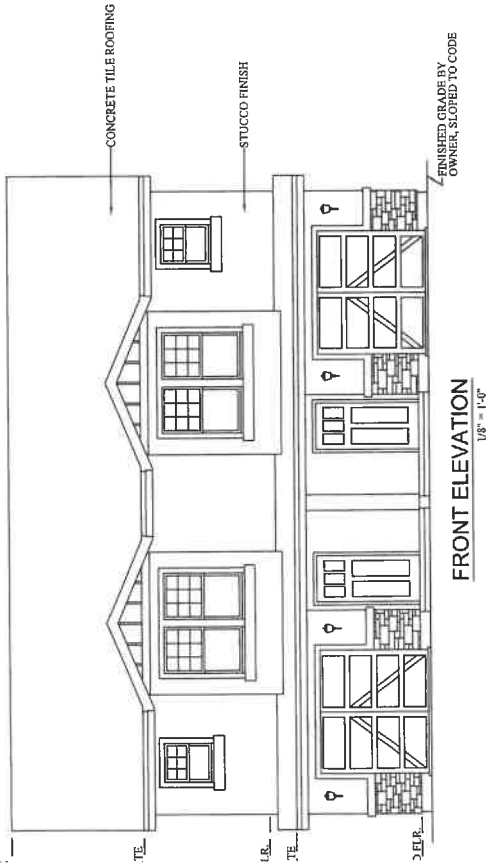
RIGHT ELEVATION
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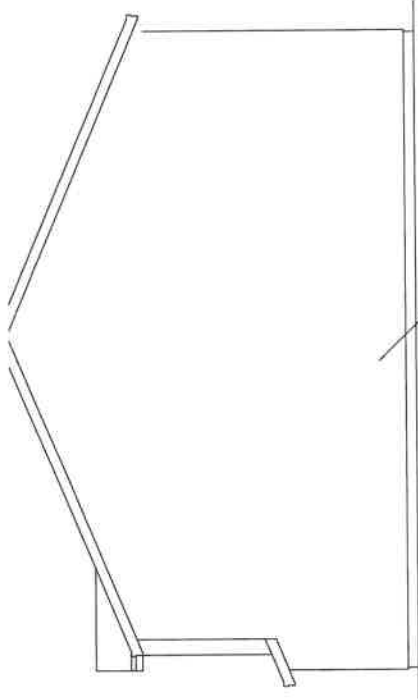
LEFT ELEVATION
1/8" = 1'-0"



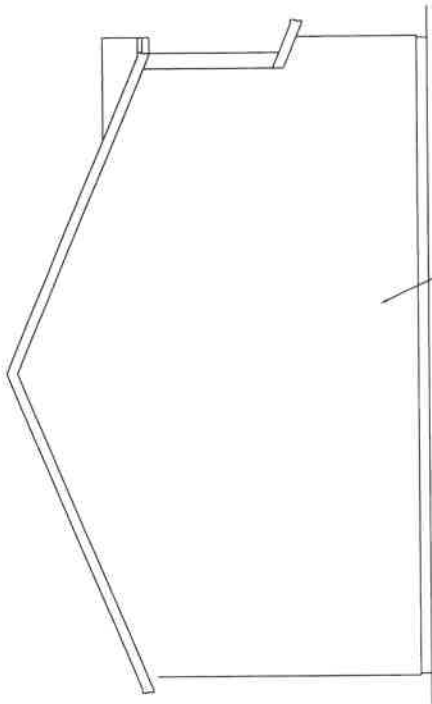
REAR ELEVATION
1/8" = 1'-0"



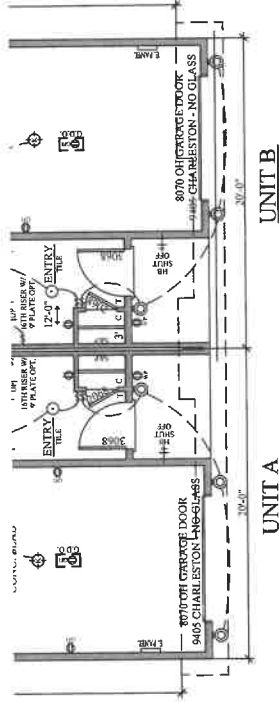
FRONT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



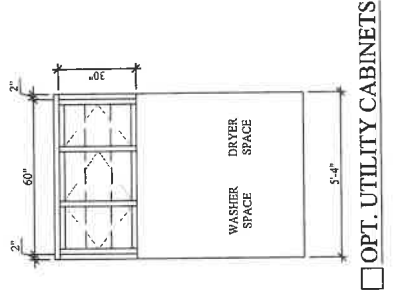
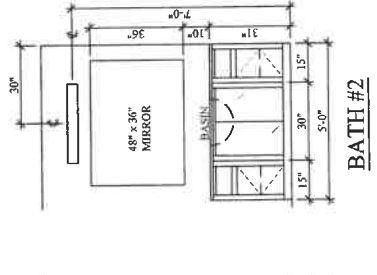
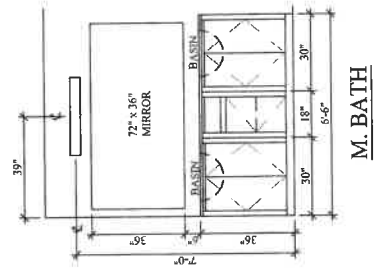
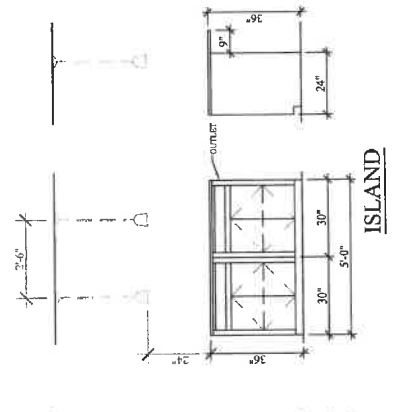
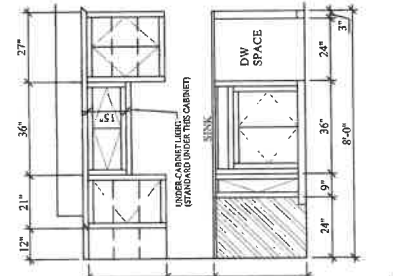
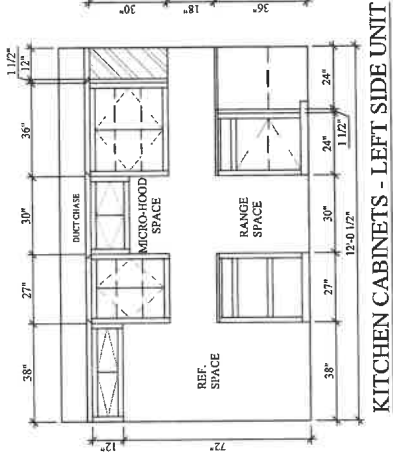
MAIN FLOOR PLAN

CRAFTSMAN ELEVATION
STONE OPTION

APPROVED: _____
 OWNER _____
 OWNER _____
 DATE _____
 OFFICER, ADAIR HOMES



OPT 36" TALL UPPERS
CABINET MAKER TO ADD 6" OF ADDITIONAL HEIGHT TO THE KITCHEN 30" UPPER CABINETS (ONLY WHEN 9" PLATE HEIGHT OPTION IS CHOSEN)



APPROVED: _____

OWNER _____

OWNER _____

DATE _____

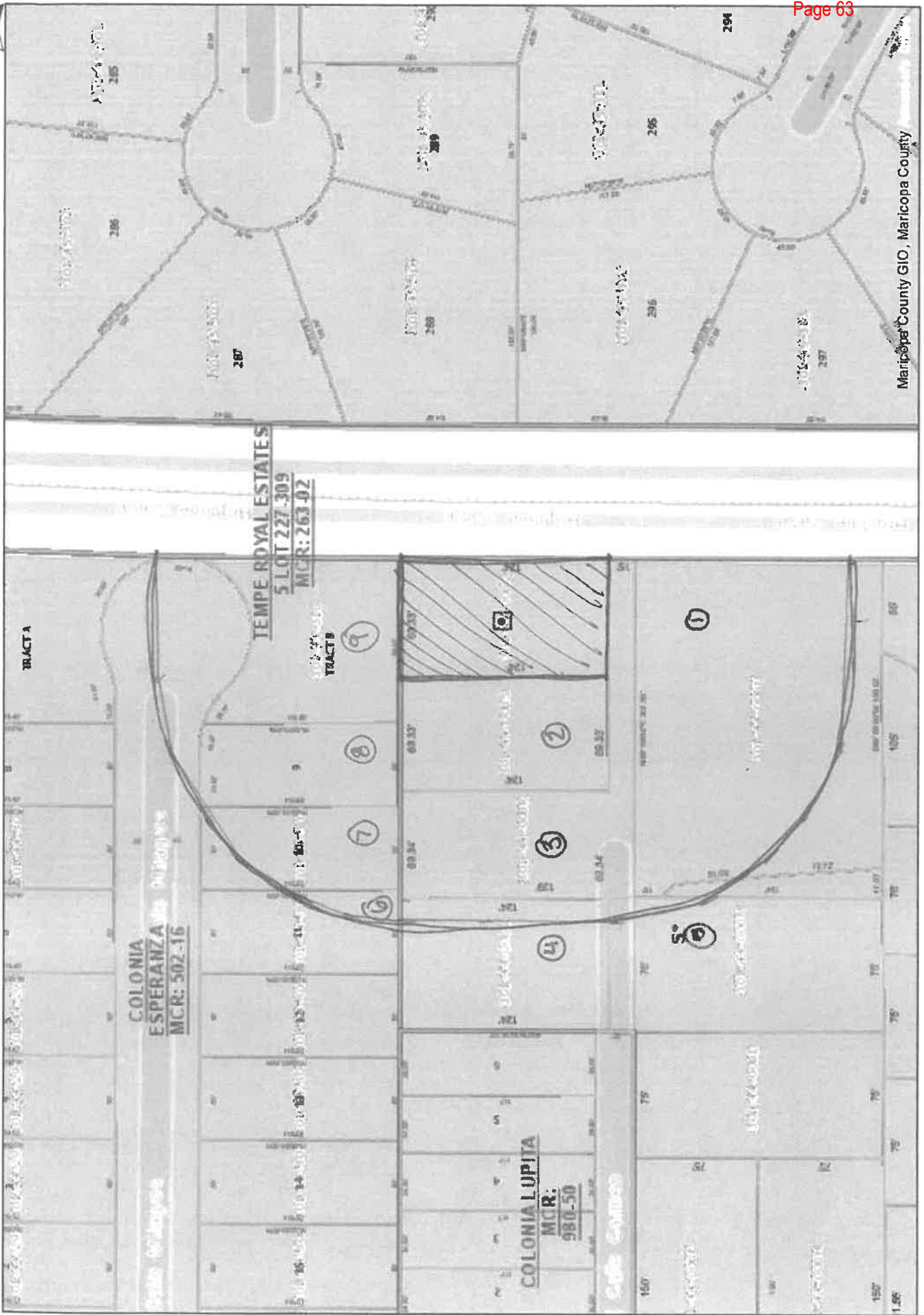
OFFICER, ADAIR HOMES _____

APN 301-44-008Q



TEMPE ROYAL ESTATES
5 LOT 227-309
MCR: 263-02

Map



1. George K. Lederer & Lori Lancaster
9445 S Calle Vaou Nawi
Guadalupe AZ 85283
2. Maria Carmen Garcia
9441 S Calle Vaou Nawi
Guadalupe AZ 85283
3. Jose Marcelina & Juana Medrano
7714 E Beatrice St
Scottsdale AZ85257
4. Raymond & Maria Pina
5815 E Calle Magdalena
Guadalupe AZ 85283
5. Irma Pina
9407 S Sahuraro
Guadalupe AZ 85283
6. Gonzales Holdings LLC
630 E Bridle Ct
Gilbert AZ 85295
7. Cristina Campoy & Magdaleno Ortega
5925 E Calle Milagros
Guadalupe AZ 85283
8. Daniel & Irma Gonzales
5929 Calle Milagros
Guadalupe AZ 85283
9. Guadalupe Community Development Corporation Inc
5933 E Calle Milagros
Guadalupe AZ 85283



**TOWN OF GUADALPUE
NOTICE OF PUBLIC HEARING
REZONING APPLICATION**

The Guadalupe Town Council shall hold a public hearing on Thursday, April 28, 2022, at 6:00 p.m. at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to consider the following rezoning request:

Elijah Lubandi, applicant and property owner, is requesting a change of zoning from R-1-9 Single Family Residential to R-2 Two-Family Residential (duplex). The property address is 9449 South Calle Vaou Nawi, Guadalupe, AZ 85283. Maricopa County Assessor APN 301-44-008Q. **RZ2022-04**

Town of Guadalupe, Town Code of Ordinances excerpt, § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS.

(A) Intent. The two-family and multi-family districts are intended to provide for a variety of lifestyles and residential densities. The R-2 District is intended to provide for medium density, one-family and two-family dwellings. The R-3 District is intended for medium density, multi-family dwellings. The R-4 District is intended for higher density, multi-family.

(B) Permitted uses.

- (1) Any use permitted in the R-1-6 and R-1-9 Districts;
- (2) Two-family dwellings (duplex);
- (3) Boarding houses; and
- (4) In the R-3 and R-4 Districts, multiple dwellings, including cooperative apartment houses, condominium dwellings, and row dwellings consisting of not more than six units in a continuous row.

Zoning District	Min. Lot Area Per D.U. First 2 D.U.	Min. Lot Area Per D.U. Add'l D.U.	Min. Lot Width	Minimum Yard Setbacks				Max Bldg. Hgt.
				Frnt.	Side	Street Side	Street Rear	
R-2	5,000 sq. ft.		75'	25'	7**	20'	20'	30'
R-3	5,000 sq. ft.	2,500 sq. ft.	100'	20'	7**	15'	15'	30'
R-4	5,000 sq. ft.	1,250 sq. ft.	100'	20'	7**	15'	15'	30'
*for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side.								
The minimum provisions listed above shall not apply to any lot of smaller size already of record in the office of the County Recorder of Maricopa County, Arizona, before the effective date of this chapter.								

Written comments or objections may be filed at the Guadalupe Town Hall prior to, or at the hearing. Copies of the application and zoning requirements are available at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Guadalupe, AZ 85283.

THE RECORD REPORTER

~SINCE 1914~

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Telephone (602) 417-9900 / Fax (602) 417-9910
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KAY SAVARD
TOWN OF GUADALUPE
9241 S AVENIDA DEL YAQUI
GUADALUPE, AZ 85283

RR# 3572985

COPY OF NOTICE

(Not an Affidavit of Publication. Do not file.)

Reference #

Notice Type: MCHRG NOTICE OF HEARING

Ad Description

Elijah Lubandi 9449 South Calle Vaou Nawi Rezoning Application

To the right is a copy of the notice you sent to us for publication in THE RECORD REPORTER. Please read this notice carefully and fax or e-mail (record_reporter@dailyjournal.com) any corrections. The Affidavit will be filed, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

04/06/2022

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$5.60
Arizona Sales Tax	\$0.03
Total	\$5.63

TOWN OF GUADALUPE NOTICE OF PUBLIC HEARING REZONING APPLICATION The Guadalupe Town Council shall hold a public hearing on Thursday, April 28, 2022, at 6:00 p.m. at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to consider the following rezoning request: Elijah Lubandi, applicant and property owner, is requesting a change of zoning from R-1-9 Single Family Residential to R-2 Two-Family Residential (duplex). The property address is 9449 South Calle Vaou Nawi, Guadalupe, AZ 85283. Maricopa County Assessor APN 301-44-008Q. RZ2022-04 Town of Guadalupe, Town Code of Ordinances excerpt, § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS. (A) Intent. The two-family and multi-family districts are intended to provide for a variety of lifestyles and residential densities. The R-2 District is intended to provide for medium density, one-family and two-family dwellings. The R-3 District is intended for medium density, multi-family dwellings. The R-4 District is intended for higher density, multi-family. (B) Permitted uses: (1) Any use permitted in the R-1-6 and R-1-9 Districts; (2) Two-family dwellings (duplex); (3) Boarding houses; and (4) In the R-3 and R-4 Districts, multiple dwellings, including cooperative apartment houses, condominium dwellings, and row dwellings consisting of not more than six units in a continuous row. Zoning District, Min. Lot Area Per D.U. First 2 D.U., Min. Lot Area Per D.U. Add'l D.U., Min. Lot Width, Minimum Yard Setbacks: Frt., Side, Street Side, Street Rear, Max Bldg. Hgt., R-2, 5,000 sq. ft., - 75', 25', 7* 20', 20', 30', R-3, 5,000 sq. ft., 2,500 sq. ft., 100', 20', 7*, 15', 15', 30', R-4, 5,000 sq. ft., 1,250 sq. ft., 100', 20', 7*, 15', 15', 30', *for ease of access, 1' side shall be at least 10 feet in width. Churches and schools 35 feet on each side. The minimum provisions listed above shall not apply to any lot of smaller size already of record in the office of the County Recorder of Maricopa County, Arizona, before the effective date of this chapter. Written comments or objections may be filed at the Guadalupe Town Hall prior to, or at the hearing. Copies of the application and zoning requirements are available at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Guadalupe, AZ 85283. Publish: Wednesday, April 6, 2022
4/6/22
RR-3572985#

Your Legal Publishing





**TOWN OF GUADALUPE
NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION**

The Guadalupe Town Council shall hold a public hearing on Thursday, April 28, 2022, at 6:00 p.m. at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to consider the following variance request:

Elijah Lubandi, applicant and property owner, is requesting a variance to the Town of Guadalupe Code of Ordinances, minimum lot size requirement: §154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS (B) (1) and (E) (1) R-1-9 OR a variance of §154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS (E) (1) R-2 to allow the construction of a two-family dwelling (duplex). The property address is 9449 South Calle Vaou Nawi, Guadalupe, AZ 85283. Maricopa County Assessor APN 301-44-008Q. **V2022-01**

Town of Guadalupe, Town Code of Ordinances excerpt, § 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS (B) (1) and (E) (1) R-1-9:

(A) Intent. The single-family residential districts are intended to provide for low density, detached housing in the R-1-9 district and medium density, detached housing in the R-1-6 District.

(B) Permitted uses.

(1) One-family dwelling;

(E) Area, height, and setback regulations.

(1) The following requirements shall be observed for residential uses in the R-1-9 and R-1-6 zoning districts.

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Minimum Yard Setbacks				Max. Bldg. Height
				Front	Side	Street Side	Rear	
R-1-9	9,000 square feet	80'	100'	30'	10'	20'	10'	30'; accessory building
R-1-6	6,000 square feet	60'	90'	25'	7'*	15'	10'	30'

*for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side.

Town of Guadalupe, Town Code of Ordinances excerpt, § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS:

(A) Intent. The two-family and multi-family districts are intended to provide for a variety of lifestyles and residential densities. The R-2 District is intended to provide for medium density, one-family and two-family dwellings. The R-3 District is intended for medium density, multi-family dwellings. The R-4 District is intended for higher density, multi-family.



(B) Permitted uses

(1) Any use permitted in the R-1-6 and R-1-9 Districts;

(2) Two-family dwellings (duplex);

(3) Boarding houses; and

(4) In the R-3 and R-4 Districts, multiple dwellings, including cooperative apartment houses, condominium dwellings, and row dwellings consisting of not more than six units in a continuous row.

E) Area, height, setback regulations.

(1) The following requirements shall be observed for permitted uses in the R-2, R-3, and R-4 Zoning Districts:

Zoning District	Min. Lot Area Per D.U. First 2 D.U.	Min. Lot Area Per D.U. Add'l D.U.	Min. Lot Width	Minimum Yard Setbacks				Max Bldg. Hgt.
				Frnt.	Side	Street Side	Street Rear	
R-2	5,000 sq. ft.		75'	25'	7**	20'	20'	30'
R-3	5,000 sq. ft.	2,500 sq. ft.	100'	20'	7**	15'	15'	30'
R-4	5,000 sq. ft.	1,250 sq. ft.	100'	20'	7**	15'	15'	30'

*for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side.

The minimum provisions listed above shall not apply to any lot of smaller size already of record in the office of the County Recorder of Maricopa County, Arizona, before the effective date of this chapter.

Written comments or objections may be filed at the Guadalupe Town Hall prior to, or at the hearing. Copies of the application and zoning requirements are available at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Guadalupe, AZ 85283.

Publish: Wednesday, April 6, 2022

THE RECORD REPORTER

~SINCE 1914~

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KAY SAVARD
TOWN OF GUADALUPE
9241 S AVENIDA DEL YAQUI
GUADALUPE, AZ 85283

RR# 3572981

COPY OF NOTICE

(Not an Affidavit of Publication. Do not file.)

Reference #
Notice Type: MCHRG NOTICE OF HEARING
Ad Description
Elijah Lubandi Variance Application

To the right is a copy of the notice you sent to us for publication in THE RECORD REPORTER. Please read this notice carefully and fax or e-mail (record_reporter@dailyjournal.com) any corrections. The Affidavit will be filed, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

04/06/2022

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$8.40
Arizona Sales Tax	\$0.04
Total	\$8.44

TOWN OF GUADALUPE NOTICE OF PUBLIC HEARING VARIANCE APPLICATION The Guadalupe Town Council shall hold a public hearing on Thursday, April 28, 2022, at 6:00 p.m. at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to consider the following variance request: Elijah Lubandi, applicant and property owner, is requesting a variance to the Town of Guadalupe Code of Ordinances, minimum lot size requirement: §154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS (B) (1) and (E) (1) R-1-9 OR a variance of §154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS (E) (1) R-2 to allow the construction of a two-family dwelling (duplex). The property address is 9449 South Calle Vauro Nawi, Guadalupe, AZ 85283. Maricopa County Assessor APN 301-44-008Q. **V2022-01** Town of Guadalupe, Town Code of Ordinances excerpt, § 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS (B) (1) and (E) (1) R-1-9: (A) Intent. The single-family residential districts are intended to provide for low density, detached housing in the R-1-9 district and medium density, detached housing in the R-1-6 District. (B) Permitted uses. (1) One-family dwelling; (E) Area, height, and setback regulations. (1) The following requirements shall be observed for residential uses in the R-1-9 and R-1-6 zoning districts. **Zoning District, Min. Lot Area, Min. Lot Width, Min. Lot Depth, Minimum Yard Setbacks: Front, Side, Street Side, Rear, Max. Bldg. Height.** R-1-9, 9,000 square feet, 80', 100', 30', 10', 20', 10', 30'; accessory building, R-1-6, 6,000 square feet, 60', 90', 25', 7', 15', 10', 30' *for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side. Town of Guadalupe, Town Code of Ordinances excerpt, § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS: (A) Intent. The two-family and multi-family districts are intended to provide for a variety of lifestyles and residential densities. The R-2 District is intended to provide for medium density, one-family and two-family dwellings. The R-3 District is intended for medium density, multi-family dwellings. The R-4 District is intended for higher density, multi-family. (B) Permitted uses (1) Any use permitted in the R-1-6 and R-1-9 Districts; (2) Two-family dwellings (duplex); (3) Boarding houses; and (4) In the R-3 and R-4 Districts, multiple dwellings, including cooperative apartment houses, condominium dwellings, and row dwellings consisting of not more than six units in a continuous row. E) Area, height, setback regulations. (1) The following requirements shall be observed for permitted uses in the R-2, R-3, and R-4 Zoning Districts: **Zoning District, Min. Lot Area Per D.U. First 2 D.U., Min. Lot Area Per D.U. Add'l D.U., Min. Lot Width, Minimum Yard Setbacks: Frt., Side, Street Side,**

Street Rear, Max Bldg. Hgt., R-2, 5,000 sq. ft., -, 75', 25', 7", 20', 20', 30', R-3, 5,000 sq. ft., 2,500 sq. ft., 100', 20', 7", 15', 15', 30', R-4, 5,000 sq. ft., 1,250 sq. ft., 100', 20', 7", 15', 15', 30', *for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side. The minimum provisions listed above shall not apply to any lot of smaller size already of record in the office of the County Recorder of Maricopa County, Arizona, before the effective date of this chapter. Written comments or objections may be filed at the Guadalupe Town Hall prior to, or at the hearing. Copies of the application and zoning requirements are available at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Guadalupe, AZ 85283. Publish: Wednesday, April 6, 2022 4/6/22

RR-3572981#

Your Legal Publishing



* A 0 0 0 0 0 5 9 8 3 4 6 1 *

RECORDING REQUESTED BY:
Grand Canyon Title Agency, A division of
FNTA

Escrow No.: 47020625-062-KP4
Title No.: 47020625

**WHEN RECORDED MAIL DOCUMENT
TO:**

Elijah Y Byekwaso-Lubandi
3418 E Aris Drive
Gilbert, AZ 85298

47
ca

APN: 301-44-008Q

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

**Christina Escobar, an unmarried woman, who acquired title as a married woman
as her sole and separate property**

("Grantor") conveys to

Elijah Y Byekwaso-Lubandi, a married man as his sole and separate property

the following real property situated in Maricopa County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: September 28, 2021

Grantor(s):

SELLER:

Christina Escobar


Christina Escobar

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona)
County of Maricopa) SS:

The foregoing document was acknowledged before me this 28 day of September, 2021

by Christina Escobar

(Seal)  **SONIA LUNA**
Notary Public - Arizona
Maricopa Co. / #565072
Expires 07/26/2023

Sonia Luna
Notary Public

My commission expires:

Escrow No.: 47020625-062-KP4

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

That part of Lot 5, RANCHITOS PLACE, according to the Plat of record in the Office of the Maricopa County Recorder in Book 31 of Maps, Page 37, described as follows:

BEGINNING at the Northeast corner of said Lot 5;

Thence West along the North line of Lot 5 for a distance of 69.33 feet to a point;

Thence South 124 feet to a point;

Thence East for a distance of 69.33 feet to a point on the East line of said Lot 5;

Thence North along the East line of lot 5 for a distance of 124 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

An easement for ingress and egress over the South 15 feet of the North 139 feet of Lot 5, RANCHITOS PLACE, according to the Plat of record in the Office of the Maricopa County Recorder in Book 31 of Maps, Page 37, lying East of the East line of the West 309.55 feet of said Lot 5.

Unofficial Document

STATE OF ARIZONA }
COUNTY OF MARICOPA }

I hereby certify that the within instrument was filed and recorded

File No.

a DOCKET

Page

RECORDED IN OFFICIAL RECORDS
OF MARICOPA COUNTY, ARIZONA
NO 25 '89 - 4 92
HELEN PURCELL, County Recorder
FEE 12- PGS 1 19

Compared

Photostated

Fee:

at the request of

When recorded, mail to:

JOSE MEDRANO
9445 S. Calle Vaou Nauje
Guadalupe, Arizona 85283

Witness

By

Deputy Recorder

8911-0188(3)

Joint Tenancy Deed

89 378584

For the consideration of Ten Dollars, and other valuable considerations, I or we,

HERBERT G. DOMINGUEZ, husband of Mary S. Dominguez as his sole and separate property do hereby convey to JOSE MEDRANO, a single man and MARCELINA MEDRANO, a single woman and JAUNA MEDRANO, a single woman aka Jauna M. Medrano

not as tenants in common and not as community property estate, but as joint tenants with right of survivorship, the following described property situated in the County of Maricopa, State of Arizona.

That part of Lot Five (5), RANCHITOS PLACE, according to the plat of record in the office of the Maricopa County Recorder in Book 31 of Maps, page 37, described as follows;

BEGINNING at the Northeast corner of said Lot 5; thence West along the North line of Lot 5 for a distance of 138.66 feet to the TRUE POINT OF BEGINNING; thence South 124 feet to a point; thence West 69.34 feet to a point; thence North 124 feet to a point on the North line of Lot 5; thence East along the North line of Lot 5, to the TRUE POINT OF BEGINNING.

TOGETHER with an easement for ingress and egress over the South 15 feet of the North 139 feet of Lot Five (5), RANCHITOS PLACE, according to the plat of record in the office of the Maricopa County Recorder in Book 31 of Maps, page 37, lying East of the East line of the West 309.55 feet of said Lot 5.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

The grantees by signing the acceptance below evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Dated this 14th day of March 1989

Accepted and approved:

x Jose Medrano
Jose Medrano

x Marcelina Medrano
Marcelina Medrano Grantee

x Herbert G. Dominguez
Herbert G. Dominguez Grantor

x Jauna M. Medrano
Jauna Medrano Grantee

STATE OF Arizona }
County of Maricopa }

This instrument was acknowledged before me
this 14th day of May 1989 by
Jose Medrano, Marcelina Medrano, and
Jauna Medrano

Esther O. Cota

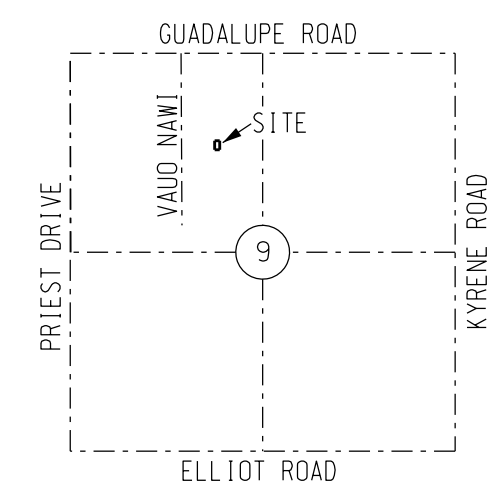
My commission will expire Oct 11, 1992 Notary Public

STATE OF Arizona }
County of Maricopa }

This instrument was acknowledged before me
this 14th day of June 1989 by
Herbert G. Dominguez

Synde Yick

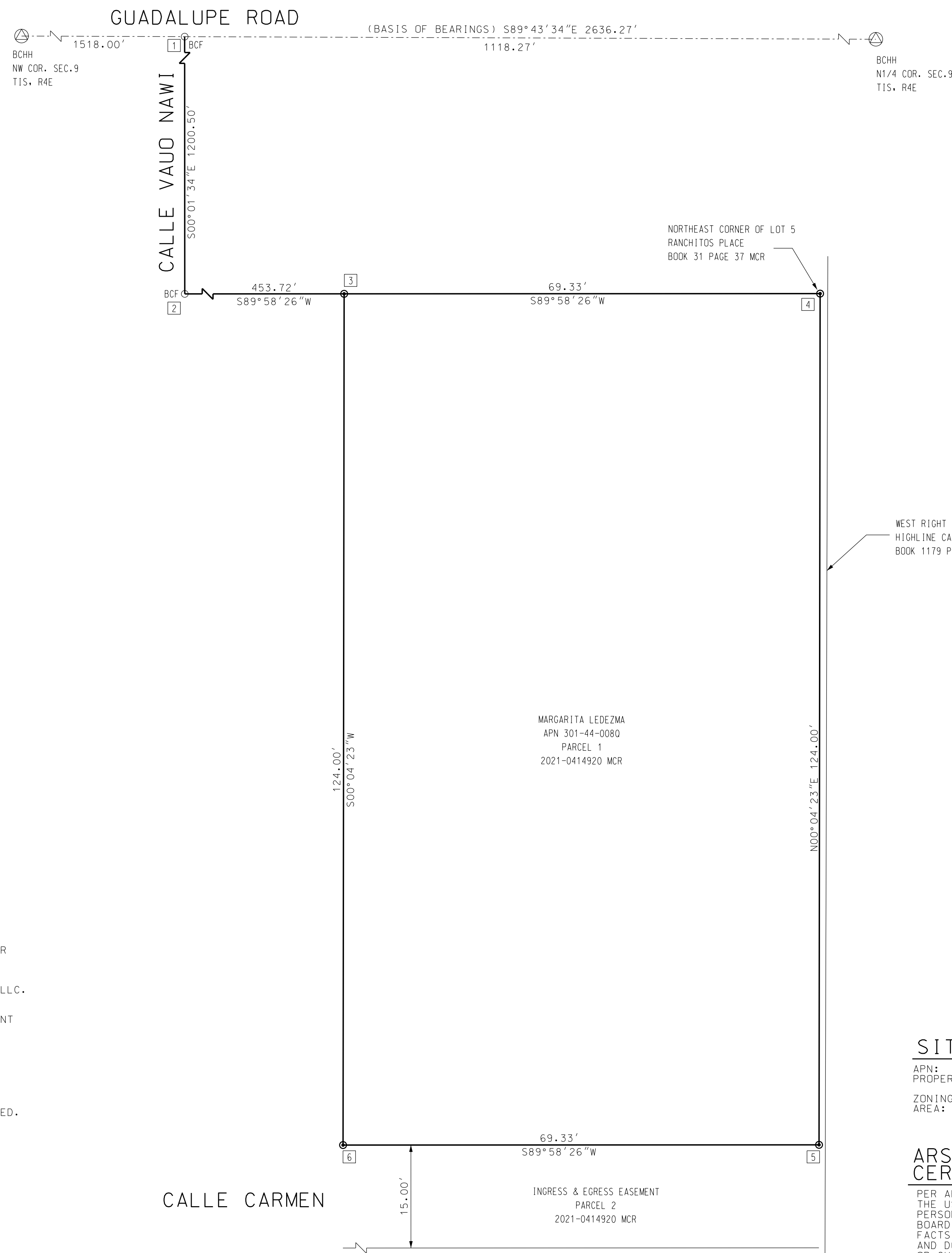
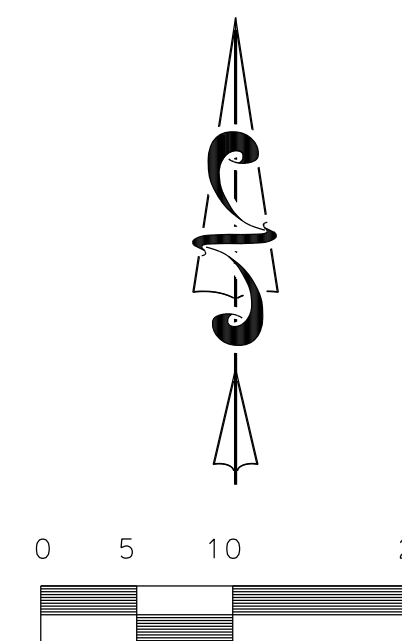
My commission will expire Notary Public



VICINITY MAP
T-1-S-R-4-E
G. & S.R.B.M.
N.T.S.

RECORD OF SURVEY OF PARCEL 301-44-008Q

9449 S CALLE VAOU NAWI , GUADALUPE AZ 85283
A PORTION OF THE NORTH WEST QUARTER, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST
GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

QUIT CLAIM DEED #2021-0414920 MCR

A PORTION OF LOT 5, RANCHITOS PLACE, ACCORDING TO MAP RECORDED IN BOOK 31 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

PARCEL 1

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG THE NORTH LINE OF LOT FIVE A DISTANCE OF 69.33 TO A POINT; THENCE SOUTH 124 FEET TO A POINT; THENCE EAST FOR A DISTANCE OF 69.33 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF LOT 5 A DISTANCE OF 124 FEET TO THE POINT OF BEGINNING.

PARCEL 2

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF THE NORTH 139 FEET OF LOT 5, RANCHITOS PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 31 OF MAPS, PAGE 37, LYING EAST OF THE EAST LINE OF THE WEST 309.55 FEET OF SAID LOT 5.

BASIS OF BEARING

THE NORTHLINE OF THE NORTHWEST QUARTER OF SECTION 9, T-1-S, R-4-E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING OF SOUTH 89 DEGREES 43 MINUTES 34 SECONDS EAST IS BASED ON A MEASURED DISTANCE BETWEEN THE NORTH WEST CORNER OF SECTION 9 AND THE NORTH QUARTER CORNER OF SECTION 9.

MONUMENT NOTES

- 1 FOUND BRASS CAP FLUSH, 0.14' NORTH & 0.10' EAST OF CALCULATED POSITION.
- 2 FOUND BRASS CAP FLUSH, 0.06' SOUTH & 0.81' WEST OF CALCULATED POSITION.
- 3 SET NAIL WITH TAG IN CONCRETE FOUNDATION OF BLOCK WALL.
- 4 SET NAIL WITH TAG ON TOP OF BLOCK WALL.
- 5 SET REBAR WITH TAG.
- 6 SET REBAR WITH TAG.

REFERENCE DOCUMENTS

- FINAL PLAT RANCHITOS PLACE PER BOOK 37, PAGE 37, MCR
- DOCUMENT QUITCLAIM DEED 2021-414920 MCR
- AMMENDED RIGHT OF WAY MAP, A PORTION OF THE HIGHLINE CANAL BOOK 1179 PAGE 20 MCR

NOTES

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT, THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS.

EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACT WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UTILITY LOCATION, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ALL ZONING AND SETBACKS MUST BE VERIFIED WITH THE PROPER GOVERNING AGENCY PRIOR TO DESIGN OR CONSTRUCTION, DUE TO POSSIBLE ZONING CHANGES AND VARIANCE SETBACKS. GUERRERO LAND SURVEYING LLC TAKES NO RESPONSIBILITIES IN THIS MATTER.

MONUMENTS TO BE PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY IF AND WHEN CLIENT TAKES POSSESSION OF THE PROPERTY, A RESULTS OF SURVEY WILL BE RECORDED AT THAT TIME.

SURVEYOR'S CERTIFICATION

I, ERNEST GUERRERO, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF (1) SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LEGEND

NOTE: SYMBOLS MAY NOT BE TO DRAWING SCALE, SO AS TO BETTER ENHANCE GRAPHICAL REPRESENTATION.

- SECTION LINE
- PROPERTY LINE
- PARCEL LINE
- ⊙ SECTION CORNER AS NOTED
- FOUND AS NOTED
- SET MONUMENT AS DESCRIBED IN MONUMENT NOTES STAMPED "LS53688" (TO BE SET UPON ACQUIRING PROPERTY)
- APN ASSESSORS PARCEL NUMBER
- BCF BRASS CAP FLUSH
- BCHH BRASS CAP IN HAND HOLE
- LS LAND SURVEYOR
- MCR MARICOPA COUNTY RECORDER

MARGARITA LEDEZMA
APN 301-44-0080
PARCEL 1
2021-0414920 MCR

INGRESS & EGRESS EASEMENT
PARCEL 2
2021-0414920 MCR

WEST RIGHT OF WAY LINE
HIGHLINE CANAL
BOOK 1179 PAGE 20 MCR

SITE INFORMATION

APN: 301-44-0080
PROPERTY ADDRESS: 9449 S CALLE VAOU NAWI
GUADALUPE, AZ 85283
ZONING: R1-S
AREA: 8,590 SQ. FT.
EQUAL TO 0.20 ACRES
MORE OR LESS

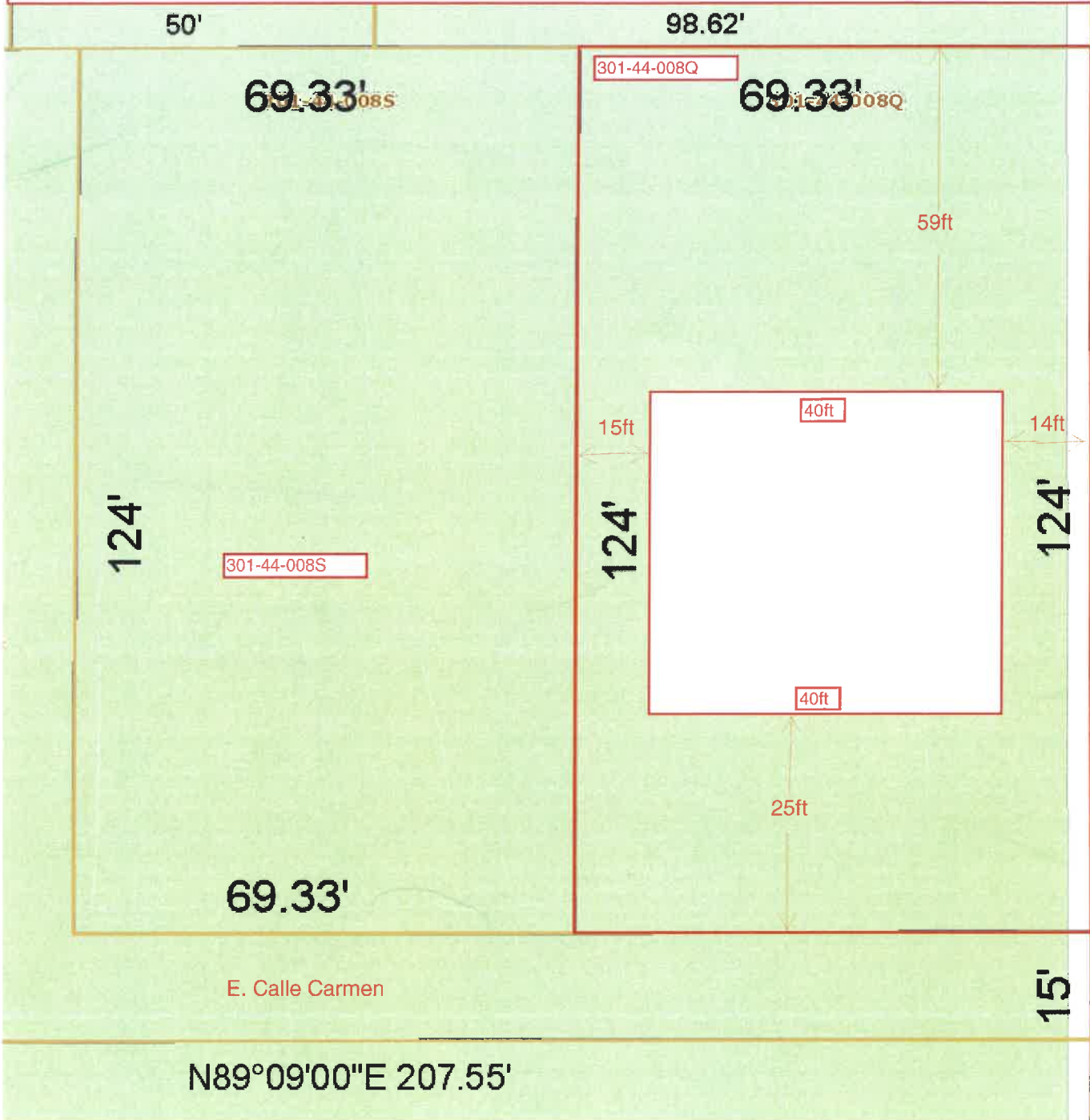
ARS 32-151 CERTIFY; CERTIFICATION

PER ARS 32-151 DEFINITION OF "CERTIFY; CERTIFICATION" THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSION OR IMPLIED WARRANTY OR GUARANTEE.



REVISION/NO.	JOB NUMBER: 301-44-0080	SCALE: 1" = 10'	DRAWING SIZE: 24" X 36"	CHECKED BY: [Signature]	SHEET: 1 OF 1
CUSTOMER/LUBANDI	DEPARTMENT: [Blank]	FILED: DRAWINGS/LUBANDI/301-44-0080	DATE: 9-16-2021	COUNTY: MARICOPA	REGISTERED LAND SURVEYOR 53688 ERNEST GUERRERO ARIZONA, U.S.A.
BY: TECH-GUERRERO	COMPL. DATE: 9-26-2021	RECORD OF SURVEY OF PARCEL 301-44-0080			

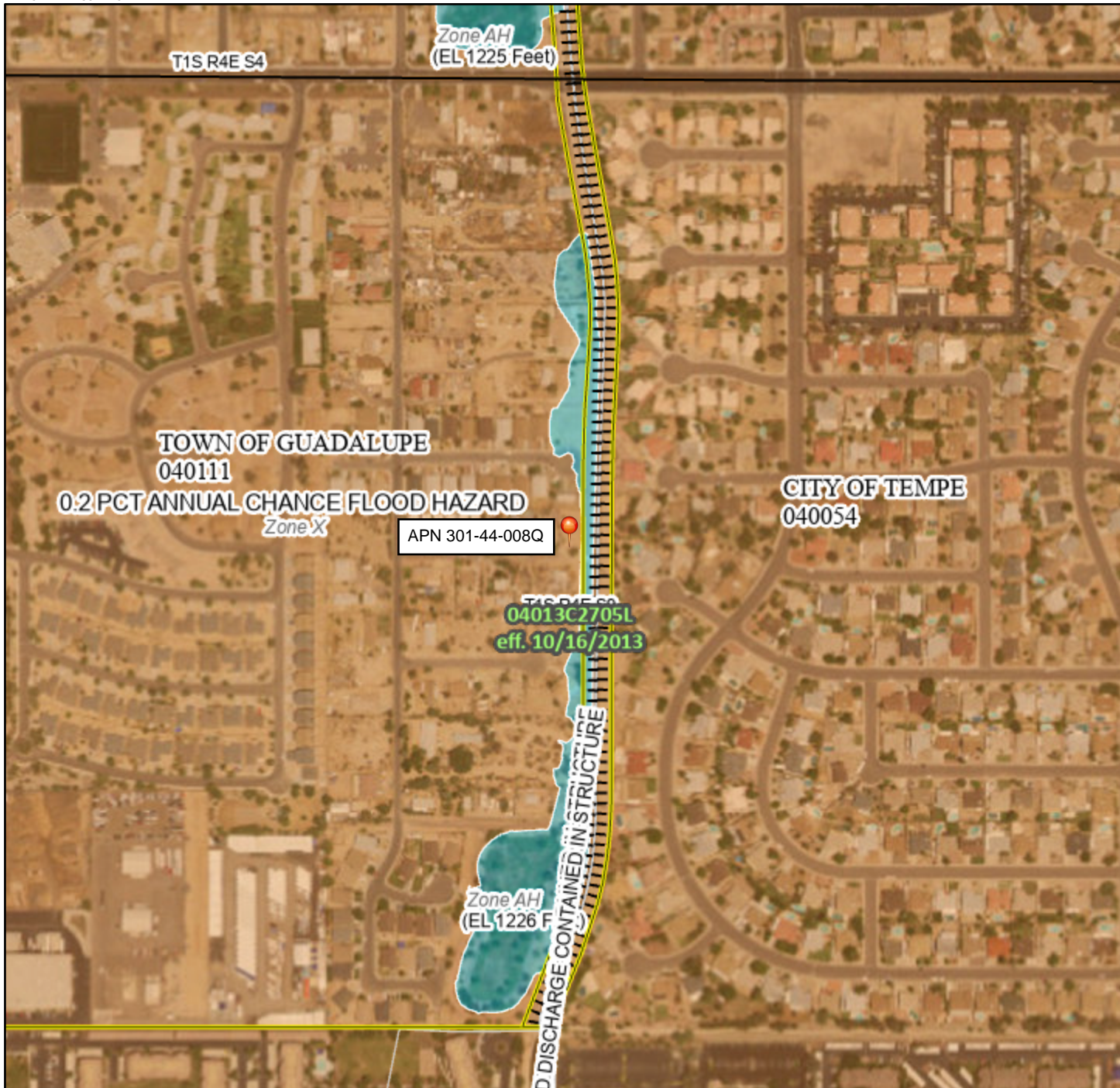
PROPOSED BUILDING OFFSETS
APN # 301-44-008Q



National Flood Hazard Layer FIRMette



111°57'42"W 33°21'51"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/9/2022 at 5:11 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

From: Contact form at Guadalupe, AZ <cmsmailer@civicplus.com>
Sent: Monday, April 11, 2022 8:39 AM
To: Jeff Kulaga <jkulaga@guadalupeaz.org>
Subject: [Guadalupe, AZ] Proposed Rezoning and Siting Variant (Sent by George Lederer, glederer99@gmail.com)

Hello jkulaga,

George Lederer (glederer99@gmail.com) has sent you a message via your contact form (<https://www.guadalupeaz.org/user/206/contact>) at Guadalupe, AZ.

If you don't want to receive such e-mails, you can change your settings at <https://www.guadalupeaz.org/user/206/edit>.

Message:

Dear Mr. Kulaga,

As a resident of Guadalupe, and the owner of a property adjacent to this proposed project, I support the idea of more housing in our town and in our neighborhood. We all recognize the problem with availability of affordable housing in our community. This proposal specifically addresses that. Development, in general, is a positive thing. Everyone ultimately benefits from growth. It is important, as we develop, to consider how increasing density will affect our neighborhoods and our environment. I believe it is possible to minimize the potential adverse effects of growth with careful planning. With respect, I would submit that the Council has this responsibility.

You have provided me with the building plans that were submitted with the application, as well as the engineering overlays. I have met the property owner, Mr. Lubandi. I sincerely want this project to succeed.

It seems clear to me that putting a duplex at the end of our alley poses a number of particularly difficult questions that this proposal does not ask, let alone answer. As you know, the property in question is not accessible from a public street, but only by a privately-owned 15 foot wide common driveway, over 100 feet long. You and I have discussed several predictable problems with this situation, including issues involving emergency vehicles and access to utilities. And there are still more questions, involving control of run-off and preservation of an existing natural tree.

I believe it is possible to do this. But it seems to me that the first two steps are not the rezoning and the siting variance. There are a lot more questions to be asked, and answered. This project is a good idea, and it will benefit the neighborhood and the town. But we need to make sure we do it right. It is my opinion that this specific proposal is premature.

Please share my comments with the members of the Council. Thank you for your consideration.
Sincerely,

George Lederer



9449 S. Calle Vaou Nawi – Rezoning Request



North



9449 S. Calle Vaou Nawi

Lot Size: 8590 Sq ft.

**Current Zoning:
R-1-9**

**Requested Zoning:
R-2**



9449 S. Calle Vauro Nawi – Rezoning Request Proposed home:

Architectural drawings for a proposed duplex. The drawings include:

- FRONT ELEVATION** (1/8" = 1'-0"): Shows a two-story facade with two gabled windows on the upper level and two garage doors on the lower level. Labels include "RIDGE LINE", "TOP OF PLATE", "CONCRETE TILE ROOFING", "STUCCO FINISH", and "FINISHED GRADE BY OWNERS, SLOPED TO CODE".
- RIGHT ELEVATION** (1/8" = 1'-0"): Shows the right side profile of the house with a gabled roof. Label: "10 FT. GARAGE 2864 SERVICE DOOR".
- LEFT ELEVATION** (1/8" = 1'-0"): Shows the left side profile of the house with a gabled roof. Label: "10 FT. GARAGE 2864 SERVICE DOOR".
- REAR ELEVATION** (1/8" = 1'-0"): Shows the rear facade with two windows on the upper level and two doors on the lower level.
- CRAFTSMAN ELEVATION** (1/8" = 1'-0"): A separate elevation drawing.

Vertical text on the left side of the drawing set reads: "THE BAYFIELD 2548 DUPLEX" and "ADAIR HOMES © COPYRIGHT 2021". An approval stamp on the right contains fields for "APPROVED:", "OWNER", "DATE", and "OFFICER, ADAIR HOMES". A date stamp "06/01/21" is also present.



9449 S. Calle Vauro Nawi – Rezoning Request Proposed home:

**THE BAYFIELD
2548 DUPLEX**

MAIN FLOOR PLAN
533 SQ FT PER UNIT 1/8" = 1'-0"
TOTAL SQUARE FOOTAGE: 1274 SF PER UNIT (2548 SF BUILDING)

UPPER FLOOR PLAN
741 SQ FT PER UNIT 1/8" = 1'-0"

NOTE:
1- ACTUAL LOCATION OF ELECTRICAL OUTLETS, HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.
2- THESE PLANS ARE GENERALIZED AS OPPOSED TO SPECIFIC. THE FINAL MEASUREMENTS AND LAYOUT OF THE STRUCTURE WILL DIFFER SOMEWHAT FROM WHAT IS SHOWN.

ADAIR HOMES
© COPYRIGHT 2021

CRAFTSMAN ELEVATION

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
FAN	
FAN - CEILING ROUGH-IN	
LIGHT - WALL MOUNT - EXT.	
LIGHT - HANGING - DINING	
LIGHT - KEYLESS - EXP. BULB	
LIGHT - HANGING - 2 STORY	
LIGHT - BLANKED OUT BOX	
LIGHT - LARGE FLUSH MOUNT	
LIGHT - SMALL FLUSH MOUNT	
LIGHT - PENDANT	
LIGHT - 0" RECESSED CAN	
LIGHT - UNDER CABINET	
LIGHT - WALL MOUNT - VANITY	
OUTLET - 110	
OUTLET - EXTERIOR	
OUTLET - 320	
OUTLET - PHONE	
OUTLET - TV	
SMOKE DETECTOR	
SMOKE/CO DETECTOR	
SWITCH - 3 WAY	

APPROVED: _____ DATE _____
OWNER _____
OFFICER: ADAIR HOMES 06/01/21

3



9449 S. Calle Vauro Nawi – Rezoning Request

Current Zoning: R1-9

§ 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS: R-1-9 AND R-1-6.

The composition of the districts listed above shall be as follows.

(A) *Intent.* The single-family residential districts are intended to provide for low density, detached housing in the R-1-9 district and medium density, detached housing in the R-1-6 District.

(B) *Permitted uses.*

- (1) One-family dwelling



Rezone to R-2:

§ 154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS.

(A) *Intent.* The two-family and multi-family districts are intended to provide for a variety of lifestyles and residential densities. The R-2 District is intended to provide for medium density, one-family and two-family dwellings.

(B) *Permitted uses.*

(1) Any use permitted in the R-1-6 and R-1-9 Districts;

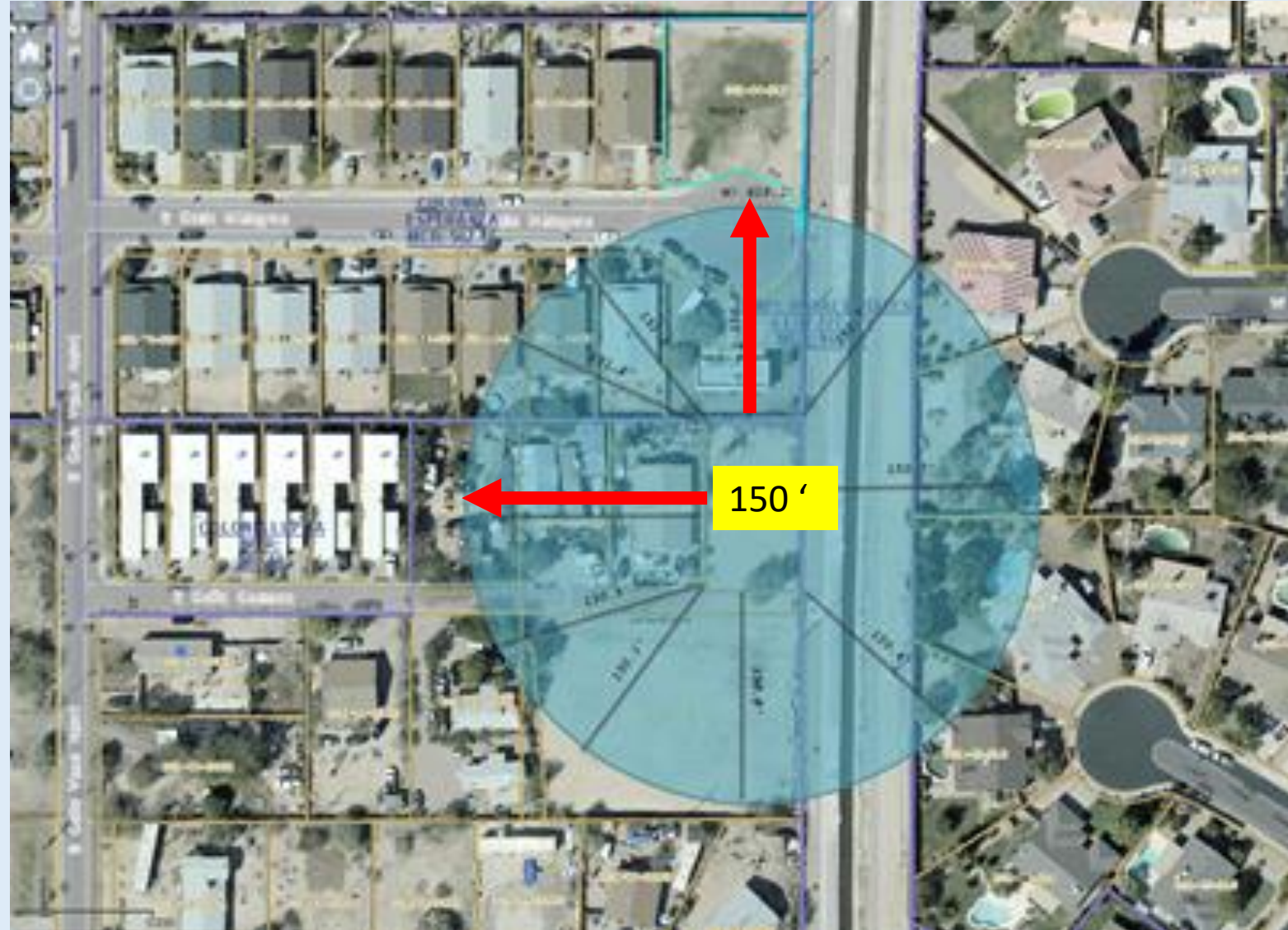
(2) Two-family dwellings (duplex);

(3) Boarding houses



9449 S. Calle Vaou Nawi – Rezoning Request

Notification:



9449 S. Calle Vaou Nawi – Rezoning Request



Adjacent
Zoning:

R1-9



9449 S. Calle Vaou Nawi – Rezoning Request

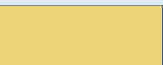


Adjacent Lot Size (SF):

>9000 

= 5800 

= 4900 

4500-4037 



Town Council Meeting
April 28, 2022



9449 S. Calle Vaou Nawi – Rezoning Request

Existing roadway:

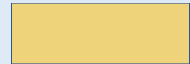
Town ROW:



Private Property Easement:



Private property:



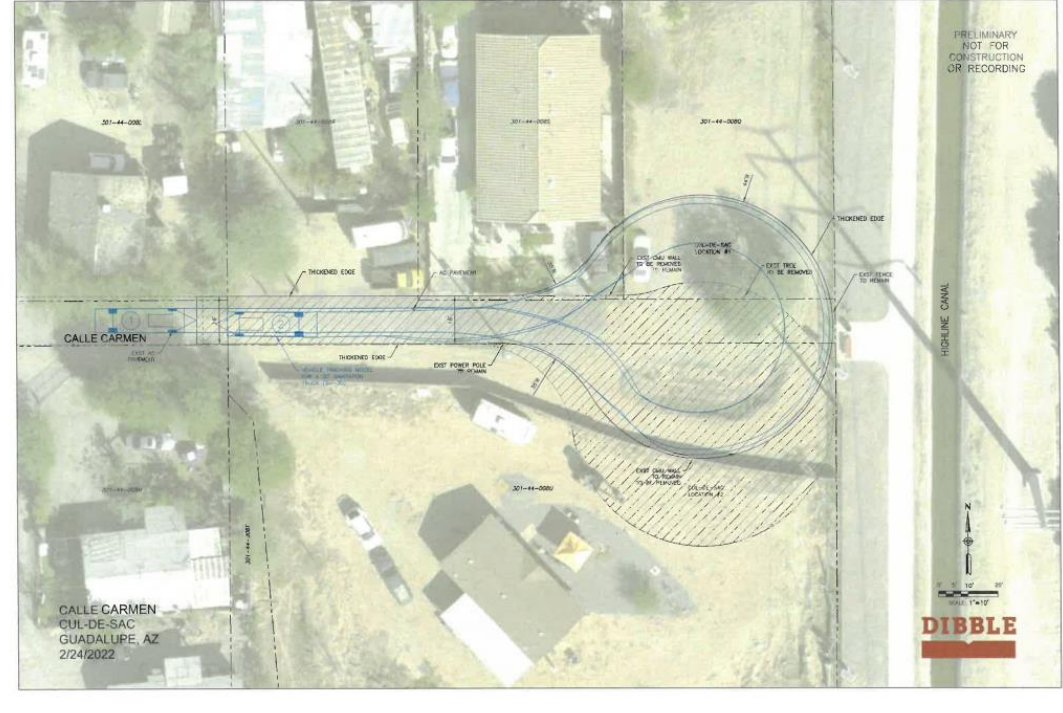
9449 S. Calle Vaou Nawi – Rezoning Request



Roadway and access existing conditions:

- Narrow unpaved roadway, private easement, insufficient turnaround, use of private property.
- Storm water drainage issues

9449 S. Calle Vaou Nawi – Rezoning Request



potential remedies:

- Build proper turnaround; cul de sac or hammerhead.
- Requires private property acquisition, utility relocation, funding.

9449 S. Calle Vaou Nawi – Rezoning Request

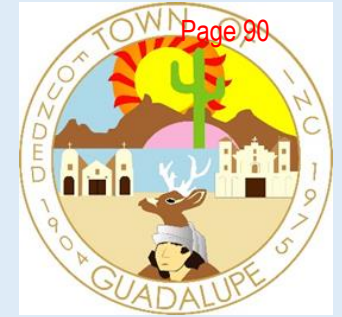
Utilities:
Location of sewer line unknown.



Sewer-Parcel 301-44-008Q



9449 S. Calle Vaou Nawi – Rezoning Request



Maricopa County Assessor's Office
Parcel Viewer

Address or Intersection

Feature Information
(1 of 1) Clear ?

301-44-008Q

Owner Information
Owner Name: BYEKWASO-LUBANDI ELIJAH Y
Property Address: 9449 S CALLE VAUO NAWI GUADALUPE 85283
Mailing Address: 3418 E ARIS DR GILBERT AZ USA 85298
Deed Number: 211060841
Sale Date:
Sale Price: \$

Property Information
Lat/Long: 33.360226, -111.956577
S/T/R: 9 15 4E
Jurisdiction: GUADALUPE
Zoning: R1-9
PUC: 0810
Lot Size (sq ft): 8590
MCR #: 31-37
Subdivision: RANCHITOS PLACE
Lot #: 5
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information
Tax Year: 2023 2022
FCV: \$45,200 \$38,900
LPV: \$30,560 \$29,105
Legal Class: 3.1 3.1

Approximate location of home on property:

Southern property line:



9449 S. Calle Vaou Nawi – Rezoning Request



North



9449 S. Calle Vaou Nawi

Lot Size: 8590 Sq ft.

**Current Zoning:
R-1-9**

**Requested Zoning:
R-2**

Recommendation: Deny the rezoning R-2 request.

The lack of proper public access, unpaved road, use of private property and utility challenges do not lend itself to adding an additional dwelling unit to this property.



PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

HIGHLINE CANAL



301-44-0080

301-44-0085

301-44-0084

301-44-0082

301-44-0081

301-44-0087

301-44-0086

CALLE CARMEN

CALLE CARMEN
T-TYPE TURNAROUND
GUADALUPE, AZ
2/24/2022

TOWN OF GUADALUPE
9241 SOUTH AVENIDA DEL YAQUI
GUADALUPE, ARIZONA 85283
480-730-3080

CASE NO. _____

APPLICATION FOR:

- Variance V 2022-01
- Conditional Use
- Zoning Change R2 2022-04

Zoning District: _____

Fee: _____

Receipt #: _____

THE REASON FOR THE REQUEST IS : To build a duplex for feasibility of affordable housing.

9449 S. Calle Vaou Nawu;

THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS : RANCHITOS PLACE MCR 31-37
LOT 5 TH PT LOT 5 BEG NE COR OF LOT TH S 124F W
69.33F N 124F TH E 69.33F TO POB

Parcel 301-44-0080

AND ITS GENERAL LOCATION IS: N S (E) W SIDE OF CALLE VAOU NAWU
FEET (N) S E W OF CALLE CARMEN AND 69.33 FEET
BY 124 FEET TOTALING 8,590 SQ. FEET.

IF REQUESTING REZONING, INDICATE CHANGE : FROM R1-9 TO R2

APPLICANT : Elijah Lubandi PHONE NO : 310-844-3163

ADDRESS : 3418 E. Aris Drive, Gilbert, AZ 85298

PROPERTY OWNER : Lourita Mulenga PHONE NO 602-236-3794

ADDRESS : 3418 E. Aris Drive, Gilbert, AZ 85298

APPLICANT'S SIGNATURE _____ Date _____

*OWNER'S SIGNATURE _____ Date _____

*The property owner must sign above or submit a letter by owner authorizing the applicant to make the request.

Office Use Only:

PROCEDESSED BY : _____ DATE PROCESSED: _____

DATE OF COUNCIL MEETING: _____ APPROVED DISSAPPROVED

COMMENTS : _____

Date 1/20/2022

Town of Guadalupe

Attn: Planning Department

9241 S. Avenida del Yaqui

Guadalupe, AZ

RE: 9449 S. Calle Vaou Nawi

Guadalupe, AZ 85283

APN 301-44-008Q

Dear Mr. Kulaga,

I am writing to request a variance for the development of the 8,590 square-ft parcel # 301-44-008Q. I have contracted Adair Home Builders, and they have come up with the attached conceptual design for a Duplex that shall facilitate the feasibility of the development.

Hoping to hear back from you and appreciate your consideration with this variance request and looking forward to being a part of the great community of Guadalupe.

Sincerely

Elijah Lubandi

Elijah Lubandi

- ELEVATION OPTIONS
- SPANISH ELEVATION
 - CRAFTSMAN ELEVATION
 - STONE OPTION CRAFTSMAN ELEV. - #47SP

- STRUCTURAL OPTIONS
- 9 FT PLATE HEIGHT INCLUDES 8' TALL CH. GARAGE DOOR & 36" UPPER CABINETS IN KITCHEN
 - GARAGE: 2866 GARAGE SERVICE DOOR

- LIGHTING OPTIONS
- KITCHEN: PENDANT LIGHT PACKAGE (FOR KITCHEN ISLAND)
 - KITCHEN: UNDER-CABINET LIGHTING
 - GREAT ROOM: 4x CAN LIGHT PACKAGE

- CABINET OPTIONS
- UTILITY: 60" UPPER CABINETS (ABOVE WASHER/DRYER)

CONCEPT/BINDER REVIEW CHECKLIST

- FLOOR PLAN PAGES
- GENERAL:**
- COMPARE GARAGE ORIENTATION TO PLOT PLAN
 - ROOM NAME CHANGES
 - ATTIC ACCESS LOCATION(S)
 - CRAWL SPACE ACCESS LOCATION(S)
- MISC. OPTIONAL ITEMS:
- ADJNL. WINDOWS
 - PATIO COVER
 - ADJNL. DOORS
 - GARAGE DOOR OPENER
 - FIRE PLACE
 - FINISHED GARAGE
 - SKY LIGHT(S)
 - INSULATED INTR. WALLS
- ELEVATION PAGES
- GENERAL:**
- GARAGE ORIENTATION
 - ELEVATION STYLE
- OPTIONS (CONFIRM EACH LOCATION):
- GARAGE DOOR STYLE
 - EXTERIOR TRIM
 - ADDITIONAL WINDOW(S)
 - DECK LEDGER
 - ADDITIONAL DOOR(S)
 - FIREPLACE
- SITE CONDITIONS (CONFIRM EXTERIOR GRADE MATCHES YOUR PROPERTY):
- CONFIRM ALL ELEVATIONS REPRESENT ACTUAL SITE CONDITIONS
- CABINET PAGE
- GENERAL (CONFIRM LOCATION OF STANDARD ITEMS):**
- DISHWASHER
 - SINK LOCATION
 - REFRIGERATOR
 - RANGE
 - MICROHOOD
 - ISLAND/PENINSULA
 - DOORS & DRAWERS
 - EATING BAR (WHERE APPLICABLE)
- OPTIONAL:**
- GOURMET KITCHEN
 - UNDER CAB. LIGHTING
 - ADTL. CABINETS
 - PULL OUT SHELVES
 - BATH VANITY HGT.
 - FIREPLACE & MANTLE
- FLOORING (CONFIRM FLOORING TYPES BY ROOM AND ASSOCIATED TRANSITIONS):
- CARPET
 - VINYL
 - LAMINATE/LVP
 - HARDWOOD
 - TILE
 - TRANSITIONS
 - AREA MATRIX
- ELECTRICAL (CONFIRM EACH LOCATION):
- EXTRA OUTLETS
 - TV / PHONE / INTERNET
 - CHRISTMAS LTG.
 - CEILING FAN PRE WIRE
 - RECESSED LIGHTS
 - PENDANT LTG. (ROUGH IN)
 - UNDER CAB. LTG.
 - DEDICATED OUTLETS
- PLUMBING (CONFIRM EACH LOCATION):
- UPQ. KITCHEN SINK
 - DISPOSAL
 - BATH SINKS
 - UTILITY SINK (ROUGH IN)
 - HOSE BIBS
 - BATH/PREP SINK
- MECHANICAL (CONFIRM EACH LOCATION & TYPE):
- HVAC (INTERIOR & EXTERIOR)
 - WATER HEATER
 - WASHER/ DRYER ORIENTATION
 - PRESSURE TANK LOOP
 - OPTIONAL GAS LINES

NOTE:

- 1) ACTUAL LOCATION OF ELECTRICAL OUTLETS, HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.
- 2) THESE PLANS ARE GENERALIZED AS OPPOSED TO SPECIFIC. THE FINAL MEASUREMENTS AND LAYOUT OF THE STRUCTURE WILL DIFFER SOMEWHAT FROM WHAT IS SHOWN.
- 3) ONE NO-COST REVISION IS ALLOWED TO CORRECT AN ERROR. OTHER REVISIONS REQUIRE AN ADDITIONAL \$500 DRAFTING FEE.
- 4) NEW OPTIONS AND MINOR CHANGES CAN BE REDLINED ON THE DRAWING BY YOUR HOME OWNERSHIP COUNSELOR
- 5) ONCE THE FINAL CONCEPT IS SIGNED AND THE HOME ORDER IS ACCESSED (RATED), NO CHANGES ARE ALLOWED. PLEASE SEE THE CHANGE ORDER POLICY DOCUMENT.

DRAWN BY: XX

APPROVED: _____

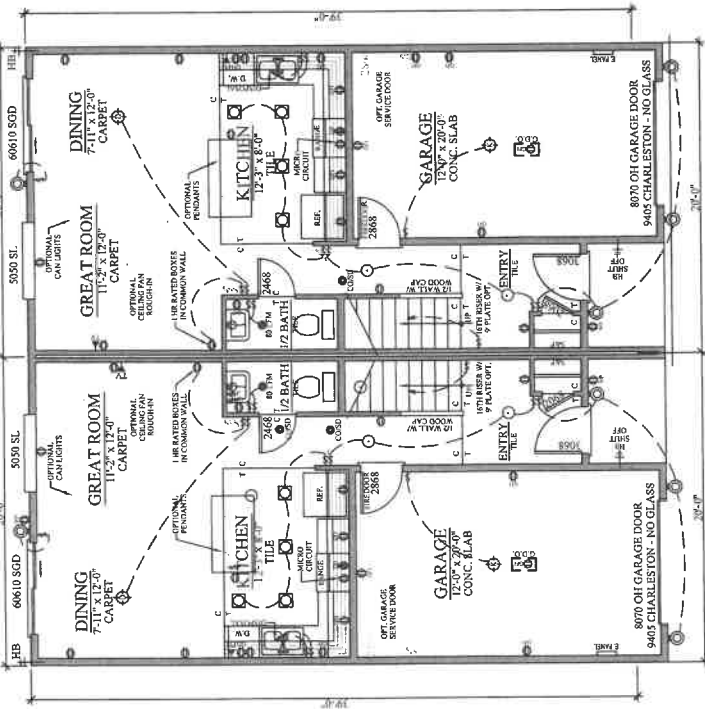
OWNER _____

DATE _____

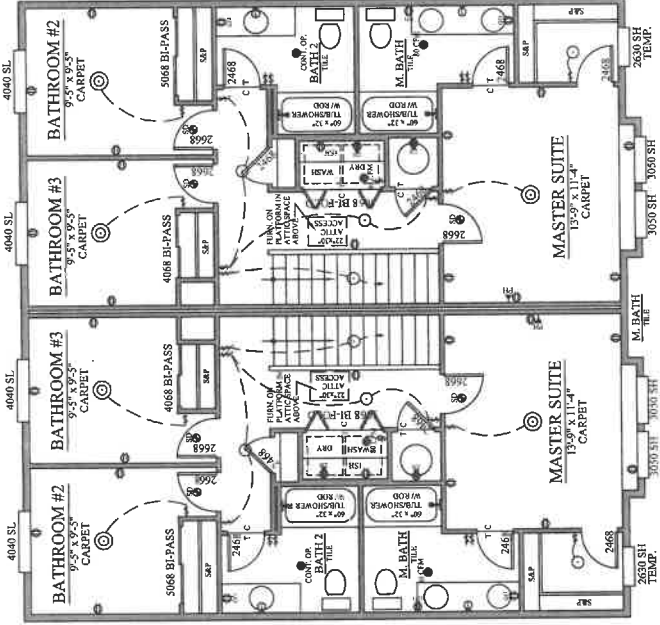
OWNER _____

OFFICER, ADAIR HOMES _____

THE BAYFIELD 2548 DUPLEX



UNIT A
MAIN FLOOR PLAN
 1/8" = 1'-0"
 TOTAL SQUARE FOOTAGE: 1274 SF PER UNIT (2548 SF BUILDING)



UNIT A
UPPER FLOOR PLAN
 1/8" = 1'-0"
 741 SQ FT PER UNIT

NOTE:

- 1-ACTUAL LOCATION OF ELECTRICAL OUTLETS, HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.
- 2- THESE PLANS ARE GENERALIZED AS OPPOSED TO SPECIFIC. THE FINAL MEASUREMENTS AND LAYOUT OF THE STRUCTURE WILL DIFFER SOMEWHAT FROM WHAT IS SHOWN.



ADAIR HOMES
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CRAFTSMAN ELEVATION

AREA LEGEND	FLORING	AREA
ENTRY		44 SF
COAT CLOSET		7 SF
HALL (MAIN FLOOR)		50 SF
KITCHEN		72 SF
DINING		96 SF
GREAT ROOM		134 SF
1/2 BATH		24 SF
STAIRS		76 SF
HALL (UPPER)		94 SF
MASTER SUITE		191 SF
MASTER BATH		43 SF
BATH #2		40 SF
BEDROOM #2		113 SF
BEDROOM #3		108 SF
LAUNDRY CLOSET		18 SF
WATER HEATER CLOSET		11 SF
LIVING TRIPUP		
KITCHEN		26 SF
ISLAND		14 SF
M. BATH		13 SF
BATH #2		10 SF
BALKAN PLANK		
KITCHEN		15 LF
M. BATH		9 LF
BATH #2		8 LF

ELECTRICAL LEGEND	SYMBOL
FAN	
PAN - CEILING ROUGH-IN	
LIGHT - WALL MOUNT - EXT.	
LIGHT - HANGING - DINING	
LIGHT - KEYLESS - EXP. BUDD	
LIGHT - HANGING - 2 STORY	
LIGHT - BLANKED OUT BOX	
LIGHT - LARGE FLUSH MOUNT	
LIGHT - SMALL FLUSH MOUNT	
LIGHT - PENDANT	
LIGHT - 6" RECESSED CAN	
LIGHT - UNDER CABINET	
LIGHT - WALL MOUNT - VANITY	
OUTLET - 110	
OUTLET - EXTERIOR	
OUTLET - 220	
OUTLET - PHONE	
OUTLET - TV	
SMOKE DETECTOR	
SMOKE/CO DETECTOR	
SWITCH - 1 WAY	

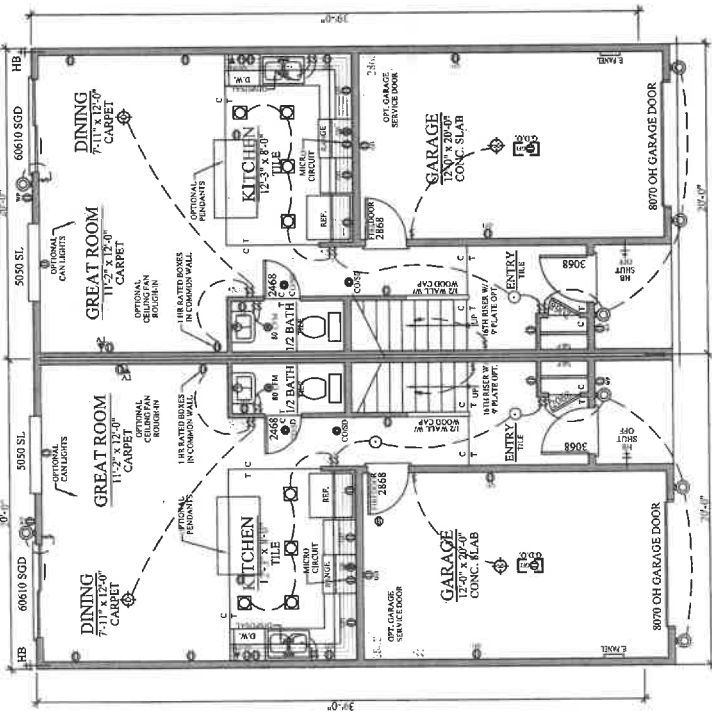
APPROVED: _____

OWNER _____

OWNER _____

OFFICER, ADAIR HOMES _____

DATE _____



UNIT A
UNIT B
MAIN FLOOR PLAN
1/8" = 1'-0"

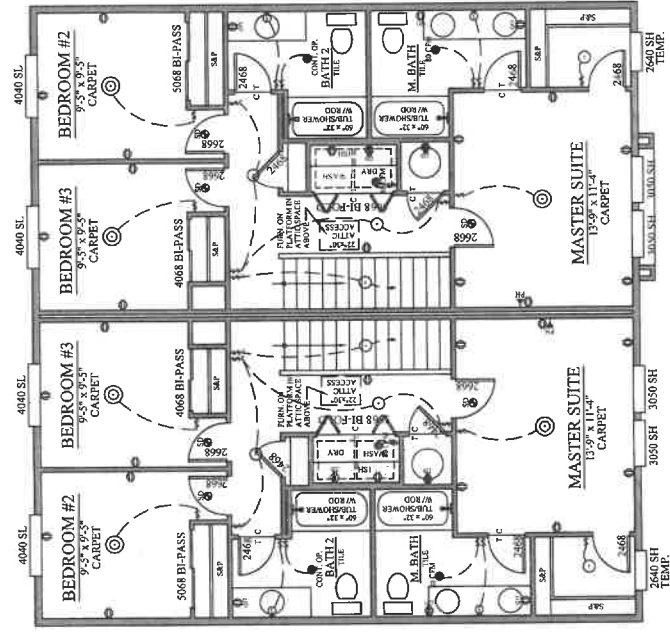
533 SQ FT PER UNIT
TOTAL SQUARE FOOTAGE: 1274 SF PER UNIT (2548 SF BUILDING)

NOTE:

- 1-ACTUAL LOCATION OF ELECTRICAL, OUTLETS, HEATERS, THERMOSTATS, AND MECHANICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.
- 2- THESE PLANS ARE GENERALIZED AS OPPOSED TO SPECIFIC. THE FINAL MEASUREMENTS AND LAYOUT OF THE STRUCTURE WILL DIFFER SOMEWHAT FROM WHAT IS SHOWN.



ADAIR HOMES
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UNIT A
UNIT B
UPPER FLOOR PLAN
1/8" = 1'-0"

741 SQ FT PER UNIT
TOTAL SQUARE FOOTAGE: 1274 SF PER UNIT (2548 SF BUILDING)

AREA LEGEND	
ITEM	AREA
ENTRY	44 SF
COAT CLOSET	7 SF
HALL (MAIN FLOOR)	50 SF
KITCHEN	72 SF
DINING	96 SF
GREAT ROOM	134 SF
1/2 BATH	24 SF
STAIRS	76 SF
HALL (UPPER)	94 SF
MASTER SUITE	43 SF
MASTER BATH	40 SF
BEDROOM #2	113 SF
BEDROOM #3	108 SF
LAUNDRY CLOSET	18 SF
WATER HEATER CLOSET	11 SF
CLOSET TOTALS	
KITCHEN	35 SF
M. BATH	14 SF
BATH #2	10 SF
BACKSPLASH	
KITCHEN	13 LF
M. BATH	9 LF
BATH #2	8 LF

ELECTRICAL	SYMBOL
FAN	
FAN - CEILING ROUGH-IN	
LIGHT - WALL MOUNT - EXT.	
LIGHT - HANGING - DINING	
LIGHT - KEYLESS - EXP. BULB	
LIGHT - HANGING - 2 STORY	
LIGHT - BLANKED OUT BOX	
LIGHT - LARGE FLUSH MOUNT	
LIGHT - SMALL FLUSH MOUNT	
LIGHT - PENDANT	
LIGHT - 6" RECESSED CAN	
LIGHT - UNDER CABINET	
LIGHT - WALL MOUNT - VANITY	
OUTLET - 110	
OUTLET - EXTERIOR	
OUTLET - 220	
OUTLET - PHONE	
OUTLET - TV	
SMOKE/CO DETECTOR	
SMOKE/CO DETECTOR	
SWITCH - 1 WAY	

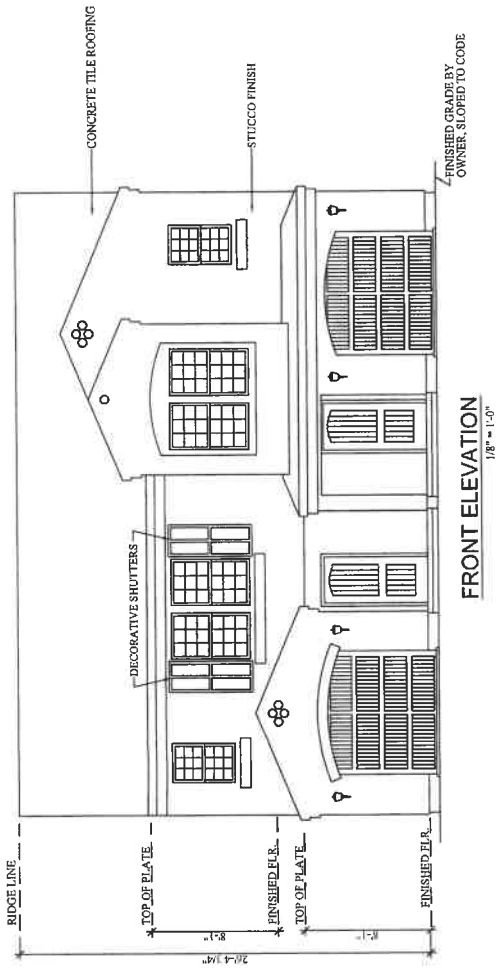
APPROVED: _____

OWNER _____

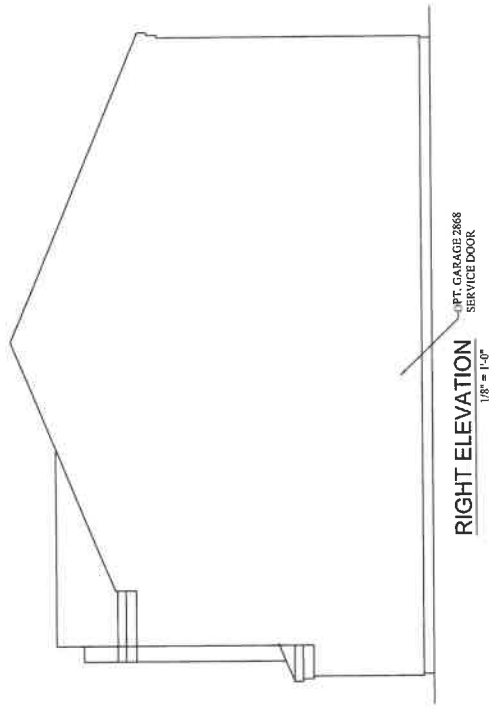
OWNER _____

OFFICER, ADAIR HOMES _____

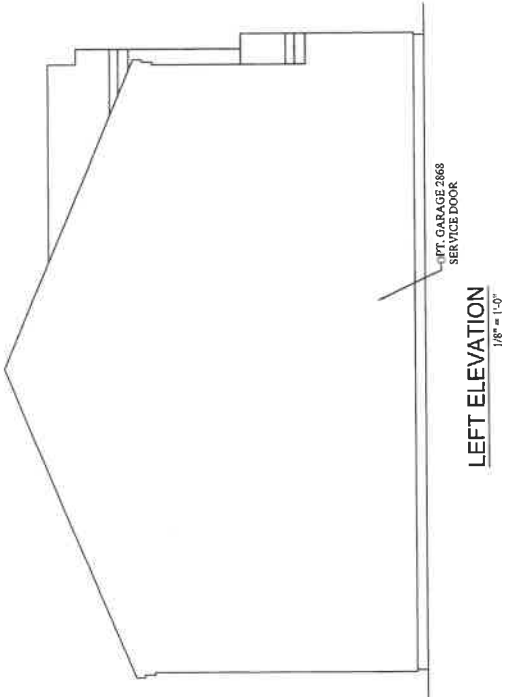
DATE _____



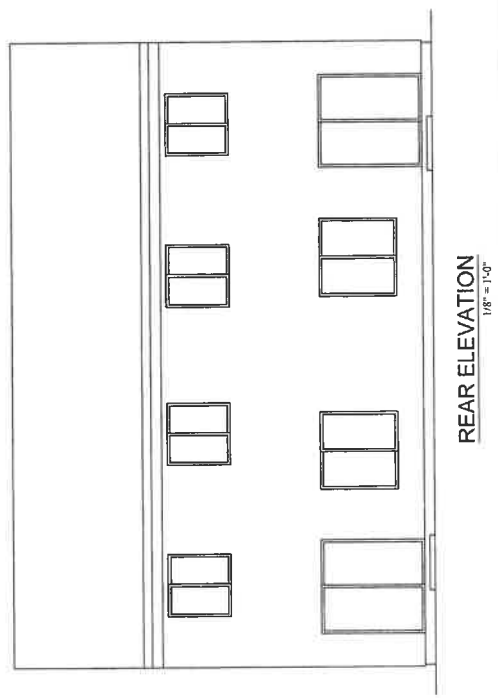
FRONT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

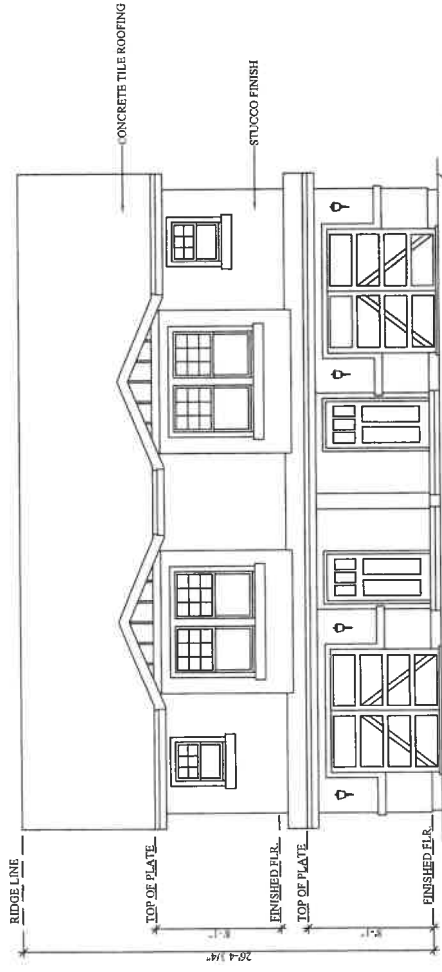
SPANISH ELEVATION 4

APPROVED: _____
 OWNER _____
 OWNER _____
 DATE _____
 OFFICER, ADAIR HOMES

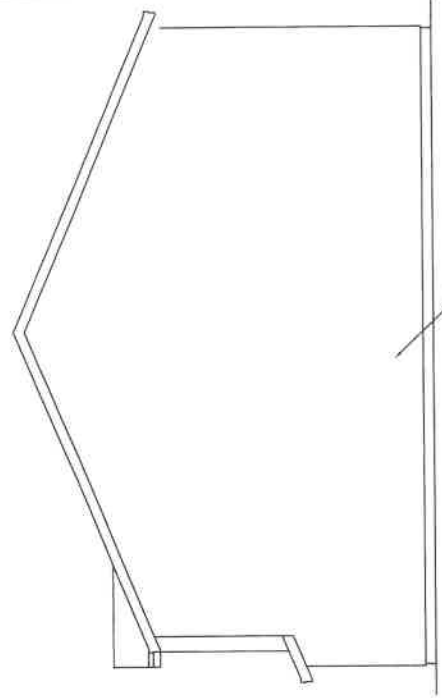


CRAFTSMAN ELEVATION 5

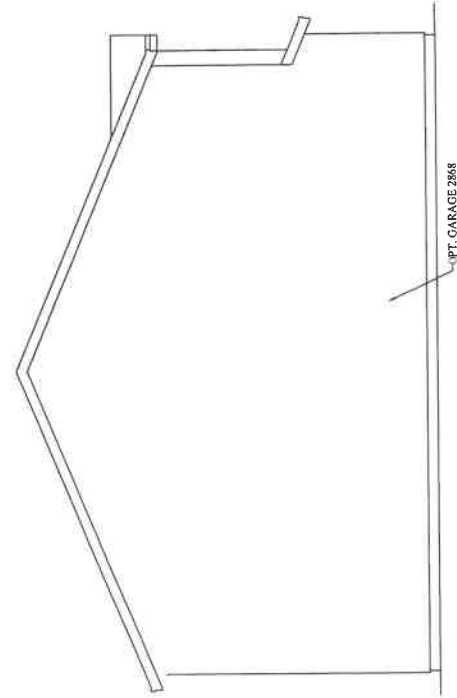
APPROVED: _____
 OWNER _____
 OWNER _____
 DATE _____
 OFFICER, ADAIR HOMES



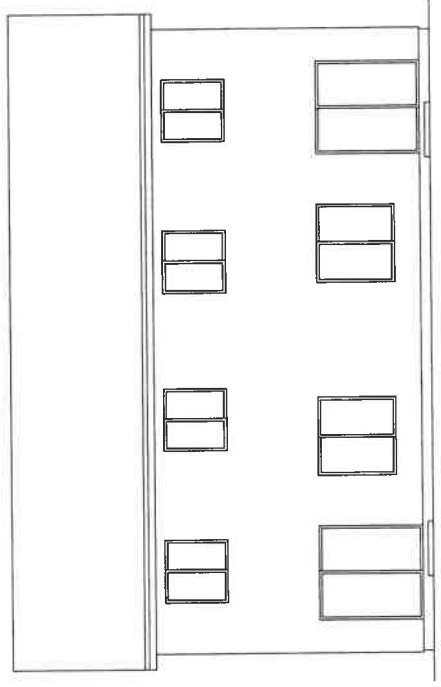
FRONT ELEVATION
1/8" = 1'-0"



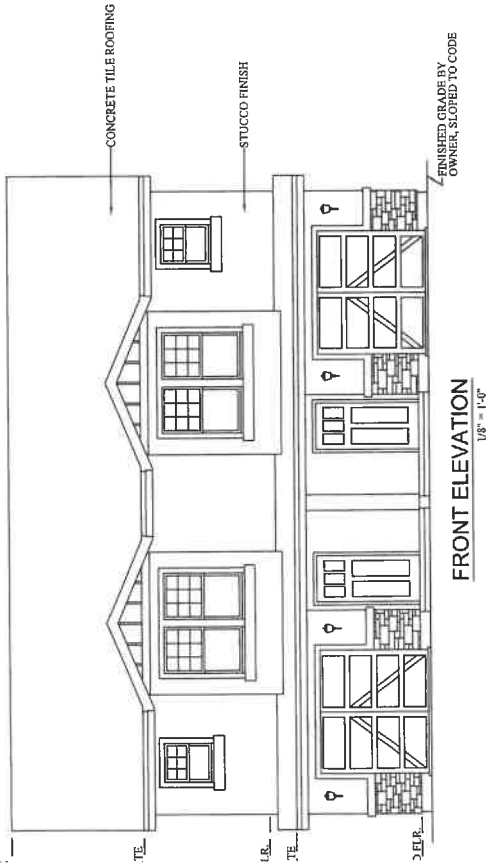
RIGHT ELEVATION
1/8" = 1'-0"



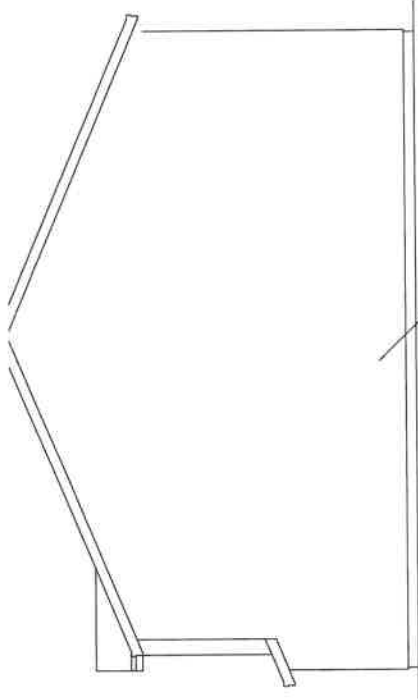
LEFT ELEVATION
1/8" = 1'-0"



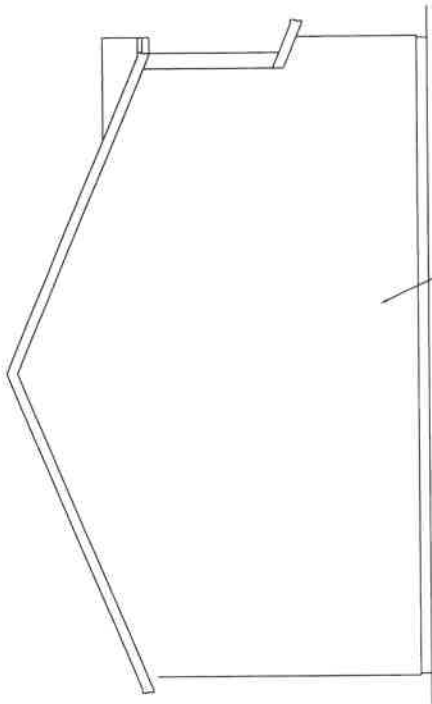
REAR ELEVATION
1/8" = 1'-0"



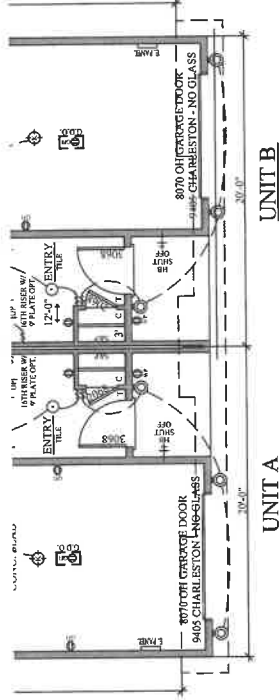
FRONT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



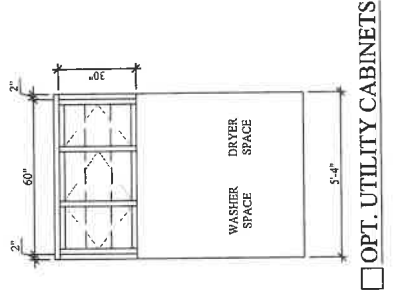
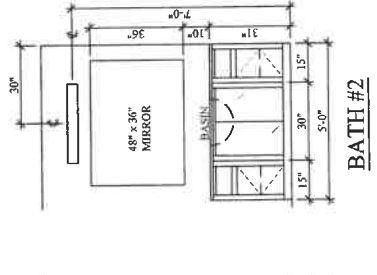
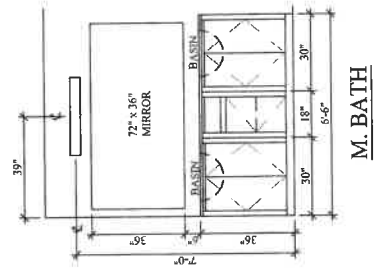
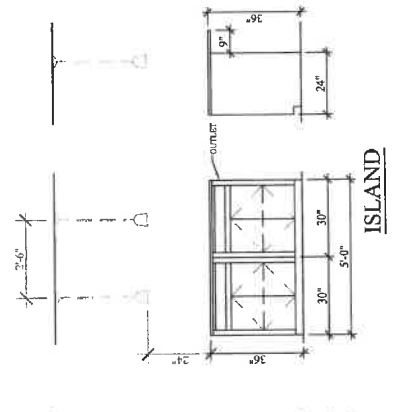
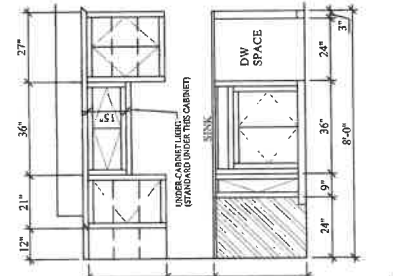
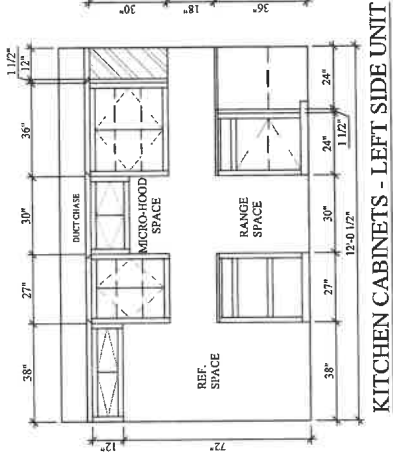
MAIN FLOOR PLAN

CRAFTSMAN ELEVATION
STONE OPTION

APPROVED: _____
OWNER _____
OWNER _____
DATE _____
OFFICER, ADAIR HOMES _____

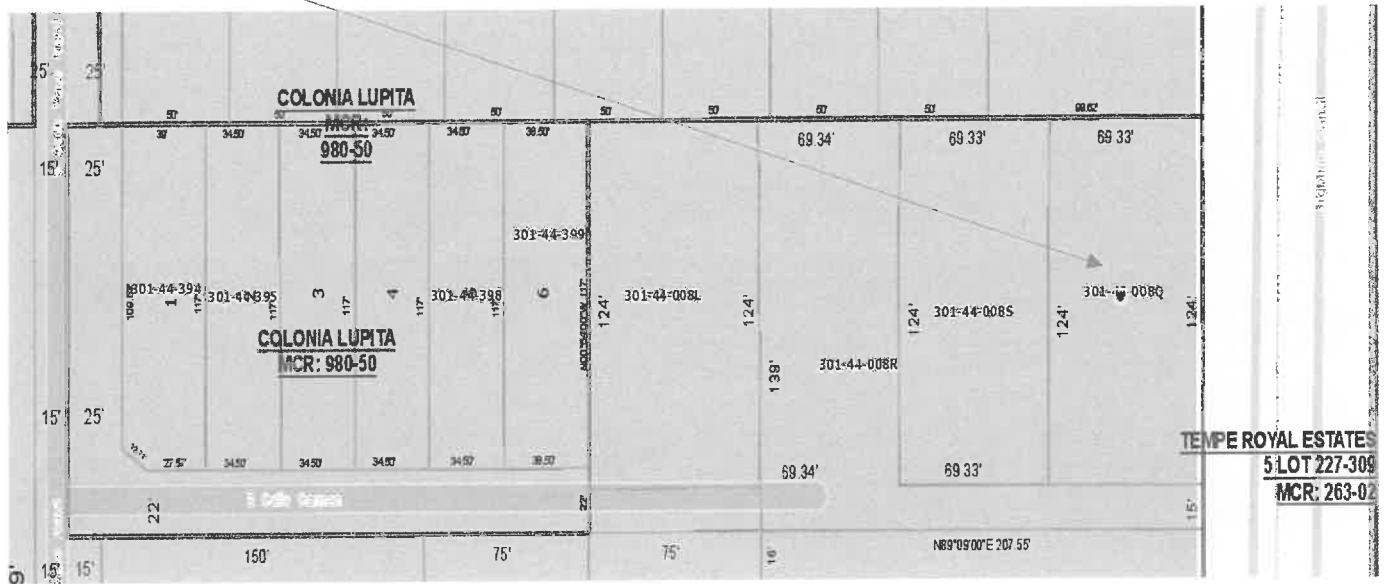


OPT 36" TALL UPPERS
CABINET MAKER TO ADD 6" OF ADDITIONAL HEIGHT TO THE KITCHEN 30" UPPER CABINETS (ONLY WHEN 9" PLATE HEIGHT OPTION IS CHOSEN)



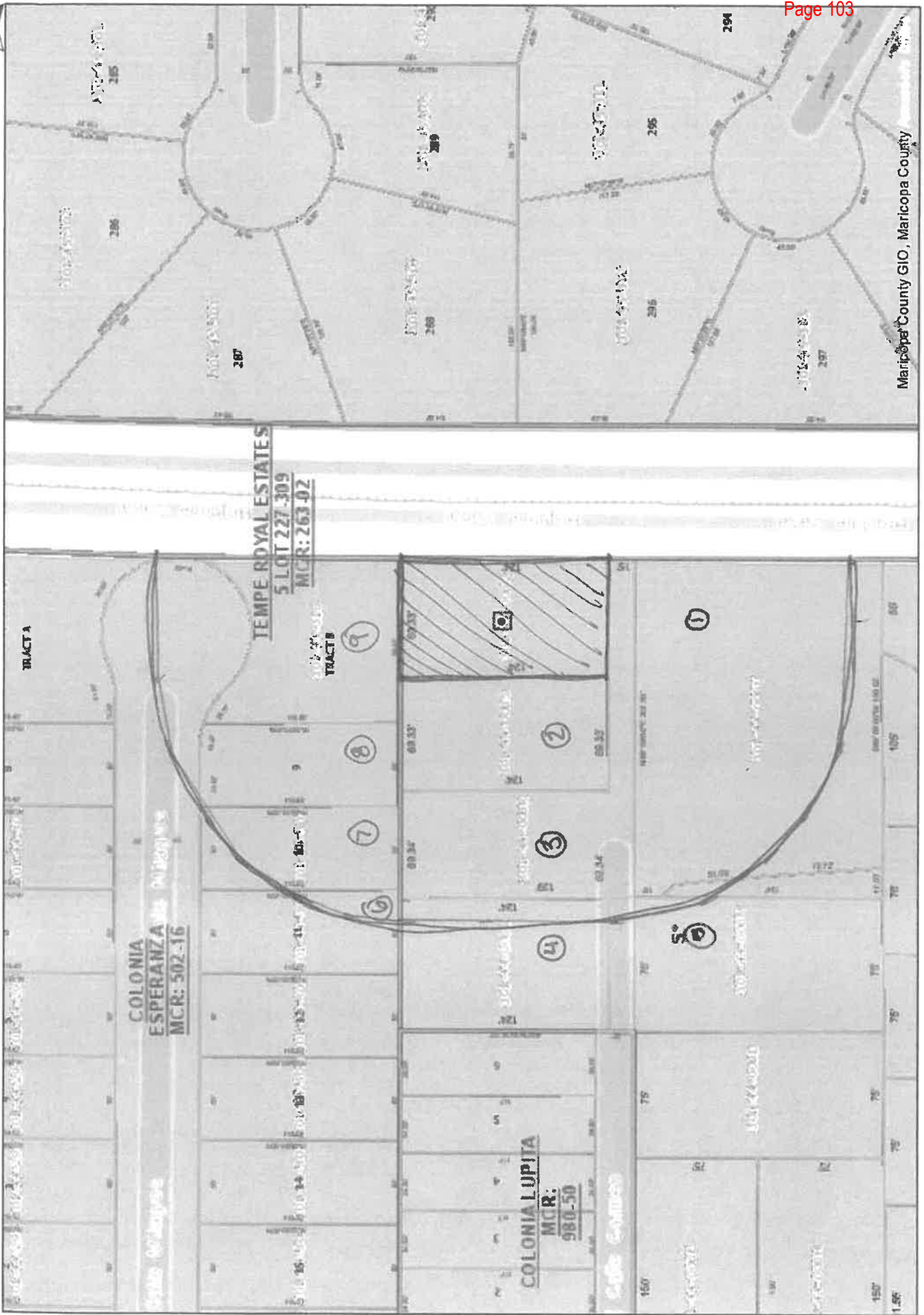
APPROVED: _____
 OWNER _____
 OWNER _____
 DATE _____
 OFFICER, ADAIR HOMES _____

APN 301-44-008Q



TEMPE ROYAL ESTATES
5 LOT 227-309
MCR: 263-02

Map



1. George K. Lederer & Lori Lancaster
9445 S Calle Vaou Nawi
Guadalupe AZ 85283
2. Maria Carmen Garcia
9441 S Calle Vaou Nawi
Guadalupe AZ 85283
3. Jose Marcelina & Juana Medrano
7714 E Beatrice St
Scottsdale AZ85257
4. Raymond & Maria Pina
5815 E Calle Magdalena
Guadalupe AZ 85283
5. Irma Pina
9407 S Sahuraro
Guadalupe AZ 85283
6. Gonzales Holdings LLC
630 E Bridle Ct
Gilbert AZ 85295
7. Cristina Campoy & Magdaleno Ortega
5925 E Calle Milagros
Guadalupe AZ 85283
8. Daniel & Irma Gonzales
5929 Calle Milagros
Guadalupe AZ 85283
9. Guadalupe Community Development Corporation Inc
5933 E Calle Milagros
Guadalupe AZ 85283



**TOWN OF GUADALPUE
NOTICE OF PUBLIC HEARING
REZONING APPLICATION**

The Guadalupe Town Council shall hold a public hearing on Thursday, April 28, 2022, at 6:00 p.m. at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to consider the following rezoning request:

Elijah Lubandi, applicant and property owner, is requesting a change of zoning from R-1-9 Single Family Residential to R-2 Two-Family Residential (duplex). The property address is 9449 South Calle Vaou Nawi, Guadalupe, AZ 85283. Maricopa County Assessor APN 301-44-008Q. **RZ2022-04**

Town of Guadalupe, Town Code of Ordinances excerpt, § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS.

(A) Intent. The two-family and multi-family districts are intended to provide for a variety of lifestyles and residential densities. The R-2 District is intended to provide for medium density, one-family and two-family dwellings. The R-3 District is intended for medium density, multi-family dwellings. The R-4 District is intended for higher density, multi-family.

(B) Permitted uses.

- (1) Any use permitted in the R-1-6 and R-1-9 Districts;
- (2) Two-family dwellings (duplex);
- (3) Boarding houses; and
- (4) In the R-3 and R-4 Districts, multiple dwellings, including cooperative apartment houses, condominium dwellings, and row dwellings consisting of not more than six units in a continuous row.

Zoning District	Min. Lot Area Per D.U. First 2 D.U.	Min. Lot Area Per D.U. Add'l D.U.	Min. Lot Width	Minimum Yard Setbacks				Max Bldg. Hgt.
				Frnt.	Side	Street Side	Street Rear	
R-2	5,000 sq. ft.		75'	25'	7**	20'	20'	30'
R-3	5,000 sq. ft.	2,500 sq. ft.	100'	20'	7**	15'	15'	30'
R-4	5,000 sq. ft.	1,250 sq. ft.	100'	20'	7**	15'	15'	30'
*for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side.								
The minimum provisions listed above shall not apply to any lot of smaller size already of record in the office of the County Recorder of Maricopa County, Arizona, before the effective date of this chapter.								

Written comments or objections may be filed at the Guadalupe Town Hall prior to, or at the hearing. Copies of the application and zoning requirements are available at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Guadalupe, AZ 85283.

THE RECORD REPORTER

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KAY SAVARD
TOWN OF GUADALUPE
9241 S AVENIDA DEL YAQUI
GUADALUPE, AZ 85283

RR# 3572985

COPY OF NOTICE

(Not an Affidavit of Publication. Do not file.)

Reference #

Notice Type: MCHRG NOTICE OF HEARING

Ad Description

Elijah Lubandi 9449 South Calle Vaou Nawi Rezoning Application

To the right is a copy of the notice you sent to us for publication in THE RECORD REPORTER. Please read this notice carefully and fax or e-mail (record_reporter@dailyjournal.com) any corrections. The Affidavit will be filed, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

04/06/2022

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$5.60
Arizona Sales Tax	\$0.03
Total	\$5.63

TOWN OF GUADALUPE NOTICE OF PUBLIC HEARING REZONING APPLICATION The Guadalupe Town Council shall hold a public hearing on Thursday, April 28, 2022, at 6:00 p.m. at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to consider the following rezoning request: Elijah Lubandi, applicant and property owner, is requesting a change of zoning from R-1-9 Single Family Residential to R-2 Two-Family Residential (duplex). The property address is 9449 South Calle Vaou Nawi, Guadalupe, AZ 85283. Maricopa County Assessor APN 301-44-008Q. RZ2022-04 Town of Guadalupe, Town Code of Ordinances excerpt, § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS. (A) Intent. The two-family and multi-family districts are intended to provide for a variety of lifestyles and residential densities. The R-2 District is intended to provide for medium density, one-family and two-family dwellings. The R-3 District is intended for medium density, multi-family dwellings. The R-4 District is intended for higher density, multi-family. (B) Permitted uses: (1) Any use permitted in the R-1-6 and R-1-9 Districts; (2) Two-family dwellings (duplex); (3) Boarding houses; and (4) In the R-3 and R-4 Districts, multiple dwellings, including cooperative apartment houses, condominium dwellings, and row dwellings consisting of not more than six units in a continuous row. Zoning District, Min. Lot Area Per D.U. First 2 D.U., Min. Lot Area Per D.U. Add'l D.U., Min. Lot Width, Minimum Yard Setbacks: Frt., Side, Street Side, Street Rear, Max Bldg. Hgt., R-2, 5,000 sq. ft., - 75', 25', 7* 20', 20', 30', R-3, 5,000 sq. ft., 2,500 sq. ft., 100', 20', 7*, 15', 15', 30', R-4, 5,000 sq. ft., 1,250 sq. ft., 100', 20', 7*, 15', 15', 30', *for ease of access, 1' side shall be at least 10 feet in width. Churches and schools 35 feet on each side. The minimum provisions listed above shall not apply to any lot of smaller size already of record in the office of the County Recorder of Maricopa County, Arizona, before the effective date of this chapter. Written comments or objections may be filed at the Guadalupe Town Hall prior to, or at the hearing. Copies of the application and zoning requirements are available at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Guadalupe, AZ 85283. Publish: Wednesday, April 6, 2022
4/6/22
RR-3572985#

Your Legal Publishing



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**TOWN OF GUADALUPE
NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION**

The Guadalupe Town Council shall hold a public hearing on Thursday, April 28, 2022, at 6:00 p.m. at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to consider the following variance request:

Elijah Lubandi, applicant and property owner, is requesting a variance to the Town of Guadalupe Code of Ordinances, minimum lot size requirement: §154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS (B) (1) and (E) (1) R-1-9 OR a variance of §154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS (E) (1) R-2 to allow the construction of a two-family dwelling (duplex). The property address is 9449 South Calle Vaou Nawi, Guadalupe, AZ 85283. Maricopa County Assessor APN 301-44-008Q. **V2022-01**

Town of Guadalupe, Town Code of Ordinances excerpt, § 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS (B) (1) and (E) (1) R-1-9:

(A) Intent. The single-family residential districts are intended to provide for low density, detached housing in the R-1-9 district and medium density, detached housing in the R-1-6 District.

(B) Permitted uses.

(1) One-family dwelling;

(E) Area, height, and setback regulations.

(1) The following requirements shall be observed for residential uses in the R-1-9 and R-1-6 zoning districts.

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Minimum Yard Setbacks				Max. Bldg. Height
				Front	Side	Street Side	Rear	
R-1-9	9,000 square feet	80'	100'	30'	10'	20'	10'	30'; accessory building
R-1-6	6,000 square feet	60'	90'	25'	7'*	15'	10'	30'

*for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side.

Town of Guadalupe, Town Code of Ordinances excerpt, § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS:

(A) Intent. The two-family and multi-family districts are intended to provide for a variety of lifestyles and residential densities. The R-2 District is intended to provide for medium density, one-family and two-family dwellings. The R-3 District is intended for medium density, multi-family dwellings. The R-4 District is intended for higher density, multi-family.



(B) Permitted uses

(1) Any use permitted in the R-1-6 and R-1-9 Districts;

(2) Two-family dwellings (duplex);

(3) Boarding houses; and

(4) In the R-3 and R-4 Districts, multiple dwellings, including cooperative apartment houses, condominium dwellings, and row dwellings consisting of not more than six units in a continuous row.

E) Area, height, setback regulations.

(1) The following requirements shall be observed for permitted uses in the R-2, R-3, and R-4 Zoning Districts:

Zoning District	Min. Lot Area Per D.U. First 2 D.U.	Min. Lot Area Per D.U. Add'l D.U.	Min. Lot Width	Minimum Yard Setbacks				Max Bldg. Hgt.
				Frnt.	Side	Street Side	Street Rear	
R-2	5,000 sq. ft.		75'	25'	7**	20'	20'	30'
R-3	5,000 sq. ft.	2,500 sq. ft.	100'	20'	7**	15'	15'	30'
R-4	5,000 sq. ft.	1,250 sq. ft.	100'	20'	7**	15'	15'	30'
*for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side.								
The minimum provisions listed above shall not apply to any lot of smaller size already of record in the office of the County Recorder of Maricopa County, Arizona, before the effective date of this chapter.								

Written comments or objections may be filed at the Guadalupe Town Hall prior to, or at the hearing. Copies of the application and zoning requirements are available at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Guadalupe, AZ 85283.

Publish: Wednesday, April 6, 2022

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KAY SAVARD
TOWN OF GUADALUPE
9241 S AVENIDA DEL YAQUI
GUADALUPE, AZ 85283

RR# 3572981

COPY OF NOTICE

(Not an Affidavit of Publication. Do not file.)

Reference #
Notice Type: MCHRG NOTICE OF HEARING
Ad Description
Elijah Lubandi Variance Application

To the right is a copy of the notice you sent to us for publication in THE RECORD REPORTER. Please read this notice carefully and fax or e-mail (record_reporter@dailyjournal.com) any corrections. The Affidavit will be filed, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

04/06/2022

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$8.40
Arizona Sales Tax	\$0.04
Total	\$8.44

TOWN OF GUADALUPE NOTICE OF PUBLIC HEARING VARIANCE APPLICATION The Guadalupe Town Council shall hold a public hearing on Thursday, April 28, 2022, at 6:00 p.m. at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to consider the following variance request: Elijah Lubandi, applicant and property owner, is requesting a variance to the Town of Guadalupe Code of Ordinances, minimum lot size requirement: §154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS (B) (1) and (E) (1) R-1-9 OR a variance of §154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS (E) (1) R-2 to allow the construction of a two-family dwelling (duplex). The property address is 9449 South Calle Vauro Nawi, Guadalupe, AZ 85283. Maricopa County Assessor APN 301-44-008Q. **V2022-01** Town of Guadalupe, Town Code of Ordinances excerpt, § 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS (B) (1) and (E) (1) R-1-9: (A) Intent. The single-family residential districts are intended to provide for low density, detached housing in the R-1-9 district and medium density, detached housing in the R-1-6 District. (B) Permitted uses. (1) One-family dwelling; (E) Area, height, and setback regulations. (1) The following requirements shall be observed for residential uses in the R-1-9 and R-1-6 zoning districts. **Zoning District, Min. Lot Area, Min. Lot Width, Min. Lot Depth, Minimum Yard Setbacks: Front, Side, Street Side, Rear, Max. Bldg. Height.** R-1-9, 9,000 square feet, 80', 100', 30', 10', 20', 10', 30'; accessory building, R-1-6, 6,000 square feet, 60', 90', 25', 7', 15', 10', 30' *for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side. Town of Guadalupe, Town Code of Ordinances excerpt, § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS: (A) Intent. The two-family and multi-family districts are intended to provide for a variety of lifestyles and residential densities. The R-2 District is intended to provide for medium density, one-family and two-family dwellings. The R-3 District is intended for medium density, multi-family dwellings. The R-4 District is intended for higher density, multi-family. (B) Permitted uses (1) Any use permitted in the R-1-6 and R-1-9 Districts; (2) Two-family dwellings (duplex); (3) Boarding houses; and (4) In the R-3 and R-4 Districts, multiple dwellings, including cooperative apartment houses, condominium dwellings, and row dwellings consisting of not more than six units in a continuous row. E) Area, height, setback regulations. (1) The following requirements shall be observed for permitted uses in the R-2, R-3, and R-4 Zoning Districts: **Zoning District, Min. Lot Area Per D.U. First 2 D.U., Min. Lot Area Per D.U. Add'l D.U., Min. Lot Width, Minimum Yard Setbacks: Frt., Side, Street Side,**

Street Rear, Max Bldg. Hgt., R-2, 5,000 sq. ft., -, 75', 25', 7", 20', 20', 30', R-3, 5,000 sq. ft., 2,500 sq. ft., 100', 20', 7", 15', 15', 30', R-4, 5,000 sq. ft., 1,250 sq. ft., 100', 20', 7", 15', 15', 30', *for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side. The minimum provisions listed above shall not apply to any lot of smaller size already of record in the office of the County Recorder of Maricopa County, Arizona, before the effective date of this chapter. Written comments or objections may be filed at the Guadalupe Town Hall prior to, or at the hearing. Copies of the application and zoning requirements are available at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Guadalupe, AZ 85283. Publish: Wednesday, April 6, 2022
4/6/22

RR-3572981#

Your Legal Publishing



RECORDING REQUESTED BY:
Grand Canyon Title Agency, A division of
FNTA

Escrow No.: 47020625-062-KP4
Title No.: 47020625

**WHEN RECORDED MAIL DOCUMENT
TO:**

**Elijah Y Byekwaso-Lubandi
3418 E Aris Drive
Gilbert, AZ 85298**

47
ca

APN: 301-44-008Q

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

**Christina Escobar, an unmarried woman, who acquired title as a married woman
as her sole and separate property**

("Grantor") conveys to

Elijah Y Byekwaso-Lubandi, a married man as his sole and separate property

the following real property situated in Maricopa County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: September 28, 2021

Grantor(s):

SELLER:

Christina Escobar


Christina Escobar

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona)
County of Maricopa) SS:

The foregoing document was acknowledged before me this 28 day of September, 2021

by Christina Escobar

(Seal)  **SONIA LUNA**
Notary Public - Arizona
Maricopa Co. / #565072
Expires 07/26/2023

Sonia Luna
Notary Public

My commission expires:

Escrow No.: 47020625-062-KP4

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

That part of Lot 5, RANCHITOS PLACE, according to the Plat of record in the Office of the Maricopa County Recorder in Book 31 of Maps, Page 37, described as follows:

BEGINNING at the Northeast corner of said Lot 5;

Thence West along the North line of Lot 5 for a distance of 69.33 feet to a point;

Thence South 124 feet to a point;

Thence East for a distance of 69.33 feet to a point on the East line of said Lot 5;

Thence North along the East line of lot 5 for a distance of 124 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

An easement for ingress and egress over the South 15 feet of the North 139 feet of Lot 5, RANCHITOS PLACE, according to the Plat of record in the Office of the Maricopa County Recorder in Book 31 of Maps, Page 37, lying East of the East line of the West 309.55 feet of said Lot 5.

Unofficial Document

STATE OF ARIZONA }
COUNTY OF MARICOPA }

I hereby certify that the within instrument was filed and recorded

File No.

a DOCKET

Page

RECORDED IN OFFICIAL RECORDS
OF MARICOPA COUNTY, ARIZONA
NO 25 '89 - 4 92
HELEN PURCELL, County Recorder
FEE 12- PGS 1 19

Compared

Photostated

Fee:

at the request of

When recorded, mail to:

JOSE MEDRANO
9445 S. Calle Vaou Nauje
Guadalupe, Arizona 85283

Witness

By

Deputy Recorder

8911-0188(3)

Joint Tenancy Deed

89 378584

For the consideration of Ten Dollars, and other valuable considerations, I or we,

HERBERT G. DOMINGUEZ, husband of Mary S. Dominguez as his sole and separate property do hereby convey to JOSE MEDRANO, a single man and MARCELINA MEDRANO, a single woman and JAUNA MEDRANO, a single woman aka Jauna M. Medrano

not as tenants in common and not as community property estate, but as joint tenants with right of survivorship, the following described property situated in the County of Maricopa, State of Arizona.

That part of Lot Five (5), RANCHITOS PLACE, according to the plat of record in the office of the Maricopa County Recorder in Book 31 of Maps, page 37, described as follows;

BEGINNING at the Northeast corner of said Lot 5; thence West along the North line of Lot 5 for a distance of 138.66 feet to the TRUE POINT OF BEGINNING; thence South 124 feet to a point; thence West 69.34 feet to a point; thence North 124 feet to a point on the North line of Lot 5; thence East along the North line of Lot 5, to the TRUE POINT OF BEGINNING.

TOGETHER with an easement for ingress and egress over the South 15 feet of the North 139 feet of Lot Five (5), RANCHITOS PLACE, according to the plat of record in the office of the Maricopa County Recorder in Book 31 of Maps, page 37, lying East of the East line of the West 309.55 feet of said Lot 5.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

The grantees by signing the acceptance below evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Dated this 14th day of March 1989

Accepted and approved:

x Jose Medrano
Jose Medrano

x Marcelina Medrano
Marcelina Medrano Grantee

x Herbert G. Dominguez
Herbert G. Dominguez Grantor

x Jauna M. Medrano
Jauna Medrano Grantee

STATE OF Arizona }
County of Maricopa }

This instrument was acknowledged before me
this 14th day of May 1989 by
Jose Medrano, Marcelina Medrano, and
Jauna Medrano

Esther Q. Cota

Notary Public

My commission will expire Oct 11, 1992

STATE OF Arizona }
County of Maricopa }

This instrument was acknowledged before me
this 14th day of June 1989 by
Herbert G. Dominguez

Synde Yick

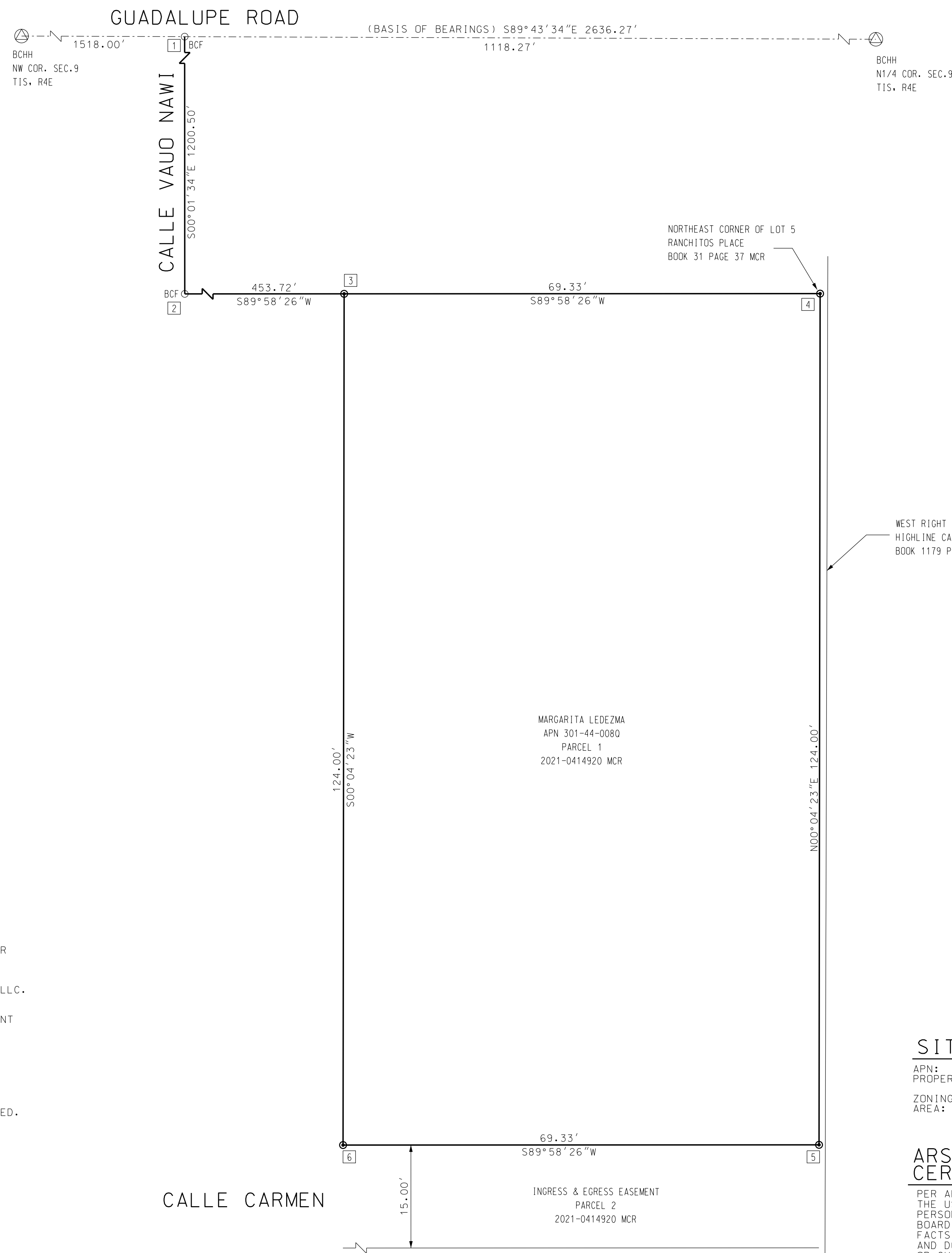
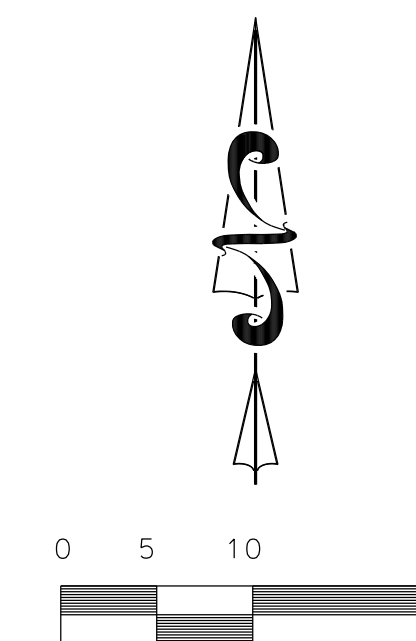
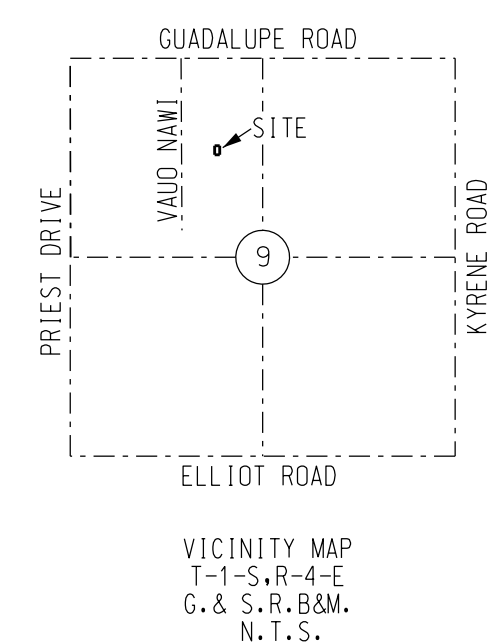
Notary Public

My commission will expire

My Commission Expires Aug 25, 1990

RECORD OF SURVEY OF PARCEL 301-44-008Q

9449 S CALLE VAUO NAWI , GUADALUPE AZ 85283
A PORTION OF THE NORTH WEST QUARTER, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST
GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

QUIT CLAIM DEED #2021-0414920 MCR

A PORTION OF LOT 5, RANCHITOS PLACE, ACCORDING TO MAP RECORDED IN BOOK 31 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

PARCEL 1
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG THE NORTH LINE OF LOT FIVE A DISTANCE OF 69.33 TO A POINT; THENCE SOUTH 124 FEET TO A POINT; THENCE EAST FOR A DISTANCE OF 69.33 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF LOT 5 A DISTANCE OF 124 FEET TO THE POINT OF BEGINNING.

PARCEL 2
AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF THE NORTH 139 FEET OF LOT 5, RANCHITOS PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 31 OF MAPS, PAGE 37, LYING EAST OF THE EAST LINE OF THE WEST 309.55 FEET OF SAID LOT 5.

BASIS OF BEARING

THE NORTHLINE OF THE NORTHWEST QUARTER OF SECTION 9, T-1-S, R-4-E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING OF SOUTH 89 DEGREES 43 MINUTES 34 SECONDS EAST IS BASED ON A MEASURED DISTANCE BETWEEN THE NORTH WEST CORNER OF SECTION 9 AND THE NORTH QUARTER CORNER OF SECTION 9.

MONUMENT NOTES

- 1 FOUND BRASS CAP FLUSH, 0.14' NORTH & 0.10' EAST OF CALCULATED POSITION.
- 2 FOUND BRASS CAP FLUSH, 0.06' SOUTH & 0.81' WEST OF CALCULATED POSITION.
- 3 SET NAIL WITH TAG IN CONCRETE FOUNDATION OF BLOCK WALL.
- 4 SET NAIL WITH TAG ON TOP OF BLOCK WALL.
- 5 SET REBAR WITH TAG.
- 6 SET REBAR WITH TAG.

REFERENCE DOCUMENTS

- FINAL PLAT RANCHITOS PLACE PER BOOK 37, PAGE 37, MCR
- DOCUMENT QUITCLAIM DEED 2021-414920 MCR
- AMMENDED RIGHT OF WAY MAP, A PORTION OF THE HIGHLINE CANAL BOOK 1179 PAGE 20 MCR

NOTES

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT, THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS.

EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACT WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UTILITY LOCATION, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ALL ZONING AND SETBACKS MUST BE VERIFIED WITH THE PROPER GOVERNING AGENCY PRIOR TO DESIGN OR CONSTRUCTION, DUE TO POSSIBLE ZONING CHANGES AND VARIANCE SETBACKS. GUERRERO LAND SURVEYING LLC TAKES NO RESPONSIBILITIES IN THIS MATTER.

MONUMENTS TO BE PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY IF AND WHEN CLIENT TAKES POSSESSION OF THE PROPERTY, A RESULTS OF SURVEY WILL BE RECORDED AT THAT TIME.

SURVEYOR'S CERTIFICATION

I, ERNEST GUERRERO, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF (1) SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LEGEND

- NOTE: SYMBOLS MAY NOT BE TO DRAWING SCALE, SO AS TO BETTER ENHANCE GRAPHICAL REPRESENTATION.
- SECTION LINE
 - PROPERTY LINE
 - PARCEL LINE
 - ⊙ SECTION CORNER AS NOTED
 - FOUND AS NOTED
 - SET MONUMENT AS DESCRIBED IN MONUMENT NOTES STAMPED "LS53688" (TO BE SET UPON ACQUIRING PROPERTY)
 - APN ASSESSORS PARCEL NUMBER
 - BCF BRASS CAP FLUSH
 - BCHH BRASS CAP IN HAND HOLE
 - LS LAND SURVEYOR
 - MCR MARICOPA COUNTY RECORDER

WEST RIGHT OF WAY LINE
HIGHLINE CANAL
BOOK 1179 PAGE 20 MCR

SITE INFORMATION

APN: 301-44-0080
PROPERTY ADDRESS: 9449 S CALLE VAUO NAWI
GUADALUPE, AZ 85283
ZONING: R1-S
AREA: 8,590 SQ. FT.
EQUAL TO 0.20 ACRES
MORE OR LESS

ARS 32-151 CERTIFY; CERTIFICATION

PER ARS 32-151 DEFINITION OF "CERTIFY; CERTIFICATION" THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSION OR IMPLIED WARRANTY OR GUARANTEE.



REVISION 0 JOB NUMBER: 301-44-0080 CUSTOMER: LUBANDI DREW: CHIEF: GUERRERO SVY: TECH: GUERRERO	SCALE: 1" = 10' SHEET: 1 OF 1 FILE: DRAWINGS/LUBANDI/301-44-0080 COUNTY: MARICOPA	DRAWING SIZE: 24" X 36" DEPARTMENT: 15405 N. BECKER LANE SURPRISE, AZ 85379 16021206-2135	GUERRERO LAND SURVEYING LLC NW 1/4 SEC 9 T-1-S, R-4-E	RECORD OF SURVEY OF PARCEL 301-44-0080
--	--	--	---	--

Parcel Viewer

Address of Intersection

301-44-008Q

Clear ?

Feature Information (1 of 1)

Owner Information

Owner Name: BYEROWASO-LUBANDI,ELIMAHY
 Property: 5449 S CALLE VALO (NAVI) GUADALUPE
 Address: 85283
 Address: 3418 E ARIS DR GILBERT AZ USA 85298
 Deed Number: 211002841
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.360236, -111.956377
 S7/R: 9 15 4E
 Jurisdiction: GUADALUPE
 Zoning: RL-9
 PUC: 0810
 Lot Size (sq ft): 8590
 MCR #: 34-27
 Subdivision: RAUCHITOS PLACE
 Lot #: 5
 Phase: 1
 Construction Year:
 Living Space (sq ft):

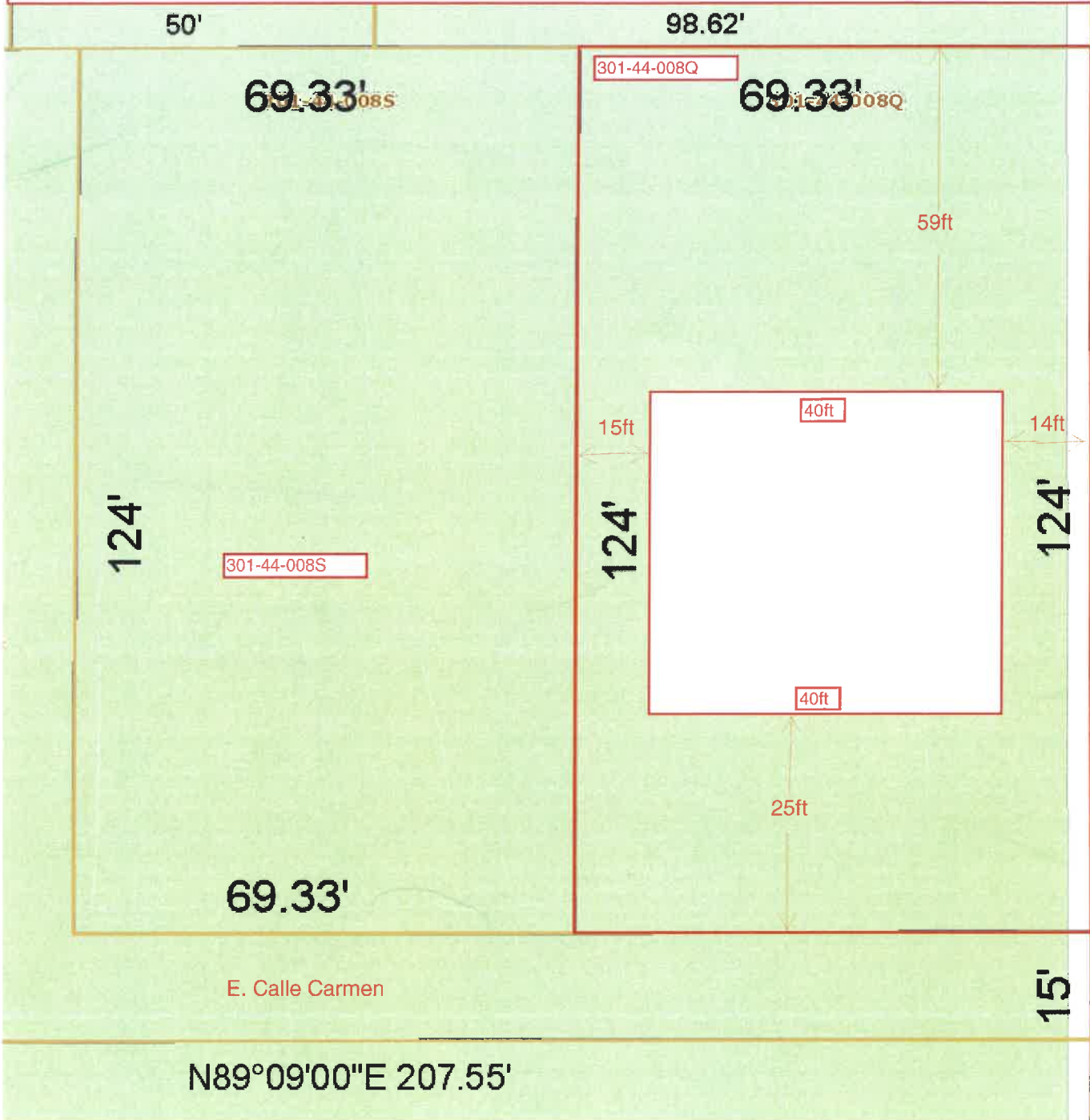
Valuation Information

Tax Year: 2023
 Tax: 445,200
 LVA: \$28,900
 LVA: \$28,805
 Legal Class: 3.1

Zoom In

https://www.google.com/maps/@33.3602661727974,-111.95657743170686,15z

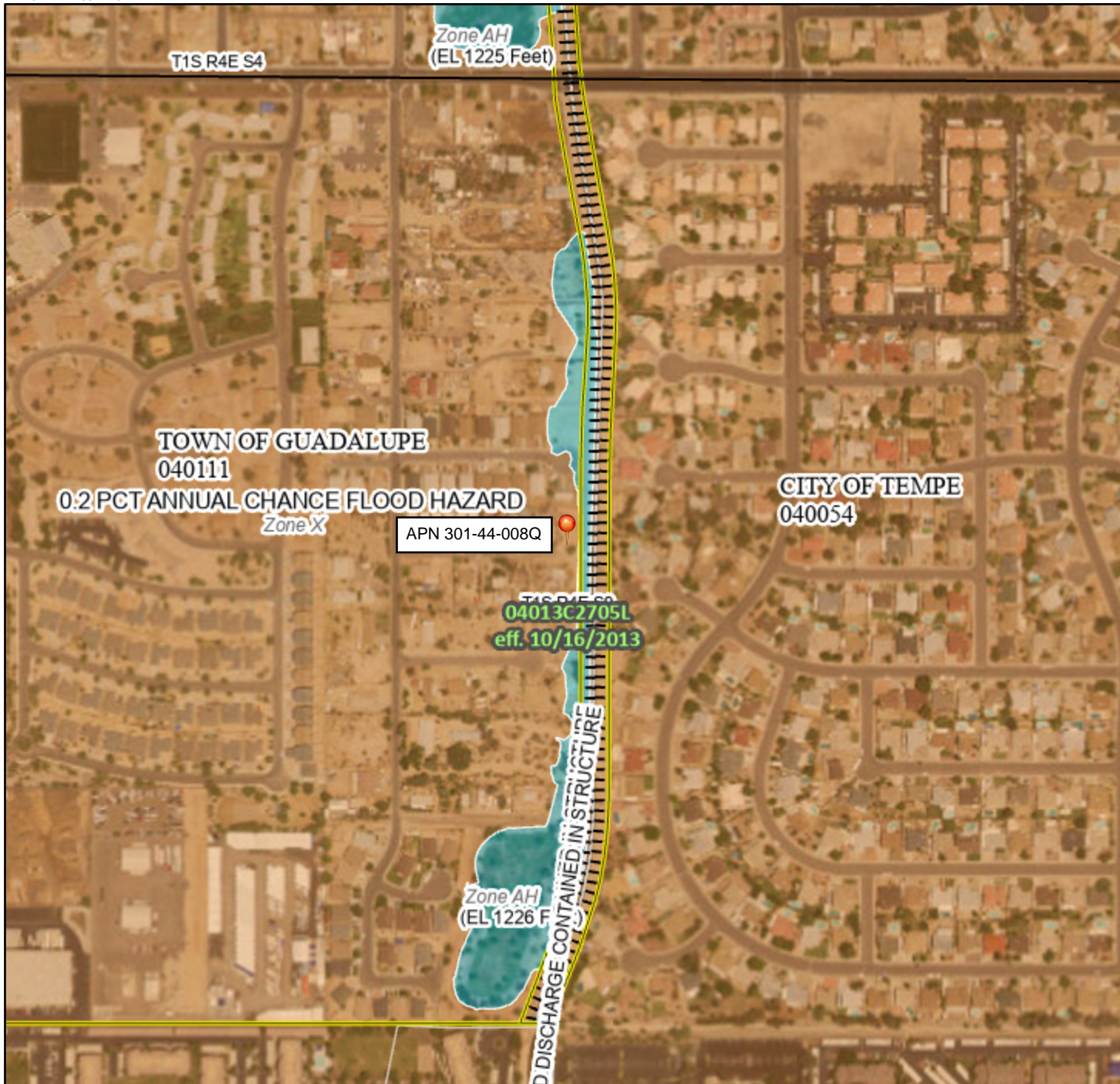
PROPOSED BUILDING OFFSETS
APN # 301-44-008Q



National Flood Hazard Layer FIRMette



111°57'42"W 33°21'51"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/9/2022 at 5:11 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

From: Contact form at Guadalupe, AZ <cmsmailer@civicplus.com>
Sent: Monday, April 11, 2022 8:39 AM
To: Jeff Kulaga <jkulaga@guadalupeaz.org>
Subject: [Guadalupe, AZ] Proposed Rezoning and Siting Variant (Sent by George Lederer, glederer99@gmail.com)

Hello jkulaga,

George Lederer (glederer99@gmail.com) has sent you a message via your contact form (<https://www.guadalupeaz.org/user/206/contact>) at Guadalupe, AZ.

If you don't want to receive such e-mails, you can change your settings at <https://www.guadalupeaz.org/user/206/edit>.

Message:

Dear Mr. Kulaga,

As a resident of Guadalupe, and the owner of a property adjacent to this proposed project, I support the idea of more housing in our town and in our neighborhood. We all recognize the problem with availability of affordable housing in our community. This proposal specifically addresses that. Development, in general, is a positive thing. Everyone ultimately benefits from growth. It is important, as we develop, to consider how increasing density will affect our neighborhoods and our environment. I believe it is possible to minimize the potential adverse effects of growth with careful planning. With respect, I would submit that the Council has this responsibility.

You have provided me with the building plans that were submitted with the application, as well as the engineering overlays. I have met the property owner, Mr. Lubandi. I sincerely want this project to succeed.

It seems clear to me that putting a duplex at the end of our alley poses a number of particularly difficult questions that this proposal does not ask, let alone answer. As you know, the property in question is not accessible from a public street, but only by a privately-owned 15 foot wide common driveway, over 100 feet long. You and I have discussed several predictable problems with this situation, including issues involving emergency vehicles and access to utilities. And there are still more questions, involving control of run-off and preservation of an existing natural tree.

I believe it is possible to do this. But it seems to me that the first two steps are not the rezoning and the siting variance. There are a lot more questions to be asked, and answered. This project is a good idea, and it will benefit the neighborhood and the town. But we need to make sure we do it right. It is my opinion that this specific proposal is premature.

Please share my comments with the members of the Council. Thank you for your consideration.
Sincerely,

George Lederer



9449 S. Calle Vaou Nawi – Variance Request



9449 S. Calle Vaou Nawi

Lot Size: 8590 Sq ft.

Lot width: 69 ft.

Current Zoning:

R-1-9

§ 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS: R-1-9 AND R-1-6.

(A) Intent. The single-family residential districts are intended to provide for low density, detached housing in the R-1-9 district and medium density, detached housing in the R-1-6 District.

(B) Permitted uses.

(1) One-family dwelling;



9449 S. Calle Vaou Nawi – Variance Request



9449 S. Calle Vaou Nawi

**Lot Size: 8590 Sq. ft.
Lot width 69 ft.**

Request:

Seeking Variance to allow construction of two dwelling units (DU) on an 8950 Sq. ft. lot.

Current Zoning: R-1-9

One DU requires minimum 9000 Sq. Ft. lot & 80 ft. lot width.

Requested Zoning: R-2

Two DU requires minimum 10,000 Sq. Ft. lot & 65 ft. lot width.



9449 S. Calle Vauro Nawi - Variance Request

R-2 Zoning District

§ § 154.066 TWO-FAMILY R-2 DISTRICT AND MULTI-FAMILY R-3 AND R-4 DISTRICTS.

E) Area, height, and setback regulations.

(1) The following requirements shall be observed for permitted uses in the R-2, R-3, and R-4 Zoning Districts:

Zoning District	Min. Lot Area Per D.U. First 2 D.U.	Minimum Yard Setbacks				Street Side	Street Rear	Max Bldg. Hgt.
		Min. Lot Area Per D.U. Add'l D.U.	Min. Lot Width	Frnt.	Side			
R-2	5,000 sq. ft.		75'	25'	7'*	20'	20'	30'
R-3	5,000 sq. ft.	2,500 sq. ft.	100'	20'	7'*	15'	15'	30'
R-4	5,000 sq. ft.	1,250 sq. ft.	100'	20'	7'*	15'	15'	30'
*for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side.								
The minimum provisions listed above shall not apply to any lot of smaller size already of record in the office of the County Recorder of Maricopa County, Arizona, before the effective date of this chapter.								



9449 S. Calle Vauro Nawi - Variance Request

R-1-9 Zoning District

§ 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS: R-1-9 AND R-1-6.

E) Area, height, and setback regulations.

(1) The following requirements shall be observed for residential uses in the R-1-9 and R-1-6 zoning districts.

Zoning District	Min. Lot Area	Minimum Yard Setbacks				Street Side	Rear	Max. Bldg. Height
		Min. Lot Width	Min. Lot Depth	Front	Side			
R-1-9	9,000 square feet	80'	100'	30'	10'	20'	10'	30'; accessory building
R-1-6	6,000 square	60'	90'	25'	7'*	15'	10'	15'

*for ease of access, 1 side shall be at least 10 feet in width. Churches and schools 35 feet on each side.

9449 S. Calle Vaou Nawi – Variance Request



R-1-9:

minimum lot width = 80'

minimum lot size = 9000 sq. ft.

Existing:

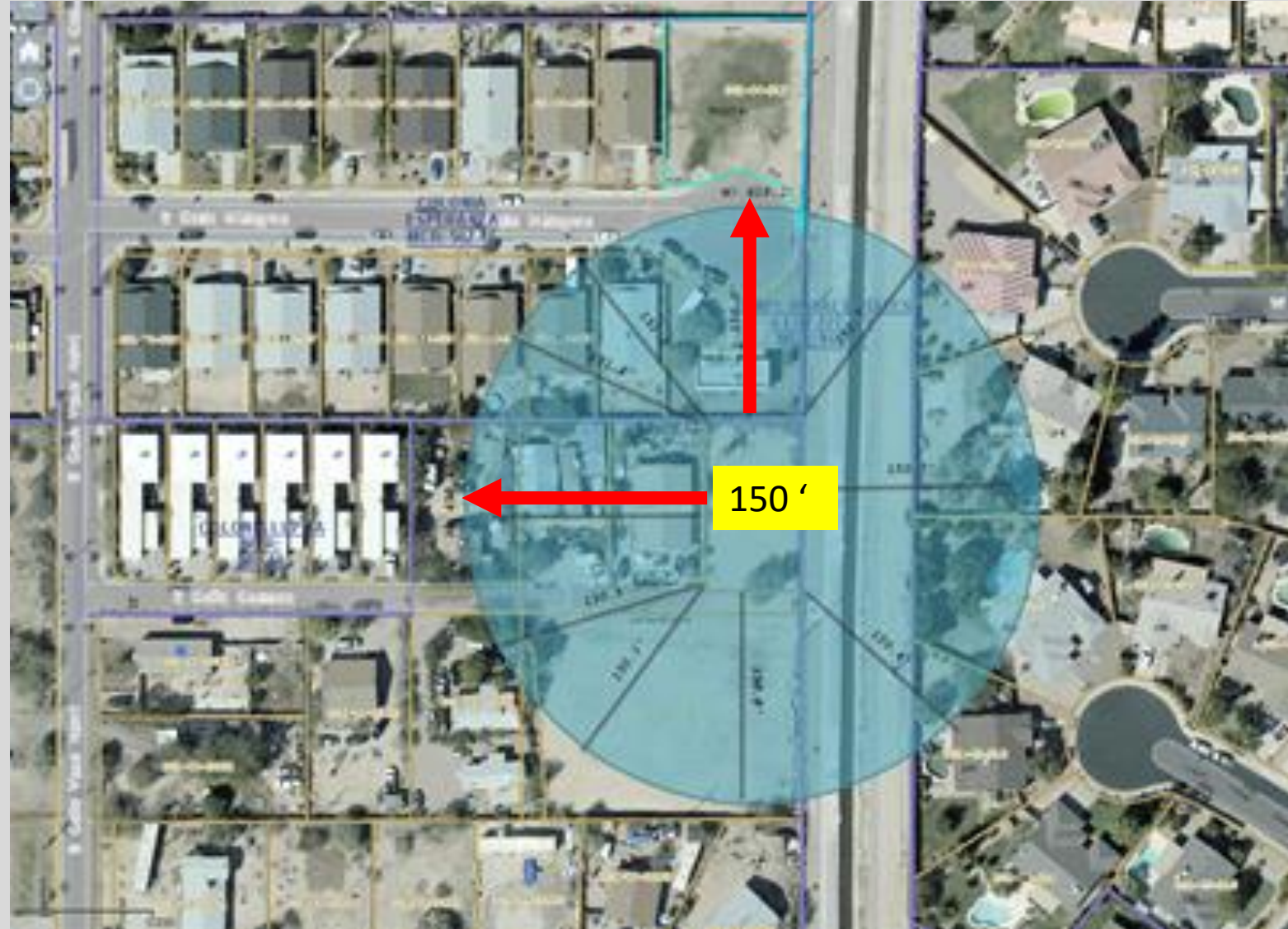
lot width = 69'

lot size = 8950 sq. ft.



9449 S. Calle Vaou Nawi – Rezoning Request

Notification:





VARIANCE CRITERIA:

TOWN CODE § 154.031 VARIANCES.

(A) Application for a variance of zoning regulations shall be filed upon a form provided and shall be accompanied by plans and description sufficient to indicate the nature of the variance involved.

(B) A variance from the provisions of this chapter shall not be authorized unless the Town Council shall find upon sufficient evidence:

(1) There are special circumstances or conditions applying to the property, including its size, shape, topography, location, or surroundings, the strict application of this chapter will deprive such property of privileges enjoyed by other properties in the same district;

(2) Such special circumstances were not created by the owner or applicant; and

(3) The authorizing of the application will not be materially detrimental to persons residing or working in the vicinity nor constitute the granting of special privileges inconsistent with the limitations of adjacent property, the neighborhood, or the public welfare in general.

(C) The Council shall prescribe such conditions as the Council may deem necessary in order to fully carry out the provisions and intent of this chapter. Such conditions may include, among other things, a limitation of the time for which such variance shall be valid. Violation of any such condition shall be a violation of this chapter and such violation shall render the variance null and void.



Variance Request:

Allow variance from minimum lot size and lot width for construction of a 40 ft. x 40 ft. duplex.



RECOMMENDATION: Grant variance to R-1-9 zoning requirements

Grant variance allowing construction of a single-family home on an 8590 sq. ft. lot rather than a 9000 sq. ft. lot with a 69 ft. width rather than an 80 ft. width.

- Special circumstances of an 8590 sq. ft. lot and 69 ft. width was not created by the owner.
- This variance to R-1-9 zoning will not detrimentally impact adjacent properties.
- Notably, the adjacent lot to the west has the same dimensions.

Town Council
Meeting
April 28, 2022

C2018-17G
 AMENDMENT NO. 9 TO THE
 INTERGOVERNMENTAL AGREEMENT
 BETWEEN
 MARICOPA COUNTY
 ADMINISTERED BY ITS
 HUMAN SERVICES DEPARTMENT
 AND
 TOWN OF GUADALUPE

I. Maricopa County (“County”), administered by its Human Services Department, and the Town of Guadalupe (“~~Subrecipient~~”), (“**Contractor**”) entered into a financial Intergovernmental Agreement (“Agreement”), which was fully executed on or about June 30, 2016, for the term of July 1, 2016, through June 30, 2017. The purpose of the Agreement is for the County to provide the ~~Subrecipient~~ Contractor with funds for the provision of Community Action Program services to include Crisis Case Management and Financial Assistance Services in the Community Service Area (CSA). The County and the ~~Subrecipient~~ Contractor collectively are referred to as the “Parties.”

The Parties fully executed Amendment No. 1 on or about July 13, 2017, which (among other things) extended the Agreement term and provided funding for the period July 1, 2017, through June 30, 2018. The Parties fully executed Amendment No. 2 on or about June 28, 2018, which (among other things) extended the Agreement term and provided funding for the period July 1, 2018, through June 30, 2019. The Parties fully executed Amendment No. 3 on or about July 26, 2019, which (among other things) extended the Agreement term and provided funding for the period July 1, 2019, through June 30, 2020. The Parties fully executed Amendment No. 4 on or about August 6, 2020, which (among other things) extended the Agreement term and provided funding for the period July 1, 2020, through December 31, 2020. The Parties fully executed Amendment No. 5 on or about July 20, 2020, which (among other things) extended the Agreement Termination date from December 31, 2020 to June 30, 2021. The Parties fully executed Amendment No. 6 on or about February 17, 2021, which provided funding for the period January 1, 2021, through June 30, 2021. The Parties fully executed Amendment No. 7 on or about May 19, 2021, which (among other things) provided additional funding for the period April 1, 2021, through June 30, 2021. The Parties fully executed Amendment No. 8 on or about June 23, 2021, which (among other things) provided additional funding for the period July 1, 2021, through June 30, 2022.

II. The Parties agree to enter into this Amendment No. 9 to amend the Agreement as follows:

A. Amendment No. 3 of the Agreement revised the City’s title from “Contractor” to “Subrecipient” and added audit and contract requirements. The County is now reverting the title to “Contractor” and removing any reference to “Subrecipient” for this Agreement. Revising the title to Contractor requires the following changes:

i. Revise Section I (General Provisions), paragraph GG (Agreement Compliance Monitoring) by removing in its entirety and replacing with the following:

GG. AGREEMENT COMPLIANCE MONITORING

1. The County shall monitor Contractor’s compliance with, and performance under, the terms of this Agreement. On-site visits for compliance monitoring may be made by the County and/or its

- grantor agencies at any time during Contractor's normal business hours, announced or unannounced.
2. The Contractor shall make available for inspection and/or copying by the County's monitors, all records and accounts relating to the work performed or the services provided under this Agreement.
 - ii. Revise Section II (Special Provisions), paragraph M (Disallowed Costs) to remove Subrecipient reference and replace with Contractor, throughout paragraph.
 - iii. Revise Section III (Work Statement), paragraph B (Training) remove Subrecipient reference and replace with Contractor, throughout paragraph.
 - iv. Revise Section IV (Compensation) to remove Subrecipient reference and replace with Contractor.
 - B. The title of Contractor and revisions to the Agreement shall be retroactive to July 1, 2021.
 - C. Changes made by this Amendment No. 9 shall also be reflected in Amendments No. 4, 5, 6, 7, and 8.
- III. Section II above contains all the changes made by this Amendment No. 9. All other terms and conditions of the Agreement remain in full force and effect as amended by Amendment Numbers. 1, 2, 3, 4, 5, 6, 7, and 8.
- IV. The Parties have authorized the undersigned to execute this Amendment No. 9 on their behalf.
- V. This Amendment No. 9 shall be effective upon approval and signature by both Parties.

(Signatures are contained on the follow page)

IN WITNESS, the Parties have approved and signed this Amendment No. 9:

APPROVED BY:
TOWN OF GUADALUPE

APPROVED BY:
MARICOPA COUNTY

Valerie Molina, Mayor April 28, 2022

Chairman, Board of Supervisors Date

Attested To:

Attested To:

Jeff Kulaga April 28, 2022
Town Clerk/Manager

Clerk of the Board Date

IN ACCORDANCE WITH A.R.S. §§ 9-240, 9-500.11, 11-952, AND 46-241, ET SEQ., THIS AMENDMENT NO. 9 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE TOWN OF GUADALUPE UNDER THE LAWS OF THE STATE OF ARIZONA.

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 9 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

APPROVED AS TO FORM:

BY: _____
David E. Ledyard, Esq. April 28, 2022
FAITH, LEDYARD & FAITH PLC
Attorney's for the Town

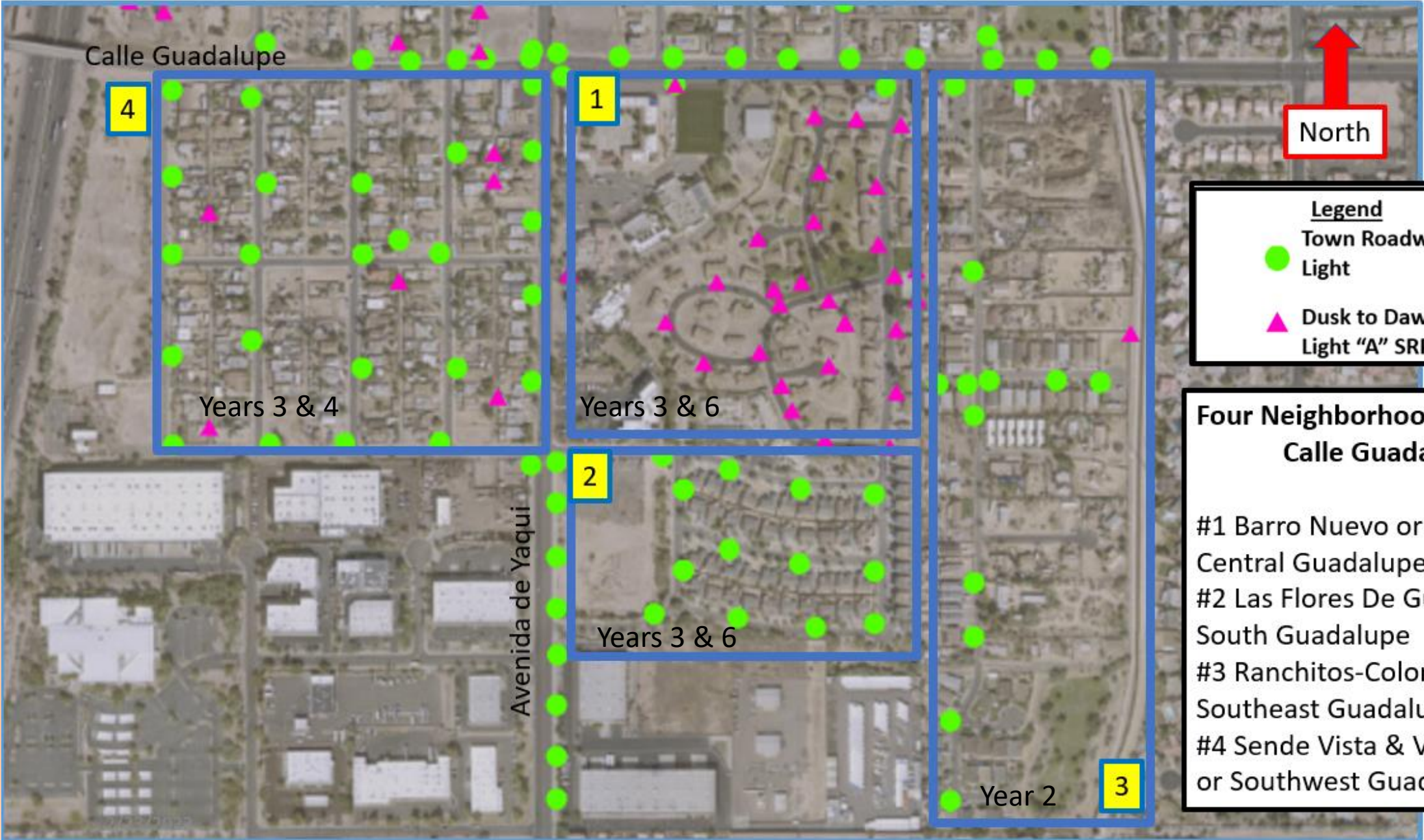
BY: _____
Deputy County Attorney Date



Roadway or Street Lighting Assessment

Seth W. Chalmers, PE
Director of Traffic Engineering



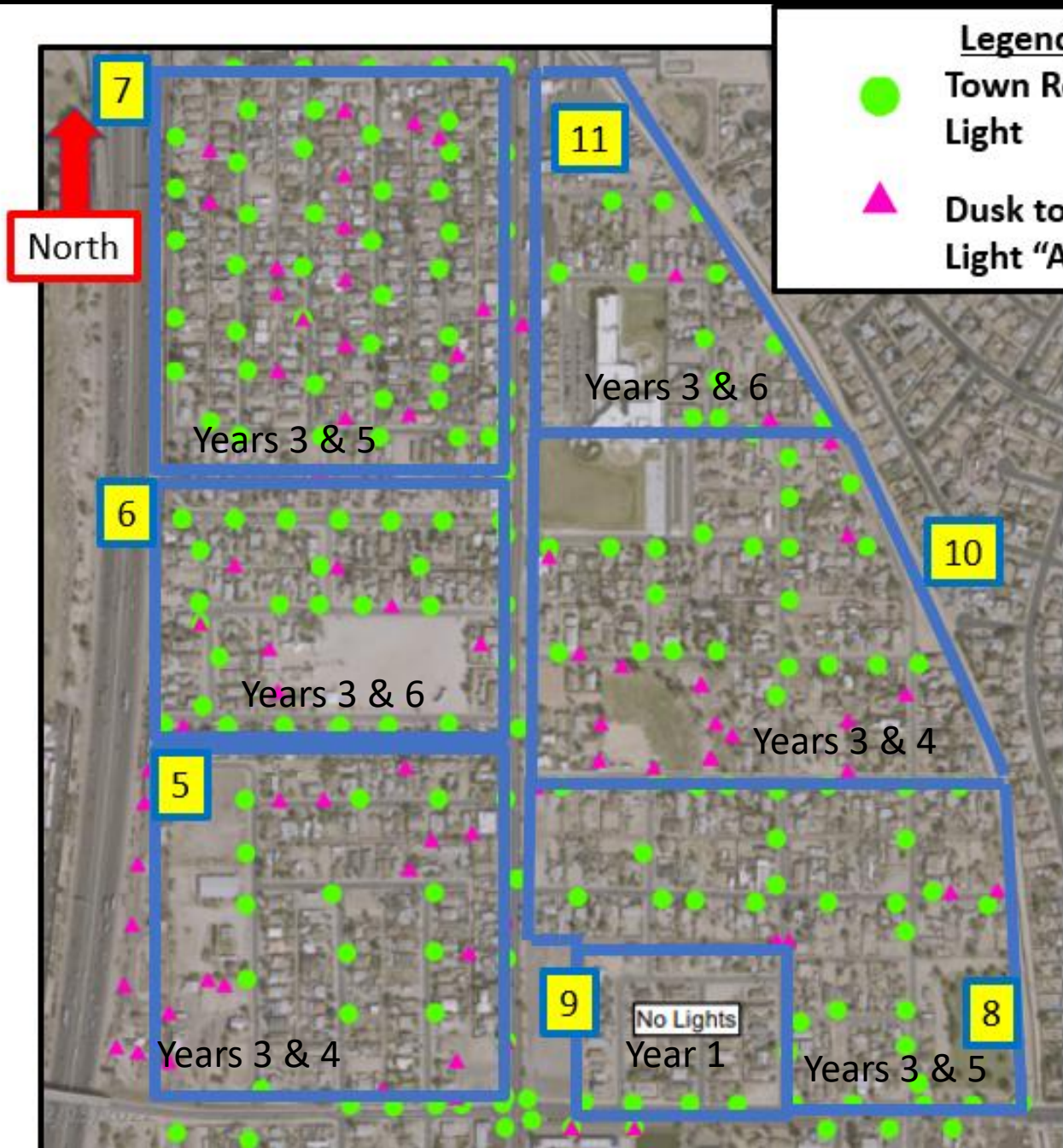


Legend

- Town Roadway Light
- ▲ Dusk to Dawn Light "A" SRP

Four Neighborhoods South of Calle Guadalupe

- #1 Barro Nuevo or South Central Guadalupe
- #2 Las Flores De Guadalupe or South Guadalupe
- #3 Ranchitos-Colonia or Southeast Guadalupe
- #4 Sende Vista & Vista 2 or Southwest Guadalupe



Legend

- Town Roadway Light
- ▲ Dusk to Dawn Light "A" SRP

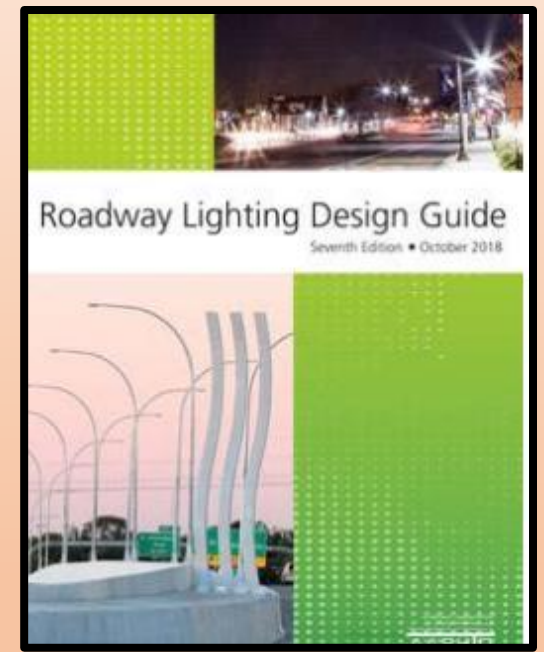
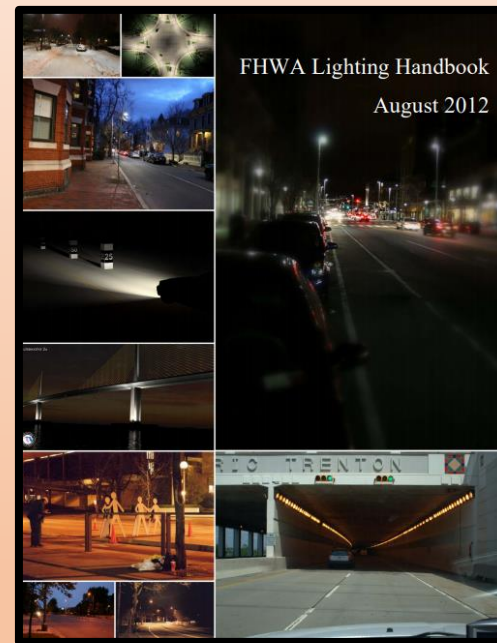
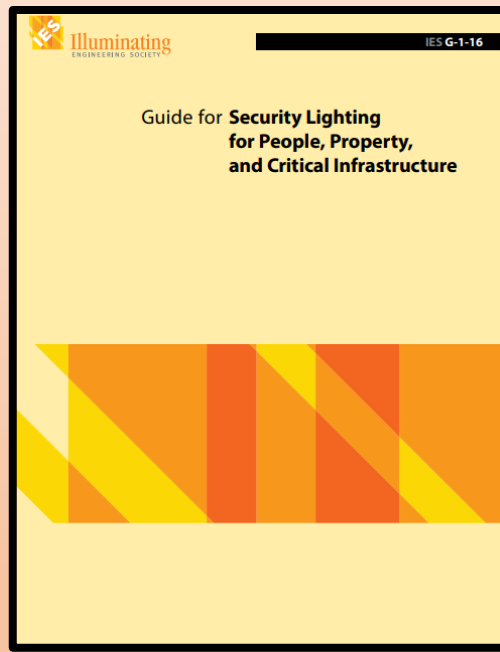
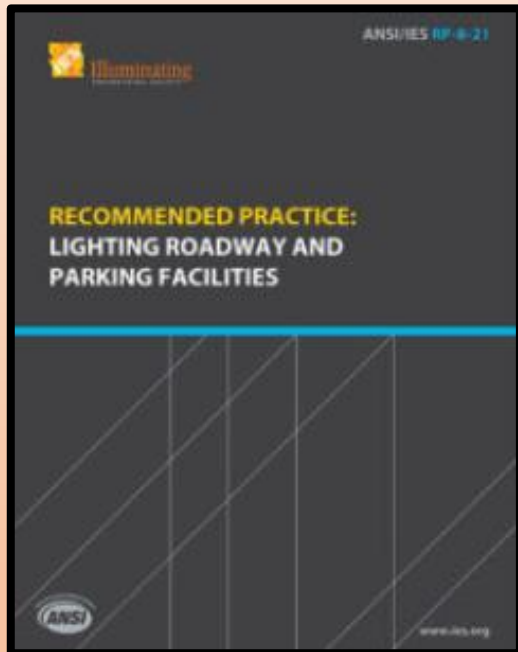
- Seven Neighborhoods North of Calle Guadalupe**
- #5 Gastello – Sonorita or West Central Guadalupe
 - #6 Guadalupe Replatted or West Guadalupe
 - #7 Solares Addition or Northwest Guadalupe
 - #8 East Guadalupe Main or East Central Guadalupe
 - #9 East Guadalupe Block 14 or Central Guadalupe
Currently has no roadway lights.
 - #10 East Guadalupe North or Northeast Central Guadalupe
 - #11 Lyndwood Tract or Northeast Guadalupe₅

Summary of Findings of Existing Roadway Lighting Systems

No.	Neighborhood Name	Location	Number of Lights	Length of Lighted Road	Average Spacing See Note
1	Barrio Nuevo	South Central	24	4,430'	201'
2	Las Flores	South	13	4,000'	307'
3	Calle Vauo Nawi Ranchitos – Colonia	Southeast	11	4,530	411'
4	Sende Vista – Vista 2	Southwest	18	7,676'	426'
5	Gastello-Sonorita	Westcentral	20	6,540'	327'
6	Guadalupe Replatted	West	16	4,317	270'
7	Solares Addition	Northwest	41	10,505'	256'
8	East Guadalupe Main	Eastcentral	23	6,454'	280'
9	East Guadalupe 14 TR A-G	Central	0	2,450'	N/A
10	East Guadalupe North	Northeast central	23	6,887'	300'
11	Lyndwood Tract	Northeast	10	2,470'	247'
Totals			175	60,269	344'

Note: - Roadway light spacings on residential streets are typically **200'** or less in most AZ cities.

Standard Organizations for Roadway Lighting in the US



Illuminating Engineering Society (IES), US Department of Transportation (USDOT) Federal Highway Administration (FHWA) & American Association of State Highway Transportation Officials (AASHTO)

A New Approach to Lighting – Roadway & Security



Typical mathematical uniformity ratio for residential roadway lighting is 6 to 1 average to minimum.

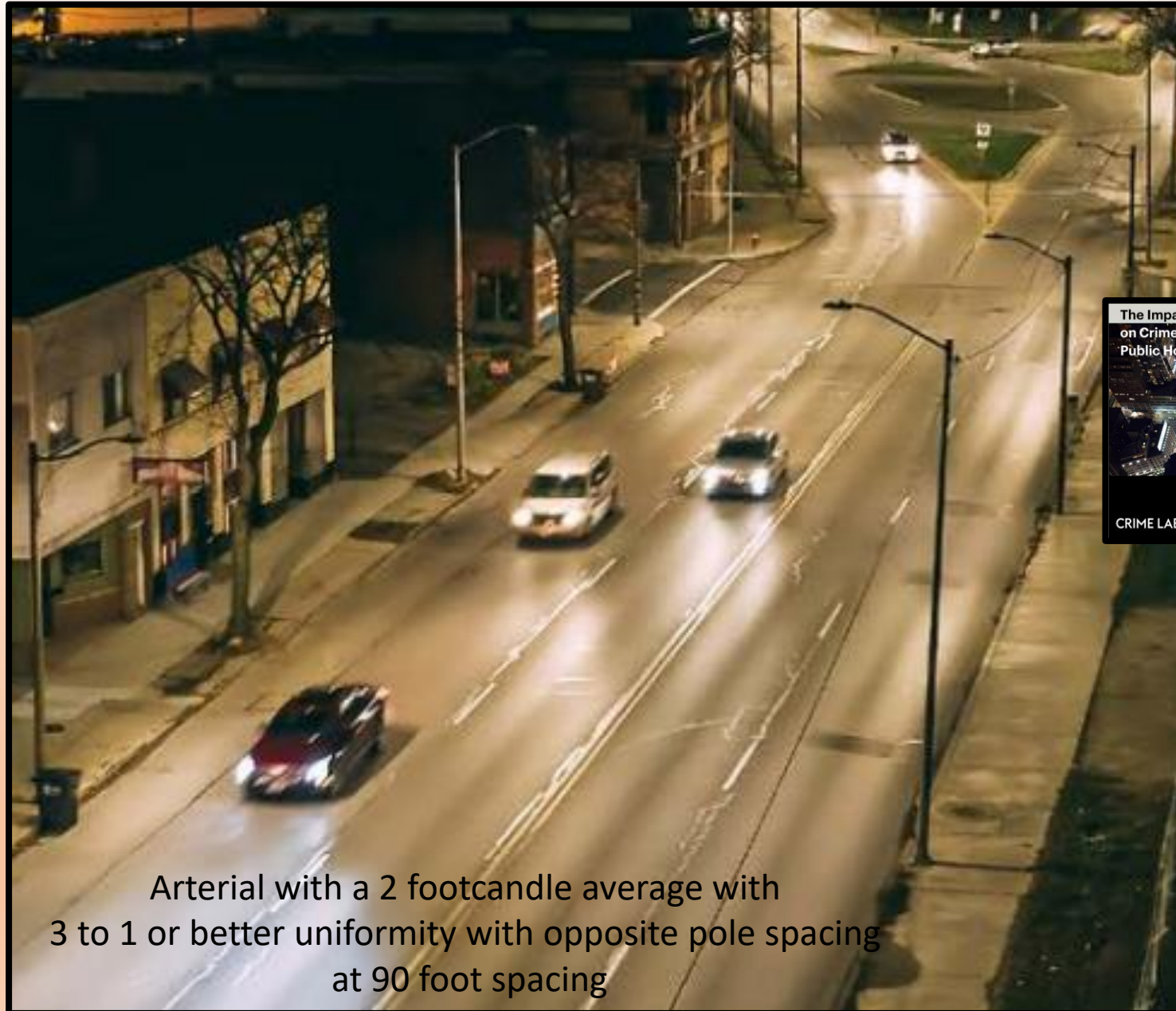
The average amount of light is between .3 to .7 footcandles.

The lower the uniformity ratio the less “light to dark” is noticeable between lights.

For security lighting a uniformity ratio lower (or better) than 6 to 1 is typically used.

Recommended for new approach is a 3 to 1 or better uniformity ratio with an average amount of light of between .3 to .7 footcandles. Additionally, will be “dimnable.”

Additionally, luminaires shall have zero uplight, have optional shields and selectable dimming and preset dimming (adaptive).



Arterial with a 2 footcandle average with 3 to 1 or better uniformity with opposite pole spacing at 90 foot spacing

Arterial streets typical have a ^{Page 136} 3 to 1 uniformity with an average amount of light of 1 to 2 footcandles.

New approach is not about more light, it is about more uniform higher quality light to increase visibility potential for both the street and the public area the street is in.

This extra is to achieve security.

Research has indicated that well lit areas with high quality light can help prevent Crime (New York and UK).



To achieve this will require closer pole spacing with taller poles. This means 35-foot poles spaced at 200 feet +/- and changing the light source.

Most of the Town's existing roadway lights have shorter poles that are spaced farther apart with High Pressure Sodium (HPS).

Additionally, there is 1 neighborhood in the Town with no lighting and others with less lighting.

So, what needs to be done?

International
Dark Sky's Association (IDA)
recommendations

Outdoor nighttime lighting
needs to have a purpose &
meet a need.

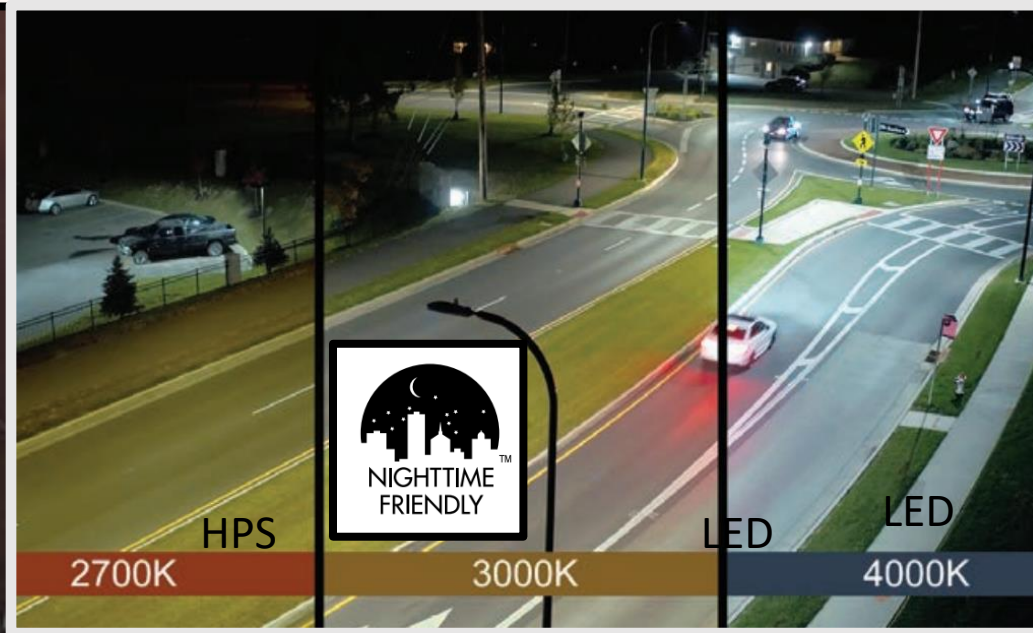
Zero uplight BUG rating

Color temperature "LEDs
sweet spot" is 3000K.
You can see color.

Dimming during low activity
times (adaptive)

Additional shielding if needed

New approach is in inline with
IDA recommendations

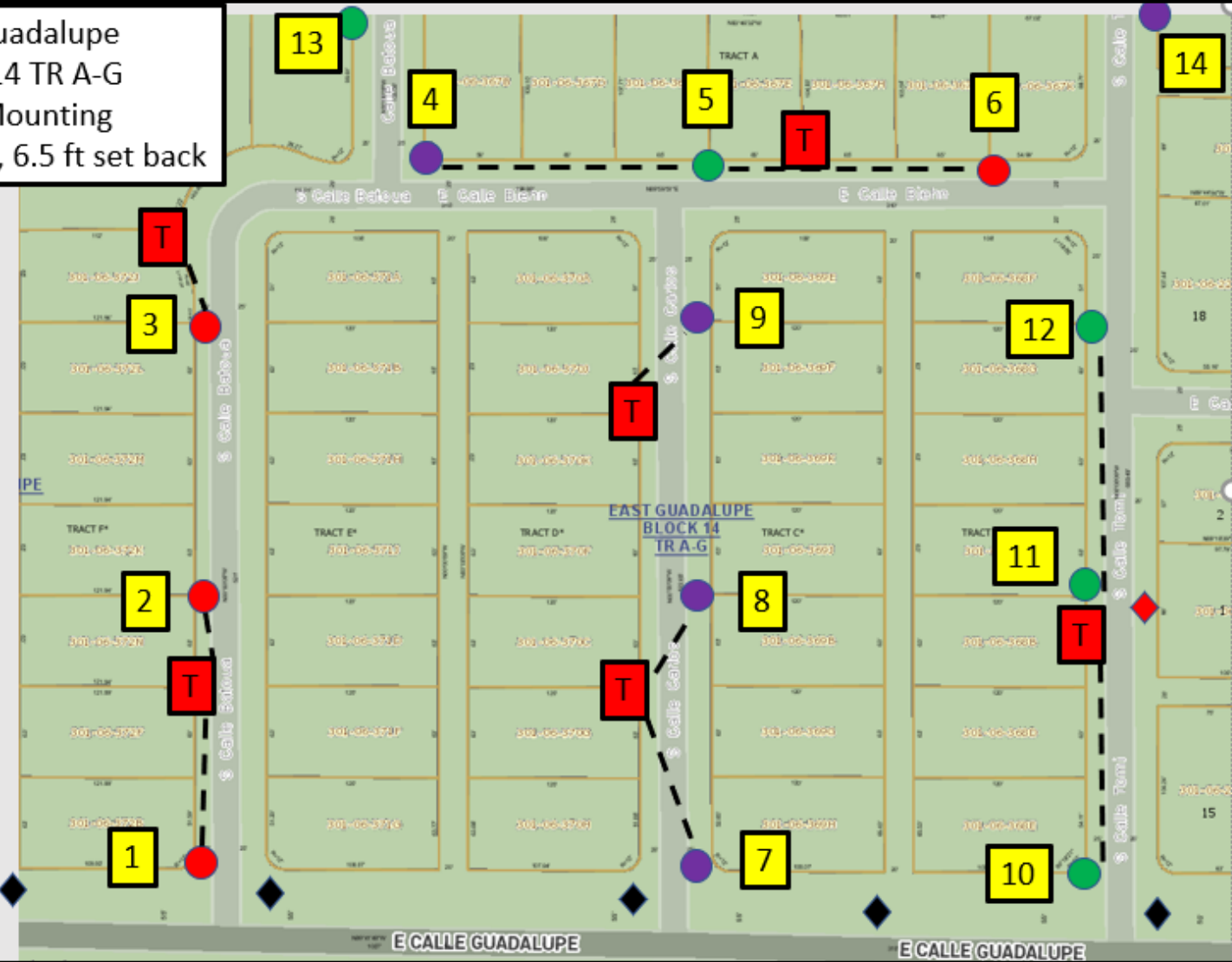


**High Pressure Sodium (HPS)
Light**

**Light Emitting Diode (LED)
Light**

Explore Upgrading the Light Source from HPS to LED and Evaluate After Hours Dimming

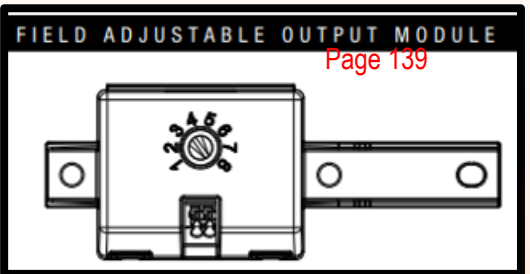
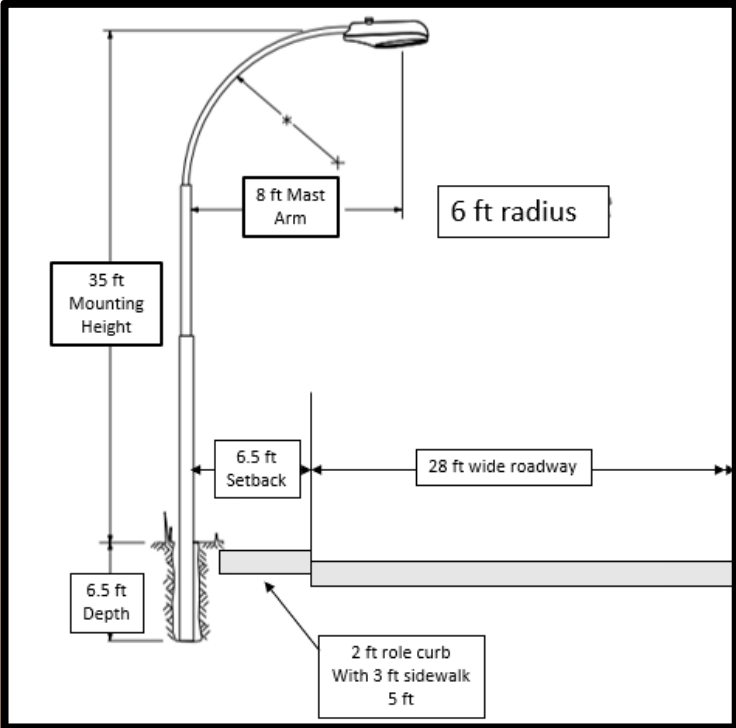
East Guadalupe
Block 14 TR A-G
35 ft Mounting
Height, 6.5 ft set back



- Legend**
- Cooper
 - GE Current
 - Acuity – AEL
 - ◆ Existing Roadway Light To remain
 - ◆ Existing light to be Removed Pole # 105822
 - # Pole No. see Pole Schedule
 - T SRP Transformer
 - - - Under ground conduit runs with Pull boxes for SRP Secondary Direct Electrical Services. Power feeds for poles 13 and 14 need to be determined.

Recommended Pilot or Test Project of new security and roadway lighting approach With LEDs and to test citizen reaction to that.

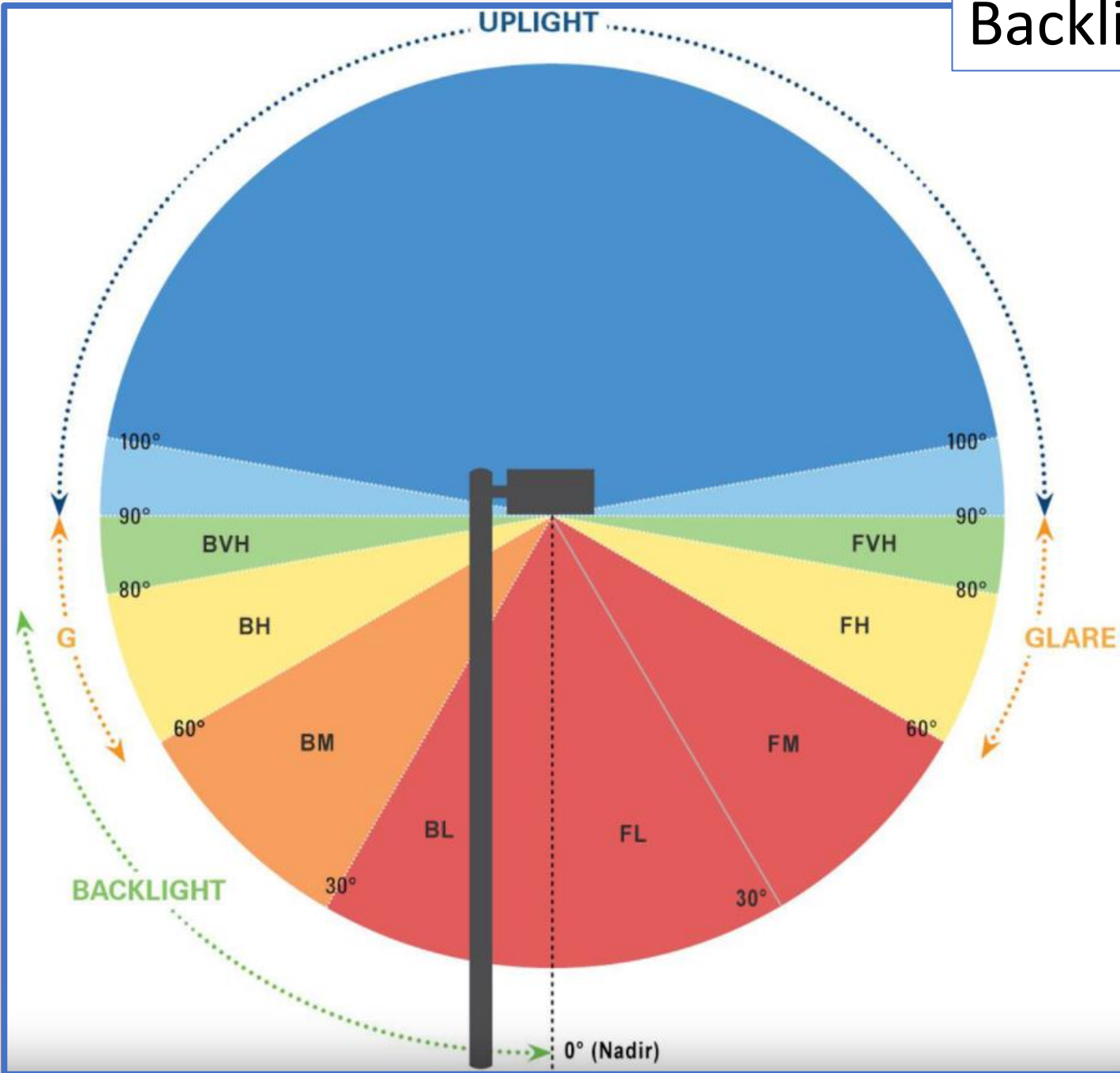
GE current
a Daintree company



Competitive
Test plus dimmable light output



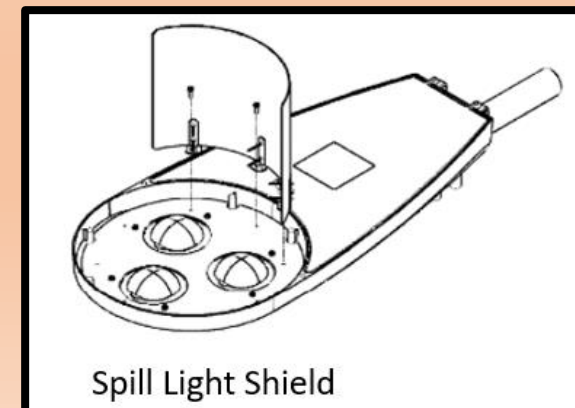
Backlight, Uplight, and Glare (BUG)



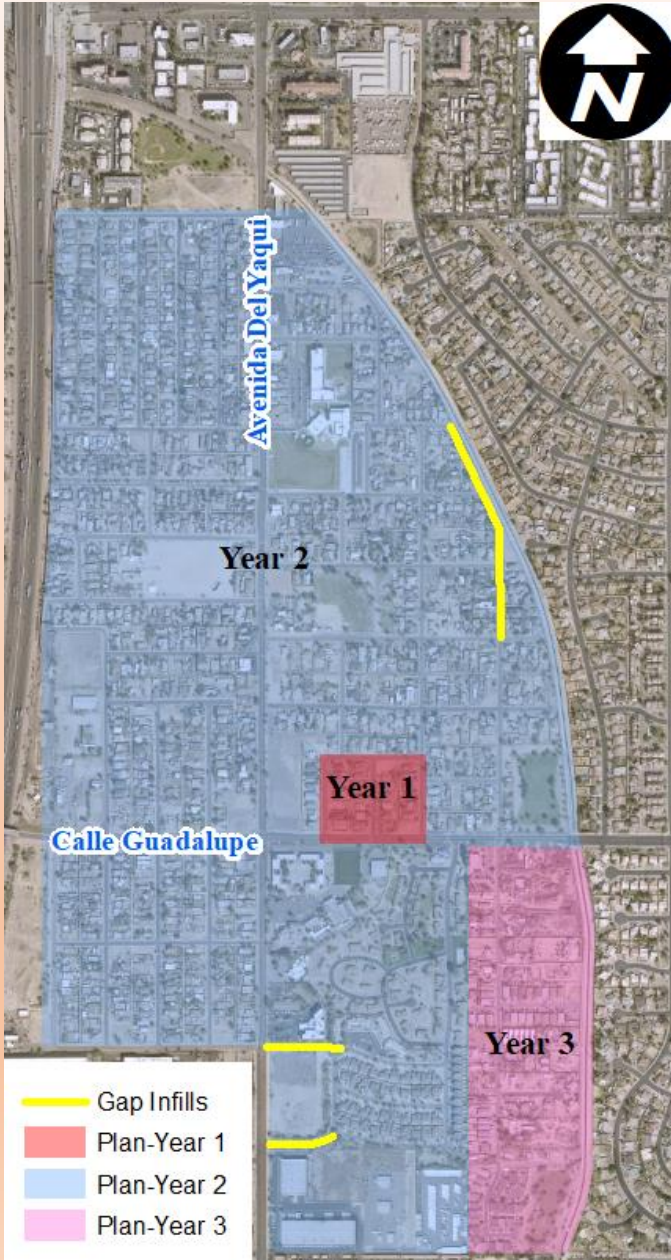
Make	Model	BUG Rating
Cooper	Nano	B2-U0-G2
GE Current	ERLC	B1-U0-G1
Acuity AEL	ATBX	B2-U0-G2

Zero uplight plus lower back light and glare ratings.

All fixtures have optional back, front & side shields if back light or glare is founded to be an issue.



Recommendations



- **Now** - Adopt a new approach to lighting residential streets for roadway and resident safety lighting (better uniformity). Begin conversion to LED Fixtures. Improve roadway lighting maintenance request on website.
- **Year 1** - East Guadalupe Neighborhood 14 Lighting Improvement project.
- **Year 2** - Town wide LED conversion plus light gap infills on selected streets.
- **Year 3** - Calle Vauo Nawi (Ranchitos – Colonia) Neighborhood Lighting Improvement Project.
- **Years 4 thru 6** - Lighting Improvement Program (10 prioritized projects for neighborhoods and streets).

Year	1	2	3	4	5	6	Total
Project	East Guadalupe Neighborhood 14	LED Conversions, Gap Infills, & Prioritized Upgrades	Calle Vauo Nawi / Ranchitos Colonia	Lighting Improvement Program for Prioritized Projects			
Number of Projects	1	1	1	3	2	5	13
Estimated Total	\$104,000	\$700,000	\$445,000	\$372,000	\$312,000	\$232,000	\$2,165,000

See slides 2 & 3 for a complete year by year assignment for improvement per neighborhood.

Town of Guadalupe Roadway Lighting Assessment

Dibble Project No.: 1016014.16

Date: April 2022

Prepared For:

Town of Guadalupe

DIBBLE



7878 North 16th Street
Suite 300
Phoenix, Arizona 85020
P. 602.957.1155
F. 602.957.2838
www.dibblecorp.com



A handwritten signature in black ink, appearing to read "Seth W. Chalmers", written below the professional seal.

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Appendices

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Appendix B	Research on Outdoor Lighting Impact on Crime
Appendix C	East Guadalupe Block 14 Lighting Improvement Plan
Appendix D	Roadway Light Ownership
Appendix E	Roadway Lighting Problem Reporting and Recommendations for Improvements
Appendix F	Roadway Lighting Inventory and Audit/Assessment Results
Appendix G	Evaluation of Neighborhood Roadway Lighting
Appendix H	Salt River Project (SRP) Information

NOTE: Appendices referenced herein can be provided upon request

I. Introduction

Dibble was contracted to provide an inventory and assessment of the roadway lighting systems in the Town of Guadalupe (Town). One of the motivators for doing the inventory and assessment related to a community concern regarding nighttime security and the impact that roadway lighting has on mitigating criminal activity and violence.

The other motivator of this project was to create a GIS database and to determine prioritized improvements needed. This report and its appendices present detailed findings and recommendations for the roadway lighting systems.

A. Summary of Roadway Lighting in the Town

Currently the Town has a total of 175 roadway lights on residential streets and 79 on Avenida del Yaqui and Calle Guadalupe (Major Arterials). 24 of the 175 residential streetlights are SRP Dawn to Dusk lights. Thus, the combined total is 254 roadway lights on approximately 13.4 miles of roadways.

B. SRP Information

Appendix H presents a summary of SRP information that applies to roadway lighting in the Town. This includes design, construction, and rate information. Information about the SRP Dusk to Dawn program is also contained in this appendix.

C. Lighting Terms and Definitions

Light fixture, fixture, cobra head, and luminaire, are interchangeable terms that mean the same thing, an outdoor rated unit that produces light. **Pole** and **mast arm** are also used. These are all physical components of a roadway light assembly which is sometimes simply described as a **light** or a **pole**. A more complete and in-depth listing of terms and definitions is contained in **Appendix A**. It is also worth noting that there are two types of roadway lighting poles, those owned by the Town, and electrical service poles owned by SRP that have a Town owned light fixture on them.

Another important term is **light source**. Roadway lighting technology has evolved significantly in the past 100 years. At the start of the last century, gas light and electric arc roadway lighting systems were common. Later, both fluorescent and incandescent lighting came into common use. Then in the 1950's, the first **High Intensity Discharge** (HID) came into being and was called **Mercury Vapor** (MV). In this same time period, **Low Pressure Sodium** (LPS) was also developed as a roadway light source. In the 1970s another HID source **High Pressure Sodium** (HPS) came into common usage along with some **Metal Halide** (MV). In and around 2010 **Light Emitting Diode** (LED) lighting began to emerge for roadway lighting. Now after a decade or so of technologic improvement, LED has become the light source of choice for roadway lighting. Most of the major cities in Arizona have transitioned to LED roadway lighting systems.

D. Background Discussion on Lighting

Roadway lighting is typically provided to help facilitate efficient and effective use of roadways at night by vehicles, primarily on freeways, highways and arterial roadways. Other minor roads, such as collectors and residential streets, are also often lit. Although roadway lighting could be regarded as useful for security purposes, its primary function is to light the road or street. Typically, the highest level of lighting is provided on arterials streets and freeways, while minor roads (collectors and residential) receive a lower level.

Normally, only the lighting on the roadway pavement is designed and accounted for. However, most major roadway lighting systems also light bike lanes and sidewalks, not necessarily by design, but because they are within, or close to the envelope of lighting provided for the roadway. Additionally, rarely is the entire

right-of-way of the road considered in lighting design, as any lighting in these areas is frequently regarded as wasteful.

This same approach is often taken for multiuse pathways. Often the focus of the lighting design is only on the pathway itself. Lighting the area adjacent to the path is an afterthought or is simply ignored. Typically, only short poles, or 3 or 4-foot-high bollards are used to light pathways.

Security lighting takes a different approach. Security lighting entails lighting an area where there is a concern and a need for enough visibility (or visibility potential) so objects and people can be reasonably seen from appropriate distances.

In roadway, path, or security lighting the only way to achieve a good level of visibility potential is to mount lights at an adequate height (mounting height) and use lights that are specifically designed for the type of lighting required. Additionally, the amount and type of evenly distributed light and the appropriate visibility potential should be provided.

Appendix A presents some additional information and visual explanations on the principles presented in this discussion.

II. Lighting Evaluation

A. Design Considerations

In general, the purpose of roadway lighting is to promote safety by illuminating objects for which roadway user must avoid. However, roadway lighting can also address the need to deter crime by creating more light coverage and uniformity. The following are several strategic design considerations necessary to improve the lighting in the Town. Defining the approach to best lighting practices for the Town will create better public policy and standardized lighting design practices.

1. Purpose and Need

Roadway and security lighting combined, functions to provide drivers and residents a higher visibility potential at night. The concept is to enhance the nighttime environment to feel safer and more inviting by combining the principals of both roadway and security design. Not only does the roadway need to be lit, but the public space or right-of-way also needs to be considered in the design. **Appendix B** provides information on outdoor lighting impacts on crime prevention.

2. Standardized Design Considerations

Use fixed source lighting that is designed to provide a higher quality system. This will typically mean more street light poles that are taller and more closely spaced together.

3. Standardized Acceptable Luminaires

The light fixture market is very competitive and an evaluation of all available and proven manufacturers is required. This study considered and evaluated 3 different manufacturers to obtain a good comparison of luminaries.

4. Field Test Comparison of Luminaires

This field test approach is unique and is the only way to truly perform the quantitative evaluation of the various manufacturer's luminaires. This will be accomplished with the installation of the streetlights in the East Guadalupe Neighborhood 14 project, which will provide the quantitative evaluation platform. Specific information on this field test project is presented in **Appendix C**.

5. Lifecycle Cost Comparisons

There is an ill-advised tendency to only focus on the initial costs of lighting system improvements when selecting the required components therein. Longer life, lower energy, high quality luminaires with strong manufacturer's support and service will easily outpace less expensive luminaries. The current electrical load for HPS roadway lighting in the Town is estimated at around 50,500 watts. Converting to LED lighting will significantly reduce this load. Also, HPS is an obsolete light source whose performance degrades as the fixture and its components age. Providing the required lighting system necessitates an investment and maintenance commitment at a proportional level.

6. Energy conservation and maintenance

LEDs are extremely effective and efficient in directing light where it is needed without the losses associated with HPS. LED life rating is between 60,000 to 100,000 hours. HPS is 50,000 hours with a cycled failure mode. It is important to note that the Town has started to utilize LED lighting, as Avenida Del Yaqui currently has five LED lights. It is recommended that all new lights installed have LED fixtures and that all existing lights be converted to LED fixtures.

7. Implementation Considerations

Improvements made must fit within the parameters of the existing system and be affordable to the Town, however, an appropriate investment is required relative to the improvements needed. **Appendices F and G** go into detail on the current status of the Town's roadway lighting system and what needs to be considered to improve it.

8. Environmental Considerations

Both HPS and LED lighting have an uplight rating of zero to minimize light pollution and all fixtures considered herein must have this rating. LED lights also have a Corrected Color Temperature (CCT) of 3,000K or less, direct light where it is needed, and are person, animal, and plant friendly. See **Appendix A** for more information on CCT.

The lighting industry also has an optical rating system called Backlight Uplight Glare (BUG). Backlight (B) and glare (G) ratings vary based on manufacturer. The differences in the B and G ratings cannot be fully assessed without a field test project. Hence, part of the East Guadalupe Neighborhood 14 project will be utilized to assess the differences between 3 luminaire manufacturers: Cooper, GE Current and Acuity. Shielding options will also be evaluated, and shielding will be provided if complaints are received and persist.

Also, a town wide curfew dimming approach should be adopted with the lights dimmed after midnight and into the early morning. This will reduce light pollution and conserve energy. The City of Mesa has adopted a dimming (or adaptive light) standard for roadway lighting. See **Appendix G** for more information. Additionally, the field test project fixtures will also be specified with on-board dimmers which will allow additional light reduction if the new light levels are determined to be too high. Dimming can reduce light output in ranges from 30 to 70%.

9. Community Character and Safety.

The objective is to create a more safe, visible, and inviting street area at night. Residents and visitors will feel more comfortable being in lighted areas because they can see and be seen better. Adopting a security style for roadway lighting will allow better uniformity at a lower intensity that also enables colors to be seen. Achieving this will be explored with the field test project which presents an opportunity for the concept of combined roadway and security lighting to be evaluated.

B. Neighborhood Roadway Lighting Assessments

The Town was divided into 11 neighborhoods to facilitate the inventory and assessment of the existing residential roadway lighting. The lighting on both Calle Guadalupe and Avenida Del Yaqui was also inventoried and assessed. Refer to **Figures 1 & 2**.

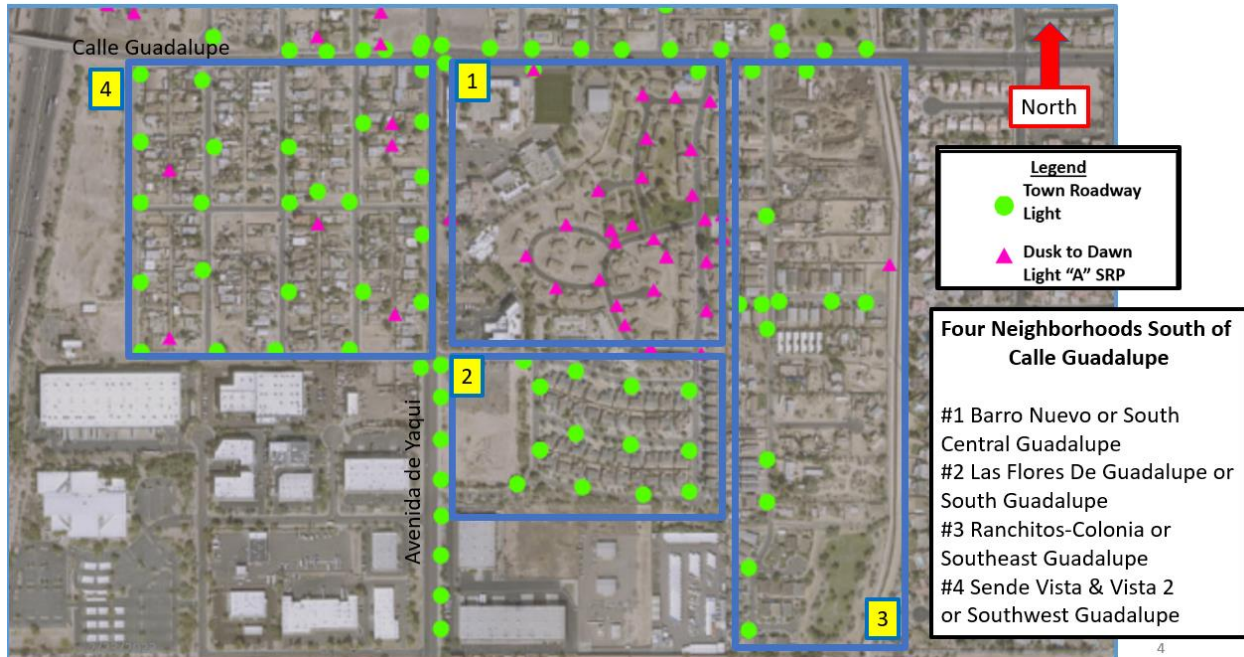


Figure 1 – Assessment Neighborhoods – South

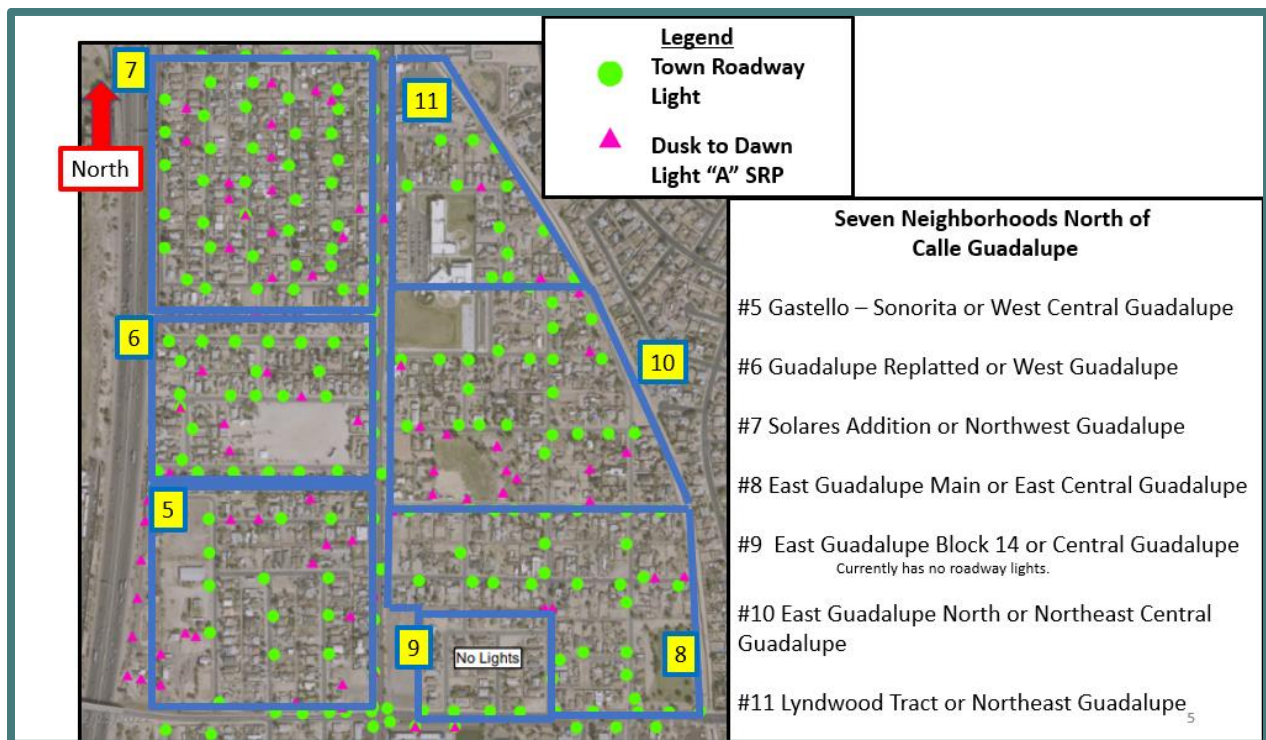


Figure 2 – Assessment Neighborhoods – North

The complete findings of each neighborhood are presented in **Appendix F**. The basic summary of the findings of the inventory and assessments are as follows and as shown in **Tables 1 & 2**:

- Overall, the roadway lighting system needs to be improved.
- SRP roadway lighting approaches and standards are most commonly used.
- Street lighting receives electrical services from SRP in three different ways. Most lighting on Avenida Del Yaqui is through metered cabinets. All other lighting comes through secondary direct overhead or underground services. The most common is overhead.
- The existing high-pressure sodium (HPS) lighting system, in most cases, is near or at the end of its life. Many of the luminaire light outputs have been significantly reduced.
- Most pole spacings are too far apart to achieve an illuminance performance that is needed for residential roadway/security lighting.
- Poles are typically located on residential lot lines. Standard pole spacing for residential roadway lighting is 200 feet or less. This spacing assures that the system will meet certain illuminance and uniformity goals.
- The mounting height of many of the poles is not adequate to achieve an even and uniform light distribution.
- There are many physical gaps in the pole spacing. Some streets, cul-dec-sacs, and intersections are missing roadway lighting that is typically provided.
- Many SRP pole mounted street lights are directed not toward the street but toward private property.

Table 1 - Summary of Findings Per Neighborhood

No.	Name	Location	Number of Lights	Length of lighted Road	Average Spacing
1	Barrio Nuevo	South Central	24	4,430'	201'
2	Las Flores	South	13	4,000'	307'
3	Ranchitos - Colonia	Southeast	11	4,530	411'
4	Sende Vista – Vista 2	Southwest	18	7,676'	426'
5	Gastello-Sonorita	Westcentral	20	6,540'	327'
6	Guadalupe Replatted	West	16	4,317	270'
7	Solares Addition	Northwest	41	10,505'	256'
8	East Guadalupe Main	Eastcentral	23	6,454'	280'
9	East Guadalupe Block 14	Central	0	2,450'	175'*
10	East Guadalupe North	Northeast central	23	6,887'	300'
11	Lyndwood Tract	Northeast	10	2,470'	247'
Totals			175	60,269	344'

Note: * - Average spacing per current design. Standard pole spacings on residential streets are 200' or less.

Table 2 - Summary of Findings for Arterial Streets

No.	Street Name	Number of Lights	Length of lighted Road	Average Spacing
1	Calle Guadalupe	20	3,600'	254'
2	Avenida Del Yaqui	59	6,970'	180'

Standard spacings on arterials are less than 200'

III. Proposed Improvements

The 11 neighborhoods and Calle Guadalupe were evaluated to determine needed improvements therein. Avenida Del Yaqui was not evaluated because the lighting system is currently being improved. The complete findings of the evaluation are presented in **Appendix G**.

The entire Town roadway lighting system should be converted to LED lighting. Achieving this is going to be somewhat complicated due to the various physical systems (poles, mast arms and electrical service), spacing, and mounting heights. A future more detailed lighting evaluation will need to be completed to ensure that the new LED lighting configuration in certain areas provides required coverage.

Lighting gaps will require new poles and electrical service, and there is a need to upgrade specific lights that have non-suitable configurations. A summary of proposed improvements is provided in **Table 3**.

Table 3 - Summary of Proposed Improvements

No.	Name	Number of Lights	Recommended New Lights	Replacing Existing Lights	Net New Lights	New Total
1	Barrío Nuevo	24	---	---	---	24*
2	Las Flores	13	5	---	5	18
3	Vauro Nawi – Ranchitos Colonia	11	33	11	22	33
4	Sende Vista – Vista 2	18	24	8	16	26
5	Gastello-Sonorita	20	27	13	14	34
6	Guadalupe Replatted	16	19	9	10	26**
7	Solares Addition	41	16	5	11	52
8	East Guadalupe Main	23	12	7	5	28
9	East Guadalupe Blk 14	0	14	1	13	13
10	East Guadalupe North	23	16	5	11	34
11	Lyndwood Tract	10	13	9	4	14
	Subtotal	175	179	68	111	302
12	Calle Guadalupe	20	21	5	16	36
	Total	195	200	73	127	338

All lights would be replaced with LEDs. * SRP Dusk to Dawn lights. ** 7 poles have two lights each.

Improving the Town’s roadway lighting system will require a significant number of new lights. This is necessary if a light level (average between 0.3 to 0.9 footcandles) with specified uniformity ratio (average 3 to 1 or better or 6 to 1 or better) is going to be achieved. The typical ratio for residential roadway lighting is 6 to 1. The Town’s existing residential roadway lighting systems typically have average to minimum uniformity ratios which are much higher than 6 to 1. The key to achieving better uniformity is greater mounting heights (35 feet is ideal) and shorter spacings (200 feet or less).

A. Prioritization of Proposed Improvements

The following presents the method by which the lighting improvements are prioritized by neighborhood.

Ranking Metric (RM) #1 – Spacing - Average spacing is the measured distance of lighted road divided by the total number of lighting poles in that neighborhood. The higher the spacing the less uniform the lighting is in that neighborhood. The neighborhoods with the longest spacing are ranked higher.

Ranking Metric (RM) #2 – Gaps - The gap ranking is based on the total number of new light installations that are needed.

Ranking Metric (RM) #3 – Replacements - The replacement ranking is based on the highest number of existing lights that need to be replaced.

Ranking Metric (RM) #4 – Feature – The feature ranking is based on whether the neighborhood has a public facility or feature in it such as a park, school or church. Other potential feature adjustments are based on the neighborhood lighting characteristic. This includes a long street segment that does not have any lighting (e.g. Vaou Nawi in Neighborhoods 3 and 10) or new streets that have light gaps in busy areas (e.g. Senu and Vahi in Neighborhood 2).

Ties – If there are ties in the ranking, then the proceeding ranking skips a numeral to help account for a better distribution caused by the tie. Refer to **Tables 4 & 5**.

Table 4 – Ranking Score Sheet on Spacing, Gap and Replacements

No	RM #1 Spacing			RM #2 - Gaps			RM #3 – Replacements		
	Spacing in feet	Neighborhood Number	Score	Poles to fill	Neighborhood Number	Score	Replacement Poles	Neighborhood Number	Score
1	1,268	9	1	W 28	9	1	W 15	9	1
2	426	4	2	22	3	2	13	5	2
3	411	3	3	16	4	3	11	3	3
4	327	5	4	14	5	4	9	6	4 t
5	307	2	5	11	7	5 t	9	11	4 t
6	300	10	6	11	10	5 t	8	4	6
7	280	8	7	10	6	6	7	8	7
8	270	6	8	5	2	7 t	5	7	9 t
9	256	7	9	5	8	7 t	5	10	9 t
10	247	11	10	4	11	9	0	2	11 t
11	201	1	11	0	1	10	0	1	11 t

Note: W means weighted score. t – means tie. See explanations how scoring is adjusted.

Table 5 – Final Scoring of Neighborhoods by Ranking Metrics

No.	Scoring Sub-total (Ranking Metrics 1-3) Score Sheet					Features Adjustment – Ranking Metric #4		New Score	Final Ranking
	Neighborhood Number	RM 1	RM 2	RM 3	Subtotal	Number	Adjustment subtract		
1	9	1	1	1	3	0	0	3	1
2	3	3	2	3	8	1	1	7	2
3	4	2	3	6	11	0	2	9	3
4	5	4	4	9	17	2	2	15	4
5	10	6	5	9	20	2	4	16	5
6	7	9	5	7	20	1	1	19	6 t
7	8	7	7	7	21	2	2	19	6 t
8	2	5	7	11	23	1	2	21	8
9	6	8	6	9	23	1	1	22	9
10	11	10	9	9	28	1	1	27	10
11	1	11	11	11	33	1	1	32	11

The following **Table 6** summarizes the final ranking of each neighborhood. This ranking also includes a recommendation of how improving the lighting in those neighborhoods should be approached. A “Full” improvement means that a new roadway lighting system needs to be built or re-built in that neighborhood. “Phased” means that the improvements would be phased. The first phase would be to convert all of the old existing HPS to LED fixtures and then incorporate physical improvements to the lighting system (e.g. fill in gaps, upgrade poles, etc.) per future projects.

Table 6 – Final Neighborhood Ranking & Recommendation on Improvement Approach

Ranking	Final Score	Neighborhood Number	Neighborhood Name	Location	Type of Improvement
1	3	9	East Guadalupe Block 14	Central	Full
2	7	3	Vauo Nawi Ranchitos Colonia	Southeast	Full
3	9	4	Sende Vista – Vista 2	Southwest	2 Phases
4	15	5	Gastello-Sonorita	West	2 Phases
5	16	10	East Guadalupe North	Northeast central	3 Phases
6 t	19	7	Solares Addition	Northwest	2 Phases
6 t	19	8	East Guadalupe Main	Eastcentral	2 Phases
8	21	2	Las Flores	South	3 Phases
9	22	6	Guadalupe Replatted	West	2 Phases

10	27	11	Lyndwood Tract	Northeast	2 Phases
11*	32*	1*	Barrio Nuevo *	South Central*	2 Phases*

Note: t – is a priority tie. * - roadway lighting not owned by the Town – SRP dusk to dawn.

In the case of Neighborhood 9, there is only one roadway light covering over 4000 feet of streets and needs a new system. For Neighborhood 3, the existing system is mostly obsolete and needs to be rebuilt.

In the case of the other neighborhoods there are existing systems with a varying degree of quality, but there is significant roadway lighting provided. Therefore, with these neighborhoods, a phased approach should be taken.

The next step in this evaluation was to produce cost estimates for the full and phased projects per neighborhood. The basis of these cost estimates is contained in **Appendices C, G and F**. The first 3 years of the lighting improvement program are shown in the **Table 7**.

Table 7 – 6-Year Lighting Improvement Program (Years 1-3)

Ranking	Neighborhood Number	Neighborhood Name	Type of Improvement	Estimated Cost / Recommended Year
1	9	East Guadalupe Block 14	New System - 14 New Roadway Lights	\$84,740 / 1
2	3	Vauo Nawi Ranchitos Colonia	New System – 34 New Roadway Lights includes Right-of-Way cost	\$445,000 / 3
3a	4	Sende Vista – Vista 2	Convert to new LED Lights Total of 18	\$18,000 / 2
4a	5	Gastello-Sonorita	Covert to new LED Lights Total of 20	\$20,000 / 2
5a	10	East Guadalupe North	New System for Segment of Vauo Nawi 9 New Roadway Lights	\$63,000 / 2
5b	10	East Guadalupe North	Covert to new LED Lights total of 23	\$23,000 / 2
6 t	7a	Solares Addition	Covert to new LED Lights total of 41	\$41,000 / 2
6 t	8a	East Guadalupe Main	Covert to new LED Lights total of 23	\$23,000 / 2
8a	2	Las Flores	Fill in Light gaps on Senu and Vahi 5 New Roadway Lights	\$35,000 / 3
8b	2	Las Flores	Convert to new LED Lights total of 13	\$13,000 / 3
9a	6	Guadalupe Replatted	Convert to new LED Lights total of 16	\$16,000 / 3

10a	11	Lyndwood Tract	Convert to new LED Lights total of 10	\$10,000 / 3
11a	1	Barrio Nuevo	SRP to convert all HPS to new LED lights total of 24	N/A / 3
Calle Guadalupe			Convert to new LED lights	\$20,000 / 3
Totals Per Year			Year 1	\$104,000
			Year 2	\$282,000
			Year 3	\$445,000

The lighting improvement projects recommended in years 2 and 4 through 6 are presented next. Projects for the years 4 through 6 will need to include a more detailed engineering evaluation to determine improvements needed on each street in each neighborhood. Some additional coordination and planning on each of these streets with SRP is advisable to determine if the electrical distribution systems can be upgraded at the same time the roadway lighting systems are upgraded. Refer to **Table 8**.

Table 8 – 6 Year Lighting Improvement Program (Years 2, & 4-6)

Ranking	Neighborhood Number	Neighborhood Name	Type of Improvement	Estimated Cost / Recommended Year
3b	4	Sende Vista – Vista 2	Remove, Replace and Add 26 Roadway Lights	\$96,000 / 2
4b	5	Gastello-Sonorita	Remove, Replace and Add 34 Roadway Lights	\$204,000 / 4
5c	10	East Guadalupe North	Remove, Replace and Add 28 Roadway Lights	\$ 168,000 / 4
6 t	7b	Solares Addition	Remove, Replace and Add 52 Roadway Lights	\$ 312,000 / 5
Calle Guadalupe			Remove, Replace and Add 26 Roadway lights	\$96,000 / 2
6 t	8b	East Guadalupe Main	Remove, Replace and Add 28 Roadway Lights	\$150,000 / 2
8c	2	Las Flores	Replace with new 35-foot Mounting Height Poles 13	\$52,000 / 6
9b	6	Guadalupe Replatted	Remove, Replace and Add 26 Roadway Lights	\$96,000 / 6
10b	11	Lyndwood Tract	Remove, Replace and Add	\$84,000 / 6

			14 Roadway Lights	
11b	1	Barrio Nuevo	Remove all Existing poles Install 24 35-foot Mounting Height Poles	N/A / 6
Totals Per Year			Year 4	\$372,000
			Year 5	\$312,000
			Year 6	\$232,000

IV. Recommendations

- **Now** - Adopt a new approach to lighting residential streets for roadway and resident safety (better uniformity). Begin Conversion to LED fixtures. Improve roadway lighting maintenance request on website.
- **Year 1** - East Guadalupe Neighborhood 14 Lighting Improvement project.
- **Year 2** - LED conversions, light gap infills, and prioritized upgrades on selected streets.
- **Year 3** – Calle Vauro Nawi / Ranchitos Colonia Lighting Improvement project.
- **Years 4 thru 6** - Lighting Improvement Program (10 prioritized projects for neighborhoods and streets).

The recommended 6-year lighting program is summarized in the following **Table 9**.

Table 9 – Summary of 6 Year Lighting Improvement Program

Year	1	2	3	4	5	6	Total
Project	East Guadalupe Neighborhood 14	LED Conversions, Gap Infills & Prioritized Upgrades	Calle Vauro Nawi Ranchitos Colonia	Lighting Improvement Program for Prioritized Projects			
Number of Projects	1	1	1	3	2	5	13
Estimated cost	\$104,000	\$700,000	\$445,000	\$372,000	\$312,000	\$232,000	\$2,165,000



**PROFESSIONAL OPINION OF PROBABLE CONSTRUCTION COST
 TOWN OF GUADALUPE**

4/1/2022

Project: Roadway and Safety/Security Lighting Upgrades
 Owner: The Town of Guadalupe
 Prepared by: SWC & VG

A. ROADWAY LIGHTING ASSESSMENT, DESIGN AND CONSTRUCTION DOCUMENT (CD) PREPARATION (TOWN FUNDED):

Item Description			
1. Develop Roadway Security Lighting Approach	(lump sum)	\$	7,200
2. Roadway Lighting Inventory and Assessment Report	(lump sum)	\$	48,800
3. East Guadalupe Neighborhood Design and CD Preparation	(lump sum)	\$	19,115
4. East Guadalupe Neighborhood Construction	(lump sum)	\$	84,885
5. Engineering Design and CD Preparation for B & C	(Lump Sum)	\$	49,920
TOWN MATCH - ASSESMENT, DESIGN AND CD PREPARATION TOTAL			\$209,920

B. TOWN WIDE HPS TO LED CONVERSION & LIGHT POLE INFILL ON SELECTED STREETS:

Item Description	Unit (EA)	Unit Price (EACH)	
5. Convert HPS to LED light fixtures	184	\$1,000	\$ 184,000
6. Install new light poles	14	\$7,000	\$ 98,000
TOWN WIDE LIGHTING UPGRADE SUB-TOTAL			\$ 282,000

C. PRIORITIZED ROADWAY LIGHTING UPGRADES & LIGHT POLE INFILL:

Item Description	Unit (EA)	Unit Price (EACH)	
7. Install new LED roadway lighting assembly	41	\$6,000	\$ 246,000
8. Replace existing lighting assemblies	24	\$4,000	\$ 96,000
NEIGHBORHOOD LIGHTING UPGRADE SUB-TOTAL			\$ 342,000

D. CONSTRUCTION MANAGEMENT:

Item Description			
9. Construction Management	(Lump Sum)	\$	76,000
CONSTRUCTION MANAGEMENT SUB-TOTAL			\$ 76,000

REQUESTED GRANT TOTAL (B+ C + D) \$700,000

TOWN MATCH (A) \$209,920
GRANT TOTAL (B+ C + D) \$700,000

In providing an opinion of probable construction cost the Client is aware that Dibble has utilized dollar amounts based on recent bid tabulations, but the company has no control over the actual costs or the price changes of labor, equipment or materials. Dibble makes no warranty, expressed or implied, in relation to pricing accuracy when an opinion is compared to actual construction cost.

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

dibblecorp.com

April 15, 2022

Jeff Kulaga, Town Manager
Town of Guadalupe AZ
9241 S. Avenida del Yaqui
Guadalupe AZ, 85283

**RE: Senior Center Patio Improvements 1016014.18
Guadalupe AZ
Project Management Services Proposal**

Mr. Kulaga,

In response to your request to provide Project Management Services for the Senior Center Patio Improvements Project located at the Guadalupe Senior Center, 9401 S. Avenida Del Yaqui in Guadalupe, AZ, we are pleased to present this proposal.

PROJECT UNDERSTANDING:

The Town of Guadalupe is seeking improvements to its "Senior Center Patio", in particular:

- Provide stainless steel storage
- Provide new concrete flooring in the patio and in one other room
- Relocate drainage pipe (possibly under the floor)
- Provide lighting, fans, and power to the patio
- Replace and repair tile, replace counters in restrooms
- Plumbing repairs in restrooms
- Add case work in coffee area
- Cut openings in existing block wall at patio and add fencing
- Electrical upgrades
- Mechanical upgrades

SCOPE OF SERVICES:

1.0 Design Phase Coordination

- Coordination with Town/Architectural Design Team
- Prepare and lead meetings with Town/Architectural Design Team
- Make recommendations acting in the Town's Best Interest
- Review Change Orders and make final recommendations to the Town
- Monitor and ensure adherence to the project schedule

2.0 Bidding Phase

- Prepare up-front specifications and construction contract
- Compile all bidding documents into a bid package
- Assist Town staff with advertising for bids
- Conduct pre-bid meeting
- Conduct bid opening
- Recommend contractor selection



3.0 Limited Construction Administration

Dibble Engineering will perform Limited Construction Administration Services including the following

- o Prepare and Coordinate Pre-construction activities
- o Coordinate Contractor requests for information (RFI's)
- o Review civil related contractor submittals
- o Coordination with Town/Contractor (attend site visits and construction meetings up to 6 hours)
- o Coordinate the review of Shop Drawings
- o Contract administration with Architectural Design Team
- o Review of Contractor's shop drawing log, progress of submittals and the completeness of record drawings
- o Coordinate Final Punch list with Architectural Design Team and Contractor

EXCLUSIONS:

Unless noted otherwise within the Scope of Services the following services are excluded from this proposal

- Cost of permits or fees
- Environmental investigations
- Topographic survey
- Construction staking
- As-built survey (to be completed by Contractor)
- Cost of permits or fees
- Civil Design
- Geotechnical investigation

SCHEDULE:

- Dibble Engineering and the subconsultants included herein are prepared to begin immediately and will conform to the project schedule as stipulated by the Town.

FEES (Lump Sum):

1.0	Design Phase Coordination	\$1,140
2.0	Bidding Phase	\$2,100
3.0	Limited Construction Administration	<u>\$1,000</u>
Dibble Fee		\$4,240
Subconsultants Exhibit "A" – Arrington Watkins		<u>\$40,420</u>
Total Fee		\$44,660

ADDITIONAL SERVICES:

If Dibble is required to perform services in addition to those outlined in this Scope of Work, by reason of substantial changes ordered by the Town or Architect or for any reason beyond Dibble's control, Dibble is to receive compensation for such services based on the standard billing rates below. Additional services must be approved by the Town prior to the start of such work.

STANDARD BILLING RATES (January 1, 2019)

Sr. Project Manager	200.00
Project Manager	193.00
Project Engineer (PE)	165.00
Assistant Project Engineer (EIT)	134.00
Designer	120.00
Administrative Assistant	82.00



Invoices will be submitted monthly based on the percentage of the survey and civil engineering services that are complete. These invoices will be due and payable upon receipt and will be considered past due if not paid within seven days after Client's receipt of payment from the Owner.

If you have any questions, please feel free to call us at (602) 957-1155.

Sincerely,
Dibble Engineering



Vince Gibbons, PE
Principal Engineer

If this proposal is acceptable, please so indicate by signing and dating below. The return of this signed document shall serve as our notice to proceed for this project.

Name (Print), Title

Signature
Town of Guadalupe

Date



Exhibit A – Arrington Watkins



April 13, 2022

Vince Gibbons
Principal Engineer
Dibble
7878 North 16th Street, Suite 300
Phoenix, AZ 85020

RE: Town of Guadalupe – Senior Center Updates.

Dear Vince,

Arrington Watkins Architects is pleased to have this opportunity to work with you on this Town of Guadalupe project. At your request, we are submitting this proposal to provide architectural, mechanical, and electrical services for the project. Based on the Scoping Meeting, our understanding of the scope for this project will include basic services for building design, permitting, and limited CA services. The following is an overview of the project as we understand it:

DESCRIPTION OF PROJECT

Modify the Senior Center Patio. Work includes:

Architectural upgrades:

1. Provide stainless steel storage options.
2. Provide new concrete flooring finish to patio and 1 room (craft room) and 1 room (Administrators' Office).
3. Relocated roof drainage pipe
4. Replace or repair tile and replace counters in restrooms,
5. Plumbing repairs at restrooms
6. Add casework at coffee area
7. Cut openings in existing block wall at Patio, add fencing
8. Add canopy over freezer/cooler

Electrical upgrades:

1. Provide design for lighting, fans, and power to the Patio
2. Power for a possible electric heater at the patio.
3. Replace light fixtures or lenses (to be evaluated)

Mechanical Upgrades:

1. Replace evaporative cooler at the kitchen
2. Add sink at the coffee bar (next to the kitchen)
3. Replace sinks in restrooms, including touchless fixtures, plumbing repairs

Electrical: Provide design for lighting, fans, and power to the Patio and power for a possible electric heater.

New work at Town Hall:

1. Library Restroom: add exhaust fan, touchless sink/faucet, FRP sheathing on walls (like Town Hall lobby RR),
2. New flooring Employee Restroom: add exhaust fans
3. Demo of existing exterior planter and install new bench system.
4. Bird control for library exterior facade décor cornices

SCOPE OF WORK

The proposed scope for this project includes the following phasing and tasks:

A. Phase 1 Design:

- Prepare background files for architectural and consultant work
- Prepare demolition plans
- Prepare Specifications
- Prepare new work drawings
- Coordinate consultant work
- Meet with staff to discuss plan options (up to 3 meetings)
- Provide documents as PDF files.

B. Phase 2 Permits:

- Provide documents to be submitted (via PDF)
- Meet with the reviewer if needed to discuss code issues
- Respond to any comments and make corrections

C. Phase 3 Construction:

- Review shop drawings and other contractor submittals for conformance to project requirements
- Respond to questions
- Attend on-site construction meetings weekly (up to 3)
- Perform substantial completion inspection and prepare a punch list for owner/contractor use

OWNER PROVIDED ITEMS

- Record drawings of existing facility
- Known utilities and underground connection locations

EXCLUSIONS

The following are exclusions to the scope of work. If these should be included in the scope, please let us know and we can make the necessary adjustments to the scope and to our fee proposal:

- LEED Certification (or other rating systems): All services related to LEED documentation are excluded.
- Life Cycle Analysis: All services related to LCA documentation are excluded.
- Cost Estimating.
- Hazardous material abatement: identification and removal of any hazardous materials on site is excluded. Any design and documentation related to the handling and storage of hazardous materials or designated wastes is also excluded.
- Moving & relocation: All moving and relocation planning and costs are excluded.

- New site or building concepts after completion of preliminary design phase are excluded.
- Printing for owner and/or contractor: AW will produce all documentation digitally in PDF format and distribute to team members for printing.
- No increase in loads defined so existing system assumed adequate and not in scope.

SCHEDULE

It is currently anticipated that the project duration to provide a construction permit for this project is approximately 60 days from receipt of Notice to Proceed. The exact schedule will be dependent on city department review times and coordination period. The schedule will be discussed and revised at during design meetings. A proposed schedule is attached below.

We anticipate the following time allocation (working Days):

25 days	Phase 1 – Design
<u>20 days</u>	<u>Phase 2 – Permits</u>
45 days	Total

DESIGN PHASE PROJECT MEETINGS

AW will attend and participate in the following project meetings. For design meetings, AW will prepare and distribute attendance sheet, meeting agenda, and meeting minutes. Meeting minutes will be prepared by AW within five days after the meeting and sent to Dibble’s project manager for review; then after approval, AW will distribute to all meeting participants. Dibble will be responsible for inviting appropriate staff and other stakeholders to project meetings. Meetings for this scope of work include the following:

Meeting Type	Number of Meetings
Staff/Design Meetings	3
Construction Meetings	4
Total	7

Meetings with various groups will be coordinated to occur in sequence to reduce travel time.

PROJECT MANAGEMENT AND COORDINATION

AW shall provide internal project management and control for all aspects of engineering design. Included in this task are management and maintenance of project schedule, records, correspondence, quality control activities, and correspondence with Town of Guadalupe staff.

PROFESSIONAL FEE

Arrington Watkins Architects will provide architectural services with the scope as presented for a Fixed Fee, excluding AW expenses.

DIRECT COSTS / REIMBURSIBLE EXPENSES

Along with the architectural/engineering design fee total on the proposal cover sheet, we have provided totals for direct costs and reimbursable expenses (see bullet points below).

- Printing/reproduction
- Mileage
- Shipping
- Construction Administration for LSW Engineers

ADDITIONAL SERVICES

Should additional services be requested by the Town of Guadalupe, the following hourly rates shall apply:

HOURLY RATES FOR ADDITIONAL SERVICES

Arrington Watkins Architects

Principal Architect	\$200.00
Project Manager	\$170.00
Project Architect / Spec	\$150.00
Project Coordinator	\$125.00
BIM/Drafter	\$110.00
Admin	\$85.00

Thank you for this opportunity to provide services. If this scope and fee are acceptable, we are available to coordinate contract development.

If you have questions, please contact me.

Sincerely,



Matthew A Gorman, Principal
Arrington Watkins Architects, LLC

Arrington Watkins Architects, LLC



(Signature)
Matthew A Gorman

(Printed Name / Title)
4-14-2022

(Date)

Dibble

(Signature)

(Printed Name / Title)

(Date)

Summary

Summary

Town of Guadalupe - Senior Center Patio**Arrington Watkins Architects, LLC**

5240 N. 16th St. #101, Phoenix, Arizona 85016

(602) 279-4373 Fax (602) 279-9110

SERVICES	PHASE TOTAL	ARCHITECT FEE	CONSULTANTS' FEE			REMARKS
			CONSULT'S FEE TOTALS	Struct Structural	MPE MPE	
Phase 1 Design	34,420	\$ 17,280.00	17,140		\$ 17,140.00	
Phase 2 Permits	1,300	\$ 1,300.00				
Phase 3 Construction	4,700	\$ 4,700.00	-			See Note
SUBTOTAL	\$40,420	\$23,280	\$17,140	\$0	\$17,140	
CONSULTANTS FEES		\$17,140				
TOTAL SERVICES		\$40,420				

ESTIMATED REIMBURSABLES

\$200 (budget)

Total of all services and estimated expenses \$40,620

Note: MPE Construction Administration billed hourly No funds listed for this in the breakdown above
--

Arrington Watkins Architects**FEE PROPOSAL****CLIENT:** Vince Gibbons
Dibble**DATE:** 4/14/2022**PROJECT:** Town of Guadalupe - Senior Center Patio**AWA NO.** 2022.008

Item	Hours	Rate	Fee	Totals
Phase 1 Design				
Principal Architect	10	\$ 200.00	\$ 2,000.00	
Project Architect	46	\$ 150.00	\$ 6,900.00	
BIM/Drafter	70	\$ 110.00	\$ 7,700.00	
Admin	8	\$ 85.00	\$ 680.00	
Subtotal			\$	17,280.00
Phase 2 Permits				
Principal Architect	2	\$ 200.00	\$ 400.00	
Project Architect	6	\$ 150.00	\$ 900.00	
Subtotal			\$	1,300.00
Phase 3 Construction				
Principal Architect	1	\$ 200.00	\$ 200.00	
Project Architect	24	\$ 150.00	\$ 3,600.00	
BIM/Drafter	2	\$ 110.00	\$ 220.00	
Admin	8	\$ 85.00	\$ 680.00	
Subtotal			\$	4,700.00

TOTAL ARRINGTON WATKINS ARCHITECTS: \$ 23,280.00**Hourly Rates for Additional Services**

Principal Architect	\$ 200.00	****
Project Manager	\$ 170.00	
Project Architect	\$ 150.00	
Project Coordinator	\$ 135.00	
BIM/Drafter	\$ 110.00	
Admin	\$ 85.00	

****Plug in rates from the most recent updated rate spreadsheet located in
F:\00000\Rates



2333 W. Northern Ave., #9
Phoenix, AZ 85021
www.lswengineers.com
602.249.1320

ENGINEERING SERVICES ORDERING AGREEMENT

CLIENT	Arrington Watkins Architects	DATE	April 12, 2022
ATTN	Matt Gorman	LSW PROPOSAL NO.	PR2021-447 (Rev 03)
ADDRESS	5240 N 16 th St Phoenix, AZ 85016	LSW PROJECT NO.	
PHONE	(602) 279-4373	CLIENT PROJECT NO.	
EMAIL	mgorman@awarch.com	CLIENT P.O. NO.	

PROJECT NAME Town of Guadalupe Senior Center Updates

PROJECT DESCRIPTION The project is understood to be upgrades to the Town's Senior Center; specifically, the addition of a new canopy over the patio, replacement of an evaporative cooler system, lighting replacement, and restroom upgrades. The project will also include some restroom improvements at the Town Hall building. Senior Center project scope will include:

- New patio canopy, under canopy lighting, new ceiling fans, power outlets and heaters.
- New storage lockers.
- New secure enclosure around walk-in freezer with security lighting.
- Replace existing light fixtures through the building in like-for-like locations with new LED fixtures.
- Replace evaporative cooling system for kitchen include ductwork and air terminals as needed.
- New sink in coffee area.
- Replace flush valves in restroom with automatic type.

Town Hall project scope will include:

- New exhaust fan, touchless sink faucets in Library restroom.
- New exhaust fan at Employee restroom.

SCOPE OF SERVICES Our services include design and construction administration services as described below:

Design Services—mechanical, plumbing, and electrical design to support the new canopy. Mechanically, the scope includes selection of the new outdoor heater and evaporative cooling system. Electrically, the scope includes branch circuit design only for new under canopy lighting, connections to ceiling fans, heaters, and mechanical equipment. Selection of new LED light fixtures for in place replacement. It is assumed the electrical distribution is adequate for the new scope.

Our scope includes a detailed sight investigation and two meetings with the Owner.

Two submittals will be provided: 90% for review, and 100% final with any comments addressed. Specifications will be sheet spec type. One meeting is included for design to include site investigation and Owner coordination.

Construction Administration Services—includes addressing any RFI’s, submittal reviews, field observations, and construction meetings as requested by the Owner/Architect. These services will be billed hourly per the rates listed below.

Basic Services—creation of existing conditions Revit model (Senior Center).

PROPOSED FEE \$17,140 (Fixed Fee for Design) / Construction Administration billed hourly

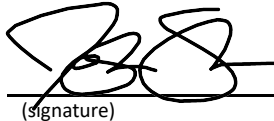
REIMBURSABLES N/A

SPECIAL CONDITIONS No plumbing scope included.

The terms and conditions on the following page are a part of this Agreement.

Offered By:

Accepted By:



04/12/2022

(signature)

(date)

(signature)

(date)

Josh Shore / Vice President

(printed name/title)

(printed name/title)

LSW ENGINEERS ARIZONA, INC.

Engineer

Client

TERMS AND CONDITIONS

LSW Engineers Arizona, Inc., referenced here as the Firm, shall perform the services outlined in this agreement for the stated fee arrangement, subject to the following terms.

1. **Scope of Services:** The Client agrees the services to be provided are limited to those listed in this proposal. Further, services not set forth above and not listed are specifically excluded from the scope of services. The Firm will not perform any additional service not covered in this agreement unless the scope and cost of the additional service is first agreed upon in writing by the Client.
2. **Standard of Care:** In providing services under this agreement, the Firm shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality.
3. **Payment Terms:** All invoices are NET and are due and payable 45 days following each invoice date. If payment is not made by the 45th day following the invoice date, this agreement shall be deemed breached. In the event of breach, the Client agrees to pay a service charge on all amounts past due from the date of breach until paid at the rate of one percent per month (12% per year).
4. **Right to Payment:** The Firm's right to payment is based on the rendering of services by the Firm to the Client and is not contingent or dependent on whether the Client has been paid by the project owner. In this regard, the Firm is entitled to be paid under the terms set forth in Paragraph 3 above, regardless of whether the Client has been paid.

TERMS PER CONTRACT

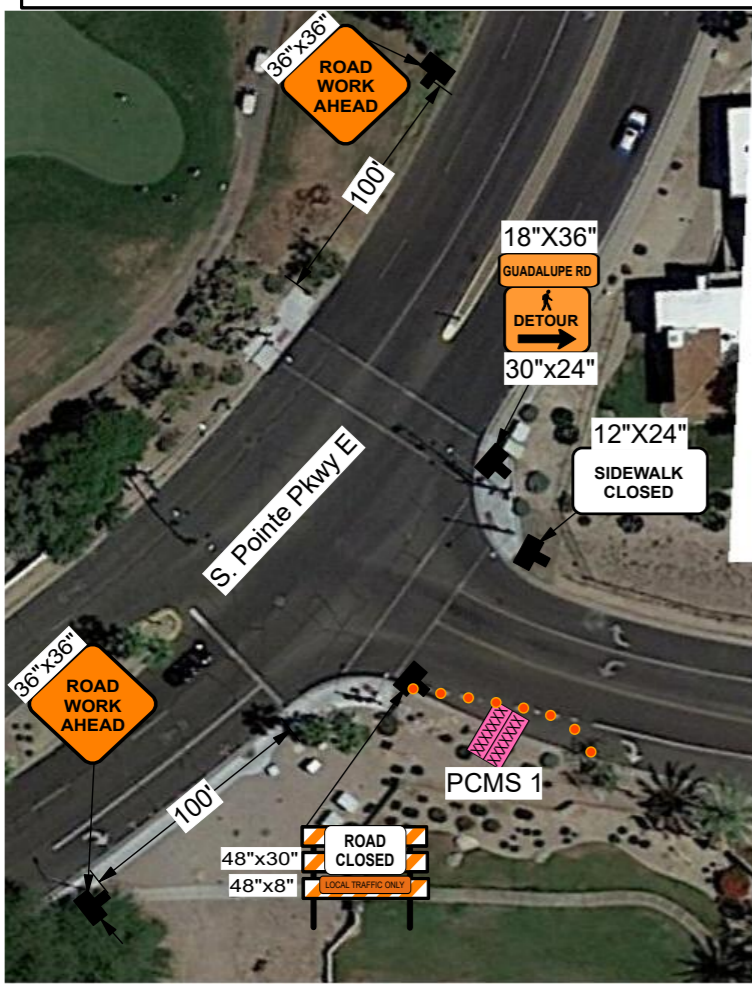
5. **Terminate Services:** The Firm shall have the right to cease work under this contract at any time the Client fails to make any required payment. The Firm shall have no obligation to continue working on the job until all payments are brought current. The Firm shall have no liability to the Client for terminating work if such termination is due to the Client's failure to make a required payment.
6. **Limitations of Liability:** The Firm is not responsible for any damages resulting from causes beyond the reasonable control of the Firm. Further, in recognition of the relative risks, rewards and benefits of the project to both the Client and the Firm, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Firm's total liability, in the aggregate, to the Client and the Client's officers, directors, partners, employees and subconsultants for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed the Firm's fee or \$50,000, whichever is greater.
7. **Information Provided by Others:** The Firm may use information, requirements, reports, data, surveys and instruction, provided by the Client in performing its services and is entitled to rely upon the accuracy and completeness thereof. The Firm shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the Client and/or the Client's consultants and contractors.
8. **Ownership of Documents:** The Firm shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications. The Firm grants the Client nonexclusive license to use the Instruments of Service solely and exclusively in connection with this specific project, providing that the Client substantially performs its obligations under this Agreement including prompt payment of all sums due. The Client may not use the Instruments of Service without written consent of the Firm. In the event that the Client uses the Instruments of Service without retaining the Firm, the Client releases the Firm from all claims and causes of action arising from such use.
9. **Dispute Resolution:** The Client agrees that any claim, dispute or conflict arising out of or related to this agreement shall be submitted to nonbinding mediation.

LSW ENGINEERS STANDARD BILLING RATES
JANUARY 2022

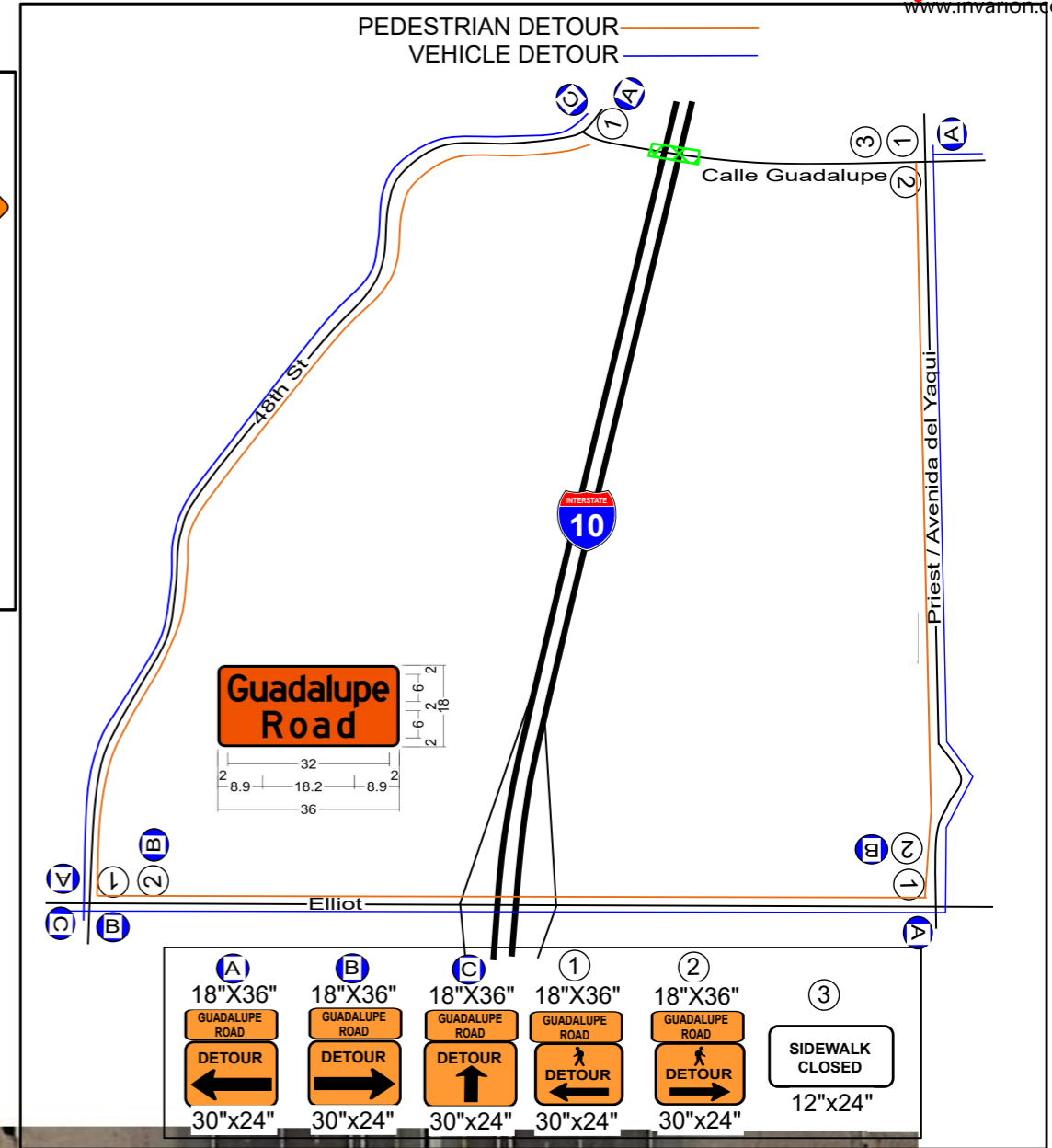
Principal	\$ 220/hour
Senior Engineer	\$ 200/hour
Engineer	\$ 150/hour
Senior Designer	\$ 130/hour
Field Observer	\$ 120/hour
Designer	\$ 110/hour
CAD Operator	\$ 80/hour
Administrative	\$ 75/hour
Transportation, lodging, meals and other outside expenses	Cost plus 10%

TCP 188 GUADALUPE BRIDGE FULL CLOSURE

THIS PLAN IS FOR SHORT TERM NIGHT OR WEEKENDS ONLY



5 DAY ADVANCED NOTICE PCMS
 ROAD TO BE CLOSED XXX XX TO XXX XX
 PCMS SHALL BE PROTECTED PER SA-13 THRU SA-17
 PCMS 1



REVIEWED
 04/18/2022
 Michael Washkowiak, PFFJV MOT Manager

DEVICE SPACING: 40' IN TAPERS, 20' ACROSS RAMPS, AND 80' IN TANGENTS



PLAN NAME:
TCP 188
 PLAN DATE:
3/8/22
 DRAWN BY: Michael Graham
 480-521-8200
 mgraham@pffjv.com

PRIME CONTRACTOR:
PULICE-FNF-FLATIRON JOINT VENTURE
 PERMIT NUMBER:
-
 CONTACT NAME:
Michael Graham
 CONTACT MOBILE:
480-521-8200
 WORK DATES:
-
 WORK HOURS:
-
 SCOPE OF WORK: **BROADWAY CURVE PROJECT**

- VERTICAL PANELS
- PCMS
- SIGNS
- TYPE IIs
- TYPE IIIs
- ARROW BOARD
- WORKZONE

MINIMUM SIGN SIZE	
18"X36" X	36"X24" —
12"X24" X	48"X30" X
24"X24" —	48"X 8" X
24"X30" X	48"X60" —
36"X36" X	

THIS IS A VEHICULAR AND/OR PEDESTRIAN PLAN ONLY. NOT TO SCALE. ALL APPLICABLE EQUIPMENT SHALL HAVE SANDBAGS AND FLAGS. BUSINESS AND LOCAL ACCESS SHALL BE MAINTAINED WHEN POSSIBLE. CONFLICTING SIGNS SHALL BE COVERED WHILE TEMPORARY TRAFFIC IS IN PLACE. BUMP SIGNS SHALL BE PLACED PRIOR TO ANY STEEL PLATES IN ROADWAY.

PROJECT NOTE:
 The Maintenance of Traffic Manager shall be responsible for approving necessary adjustments to the approved Traffic Control Plans due to safety and field conditions during a closure to install such Traffic Control Plans. Such approved adjustments shall be submitted by Developer the following Business Day.

SPEED LIMIT 25

Town of Guadalupe

Proposed Tentative Annual Budget Fiscal Year 2022-2023

Presented to Town Council April 28, 2022



Town of Guadalupe *Arizona*
WHERE THREE CULTURES FLOURISH

Snapshot: Town Responsibilities

General

- 13 miles of streets
- 5 miles of alleys
- 1.3 miles of Highline Canal
- 11.5 miles of sewer lines
- 274 streetlights
- 18 acres of parks and basins
- 5-acre cemetery
- Senior Center
- Town Hall / Library
- Mercado
- Maintenance Yard
- Biehn Park
- Stottlemyre Park

Programs and Services

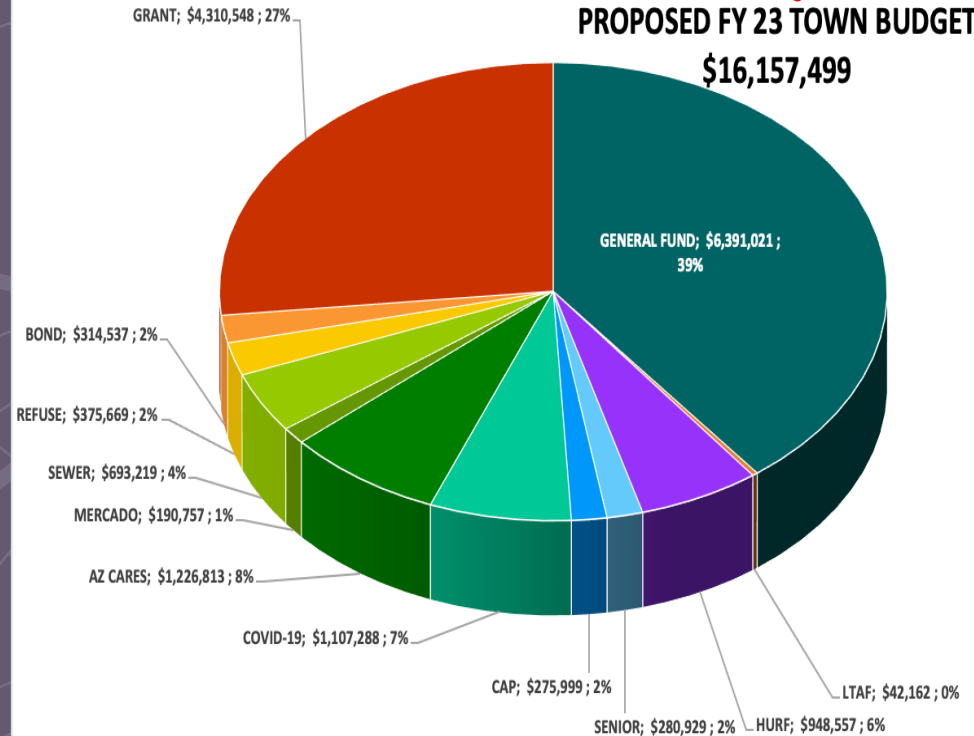
- COVID Public Health Response
- Homelessness Services
- Senior Center
- CAP
- Fire and Life Safety
- Mercado
- Code Enforcement
- Building Inspections
- Finance/Accounts
- Clerk and elections
- Administration
- Public Works
- Planning and zoning
- Community Service Resources
- Community Events

Employees

- 21 full time
- 13 part-time
- 27 reserve firefighters
- 7 contract
- \$2.3M annually



PROPOSED FY 23 TOWN BUDGET \$16,157,499



FY 2022-2023

Proposed Tentative Annual Budget

Proposed Total FY22-23 Budget

➤ All Funds: \$16,157,499

Focus:

- General Fund:
 - \$6,391,021
 - 39% of Proposed FY22/23 Budget
- Grant Fund:
 - \$4,310,548
 - 27% of Proposed FY 22/23 Budget



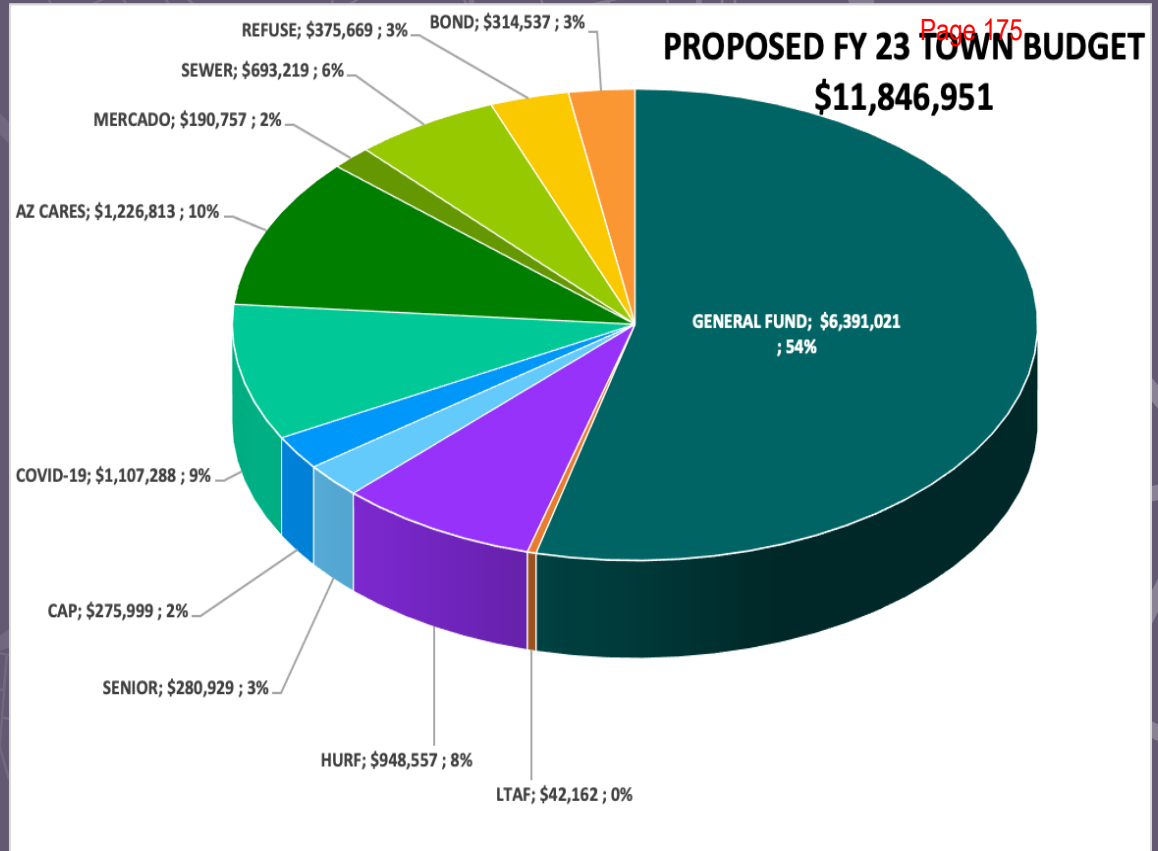
FY 2022-2023
Proposed Tentative Annual
Budget Without Grants

Proposed Total FY22-23
Budget

➤ Funds: \$11,846,951

Focus:

- General Fund:
 - \$6,391,021
 - 54% of Proposed FY22/23 Budget



FY 2022-2023

Proposed Tentative Annual
Budget Without Grants &
COVID Relief

Proposed Total FY22-23
Budget

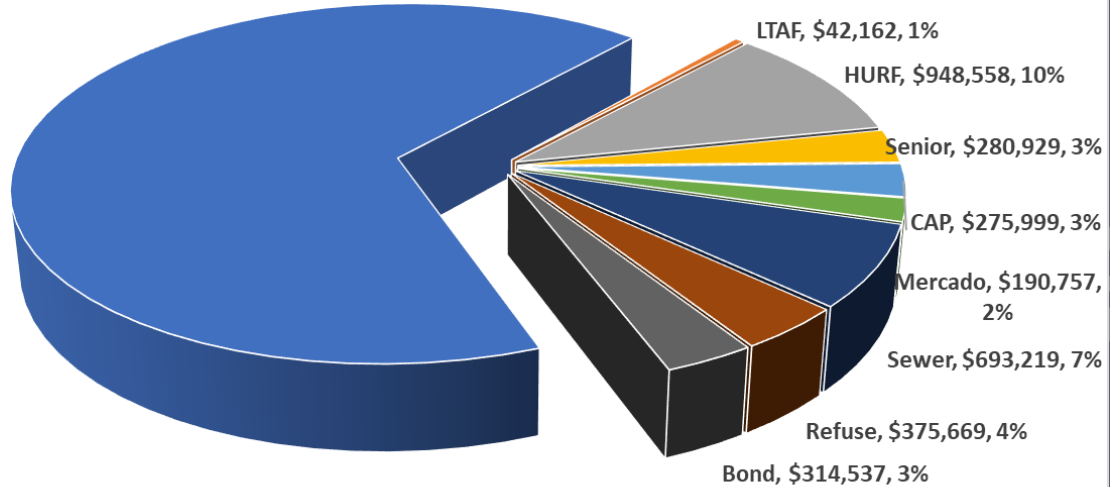
Funds: \$9,512,851

Focus:

- General Fund:
 - \$6,391,021
 - 67% of Proposed FY22/23 Budget

PROPOSED FY 23 TOWN BUDGET - NO GRANTS / NO COVID Page 176
\$9,512,851

GENERAL FUND,
\$6,391,021, 67%



FY2022-2023
Proposed Tentative Annual Budget



Proposed Total FY 2022/2023 Budget:

● **\$16,157,499**

Funds:

- 1. General Fund: municipal services, operations**
2. *HURF: transportation, street maintenance
3. *LTAF: Senior Center transportation services
4. *Senior Center: operations, programs, services
5. *Community Action Program (CAP): assistance
6. *Municipal Property Corporation: bond payment

7. Grant Fund: awarded and requested grants
- 8. Mercado: operations, maintenance**
- 9. Solid Waste: refuse services**
- 10. Sanitary Sewer: services, maintenance**
- 11. **AZ Cares COVID19 Relief Fund: ARPA programs**
- 12. **COVID19 Relief Fund: recovery programs, projects**

*General Fund dependent

**Temporary Fund through 2023

Total FY23 All Expenses / All Funds								
Annual Comparative						FY 23 - FY 22 Comparison		
	Audited	Audited	Audited	Adopted	Proposed	FY23	FY23 - FY22	FY23 - FY22
	FY19	FY20	FY21	FY22	FY23	% of total	\$ change	% change
General Fund	\$4,874,228	\$4,093,337	\$4,849,864	\$5,934,244	\$6,391,023	39.6%	\$456,779	7.7%
LTAF	\$33,482	\$37,381	\$29,394	\$37,508	\$42,159	0.3%	\$4,651	12.4%
HURF	\$584,313	\$421,823	\$818,510	\$800,501	\$948,558	5.9%	\$148,057	18.5%
Senior Center	\$221,543	\$231,678	\$248,907	\$254,599	\$280,929	1.7%	\$26,330	10.3%
CAP	\$138,636	\$149,777	\$116,999	\$130,397	\$275,999	1.7%	\$145,602	111.7%
CDBG/Housing	\$699,980	\$46,259	\$70,994	\$67,007	\$0	0.0%	-\$67,007	0.0%
Tianguis	\$160,375	\$142,247	\$134,311	\$182,848	\$190,757	1.2%	\$7,909	4.3%
Sewer	\$241,649	\$394,730	\$120,308	\$161,818	\$693,219	4.3%	\$531,401	328.4%
Refuse	\$353,736	\$363,873	\$323,025	\$350,387	\$375,669	2.3%	\$25,282	7.2%
MPC Bond	\$292,245	\$18,701	\$287,777	\$322,974	\$314,537	1.9%	-\$8,437	-2.6%
Grant Fund	\$448,922	\$904,777	\$307,377	\$11,717,665	\$4,310,548	26.7%	-\$7,407,117	-63.2%
AZ Cares COVID19 Relief		\$493,092	\$268,190	\$1,107,311	\$1,226,813	7.6%	\$119,502	10.8%
COVID19		\$23,094	\$2,098,652	\$0	\$1,107,288	6.9%	\$1,107,288	0.0%
Total Annual Expenses	\$8,049,109	\$7,320,769	\$9,674,308	\$21,067,259	\$16,157,499	100%	-\$4,909,760	-23.3%



FY2022-2023
Proposed
Tentative
General Fund
Revenues



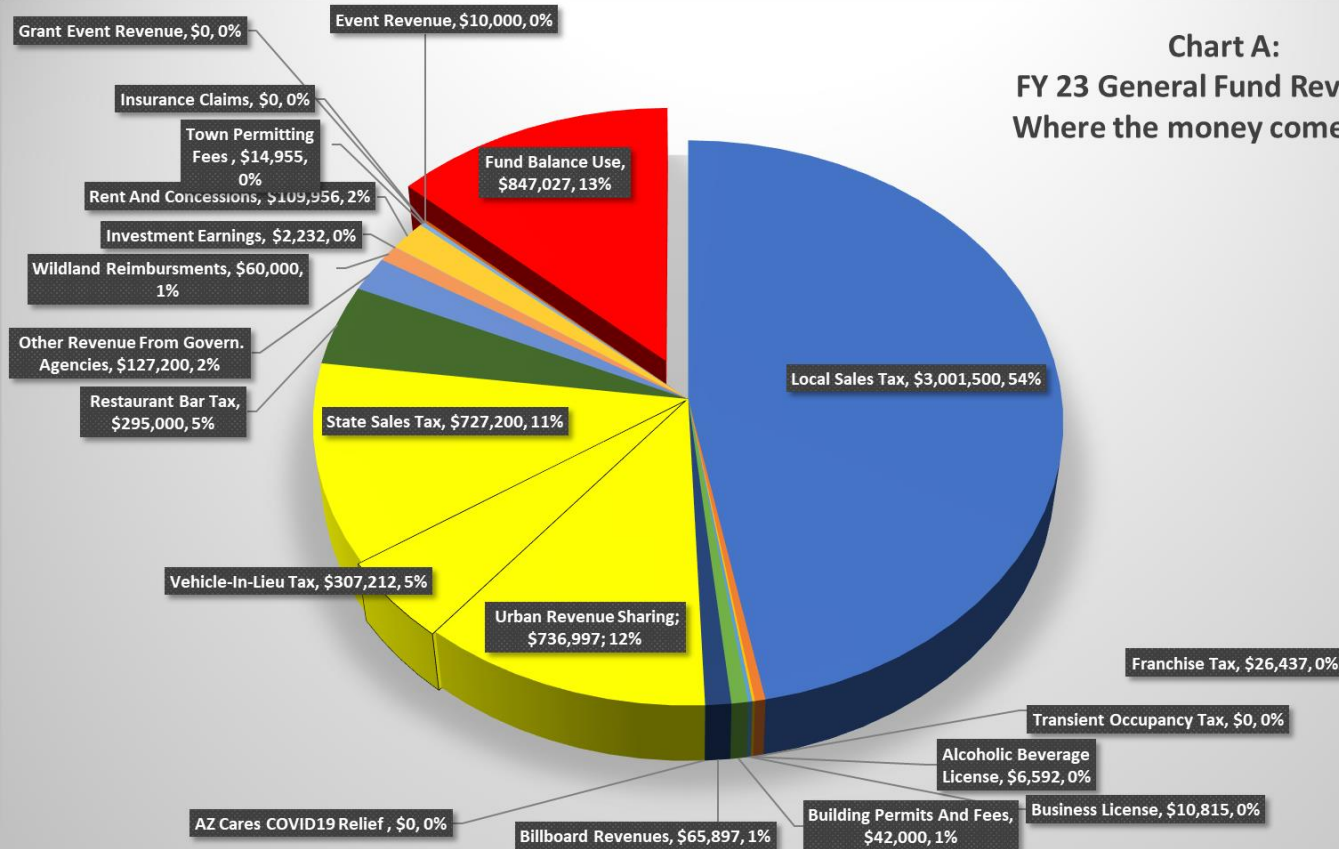
FY23 General Fund Revenues						Page 179		
					FY23 - FY22 Comparison			
	Actual	Actual	Actual	Adopted	Projected	FY23 - FY22	FY23 - FY22	FY23 - FY22
	FY19	FY20	FY21	FY22	FY23	% of total	\$ change	% change
Local Sales Tax	\$2,127,077	\$2,129,620	\$2,726,150	\$2,099,914	\$3,001,500	54.1%	\$901,586	42.9%
Franchise Tax	\$26,303	\$25,124	\$25,553	\$26,415	\$26,437	0.5%	\$22	0.1%
Transient Occupancy Tax	\$364,824	\$340,727	\$182,883	\$105,274	\$0	0.0%	-\$105,274	-100.0%
Alcoholic Beverage License	\$6,450	\$4,800	\$6,400	\$6,500	\$6,592	0.1%	\$92	1.4%
Restaurant Bar Tax	\$292,579	\$286,495	\$225,379	\$236,271	\$295,000	5.3%	\$58,729	24.9%
Business License	\$10,425	\$9,880	\$10,190	\$10,891	\$10,815	0.2%	-\$76	-0.7%
Building Permits And Fees	\$21,474	\$46,178	\$31,097	\$31,210	\$42,000	0.8%	\$10,790	34.6%
Billboard Revenues	\$64,174	\$74,570	\$63,730	\$65,757	\$65,897	1.2%	\$140	0.2%
AZ Cares COVID19 Relief	\$0	\$0	\$761,282	\$0	\$0	0.0%	\$0	0.0%
Urban Revenue Sharing	\$790,177	\$853,088	\$947,663	\$865,186	\$736,997	13.3%	-\$128,189	-14.8%
State Sales Tax	\$656,929	\$681,696	\$786,656	\$778,581	\$727,200	13.1%	-\$51,381	-6.6%
Other Revenue From Govern. Agencies	\$157,035	\$124,898	\$126,737	\$137,227	\$127,200	2.3%	-\$10,027	-7.3%
Wildland Reimbursements	\$75,176	\$58,755	\$0	\$51,265	\$60,000	1.1%	\$8,735	17.0%
Vehicle-In-Lieu Tax	\$280,769	\$279,535	\$313,853	\$307,505	\$307,212	5.5%	-\$293	-0.1%
Traffic Fines	\$19,922	\$27,846	\$0	\$0	\$0	0.0%	\$0	0.0%
Appearance Bonds	\$1,450	\$413	\$269	\$0	\$0	0.0%	\$0	0.0%
Jcef Revenues	\$6,144	\$60,155	\$21,657	\$0	\$0	0.0%	\$0	0.0%
Investment Earnings	\$20,161	\$12,795	\$2,759	\$3,088	\$2,232	0.0%	-\$856	-27.7%
Rent And Concessions	\$89,475	\$93,880	\$103,229	\$94,113	\$109,956	2.0%	\$15,843	16.8%
Town Permitting Fees	\$16,722	\$16,056	\$14,700	\$23,470	\$14,955	0.3%	-\$8,515	-36.3%
Insurance Claims	\$0	\$103,486	\$0	\$0	\$0	0.0%	\$0	0.0%
Grant Event Revenue	\$0	\$20,000	\$0	\$0	\$0	0.0%	\$0	0.0%
Event Revenue	\$17,264	\$10,500	\$11,000	\$10,500	\$10,000	0.2%	-\$500	-4.8%
Fund Balance Use	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%
General Fund Total Expenses	\$5,044,530	\$5,260,497	\$6,361,187	\$4,853,167	\$5,543,993	100.0%	\$690,826	14.2%

FY2022-2023: General Fund

Where does the money come from?



Chart A:
FY 23 General Fund Revenues:
Where the money comes from



FY 23 GENERAL FUND EXPENSES BY DEPARTMENT

Cost Center				FY23 - FY22 Comparison				
	Actual	Actual	Actual	Adopted	Projected	FY23-FY22	FY23-FY22	FY23-FY22
	FY19	FY20	FY21	FY22	FY23	% of total	\$ change	% change
Mayor & Council	\$66,358	\$65,192	\$60,572	\$65,854	\$65,074	1.0%	-\$780	-1.2%
Municipal Court	\$198,550	\$205,377	\$59,451	\$0	\$0	0.0%	\$0	0.0%
Town Manager	\$170,229	\$147,602	\$112,799	\$163,345	\$260,578	4.1%	\$97,233	59.5%
Transfer to Other Funds	\$466,757	\$178,696	\$1,397,233	\$693,554	\$1,187,570	18.6%	\$494,016	71.2%
Finance	\$132,625	\$138,765	\$125,369	\$150,535	\$168,074	2.6%	\$17,539	11.7%
Attorney	\$120,144	\$106,402	\$79,144	\$74,495	\$111,541	1.7%	\$37,046	49.7%
Town Clerk	\$38,245	\$41,068	\$28,962	\$41,514	\$50,324	0.8%	\$8,810	21.2%
Community Development	\$38,647	\$36,191	\$120,987	\$238,112	\$216,721	3.4%	-\$21,391	-9.0%
Information Technology	\$47,469	\$55,305	\$124,545	\$120,646	\$137,920	2.2%	\$17,274	14.3%
Building Official	\$89,948	\$99,657	\$0	\$0	\$0	0.0%	\$0	0.0%
Building Maintenance	\$87,633	\$113,355	\$135,175	\$169,442	\$116,011	1.8%	-\$53,431	-31.5%
Police Services	\$1,776,258	\$1,439,240	\$1,286,322	\$1,494,956	\$1,540,377	FALSE	\$45,421	3.0%
Fire	\$1,247,605	\$1,089,729	\$861,909	\$1,619,977	\$1,746,654	27.3%	\$126,677	7.8%
Cemetery	\$12,072	\$12,458	\$12,389	\$24,380	\$20,373	0.3%	-\$4,007	-16.4%
Parks	\$143,663	\$163,288	\$151,097	\$189,173	\$199,872	3.1%	\$10,699	5.7%
Library	\$14,323	\$7,825	\$9,861	\$10,100	\$23,135	0.4%	\$13,035	129.1%
Capital Outlay	\$0	\$0	\$42,806	\$630,000	\$346,848	5.4%	-\$283,152	-4.0%
Administration	\$224,290	\$193,187	\$241,243	\$248,161	\$199,949	3.1%	-\$48,212	-19.4%
General Fund Total Expenses	\$4,874,816	\$4,093,337	\$4,849,864	\$5,934,244	\$6,391,021	100.0%	\$456,777	7.7%

Proposed
FY2022-2023
Tentative
General Fund
Expenditures



FY2022-2023: Cost Centers Where does the money go?

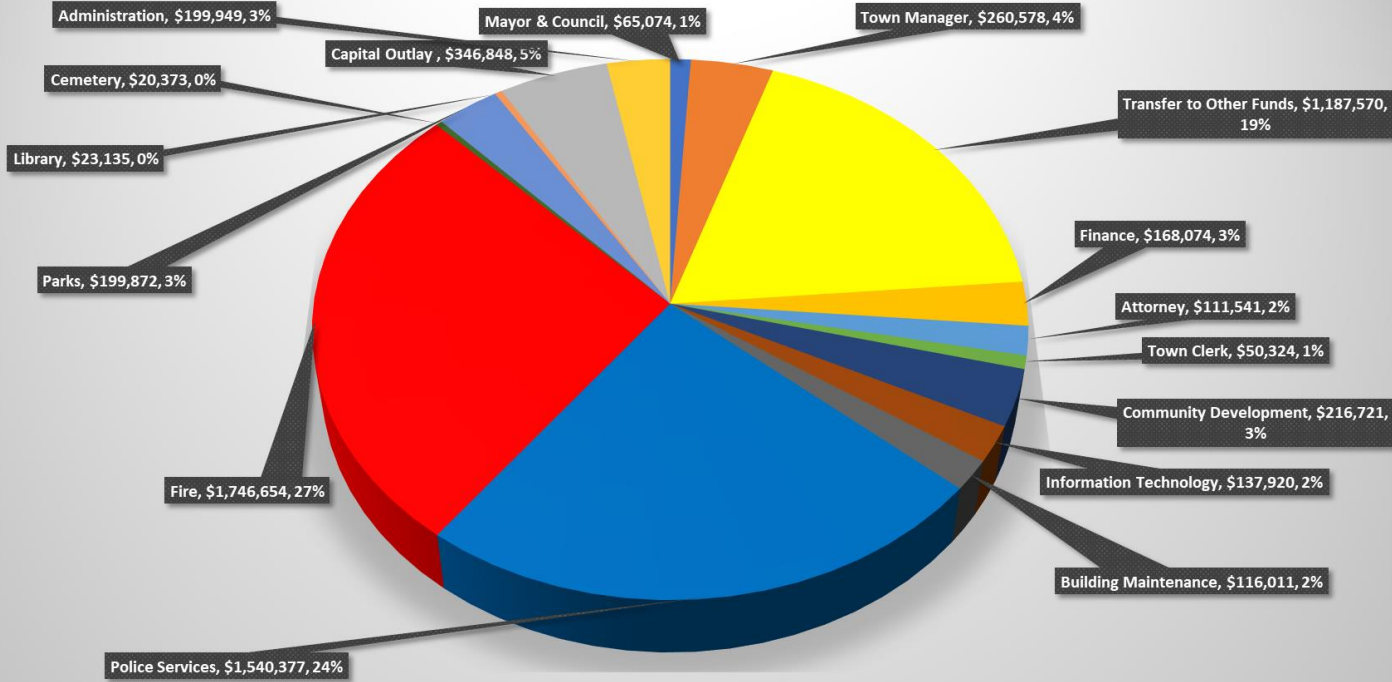
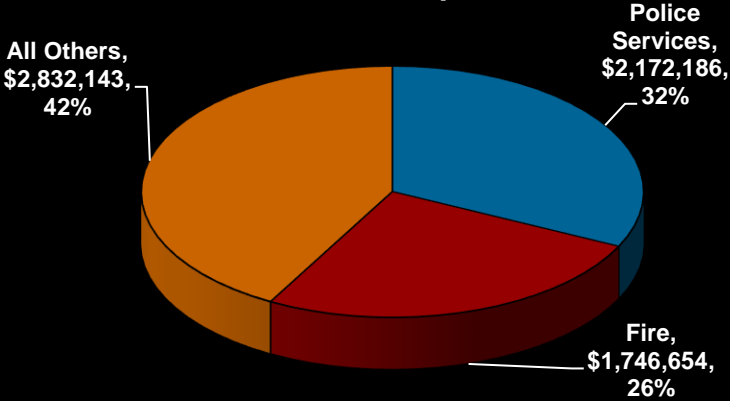


Chart B: FY23 General Fund Cost Centers: Where the money goes

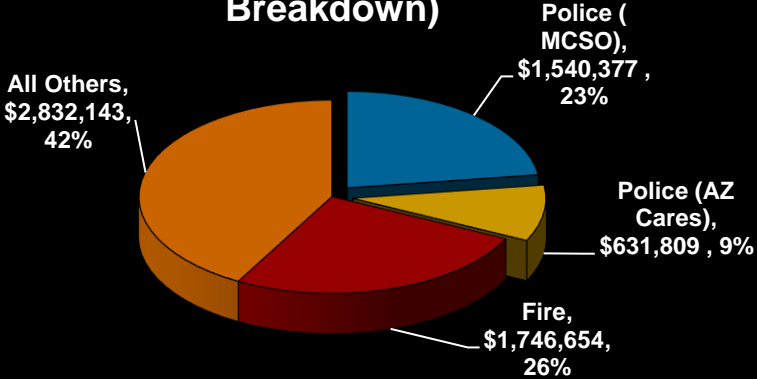


FY2022-2023 General Fund Expenditures Public Safety Analysis

Proposed FY 23 General Fund Public Safety Comparison



Proposed FY23 General Fund Public Safety Comparison (Police Fund Breakdown)



CAUTION:

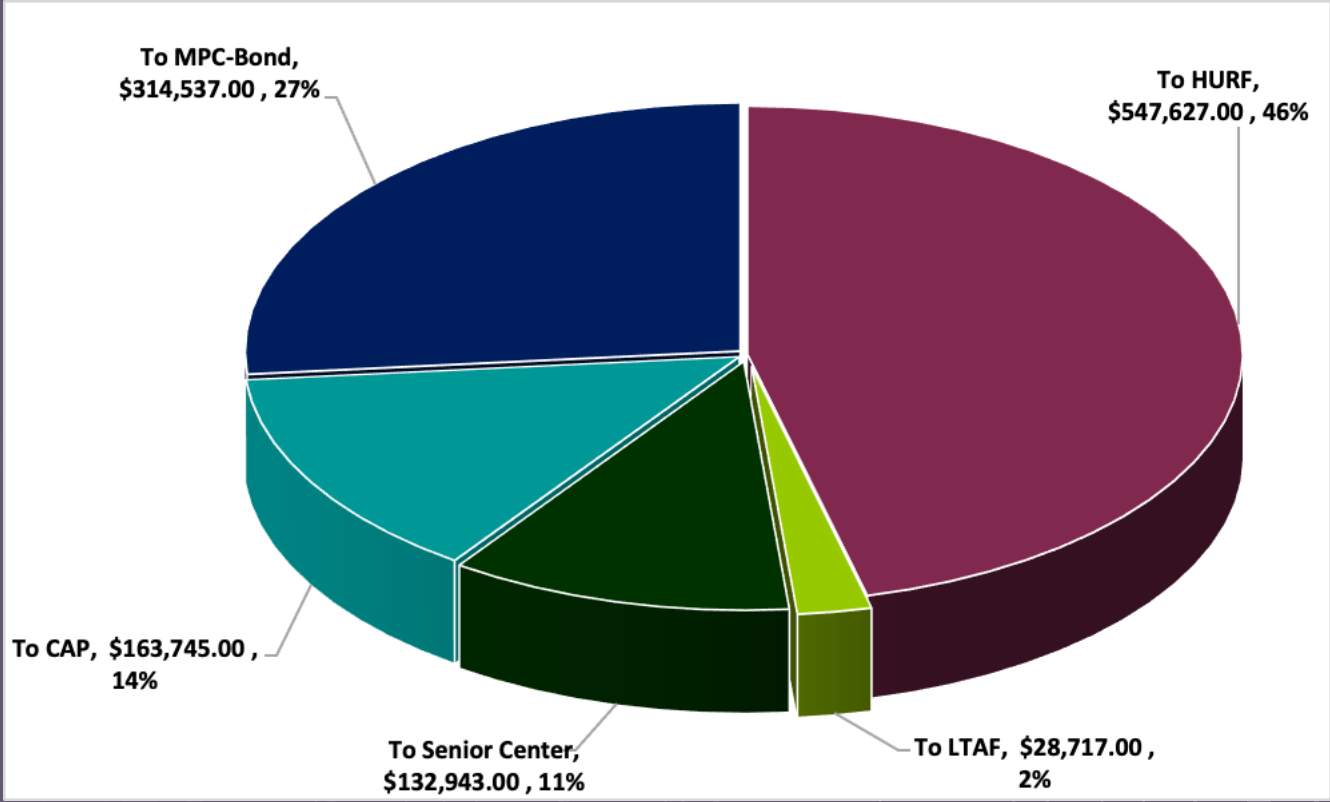
58% of General Fund Expenditures - public safety
42% all other cost centers



FY2022-2023 General Fund Expenditures Transfer to Other Funds

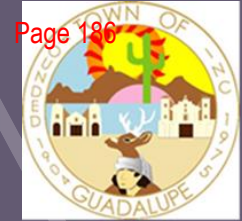
FY23 Proposed General Fund Transfers To Other Funds

						FY23 - FY22 Comparison		
				Adopted	Projected	FY23 - FY22	FY23 - FY22	FY23 - FY22
				FY22	FY23	% of total	\$ change	% change
	Actual FY19	Actual FY20	Actual FY21					
To Grant Fund	\$0	\$0	\$0	\$40,000	\$0	0.0%	-\$40,000	0.0%
To HURF	\$32,205	\$0	\$121,752	\$178,989	547,628	46.1%	\$368,639	206.0%
To LTAF	\$16,742	\$20,641	\$12,655	\$20,768	28,717	2.4%	\$7,949	38.3%
To Senior Center	\$66,357	\$87,034	\$46,434	\$108,911	132,943	11.2%	\$24,032	22.1%
To CAP	\$59,208	\$52,320	\$48,134	\$21,912	163,745	13.8%	\$141,833	647.3%
To COVID19 Relief			\$119,175	\$0	0	0.0%	\$0	0.0%
To AZ Cares Relief			\$761,282	\$0	0	0.0%	\$0	0.0%
To Tianguis/Mercado			\$0	\$0	0	0.0%	\$0	0.0%
Transfer to MPC-Bond	\$292,245	\$18,701	\$287,801	\$322,974	314,537	26.5%	-\$8,437	-2.6%
General Fund Total Expenses	\$466,757	\$178,696	\$1,397,233	\$693,554	\$1,187,570	100.0%	\$494,016	71.2%



FY2022-2023
General Fund
Expenditures

Transfer to Other
Funds
\$1,187,570



FY2022-2023

Proposed Tentative General Fund Revenues & Expenditures

Estimated FY22/23 Revenue:

- \$5.54M General Fund
- \$690,826 projected increase overall
- Due to 901,586 Local Sales Tax
- And Bed Tax, State Shared Revenue decreases

Difficult Assumptions:

- 18% reductions in State Shared Revenue: Urban Revenue Sharing, State Sales Tax, VLT, HURF
- Loss of hotel revenues

Estimated Expenses:

- \$6.39M General Fund
- \$456,777 expenditure increase from prior year
- \$847,027 (13%) deficit spending-use of General Fund Balance
- Reduces General Fund Balance

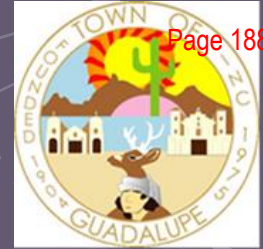
Assessment:

- Not an optimal budget
- Not fiscally sustainable over time
- Does not fully respond to town needs
- A familiar condition

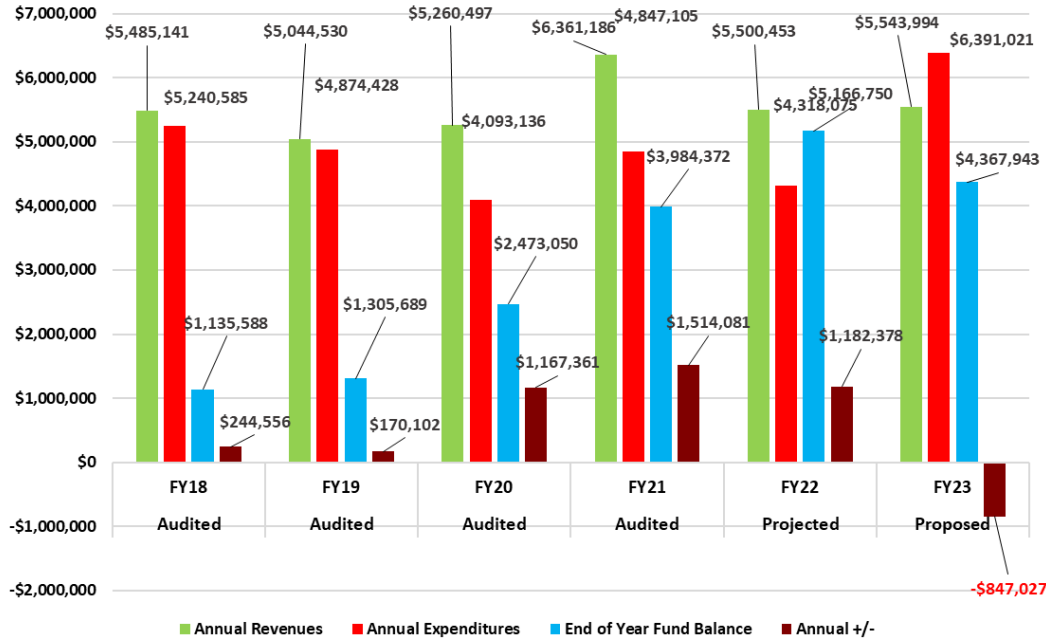
Proposed Tentative General Fund Expenditures

- Proposed 3% wage increase for all employees effective July 1, 2022
 - Total Cost: \$35,000
 - Wages lags behind industry comparable
- \$45K MCSO contract increase
 - Use of AZ Cares Recovery Funds: \$724,309
- \$127K Fire Dept. increase
 - Absorb full SAFER Grant Fire Fighter Salaries: \$130K
 - Increased fuel, equipment, supply cost: 10%
 - Replacing Turnout Gear: \$11K
 - Fire Truck Lease payment: \$56K
 - No use of COVID Recovery funds
- Transfers to other funds: \$1.19M
 - \$314K Bond – last year
 - \$164K CAP – increase
 - \$133K Senior Center – increase
 - \$548K HURF -Avenida del Yaqui, Vaou Nawi Sidewalk, Calle Carlos Streetlights
- \$348K Capital Outlay
 - Town Hall Roof: \$145K
 - Highline Canal: \$87K
 - Cemetery Renovations: \$35K
 - Public Works Equipment: \$30K
 - Land Purchase: \$50K
 - Seeking Grants





General Fund Analysis FY18-FY23



**Proposed FY23
General Fund
Revenues:
\$5,543,994**

**Proposed FY23
General Fund
Expenditures:
\$6,391,021**

**Requires Fund Balance:
\$847,027**

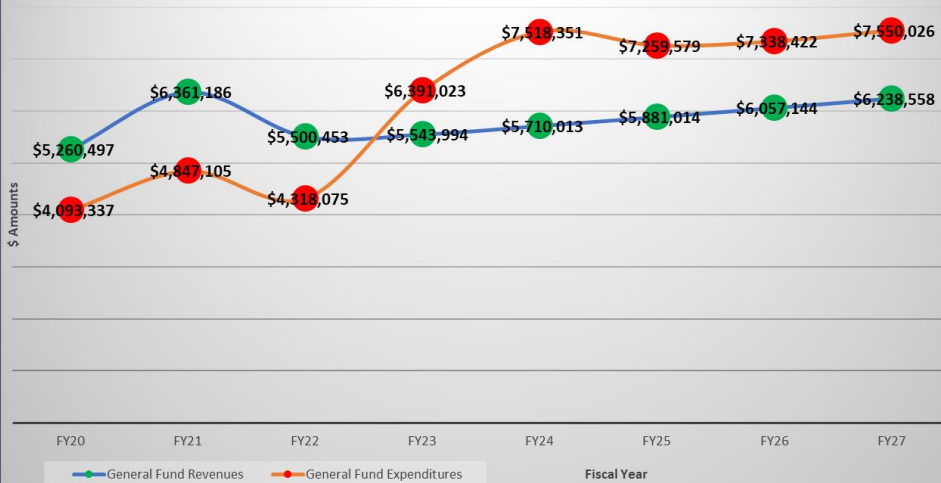
General Fund Analysis FY18-FY23

	Audited FY18	Audited FY19	Audited FY20	Audited FY21	Projected FY22	Proposed FY23
Annual Revenues	\$5,485,141	\$5,044,530	\$5,260,497	\$6,361,186	\$5,500,453	\$5,543,994
Annual Expenditures	\$5,240,585	\$4,874,428	\$4,093,136	\$4,847,105	\$4,318,075	\$6,391,021
End of Year Fund Balance	\$1,135,588	\$1,305,689	\$2,473,050	\$3,984,372	\$5,166,750	\$4,367,943
Annual +/-	\$244,556	\$170,102	\$1,167,361	\$1,514,081	\$1,182,378	-\$847,027

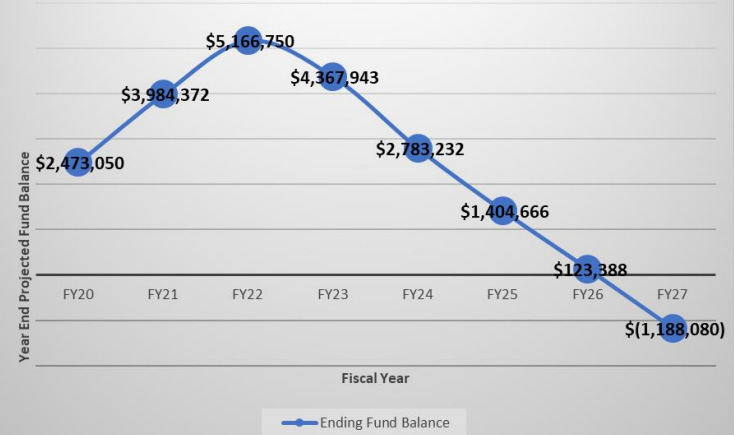
Proposed Tentative FY2022-2023 Projected Five Year General Fund Forecast



Projected Five-Year Forecast: General Fund



Projected General Fund: Ending Year Fund Balance



Proposed Tentative FY2023: Projected Five Year General Fund Forecast

	Actual FY20	Actual FY21	Projected FY22	Proposed FY23	Projected FY24	Projected FY25	Projected FY26	Projected FY27
General Fund Revenues	\$ 5,260,497	\$ 6,361,186	\$ 5,500,453	\$ 5,543,994	\$ 5,710,013	\$ 5,881,014	\$ 6,057,144	\$ 6,238,558
General Fund Expenditures	\$ 4,093,337	\$ 4,847,105	\$ 4,318,075	\$ 6,391,023	\$ 7,518,351	\$ 7,259,579	\$ 7,338,422	\$ 7,550,026
Annual Gain/Loss	\$ 1,167,160	\$ 1,514,081	\$ 1,182,378	\$ (847,029)	\$ (1,808,338)	\$ (1,378,565)	\$ (1,281,278)	\$ (1,311,468)
Beginning Fund Balance	\$ 1,305,889	\$ 2,473,050	\$ 3,984,372	\$ 5,166,750	\$ 4,591,569	\$ 2,783,232	\$ 1,404,666	\$ (154,032)
Ending Fund Balance	\$ 2,473,050	\$ 3,984,372	\$ 5,166,750	\$ 4,367,943	\$ 2,783,232	\$ 1,404,666	\$ 123,388	\$ (1,188,080)

FY2022-2023 General Fund Five-Year Forecast

Observations:

- The five-year forecasts yield the same underlying budget message as previous years:
- Annual Town expenditures are forecasted to exceed revenues received.
- Continued use of fund reserves and fund balances to balance annual budgets is not financially sustainable.
- Use of fund balances does not establish a sustainable fiscal future where current levels of Town services can be maintained.
- Economic investment where sustainable, recurring revenue streams are realized are needed.



FY2022-2023 General Fund Five-Year Forecast

Sobering Outlook:

- Should this forecast occur, an estimated \$1.5M of General Fund balance would be required to balance the annual budgets over the next four years. This projection results in a General Fund deficit in FY27.
- An expenditure reduction of \$1.5M equates to approximately 23% of the total General Fund budget. This suggests 23% of service, program, and project expenditures would be eliminated from the General Fund.



Proposed Tentative Five-Year Budget Trends

FY22-23 Proposed Tentative Annual Budget & Five-Year Forecast Trends				
	FY 22 Balance	GF Reliance	Five Year Trend	Comment
General Fund	\$4,591,569	Yes	↓	Expenditures exceed revenues - 5 year forecast
Refuse/Solid Waste	\$301,679	No	↔	Revenues exceed expenditures with rate increase. 4 year projection.
Sewer	\$676,628	No	↓	Expenditures exceed revenues:repairs
Mercado	\$17,645	Yes - In 2024	↓	Expenditures exceed revenues: minimal revenue & expensive repairs
HURF	\$0	Yes	↔	Expenditures exceed revenues
LTAf	\$0	Yes	↔	Expenditures exceed revenues
Senior Center	\$0	Yes	↔	Expenditures exceed revenues
Community Action Program (CAP)	\$0	Yes	↔	Expenditures exceed revenues
MPC Bond	\$0	No	↑	Expires 2023
Grant Fund	\$0	No	↑	Awarded \$982,000 past 4 years
AZ Cares COVID19 Relief	\$0	No	N/A	temporary
COVID19	\$0	No	N/A	temporary

Legend

↑: Good

↔: Challenge

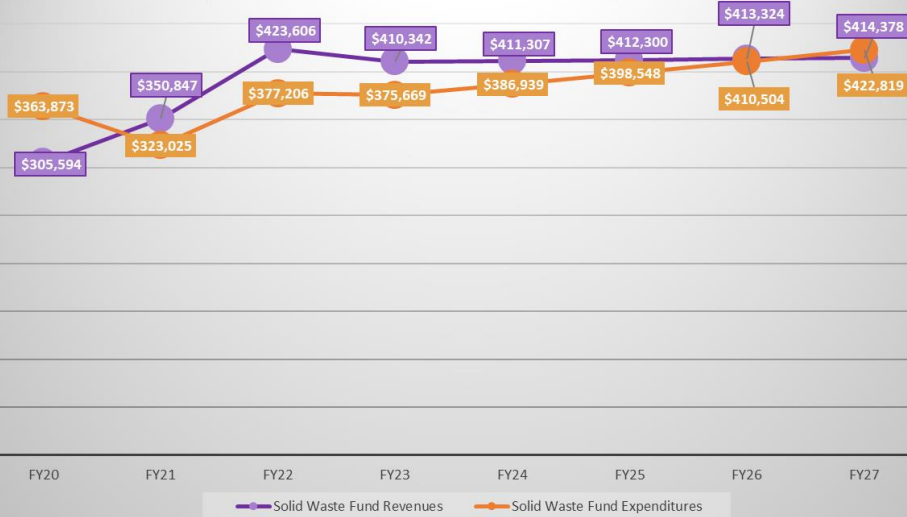
↓: Trouble





Proposed Tentative FY2022-2023 Projected Five Year Refuse/Solid Waste Fund Balance Forecast

Projected Five-Year Forecast: Refuse/Solid Waste



Refuse/Solid Waste Ending Fund Balance



	Actual FY20	Actual FY21	Projected FY22	Proposed FY23	Projected FY24	Projected FY25	Projected FY26	Projected FY27
Refuse/Solid Waste Fund Revenues	\$ 305,594	\$ 350,847	\$ 423,606	\$ 410,342	\$ 411,307	\$ 412,300	\$ 413,324	\$ 414,378
Refuse/Solid Waste Fund Expenditures	\$ (363,873)	\$ (323,025)	\$ (377,206)	\$ (375,669)	\$ (386,939)	\$ (398,548)	\$ (410,504)	\$ (422,819)
Beginning Fund Balance	\$ 251,063	\$ 192,784	\$ 220,606	\$ 267,006	\$ 301,679	\$ 326,046	\$ 339,799	\$ 342,619
Ending Fund Balance	\$ 192,784	\$ 220,606	\$ 267,006	\$ 301,679	\$ 326,046	\$ 339,799	\$ 342,619	\$ 334,177

FY2022-2023 Solid Waste / Refuse Five-Year Forecast

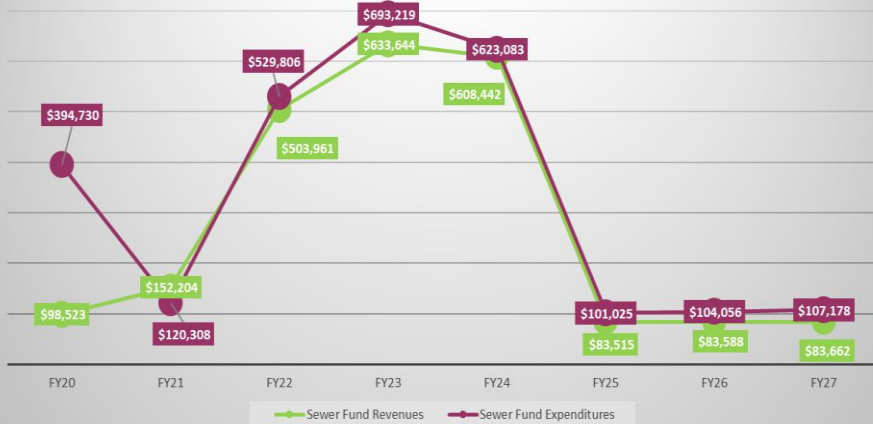
Observations:

- Stable fund.
- The five-year forecast projects revenues exceeding expenditures through FY2027.
- This indicates the 15% fee increase has stabilized this fund.
- This results in maintaining a consistent fund balance of \$330,000 through FY2027.



Proposed Tentative FY2023 Projected Five Year Sewer Fund Balance Forecast

Projected Five-Year Forecast: Sewer



Sewer Ending Fund Balance



Proposed Tentative FY2023: Projected Five Year Sewer Fund Forecast

	Actual	Actual	Projected	Proposed	Projected	Projected	Projected	Projected
	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27
Sewer Fund Revenues	\$ 98,523	\$ 152,204	\$ 503,961	\$ 633,644	\$ 608,442	\$ 83,515	\$ 83,588	\$ 83,662
Sewer Fund Expenditures	\$ (394,730)	\$ (120,308)	\$ (529,806)	\$ (693,219)	\$ (623,083)	\$ (101,025)	\$ (104,056)	\$ (107,178)
Beginning Fund Balance	\$ 1,026,359	\$ 730,152	\$ 762,048	\$ 736,203	\$ 676,628	\$ 661,987	\$ 644,476	\$ 624,009
Ending Fund Balance	\$ 730,152	\$ 762,048	\$ 736,203	\$ 676,628	\$ 661,987	\$ 644,476	\$ 624,009	\$ 600,493



FY2022-2023

Sewer/ Wastewater Five-Year Forecast

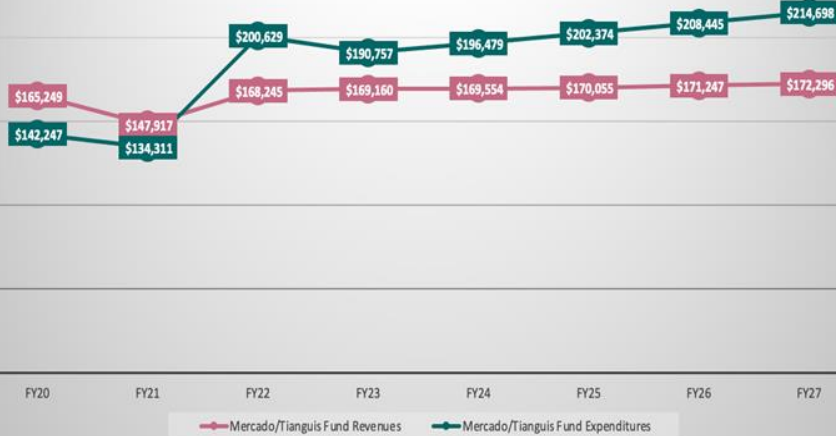
Observations:

- The FY23 Sewer annual budget projects expenditures exceeding revenues by \$59,575.
- The primarily reason for this short fall is nuisance repairs and associated design and anticipated engineering costs related to system repairs, not grant fund eligible.
- The CDBG \$550,275 grant for system repairs is budgeted.
- The five-year forecast projects approximately \$20,000 annually for nuisance repairs.
- The five –year forecast projects an annual deficit of \$25,000. The annual revenue amount of \$83,500 has remained constant for years.
- The revenue source for the sewer fund is the \$6.00 monthly fee for sewer utility accounts paid by Town residents and businesses. This amount has been consistent for years.
- Consideration of increasing the monthly \$6.00 fee would require a policy decision by Town Council.



Proposed Tentative FY2023 Projected Five Year Mercado/Tianguis Fund Balance Forecast

Projected Five-Year Forecast: Mercado/Tianguis



Mercado/Tianguis Ending Fund Balance



Proposed Tentative FY2023: Projected Five Year Mercado/Tianguis Fund Forecast								
	Actual	Actual	Projected	Proposed	Projected	Projected	Projected	Projected
	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27
Mercado/Tianguis Fund Revenues	\$ 165,249	\$ 147,917	\$ 168,245	\$ 169,160	\$ 169,554	\$ 170,055	\$ 171,247	\$ 172,296
Mercado/Tianguis Fund Expenditures	\$ (142,247)	\$ (134,311)	\$ (200,629)	\$ (190,757)	\$ (196,479)	\$ (202,374)	\$ (208,445)	\$ (214,698)
Beginning Fund Balance	\$ 35,018	\$ 58,020	\$ 71,626	\$ 39,242	\$ 17,645	\$ (9,281)	\$ (41,599)	\$ (78,798)
Ending Fund Balance	\$ 58,020	\$ 71,626	\$ 39,242	\$ 17,645	\$ (9,281)	\$ (41,599)	\$ (78,798)	\$ (121,200)

FY2022-2023

Mercado Five-Year Forecast

Observations:

- The FY2023 Mercado annual budget projects expenditures exceeding revenues by \$21,597 requiring the use fund balance.
- Should this result, the Mercado fund balance is projected at \$17,645 at the end of FY2023. This would require a policy decision by Town Council of using General Fund monies to subsidize the Mercado fund resulting in a projected fund deficit in 2024.
- The Mercado five year forecast only includes \$31,000 annually for building repairs. Presently, the Mercado, built in 1982, needs roof, electrical, plumbing and HVAC repairs.
- The five-year forecast projects an approximate annual deficit of \$30,000 for the Mercado.
- The future of the Mercado becomes a second policy question for Town Council.



Proposed Tentative FY 023 Proposed AZ Cares – ARPA – COVID Relief Fund

AZ Cares - ARPA		FY:	2019	2020	2021	2022	2023	2024	2025	2026	2027
Revenues	4999 Transfers From General Fund		\$0	\$0	\$761,282	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	ROLLOVER FROM PRIOR YEAR						\$119,502				
Revenues	4300 ARRA Funding		\$0	\$0	\$0	\$1,107,311	\$1,107,311	\$0	\$0	\$0	\$0
Total AZ Cares Revenues			\$0	\$0	\$761,282	\$1,107,311	\$1,226,813	\$0	\$0	\$0	\$0
Expenses	6715 Police Contract		\$0	\$493,092	\$268,190	\$577,266	\$631,809	\$0	\$0	\$0	\$0
Expenses	6716 Dispatch Service-Fire		\$0	\$0	\$0	\$91,258	\$92,500	\$0	\$0	\$0	\$0
Expenses	6020 Hazard Pay		\$0	\$0	\$0	\$180,848	\$116,903	\$0	\$0	\$0	\$0
Expenses	6224 Utility Assistance		\$0	\$0	\$0	\$28,000	\$30,000	\$0	\$0	\$0	\$0
Expenses	6416 Business Assistance		\$0	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0
Expenses	6709 Covid Team		\$0	\$0	\$0	\$110,437	\$0	\$0	\$0	\$0	\$0
Expenses	8620 Parking lot & Ave del Yaqui		\$0	\$0	\$0		\$335,601	\$0	\$0	\$0	\$0
Total AZ Cares Expenses			\$0	\$493,092	\$268,190	\$987,809	\$1,226,813	\$0	\$0	\$0	\$0
AZ-CARES Act Fund Summary											
TOTAL AZ-CARES ACT FUND REVENUES			\$0	\$0	\$761,282	\$1,107,311	\$1,107,311	\$0	\$0	\$0	\$0
TOTAL AZ-CARES ACT FUND EXPENDITURES			\$0	(\$493,092)	(\$268,190)	(\$987,809)	(\$1,226,813)	\$0	\$0	\$0	\$0
REVENUES OVER (UNDER) EXPENDITURES			\$0	(\$493,092)	\$493,092	\$119,502	(\$119,502)	\$0	\$0	\$0	\$0
Beginning Fund Balance				\$0	(\$493,092)	\$0	\$0	\$0	\$0	\$0	\$0



PYT COVID - ARPA	FY:	2019	2020	2021	2022	2023	2024	2025	2026	2027
Revenues 38 AZCARES PYT		0	0	2,002,000	3,074,550	\$0	0	0	0	0
Revenues 38 AZCARES 4910 Investment Earnings		0	0	572		0	0	0	0	0
Revenues 38 rollover from prior year						1,107,288				
Revenues 38 Communit 4999 Transfers From Ge		0	0	119,174		0	0	0	0	0
Total PYT Covid Revenues		0	0	2,121,746	3,074,550	1,107,288	0	0	0	0

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Proposed Tentative FY 023
Proposed PYT COVID – ARPA – Relief Fund

Expenses 6020 Salaries				\$476,997	\$647,573	\$0	\$0	\$0	\$0	\$0
Expenses 6110 Fica				\$40,991	\$48,767	\$0	\$0	\$0	\$0	\$0
Expenses 6120 Pension				\$15,862	\$4,318	\$0	\$0	\$0	\$0	\$0
Expenses 6130 Public Safety Retirement				\$59,039	\$84,618	\$0	\$0	\$0	\$0	\$0
Expenses 6140 Workmen'S Compensation				\$23,566	\$29,751	\$0	\$0	\$0	\$0	\$0
Expenses 6150 Group Health Insurance				\$41,618	\$70,268	\$0	\$0	\$0	\$0	\$0
Expenses 6160 Unemployment Insurance				\$300	\$115	\$0	\$0	\$0	\$0	\$0
Expenses 6170 Life Insurance Expense				\$78	\$698	\$0	\$0	\$0	\$0	\$0
Sub-Total Personnel Costs		\$0	\$0	\$658,451	\$886,108	\$0	\$0	\$0	\$0	\$0
Expenses 6211 Office Supplies				\$3,209	\$1,063	\$0	\$0	\$0	\$0	\$0
Expenses 6212 Printing And Duplicating				\$1,567		\$0	\$0	\$0	\$0	\$0
Expenses 6225 Fuel, Oil And Lubricants				\$51		\$0	\$0	\$0	\$0	\$0
Expenses 6226 Janitorial Supplies				\$29,189		\$0	\$0	\$0	\$0	\$0
Expenses 6228 Software/Internet/Email				\$959	\$5,022	\$0	\$0	\$0	\$0	\$0
Expenses 6231 Building Materials				\$563	\$45,000	\$0	\$0	\$0	\$0	\$0
Expenses 6235 Auto Repair Supplies/Vehicle Reg.				-\$431	\$0	\$0	\$0	\$0	\$0	\$0
Expenses 6240 Protective Clothing-Fire				\$0	\$85,000	\$0	\$0	\$0	\$0	\$0
Expenses 6414 Legal Services		\$9,832	\$11,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenses 6451 Telephone Expense				\$872	\$0	\$0	\$0	\$0	\$0	\$0
Expenses 6452 Postage & Mailing		\$0	\$2	\$3	\$0	\$0	\$0	\$0	\$0	\$0
Expenses 6510 Advertising Expense		\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenses 6706 Maintenance Contracts		\$0	\$2,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenses 6709 Homeless Team		\$0	\$0	\$0	\$314,495	\$0	\$0	\$0	\$0	\$0
Expenses 6709 Home Rehab Assisist.		\$0	\$0	\$296,961	\$189,922	\$0	\$0	\$0	\$0	\$0
Expenses 6781 Community Events		\$0	\$0	\$61,269	\$0	\$0	\$0	\$0	\$0	\$0
Expenses 6709 Program Mgmt Contracted Staff		\$0	\$0	\$0	\$106,016	\$0	\$0	\$0	\$0	\$0
Expenses 6709 Promotora Program		\$13,261	\$181,613	\$285,000	\$98,321	\$0	\$0	\$0	\$0	\$0
Expenses 6715 Police Contract			\$501,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenses 6830 Buildings-Touchless Restroom Fixtures			\$0	\$0	\$22,500	\$0	\$0	\$0	\$0	\$0
Expenses 6860 Fire SCBA Cylinders & Equipment			\$0	\$0	\$67,066	\$0	\$0	\$0	\$0	\$0
Expenses 6830 Buildings-Fire Improvements			\$0	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0
Expenses 6240 Turnout Gear-Fire			\$28,042	\$9,702	\$38,496	\$0	\$0	\$0	\$0	\$0
Expenses 6830 Buildings-Council Chambers			\$0	\$0	\$220,472	\$0	\$0	\$0	\$0	\$0
Expenses 6750 Conferences And Training			\$1,080	\$140	\$0	\$0	\$0	\$0	\$0	\$0
Expenses 6830 Buildings			\$535,515	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0
Expenses 6860 Machinery And Equipment			\$142,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total Total AZCares Expenses		\$0	\$23,093	\$1,440,201	\$1,239,160	\$1,107,288	\$0	\$0	\$0	\$0
TOTALS FOR 8211 PYT COVID		\$0	\$23,093	\$2,098,652	\$2,125,268	\$1,107,288	\$0	\$0	\$0	\$0

➤ \$1.1M Rollover funds from 2022

➤ No other funds projected

PYT Covid Relief Fund Summary										
TOTAL COVID FUND REVENUES	\$0	\$0	\$2,002,572	\$3,074,550	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL COVID FUND EXPENDITURES	\$0	-\$23,093	-\$2,098,652	-\$2,125,268	-\$1,107,288	\$0	\$0	\$0	\$0	\$0
REVENUES OVER (UNDER) EXPENDITURES	\$0	-\$23,093	-\$96,080	\$949,282	-\$1,107,288	\$0	\$0	\$0	\$0	\$0
Transfers From General Fund	\$0	\$0	\$119,174	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Beginning Fund Balance	\$0	\$0	-\$23,093	\$0	\$1,107,288	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance	\$0	-\$23,093	\$0	\$949,282	\$0	\$0	\$0	\$0	\$0	\$0



Proposed Tentative Five-Year Budget Trends

FY22-23 Proposed Tentative Annual Budget & Five-Year Forecast Trends				
	FY 22 Balance	GF Reliance	Five Year Trend	Comment
General Fund	\$4,591,569	Yes	↓	Expenditures exceed revenues - 5 year forecast
Refuse/Solid Waste	\$301,679	No	↔	Revenues exceed expenditures with rate increase. 4 year projection.
Sewer	\$676,628	No	↓	Expenditures exceed revenues:repairs
Mercado	\$17,645	Yes - In 2024	↓	Expenditures exceed revenues: minimal revenue & expensive repairs
HURF	\$0	Yes	↔	Expenditures exceed revenues
LTAf	\$0	Yes	↔	Expenditures exceed revenues
Senior Center	\$0	Yes	↔	Expenditures exceed revenues
Community Action Program (CAP)	\$0	Yes	↔	Expenditures exceed revenues
MPC Bond	\$0	No	↑	Expires 2023
Grant Fund	\$0	No	↑	Awarded \$982,000 past 4 years
AZ Cares COVID19 Relief	\$0	No	N/A	temporary
COVID19	\$0	No	N/A	temporary

Legend

↑: Good

↔: Challenge

↓: Trouble



FY 2022-2023

Proposed Tentative Annual Budget

Proposed Total FY22-23 Budget

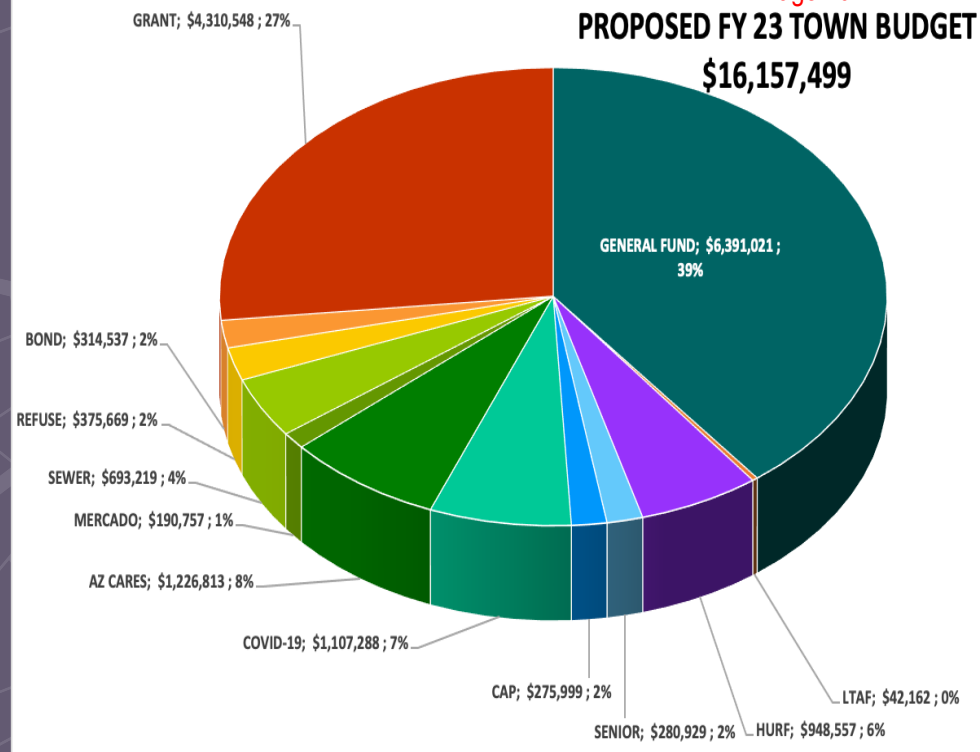
➤ All Funds: \$16,157,499

Focus:

- General Fund:
 - \$6,391,021
 - 39% of Proposed FY22/23 Budget
- Grant Fund:
 - \$4,310,548
 - 27% of Proposed FY 22/23 Budget

PROPOSED FY 23 TOWN BUDGET

\$16,157,499



General Fund Impacts & Projected Consequences

Raise Revenues

- Economic Development / Commerce recurring revenue streams
- Sold Calle Milagros property
- Demolish & sell Old Town Hall property, Guad Building – development
- Sell 3 acres property – development
- Reinvest Mercado property – redevelop
- Leased Town Hall offices
- Pursue grants – \$972K, \$963K, \$1.5M

Seek Alternative / Service Delivery

- Fire and Life Safety
- Food Distribution and Rental Assistance: CAP
- Senior Meal Preparation
- Audit & Financial Services
- Building Inspector / Code Enforcement
- Attorney
- Clerk

Essential Services: Few Choices



FY2022-2023
Proposed Tentative Annual Budget



Proposed Total FY 2022/2023 Budget:

● \$16,157,499

Funds:

1. **General Fund: municipal services, operations**
2. *HURF: transportation, street maintenance
3. *LTAF: Senior Center transportation services
4. *Senior Center: operations, programs, services
5. *Community Action Program (CAP): assistance
6. *Municipal Property Corporation: bond payment

7. **Grant Fund: awarded and requested grants**
8. **Mercado: operations, maintenance**
9. **Solid Waste: refuse services**
10. **Sanitary Sewer: services, maintenance**
11. ****AZ Cares COVID19 Relief Fund: ARPA programs**
12. ****COVID19 Relief Fund: recovery programs, projects**

*General Fund dependent

**Temporary Fund through 2023

FY2022-2023 Proposed Tentative Budget Schedule

Timeline:

- **May 26, 2022:** Present Funds and seek to adopt Tentative FY2021/22 Budget
- **June 9, 2022:** *Town council Meeting: available date, if needed*
- **June 23, 2022:** Town Council to Adopt Final FY22/23 Budget

Council Action:

- Seeking Council adoption of Proposed Tentative Annual Budget for Fiscal Year 2022-2023



Town of Guadalupe

Proposed Tentative Annual Budget Fiscal Year 2022-2023

Thank you



Town of Guadalupe *Arizona*
WHERE THREE CULTURES FLOURISH

Fiscal Year 23 Proposed Tentative Annual Budget & Five Year Forecast of all Funds

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FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds

		2019	2020	2021	2022	2023	2024	2025	2026	2027
		Actual	Actual	Actual	Projected	Proposed	Projected	Projected	Projected	Projected
General Fund Revenues										
01 General Fund	4110 Local Sales Tax	2,127,077	2,129,620	2,726,150	2,943,986	3,001,500	3,091,545	3,184,291	3,279,820	3,378,215
01 General Fund	4120 Franchise Tax	26,303	25,124	25,553	25,782	26,437	27,231	28,047	28,889	29,756
01 General Fund	4180 Transient Occupancy Tax	364,824	340,727	182,883	50,000	0	0	0	0	0
01 General Fund	4210 Alcoholic Beverage License	6,450	4,800	6,400	6,400	6,592	6,790	6,993	7,203	7,419
01 General Fund	4220 Restaurant Bar Tax	292,579	286,495	225,377	300,000	295,000	303,850	312,966	322,354	332,025
01 General Fund	4230 Business License	10,425	9,880	10,190	10,810	10,815	11,139	11,474	11,818	12,172
01 General Fund	4250 Building Permits And Fees	21,474	46,178	31,097	60,000	42,000	43,260	44,558	45,895	47,271
01 General Fund	4260 Billboard Revenues	64,174	74,570	63,730	64,225	65,897	67,874	69,910	72,007	74,167
01 General Fund	4300 AZ-Cares Act Fund Allowance	0	0	761,282	0	0	0	0	0	0
01 General Fund	4340 Urban Revenue Sharing	790,177	853,088	947,663	729,100	736,997	759,107	781,880	805,337	829,497
01 General Fund	4360 State Sales Tax	656,929	681,696	786,656	754,422	727,200	749,016	771,486	794,631	818,470
01 General Fund	4380 Other Revenue From Govern. Agencies	157,035	124,898	126,737	126,272	127,200	131,016	134,946	138,995	143,165
01 General Fund	4380 Wildland Reimbursements	75,176	58,755	0	0	60,000	61,800	63,654	65,564	67,531
01 General Fund	4390 Vehicle-In-Lieu Tax	280,769	279,535	313,853	298,264	307,212	316,428	325,921	335,699	345,770
01 General Fund	4810 Traffic Fines	19,922	27,846	0	0	0	0	0	0	0
01 General Fund	4840 Appearance Bonds	1,450	413	269	0	0	0	0	0	0
01 General Fund	4850 Jcef Revenues	6,144	60,155	21,657	0	0	0	0	0	0
01 General Fund	4910 Investment Earnings	20,161	12,795	2,759	1,575	2,232	2,299	2,368	2,439	2,512
01 General Fund	4920 Rent And Concessions	89,475	93,880	103,229	110,278	109,956	113,255	116,652	120,152	123,757
01 General Fund	4950 Town Permitting Fees	16,722	16,056	14,700	14,339	14,955	15,404	15,866	16,342	16,832
	4950 Insurance Claims	0	103,486	0	0	0	0	0	0	0
	4960 Grant Event Revenue	0	20,000	0	0	0	0	0	0	0
01 General Fund	4960 Event Revenue	17,264	10,500	11,000	5,000	10,000	10,000	10,000	10,000	10,000
	Fund Balance Forward	0	0	0	0	-847,029	-1,808,337	-1,378,565	-1,281,278	-1,311,468
TOTAL GENERAL FUND REVENUES		5,044,530	5,260,497	6,361,186	5,500,453	5,543,993	5,710,013	5,881,014	6,057,144	6,238,558
Mayor & Council										
8010 Mayor And Council	6020 Salaries	59,500	58,800	54,600	58,800	58,800	58,800	58,800	58,800	58,800
8010 Mayor And Council	6110 Fica	4,552	4,498	4,178	4,498	4,468	4,602	4,740	4,882	5,029
8010 Mayor And Council	6120 Pension	0	0	0	0	0	0	0	0	0
8010 Mayor And Council	6140 Workmen'S Compensation	287	227	167	158	167	172	178	183	188
8010 Mayor And Council	6150 Group Health Insurance	0	0	0	0	0	0	0	0	0
	Sub-Total Personnel Costs	64,339	63,525	58,945	63,456	63,436	63,575	63,718	63,865	64,017
8010 Mayor And Council	6211 Office Supplies	445	47	13	221	187	193	198	204	210
8010 Mayor And Council	6212 Printing And Duplicating	94	261	362	0	185	190	196	202	208
8010 Mayor And Council	6228 Operating Expense	0	0	0	0	0	0	0	0	0
8010 Mayor And Council	6240 Small Tools & Equipment	0	0	0	0	0	0	0	0	0
8010 Mayor And Council	6451 Telephone Expense	1,111	1,135	1,180	759	1,078	1,110	1,143	1,178	1,213
8010 Mayor And Council	6452 Postage & Mailing	0	0	1	1	1	1	1	1	1
8010 Mayor And Council	6501 Travel Expense	0	0	0	0	0	0	0	0	0
8010 Mayor And Council	6502 Mileage Reimbursement	0	0	0	0	0	0	0	0	0
8010 Mayor And Council	6703 Dues, Subscriptions And Memberships	0	0	0	0	0	0	0	0	0
8010 Mayor And Council	6707 Business Meetings	234	154	55	150	153	157	162	167	172
8010 Mayor And Council	6708 Miscellaneous Charges	0	70	10	20	0	0	0	0	0
8010 Mayor And Council	6750 Conferences And Training	135	0	6	0	36	37	39	40	41
	Sub-Total Operating Supplies & Svcs	2,019	1,667	1,627	1,151	1,639	1,688	1,739	1,791	1,844
TOTALS FOR 8010 Mayor And Council		66,358	65,192	60,572	64,607	65,074	65,262	65,456	65,656	65,862

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds										
8030 Municipal Court		198,550	205,377	59,451	0	0	0	0	0	0
Town Manager										
8040 Town Manager	6020 Salaries	81,971	78,421	62,776	131,530	158,521	163,277	168,175	173,221	178,417
8040 Town Manager	6040 Fees For Services	0	0	0	0	0	0	0	0	0
8040 Town Manager	6110 Fica	5,891	5,551	4,428	10,062	12,127	12,491	12,866	13,252	13,649
8040 Town Manager	6120 Pension	7,939	8,628	6,608	15,310	19,673	20,263	20,871	21,497	22,142
8040 Town Manager	6140 Workmen'S Compensation	412	312	191	631	631	650	670	690	711
8040 Town Manager	6150 Group Health Insurance	18,739	20,281	15,517	33,732	33,732	34,744	35,786	36,860	37,966
8040 Town Manager	6160 Unemployment Insurance	164	40	15	762	762	785	808	833	858
8040 Town Manager	6170 Life Insurance Expense	77	81	78	70	76	79	81	83	86
Sub-Total Personnel Costs		115,193	113,314	89,613	192,097	225,522	232,288	239,257	246,435	253,828
8040 Town Manager	6211 Office Supplies	737	199	326	344	414	426	439	452	465
8040 Town Manager	6212 Printing And Duplicating	1,260	866	296	536	762	785	808	832	857
8040 Town Manager	6213 Newsletters & Publishing	0	0	12	0	3	3	3	3	3
8040 Town Manager	6228 Operating Expense	476	308	138	939	479	494	508	524	539
8040 Town Manager	6240 Small Tools & Equipment	0	272	0	0	0	0	0	0	0
8040 Town Manager	6411 Auditing Services	0	71	199	0	70	72	74	76	78
8040 Town Manager	6416 Professional Services	25,000	1,156	8,301	25,555	20,000	20,000	20,000	20,000	20,000
8040 Town Manager	6451 Telephone Expense	2,505	2,612	3,471	1,868	2,692	2,773	2,856	2,942	3,030
8040 Town Manager	6452 Postage & Mailing	472	300	138	42	245	252	260	268	276
8040 Town Manager	6501 Travel Expense	0	0	3	0	0	0	0	0	0
8040 Town Manager	6502 Mileage Reimbursement	201	0	6	65	0	0	0	0	0
8040 Town Manager	6510 Advertising Expense	10	0	0	0	0	0	0	0	0
8040 Town Manager	6532 Vehicle	477	477	477	199	420	432	445	459	472
8040 Town Manager	6703 Dues, Subscriptions And Memberships	8,611	10,062	8,862	10,218	9,721	10,013	10,313	10,623	10,942
8040 Town Manager	6706 Maintenance Contracts	0	0	0	0	0	0	0	0	0
8040 Town Manager	6707 Meetings & Business Expense	344	85	38	7	0	0	0	0	0
8040 Town Manager	6708 Miscellaneous Charges	220	0	0	0	0	0	0	0	0
8040 Town Manager	6709 Contractual Services	14,534	17,874	919	0	0	0	0	0	0
8040 Town Manager	6710 Equipment Repair Services	0	0	0	0	0	0	0	0	0
8040 Town Manager	6750 Conferences And Training	189	6	0	0	250	250	250	250	250
8040 Town Manager	6760 Equipment Replacement Reserve	0	0	0	0	0	0	0	0	0
8040 Town Manager	6860 Machinery And Equipment	0	0	0	0	0	0	0	0	0
8040 Town Manager	6911 Lease Payment	0	0	0	0	0	0	0	0	0
Sub-Total Operating Supplies & Services		55,036	34,288	23,186	39,773	35,056	35,500	35,957	36,429	36,914
TOTALS FOR 8040 Town Manager		170,229	147,602	112,799	231,870	260,578	267,788	275,214	282,863	290,742

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Administration										
8050 Administration	6414 Legal Services	24,404	16,605	0	0	0	0	0	0	0
8050 Administration	6531 Liability Insurance	30,796	52,886	46,638	54,364	47,556	48,983	50,452	51,966	53,525
8050 Administration	6708 Miscellaneous Charges	0	1001	468	1787	838	864	890	916	944
8050 Administration	6709 Covid Support Team	0	2,810	79,278	1500	1,500	1,500	1,500	1,500	1,500
8050 Administration	6712 Prisoner Jail Expense	41,107	24,370	23,472	25000	29,342	30,222	31,129	32,063	33,024
8050 Administration	6713 Animal Control Services	27,600	30,360	30,360	31,271	37,397	38,519	39,674	40,865	42,091
8050 Administration	6714 Dead Dog Removal	1,995	2,660	1,596	3,059	2,850	2,936	3,024	3,114	3,208
8050 Administration	6715 DOR Funding	15,653	17,253	17,074	0	4,266	5,062	4,988	5,036	4,857
8050 Administration	6780 Recognition And Awards	435	0	0	0	0	0	0	0	0
6781 Celebration Exp. Special Events		4,950	2,334	5,168	4316	6,200	6,386	6,578	6,775	6,978
6781 Celebration Exp. Sheriff		50,995	15,639	6,936	40000	45,000	46,350	47,741	49,173	50,648
6781 Celebration Exp. Guad Days		7,855	7,191	0	0	0	8,025	8,266	8,514	8,769
6781 Celebration Exp. Christmas		15,174	17,310	30,253	2407	20,000	20,000	20,000	20,000	20,000
8050 Administration	6782 Election Expense	198	0	0	0	0	0	0	0	0
8050 Administration	6784 Judgements & Damages	0	0	0	7500	5,000	2,500	2,500	2,500	2,500
8050 Administration	6786 Contingency/Emergency	0	0	0	0	0	0	0	0	0
8050 Administration	6787 Operating Refunds Bus. Lic.	0	0	0	6490	0	0	0	0	0
8050 Administration	6788 Old Town Hall Insurance	1,608	1,268	0	0	0	0	0	0	0
8050 Administration	6911 Lease Payment	1,520	1500	0	0	0	0	0	0	0
8050 Administration	6860 Machinery & Equipment	0	0	0	8973	0	0	0	0	0
TOTALS FOR 8050 Administration Total		224,290	193,187	241,243	186,667	199,949	211,346	216,740	222,421	228,044
Finance										
8060 Finance Department	6020 Salaries	82,056	84,218	72,145	92,470	92,748	95,530	98,396	101,348	104,388
8060 Finance Department	6110 Fica	6,259	6,352	5,388	6,983	7,095	7,308	7,527	7,753	7,986
8060 Finance Department	6120 Pension	9,359	9,836	8,256	10,939	11,510	11,855	12,211	12,577	12,955
8060 Finance Department	6140 Workmen'S Compensation	405	336	229	251	405	417	430	443	456
8060 Finance Department	6150 Group Health Insurance	11,658	13,615	12,106	15,200	18,520	19,075	19,647	20,237	20,844
8060 Finance Department	6160 Unemployment Insurance	80	33	7	330	174	179	184	190	195
8060 Finance Department	6170 Life Insurance Expense	74	85	80	82	83	86	89	91	94
Sub-Total Personnel Costs		109,891	114,475	98,211	126,255	130,534	134,450	138,484	142,638	146,917
8060 Finance Department	6211 Office Supplies	710	496	690	828	701	722	744	766	789
8060 Finance Department	6212 Printing And Duplicating	2,184	546	2,224	1,674	2,126	2,190	2,255	2,323	2,393
8060 Finance Department	6228 Operating Expense	1	26	0	0	0	0	0	0	0
8060 Finance Department	6240 Small Tools & Equipment	0	0	0	0	0	0	0	0	0
8060 Finance Department	6411 Auditing Services	14,561	16,440	16,541	18,103	26,208	26,994	27,804	28,638	29,497
8060 Finance Department	6416 Professional Services	0	0	0	0	0	0	0	0	0
8060 Finance Department	6451 Telephone Expense	340	469	377	252	370	381	393	405	417
8060 Finance Department	6452 Postage & Mailing	985	944	1,127	1,756	1,239	1,276	1,315	1,354	1,395
8060 Finance Department	6501 Travel Expense	0	0	0	0	0	0	0	0	0
8060 Finance Department	6502 Mileage Reimbursement	0	0	0	0	0	0	0	0	0
8060 Finance Department	6510 Advertising Expense	0	0	0	0	0	0	0	0	0
8060 Finance Department	6703 Dues, Subscriptions And Memberships	60	1,060	1,060	1,060	1,060	1,092	1,125	1,158	1,193
8060 Finance Department	6706 Maintenance Contracts	537	537	763	0	0	0	0	0	0
8060 Finance Department	6707 6707 Meetings & Business Expense	0	28	0	39	0	0	0	0	0
8060 Finance Department	6708 Miscellaneous Charges	0	0	0	0	50	52	53	55	56
8060 Finance Department	6708 Bank Charges	3,148	3,744	4,346	2,684	3,535	3,589	3,697	3,808	3,922
8060 Finance Department	6709 Contractual Services	208	0	0	1000	1,700	1,751	1,804	1,858	1,913
8060 Finance Department	6710 Equipment Repair Services	0	0	0	0	0	0	0	0	0
8060 Finance Department	6720 Contract Labor	0	0	0	0	0	0	0	0	0
8060 Finance Department	6750 Conferences And Training	0	0	30	530	550	550	550	600	600
8060 Finance Department	6860 Machinery And Equipment	0	0	0	0	0	0	0	0	0
Sub-Total Operating Supplies & Services		22,734	24,290	27,158	27,926	37,540	38,597	39,739	40,965	42,175
TOTALS FOR 8060 Finance Department		132,625	138,765	125,369	154,181	168,074	173,048	178,223	183,603	189,093

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Town Attorney										
8070 Town Attorney	6211 Office Supplies	564	226	143	391	341	351	362	373	384
8070 Town Attorney	6414 Legal Services	42,283	47,565	75,881	58,671	96,200	99,086	102,059	105,120	108,274
8070 Town Attorney	6415 Special Legal Services	0	0	3,120	10,000	15,000	15,450	15,914	16,391	16,883
8070 Town Attorney	6416 Professional Services	77,297	58,611	0	0	0	0	0	0	0
TOTALS FOR 8070 Town Attorney		120,144	106,402	79,144	69,062	111,541	114,887	118,334	121,884	125,540
Town Clerk										
8080 Town Clerk	6020 Salaries	21,912	25,213	20,630	24,325	30,000	30,900	31,827	32,782	33,765
8080 Town Clerk	6110 Fica	1,703	1,929	1,578	1,861	2,295	2,364	2,435	2,508	2,583
8080 Town Clerk	6120 Pension	2,344	2,625	2,105	2,486	3,723	3,835	3,950	4,068	4,190
8080 Town Clerk	6140 Workmen'S Compensation	109	101	63	64	101	104	107	110	114
8080 Town Clerk	6150 Group Health Insurance	0	0	0	0	0	0	0	0	0
8080 Town Clerk	6160 Unemployment Insurance	61	25	5	252	132	136	140	145	149
8080 Town Clerk	6170 Life Insurance Expense	0	0	0	0	0	0	0	0	0
Sub-Total Personnel Costs		26,129	29,893	24,381	28,988	36,251	37,339	38,459	39,613	40,801
8080 Town Clerk	6211 Office Supplies	121	49	75	161	105	108	111	114	118
8080 Town Clerk	6212 Printing And Duplicating	4,678	6,006	2,400	2,500	2,700	2,781	2,864	2,950	3,039
8080 Town Clerk	6228 Operating Expense	0	0	0	0	0	0	0	0	0
8080 Town Clerk	6240 Small Tools & Equipment	0	0	0	0	0	0	0	0	0
8080 Town Clerk	6416 Professional Services	83	0	0	0	0	0	0	0	0
8080 Town Clerk	6451 Telephone Expense	160	164	172	111	135	139	143	148	152
8080 Town Clerk	6452 Postage & Mailing	326	710	108	263	362	373	384	396	408
8080 Town Clerk	6501 Travel Expense	0	0	0	0	0	0	0	0	0
8080 Town Clerk	6502 Mileage Reimbursement	0	55	0	0	100	100	100	100	100
8080 Town Clerk	6510 Advertising Expense	534	530	287	282	420	282	290	534	282
8080 Town Clerk	6703 Dues, Subscriptions And Memberships	195	180	1,513	0	1,500	1,545	1,591	1,639	1,688
8080 Town Clerk	6706 Maintenance Contracts	0	0	0	0	0	0	0	0	0
8080 Town Clerk	6707 Meetings & Business Expense	154	0	0	0	0	0	0	0	0
8080 Town Clerk	6708 Miscellaneous Charges	108	0	0	0	0	0	0	0	0
8080 Town Clerk	6709 Contractual Services	3,940	53	0	5,976	5,000	5,150	5,305	5,464	5,628
8080 Town Clerk	6710 Equipment Repair Services	0	0	0	0	0	0	0	0	0
8080 Town Clerk	6750 Conferences And Training	350	90	26	500	550	550	550	600	600
8080 Town Clerk	6782 Election Expense	1,467	3,338	0	2,040	3,200	1,500	3,200	1,500	3,200
8080 Town Clerk	6860 Machinery And Equipment	0	0	0	0	0	0	0	0	0
Sub-Total Operating Supplies & Services		12,116	11,175	4,581	11,833	14,072	12,528	14,539	13,445	15,214
TOTALS FOR 8080 Town Clerk		38,245	41,068	28,962	40,821	50,324	49,867	52,998	53,058	56,015

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Community Development

8090 Community Development Administration	6020 Salaries	23,610	23,818	21,690	25,264	26,539	27,335	28,155	29,000	29,870
8090 Community Development Administration	6110 Fica	1,791	1,786	1,629	1,897	2,030	2,091	2,154	2,218	2,285
8090 Community Development Administration	6120 Pension	2,714	2,831	2,651	3,132	3,293	3,392	3,494	3,598	3,706
8090 Community Development Administration	6140 Workmen'S Compensation	116	95	69	69	71	73	75	78	80
8090 Community Development Administration	6150 Group Health Insurance	5,824	5,124	3,995	5,526	7,069	7,281	7,500	7,724	7,956
8090 Community Development Administration	6160 Unemployment Insurance	30	13	3	0	32	33	34	35	36
8090 Community Development Administration	6170 Life Insurance Expense	27	31	31	31	32	33	34	35	36
Sub-Total Personnel Costs		34,112	33,698	30,068	35,919	39,066	40,238	41,445	42,688	43,969
8090 Community Development Administration	6211 Office Supplies	17	0	11	320	320	330	339	350	360
8090 Community Development Administration	6212 Printing And Duplicating	673	494	682	452	800	824	849	874	900
8090 Community Development Administration	6228 Operating Expense	628	1,086	464	0	239	246	254	261	269
8090 Community Development Administration	6240 Small Tools & Equipment	0	34	664	1350	1,037	1,068	1,100	1,133	1,167
8090 Community Development Administration	6416 Professional Services	1,500	0	195	0	10,000	10,000	10,000	10,000	10,000
8090 Community Development Administration	6451 Telephone Expense	485	491	1,186	866	1,275	1,313	1,353	1,393	1,435
8090 Community Development Administration	6452 Postage & Mailing	113	218	547	854	627	646	665	685	706
8090 Community Development Administration	6532 Vehicle	28	5	1,287	456	457	471	485	500	515
8090 Community Development Administration	6709 Contractual Svcs Bldg. Inspector	852	165	84,389	73,354	98,500	101,455	104,499	107,634	110,863
8090 Community Development Administration	6709 Contractual Svcs Code Enforcement	0	0	0	40,000	62,400	64,272	66,200	68,186	70,232
8090 Community Development Administration	6710 Equipment Repair Services	239	0	1,494	0	0	0	0	0	0
8090 Community Development Administration	6760 Equipment Replacement Reserve	0	0	0	0	0	0	0	0	0
8090 Community Development Administration	6860 Machinery And Equipment	0	0	0	1000	2,000	2,060	2,122	2,185	2,251
Sub-Total Operating Supplies & Services		4,535	2,493	90,919	118,652	177,655	182,685	187,866	193,202	198,698
TOTALS FOR 8090 Community Development		38,647	36,191	120,987	154,571	216,721	222,923	229,311	235,890	242,667

Info & Tech

8100 Information Technology	6040 Network (IT) Services	10,611	14,670	24,865	56,364	58,628	60,387	62,198	64,064	65,986
8100 Information Technology	6228 Internet & Software	4,815	5,019	52,051	20,099	26,881	27,687	28,518	29,374	30,255
8100 Information Technology	6240 Small Tools & Equipment	4,169	4,298	1,593	2669	3,278	3,376	3,477	3,582	3,689
8100 Information Technology	6412 Consulting Services	0	0	851	1500	1,000	1,030	1,061	1,093	1,126
8100 Information Technology	6413 Website Services	4,015	3,305	12,805	10,627	12,805	13,189	13,585	13,992	14,412
8100 Information Technology	6710 Equipment Repair Services	0	0	0	0	0	0	0	0	0
8100 Information Technology	6750 Springbrook Maint Contr	16,560	19,179	32,380	32,453	31,174	32,109	33,072	34,065	35,087
8100 Information Technology	6860 Machinery And Equipment	7,299	8,834	0	0	4,154	4,279	4,407	4,539	4,676
TOTALS FOR 8100 Information Technology		47,469	55,305	124,545	123,712	137,920	142,057	146,319	150,709	155,230

8120 Building Safety

		89,946	99,657	0	0	0	0	0	0	0
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Building Maintenance										
8130 Building Maintenance	6020 Salaries	16,570	17,311	14,712	18,912	25,328	26,087	26,870	27,676	28,507
8130 Building Maintenance	6110 Fica	1,284	1,324	969	1,459	1,938	1,996	2,056	2,117	2,181
8130 Building Maintenance	6120 Pension	754	810	646	942	910	937	965	994	1,024
8130 Building Maintenance	6140 Workmen'S Compensation	1,903	1,602	997	1,205	1,721	1,773	1,826	1,881	1,937
8130 Building Maintenance	6150 Group Health Insurance	1,396	1,486	1,458	1,599	2,121	2,185	2,250	2,318	2,387
8130 Building Maintenance	6160 Unemployment Insurance	86	43	8	2	39	40	41	43	44
8130 Building Maintenance	6170 Life Insurance Expense	8	9	8	9	9	9	9	10	10
8130 Building Maintenance	Sub-Total Personnel Costs	22,001	22,585	18,798	24,128	32,065	33,027	34,018	35,038	36,089
8130 Building Maintenance	6211 Office Supplies	111	184	0	750	650	670	690	710	732
8130 Building Maintenance	6212 Printing And Duplicating	164	0	0	0	0	0	0	0	0
8130 Building Maintenance	6225 Fuel, Oil And Lubricants	164	0	27	64	66	68	70	72	74
8130 Building Maintenance	6226 Janitorial Supplies	1,341	2,986	2,829	3,266	3,466	3,570	3,677	3,787	3,901
8130 Building Maintenance	6227 Uniforms	0	0	149	105	125	129	133	137	141
8130 Building Maintenance	6228 Operating Expense	1,601	770	2,406	0	500	515	530	546	563
8130 Building Maintenance	6231 Building Materials	11,387	40,692	28,493	15,539	24,749	25,491	26,256	27,043	27,855
8130 Building Maintenance	6235 Auto Repair Supplies	507	25	0	105	164	169	174	179	185
8130 Building Maintenance	6240 Small Tools & Equipment	77	383	33	154	167	172	177	182	188
8130 Building Maintenance	6413 Engineering & Architectural Serv	0	0	4,803	1170	1,538	1,584	1,632	1,681	1,731
8130 Building Maintenance	6451 Telephone Expense	1,121	1,154	1,672	1,432	1,385	1,427	1,469	1,514	1,559
8130 Building Maintenance	6452 Postage & Mailing	0	0	0	0	0	0	0	0	0
8130 Building Maintenance	6501 Travel Expense	0	0	0	0	0	0	0	0	0
8130 Building Maintenance	6502 Mileage Reimbursement	0	0	0	0	0	0	0	0	0
8130 Building Maintenance	6510 Advertising Expense	0	0	0	0	0	0	0	0	0
8130 Building Maintenance	6531 Liability Insurance	0	0	0	0	0	0	0	0	0
8130 Building Maintenance	6532 Vehicle	97	97	96	885	741	763	786	810	834
8130 Building Maintenance	6533 Property Insurance	950	950	1,701	950	1,172	1,207	1,243	1,281	1,319
8130 Building Maintenance	6551 Electricity	26,828	26,078	25,978	30,309	32,209	33,175	34,171	35,196	36,252
8130 Building Maintenance	6552 Water And Sewer	4,892	8,108	4,704	4,825	5,801	5,975	6,155	6,339	6,529
8130 Building Maintenance	6553 Natural Gas	564	363	0	0	0	0	0	0	0
8130 Building Maintenance	6554 Waste Disposal	1,222	1,212	1,360	918	1,213	1,250	1,287	1,326	1,366
8130 Building Maintenance	6703 Dues, Subscriptions And Memberships	0	0	0	0	0	0	0	0	0
8130 Building Maintenance	6706 Maintenance Contracts	5,115	4,609	4,848	8,314	7,502	7,727	7,959	8,198	8,444
8130 Building Maintenance	6707 Meetings & Business Expense	0	0	0	0	0	0	0	0	0
8130 Building Maintenance	6708 Miscellaneous Charges	0	190	0	0	0	0	0	0	0
8130 Building Maintenance	6709 Contractual Services	751	2,872	37,278	54,741	2,500	2,575	2,652	2,732	2,814
8130 Building Maintenance	6710 Equipment Repair Services	0	97	0	0	0	0	0	0	0
8130 Building Maintenance	6750 Conferences And Training	0	0	0	0	0	0	0	0	0
8130 Building Maintenance	6860 Machinery And Equipment	8,740	0	0	0	0	0	0	0	0
Sub-Total Operating Supplies & Services		65,632	90,770	116,377	123,527	83,947	86,466	89,060	91,732	94,484
TOTALS FOR 8130 Building Maintenance		87,633	113,355	135,175	147,655	116,012	119,493	123,078	126,770	130,573

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds										
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Police										
8210 Police Department	6212 Printing And Duplicating	107	40	0	0	100	100	103	106	109
8210 Police Department	6228 Operating Expense	0	0	0	0	0	0	0	0	0
8210 Police Department	6240 Small Tools & Equipment	0	0	0	0	0	0	0	0	0
8210 Police Department	6451 Telephone Expense	317	324	178	0	0	330	340	350	361
8210 Police Department	6706 Maintenance Contracts	0	0	0	0	0	0	0	0	0
8210 Police Department	6708 Miscellaneous Charges	0	0	0	0	0	0	0	0	0
8210 Police Department	6709 Contractual Services	200	600	0	0	0				
8210 Police Department	6715 Police Contract	1,775,048	1,438,276	1,286,144	1,430,304	1,540,277	2,345,853	2,533,521	2,736,203	2,818,289
TOTALS FOR 8210 Police Department		1,775,672	1,439,240	1,286,322	1,430,304	1,540,377	2,346,283	2,533,964	2,736,659	2,818,759

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds										
Fire										
8220 Fire Department	6020 Salaries	593,835	480,718	326,078	101,028	742,591	764,869	787,815	811,450	835,793
	6020 Overtime	73,261	101,538	108,746	126,632	124,389	128,121	131,964	135,923	140,001
	6020 Wildland Wages	25,569	28,544	0	0	28,500	29,355	30,236	31,143	32,077
8220 Fire Department	6110 Fica	53,189	48,692	29,092	17,502	68,504	70,559	72,676	74,856	77,102
8220 Fire Department	6120 Pension	8,611	-22,908	-5,032	1,438	8,611	8,869	9,135	9,409	9,692
8220 Fire Department	6130 Public Safety Retirement	153,048	147,267	53,295	48,322	261,992	269,852	277,947	286,286	294,874
8220 Fire Department	6140 Workmen'S Compensation	54,053	31,196	19,073	46,550	52,386	53,958	55,576	57,244	58,961
8220 Fire Department	6150 Group Health Insurance	39,036	44,555	28,472	2,620	134,376	138,407	142,559	146,836	151,241
8220 Fire Department	6160 Unemployment Insurance	3,280	1,048	132	26	4,864	5,010	5,160	5,315	5,474
8220 Fire Department	6170 Life Insurance Expense	675	596	596	42	978	1,007	1,038	1,069	1,101
	Sub-Total Personnel Costs	1,004,557	861,246	560,452	344,160	1,427,191	1,470,007	1,514,107	1,559,530	1,606,316
8220 Fire Department	6211 Office Supplies	21	176	756	3388	4,056	4,178	4,303	4,432	4,565
8220 Fire Department	6212 Printing And Duplicating	232	525	0	200	246	254	261	269	277
8220 Fire Department	6224 Food	79	0	0	0	500	515	530	546	563
8220 Fire Department	6225 Fuel, Oil And Lubricants	16,870	15,998	14,396	19,119	22,175	22,840	23,525	24,231	24,958
8220 Fire Department	6226 Janitorial Supplies	1,783	2,794	1,285	801	1,716	1,767	1,820	1,875	1,931
8220 Fire Department	6227 Uniforms	11,157	1,184	2,588	3,598	6,500	6,695	6,896	7,103	7,316
8220 Fire Department	6228 Operating Expense	3,781	3,894	12,200	7,737	8,649	8,908	9,176	9,451	9,735
	6228 EMS Disposal Supplies	13,685	20,001	32,744	37,842	45,000	46,350	47,741	49,173	50,648
	6228 Wildland Training & Supplies	5,450	2,394	1,044	0	5,450	2,500	2,575	2,652	2,732
8220 Fire Department	6231 Building Materials	5,395	2,930	4,435	8,258	5,412	5,574	5,742	5,914	6,091
8220 Fire Department	6235 Auto Repair Supplies	43,834	25,746	29,844	30,832	33,541	34,547	35,584	36,651	37,751
8220 Fire Department	6240 Small Tools & Equipment	2,985	2,371	11,799	14,339	11,869	9,452	9,736	10,028	10,328
8220 Fire Department	6240 EMS Small Tools & Equipment	1,287	5,910	2,939	12,025	6,000	6,180	6,365	6,556	6,753
8220 Fire Department	6240 Small Tools & Equipment LaFrance	0	929	307	0	0	0	0	0	0
8220 Fire Department	6240 Protective Clothing	4,938	2,343	2,767	75	10,000	10,300	10,609	10,927	11,255
8220 Fire Department	6410 Fire Prevention Program	453	570	0	0	500	515	530	546	563
8220 Fire Department	6451 Telephone Expense	3,819	4,224	3,924	3,905	4,087	4,210	4,336	4,466	4,600
8220 Fire Department	6531 Liability Insurance	608	608	608	608	626	645	664	684	705
8220 Fire Department	6532 Vehicle	8,231	8,130	8,130	18,898	24,282	25,010	25,761	26,534	27,330
8220 Fire Department	6551 Electricity	5,487	5,534	5,825	6,802	6,089	6,272	6,460	6,654	6,854
8220 Fire Department	6552 Water And Sewer	2,866	2,889	3,428	2,090	2,903	2,990	3,080	3,172	3,267
8220 Fire Department	6703 Dues, Subscriptions And Memberships	4,192	3,596	1,585	77	3,500	3,605	3,713	3,825	3,939
8220 Fire Department	6706 Maintenance Contracts	1,897	557	1,385	6083	6,083	6,265	6,453	6,647	6,846
8220 Fire Department	6707 Meetings & Business Expense	0	0	0	0	0	0	0	0	0
8220 Fire Department	6708 Miscellaneous Charges	0	591	76	0	0	0	0	0	0
8220 Fire Department	6709 Contractual Services	18,110	0	4,967	13,632	13,400	13,802	14,216	14,643	15,082
8220 Fire Department	6710 Equipment Repair Services	2,807	471	0	0	1,800	1,854	1,910	1,967	2,026
8220 Fire Department	6716 Fire Dispatch Service	82,856	82,314	88,258	0	0	92,013	94,773	97,617	100,545
8220 Fire Department	6750 Conferences And Training	225	0	196	397	10,500	10,815	11,139	11,474	11,818
8220 Fire Department	6860 Machinery And Equipment	0	13,915	0	30,941	18,607	19,165	19,740	20,332	20,942
8220 Fire Department	6901 Debt Service Interest	0	0	13,852	10,690	9,036	7,334	5,580	3,775	1,915
8220 Fire Department	6911 Lease Payment	0	17,889	52,119	55,280	56,935	58,637	60,390	62,196	64,056
	Sub-Total Operating Supplies & Services	243,048	228,483	301,457	287,617	319,463	413,194	423,610	434,340	445,391
	TOTALS FOR 8220 Fire Department	1,247,605	1,089,729	861,909	631,777	1,746,654	1,883,201	1,937,718	1,993,870	2,051,707

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds

Cemetery

8360 Cemetery Department	6020 Salaries	5,317	5,342	2760	5,987	6,094	6,277	6,465	6,659	6,859
8360 Cemetery Department	6110 Fica	403	404	183	454	466	480	494	509	524
8360 Cemetery Department	6120 Pension	594	616	286	658	756	779	802	826	851
8360 Cemetery Department	6140 Workmen'S Compensation	512	425	166	331	369	381	392	404	416
8360 Cemetery Department	6150 Group Health Insurance	1,392	1,486	1,427	1,638	2,121	2,184	2,250	2,317	2,387
8360 Cemetery Department	6160 Unemployment Insurance	9	4	2	4	9	9	10	10	10
8360 Cemetery Department	6170 Life Insurance Expense	8	9	9	9	9	10	10	10	10
	Sub-Total Personnel Costs	8,235	8,286	4,833	9,081	9,824	10,119	10,423	10,735	11,057
8360 Cemetery Department	6211 Office Supplies	0	80	0	0	0	0	0	0	0
8360 Cemetery Department	6212 Printing And Duplicating	0	0	0	286	250	250	250	250	250
8360 Cemetery Department	6225 Fuel, Oil And Lubricants	0	0	0	0	0	0	0	0	0
8360 Cemetery Department	6227 Uniforms	0	0	0	0	0	0	0	0	0
8360 Cemetery Department	6228 Grounds Materials	0	34	0	0	0	0	0	0	0
8360 Cemetery Department	6231 Building Materials	0	92	1,898	10,000	3,087	3,882	4,858	5,621	4,493
8360 Cemetery Department	6240 Small Tools & Equipment	294	6	846	0	500	515	530	546	563
8360 Cemetery Department	6413 Engineering & Architectural Serv	0	0	0	0	0	0	0	0	0
8360 Cemetery Department	6510 Advertising Expense	0	0	0	0	0	0	0	0	0
8360 Cemetery Department	6551 Electricity	349	391	398	405	612	630	649	669	689
8360 Cemetery Department	6552 Water And Sewer	1,203	1,243	1,457	1,349	1,424	1,467	1,511	1,556	1,603
8360 Cemetery Department	6554 Waste Disposal	0	0	0	0	0	0	0	0	0
8360 Cemetery Department	6706 Maintenance Contracts	63	0	0	0	0	0	0	0	0
8360 Cemetery Department	6708 Miscellaneous Charges	0	0	0	0	0	0	0	0	0
8360 Cemetery Department	6709 Contractual Services	1,928	2,326	2,958	6,629	4,675	4,815	4,960	5,108	5,262
8360 Cemetery Department	6710 Equipment Repair Services	0	0	0	0	0	0	0	0	0
8360 Cemetery Department	6750 Conferences And Training	0	0	0	0	0	0	0	0	0
8360 Cemetery Department	6860 Machinery And Equipment	0	0	0	0	0	0	0	0	0
	Sub-Total Operating Supplies & Services	3,837	4,172	7,557	18,669	10,548	11,560	12,759	13,750	12,859
	TOTALS FOR 8360 Cemetery Total	12,072	12,458	12,390	27,750	20,373	21,679	23,181	24,486	23,917

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds

Parks										
8550 Parks Department	6020 Salaries	54,972	71,513	52,308	68,277	76,731	79,033	81,404	83,846	86,361
8550 Parks Department	6110 Fica	4,259	5,468	3,442	5,213	5,870	6,046	6,227	6,414	6,607
8550 Parks Department	6120 Pension	3,719	4,448	2,043	2,875	4,609	4,747	4,890	5,036	5,187
8550 Parks Department	6140 Workmen'S Compensation	4,072	4,171	2,420	2,697	4,186	4,312	4,441	4,574	4,711
8550 Parks Department	6150 Group Health Insurance	1,858	4,924	5,595	7,667	9,896	10,193	10,499	10,814	11,138
8550 Parks Department	6160 Unemployment Insurance	322	201	38	18	225	232	239	246	253
8550 Parks Department	6170 Life Insurance Expense	38	44	42	37	41	42	43	44	46
	Sub-Total Personnel Costs	69,240	90,769	65,888	86,784	101,558	104,604	107,742	110,975	114,304
8550 Parks Department	6225 Fuel, Oil And Lubricants	0	0	0	0	0	0	0	0	0
8550 Parks Department	6226 Janitorial Supplies	1,146	2,115	1,679	1,038	1,150	1,185	1,220	1,257	1,294
8550 Parks Department	6227 Uniforms	692	551	523	961	877	903	930	958	987
8550 Parks Department	6228 Operating Expense	5,050	4,720	94	0	0	0	0	0	0
8550 Parks Department	6231 Building Materials	571	652	3,630	5,984	12,000	6,000	6,180	6,365	6,556
8550 Parks Department	6240 Small Tools & Equipment	1,425	2,063	1,290	2,032	1,754	1,806	1,860	1,916	1,974
8550 Parks Department	6413 Engineering & Architectural Serv	0	0	0	0	0	0	0	0	0
8550 Parks Department	6451 Telephone Expense	0	0	0	0	0	0	0	0	0
8550 Parks Department	6502 Mileage Reimbursement	10	0	0	0	0	0	0	0	0
8550 Parks Department	6510 Advertising Expense	0	0	0	0	0	0	0	0	0
8550 Parks Department	6551 Electricity	20,576	19,914	14,767	21,125	21,550	22,197	22,862	23,548	24,255
8550 Parks Department	6552 Water And Sewer	39,119	37,139	57,375	42,957	45,472	46,836	48,241	49,688	51,179
8550 Parks Department	6703 Dues, Subscriptions And Memberships	2,500	2,500	2,500	2,500	2,500	2,500	2,500	3,000	3,000
8550 Parks Department	6706 Maintenance Contracts	700	604	651	8817	10,117	10,421	10,733	11,055	11,387
8550 Parks Department	6707 Meetings & Business Expense	0	0	0	0	0	0	0	0	0
8550 Parks Department	6708 Miscellaneous Charges	0	0	0	0	0	0	0	0	0
8550 Parks Department	6709 Contractual Services	0	521	0	0	0	0	0	0	0
8550 Parks Department	6710 Equipment Repair Services	2,634	1,740	2,700	3,090	2,895	2,982	3,071	3,163	3,258
8550 Parks Department	6750 Conferences And Training	0	0	0	0	0	0	0	0	0
8550 Parks Department	6760 Equipment Replacement Reserve	0	0	0	0	0	0	0	0	0
8550 Parks Department	6830 Contractual Building Construction	0	0	0	0	0	0	0	0	0
8550 Parks Department	6850 Capital Improvements	0	0	0	0	0	0	0	0	0
8550 Parks Department	6860 Machinery And Equipment	0	0	0	0	0	0	0	0	0
	Sub-Total Operating Supplies & Services	74,423	72,519	85,209	88,504	98,315	94,829	97,599	100,952	103,890
	TOTALS FOR 8550 Parks	143,663	163,288	151,097	175,288	199,872	199,433	205,341	211,926	218,194

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds										
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Library										
8590 Library	6228 Operating Expense	0	0	11	0	3	3	3	3	3
8590 Library	6231 Building Materials	461	162	2,056	2,000	14,000	1,015	1,045	1,077	1,109
8590 Library	6451 Telephone Expense	0	0	0	0	0	0	0	0	0
8590 Library	6531 Liability Insurance	0	0	0	0	0	0	0	0	0
8590 Library	6533 Property Insurance	915	915	915	915	942	971	1,000	1,030	1,061
8590 Library	6551 Electricity	4,891	5,091	5,180	6,019	6,432	6,625	6,824	7,028	7,239
8590 Library	6552 Water And Sewer	597	719	672	652	680	700	721	743	765
8590 Library	6554 Waste Disposal	713	276	339	229	341	351	362	373	384
8590 Library	6706 Maintenance Contracts	946	461	688	625	737	759	782	805	829
8590 Library	6710 Equipment Repair Services	0	0	0	0	0	0	0	0	0
8590 Library	6830 Contractual Building Construction	6,000	0	0	0	0	0	0	0	0
TOTALS FOR 8590 Library		14,523	7,624	9,861	10,440	23,135	10,424	10,737	11,059	11,391

Transfer To Other Funds										
6999 Grant Fund		0	0	0	0	0	0	0	0	0
6999 HURF		32,205	0	121,752	169,278	547,627	760,811	714,092	467,971	471,449
6999 LTAF		16,742	20,641	12,655	24,866	28,717	29,982	31,284	32,626	34,008
6999 Senior Center		66,357	87,034	46,434	111,973	132,943	141,359	150,027	159,006	168,202
6999 CAP		59,208	52,320	48,134	33,945	163,745	172,007	179,517	188,332	197,360
6999 COVID/FEMA-PYT		0	0	119,175	0	0	0	0	0	0
6999 State CARES ACT		0	0	761,282	0	0	0	0	0	0
6999 Tianguis-See Tianguis		0	0	0	0	0	0	0	0	0
6999 MPC-Bond		292,245	18,701	287,801	322,974	314,537	0	0	0	0
TOTALS FOR 8052 Transfers T/F		466,757	178,696	1,397,233	663,036	1,187,569	1,104,159	1,074,920	847,935	871,019

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds

	2019 Actual	2020 Actual	2021 Actual	2022 Projected	2023 Proposed	2024 Projected	2025 Projected	2026 Projected	2027 Projected
LTAf									
4310 Local Transportation Assistance Fund	0	0	0	0	0	0	0	0	0
4311 Hb 2565 Transit Funds	16,740	16,740	16,740	16,740	13,445	13,445	13,445	13,445	13,445
4312 Rpta Transit Payments	0	0	0	0	0	0	0	0	0
4950 Other Miscellaneous Revenue	0	0	0	0	0	0	0	0	0
4999 Transfers From General Fund	16,742	20,641	12,655	24,866	28,717	29,982	31,284	32,626	34,008
Total LTAf Revenues	33,482	37,381	29,395	41,606	42,162	43,427	44,729	46,071	47,453
6020 Salaries	20,467	22,809	19,629	24,003	28,040	28,881	29,748	30,640	31,559
6110 Fica	1,535	1,735	1,478	1,836	2,145	2,209	2,276	2,344	2,414
6120 Pension	2,332	2,762	2,366	2,794	3,480	3,584	3,692	3,803	3,917
6140 Workmen'S Compensation	568	521	390	551	640	659	679	699	720
6150 Group Health Insurance	1,909	2,052	2,121	2,380	2,827	2,912	3,000	3,090	3,182
6160 Unemployment Insurance	109	33	5	228	120	124	127	131	135
6170 Life Insurance Expense	11	8	12	12	12	13	13	14	14
	26,931	29,920	26,001	31,804	37,265	38,383	39,534	40,720	41,942
6211 Office Supplies	0	0	0	0	0	0	0	0	0
6212 Printing And Duplicating	0	0	0	0	0	0	0	0	0
6225 Fuel, Oil And Lubricants	417	396	163	379	349	359	370	381	393
6227 Uniforms	0	0	0	0	0	0	0	0	0
6228 Operating Expense	457	234	885	0	406	418	431	443	457
6235 Auto Repair Supplies\Vehicle Reg.	2,589	324	191	4,000	1,829	1,884	1,941	1,999	2,059
6240 Small Tools & Equipment	0	0	0	0	0	0	0	0	0
6411 Auditing Services	2,341	2,655	2,659	1,700	300	309	318	328	338
6413 Engineering & Architectural Serv	0	0	0	0	0	0	0	0	0
6531 Liability Insurance	197	197	197	197	203	209	215	222	228
6532 Vehicle	550	3,655	-1,978	3,328	1,430	1,473	1,518	1,563	1,610
6706 Maintenance Contracts	0	0	1,276	198	380	391	403	415	427
6710 Equipment Repair Services	0	0	0	0	0	0	0	0	0
6860 Machinery And Equipment	0	0	0	0	0	0	0	0	0
Sub-Total Operating Supplies & Services	6,551	7,461	3,393	9,802	4,897	5,044	5,195	5,351	5,511
TOTALS FOR 8140 Transportation	33,482	37,381	29,394	41,606	42,162	43,427	44,729	46,071	47,453

Transportation Fund Summary									
TOTAL TRANSPORTATION FUND REVENUES	16,740	16,740	16,740	16,740	13,445	13,445	13,445	13,445	13,445
TOTAL TRANSPORTATION FUND EXPENDITURES	-33,482	-37,381	-29,394	-41,606	-42,162	-43,427	-44,729	-46,071	-47,453
REVENUES OVER (UNDER) EXPENDITURES	-16,742	-20,641	-12,654	-24,866	-28,717	-29,982	-31,284	-32,626	-34,008
General Fund Transfer	16,742	20,641	12,655	24,866	28,717	29,982	31,284	32,626	34,008
Beginning Fund Balance	0	0	0	0	0	0	0	0	0
Ending Fund Balance	0	0	0	0	0	0	0	0	0

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds									
	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Actual	Actual	Actual	Projected	Proposed	Projected	Projected	Projected	Projected
HURF									
4350 Highway Users Revenue Fund	444,501	430,573	458,127	481,000	395,751	407,624	419,852	432,448	445,421
4380 Other Revenue From Govern. Agencies	0	197,802	0	953,000	0	0	0	0	0
4910 Investment Earnings	6,725	12,527	613	247	5,179	5,334	5,494	5,659	5,829
4950 Other Miscellaneous Revenue	0	2,227	0	0	0	0	0	0	0
4999 Transfers From General Fund	132,903	0	114,625	169,278	547,628	760,811	714,092	467,971	471,449
Fund Balance Carryforward	0	0	221,306	0	0	0	0	0	0
Total HURF Revenues	584,129	643,129	794,671	1,603,525	948,558	1,173,769	1,139,438	906,078	922,699
18 Highway Users Revenue Fund	123,864	138,350	142,626	147,311	191,223	196,960	202,869	208,955	215,223
6020 Salaries	123,864	138,350	142,626	147,311	191,223	196,960	202,869	208,955	215,223
18 Highway Users Revenue Fund	9,265	10,389	10,767	11,269	14,629	15,068	15,520	15,986	16,465
6110 Fica	9,265	10,389	10,767	11,269	14,629	15,068	15,520	15,986	16,465
18 Highway Users Revenue Fund	11,934	12,132	12,463	14,706	19,800	20,394	21,006	21,636	22,285
6120 Pension	11,934	12,132	12,463	14,706	19,800	20,394	21,006	21,636	22,285
18 Highway Users Revenue Fund	8,357	7,636	6,618	9,144	11,353	11,693	12,044	12,405	12,778
6140 Workmen'S Compensation	8,357	7,636	6,618	9,144	11,353	11,693	12,044	12,405	12,778
18 Highway Users Revenue Fund	18,546	22,855	23,555	29,171	38,583	39,740	40,932	42,160	43,425
6150 Group Health Insurance	18,546	22,855	23,555	29,171	38,583	39,740	40,932	42,160	43,425
18 Highway Users Revenue Fund	343	216	50	1,142	762	784	808	832	857
6160 Unemployment Insurance	343	216	50	1,142	762	784	808	832	857
18 Highway Users Revenue Fund	129	149	147	149	152	157	162	167	172
6170 Life Insurance Expense	129	149	147	149	152	157	162	167	172
Total	172,438	191,727	196,226	212,892	276,502	284,797	293,341	302,141	311,205
6211 Office Supplies	52	283	150	69	143	147	151	156	161
6212 Printing And Duplicating	57	4	37	8	27	28	29	30	31
6225 Fuel, Oil And Lubricants	9,913	10,662	9,174	13,194	15,000	15,450	15,914	16,391	16,883
6226 Janitorial Supplies	1,495	2,182	1,252	1,282	1,599	1,647	1,697	1,748	1,800
6227 Uniforms	692	609	523	961	717	739	761	784	807
6228 Operating Expense	8,590	6,141	10,752	0	6,562	6,759	6,961	7,170	7,385
6231 Building Materials	15	2,516	3,484	6,414	3,200	3,296	3,395	3,497	3,602
6235 Auto Repair Supplies(Vehicle Reg.	5,818	6,788	6,639	9,094	7,297	7,516	7,742	7,974	8,213
6236 Street & Sidewalk Repair	2,789	3,381	2,520	0	25,000	25,750	26,523	27,318	28,138
6240 Small Tools & Equipment	7,465	1,919	9,803	4,300	6,048	6,229	6,416	6,609	6,807
6411 Auditing Services	4,622	5,241	5,250	4,746	5,114	5,267	5,425	5,588	5,756
6413 Engineering & Architectural Serv	2,670	6,705	6,955	36,500	45,000	46,350	47,741	49,173	50,648
6501 Travel Expense	128	0	0	0	0	0	0	0	0
6502 Mileage Reimbursement	132	0	0	0	0	0	0	0	0
6510 Advertising Expense	2,001	7	0	0	0	0	0	0	0
6531 Liability Insurance	-594	5,373	-1,344	6,006	5,500	5,665	5,835	6,010	6,190
6532 Vehicle Insurance	6,998	6,998	6,997	9,510	7,855	8,090	8,333	8,583	8,840
6533 Property Insurance	348	348	348	348	358	369	380	392	403
6551 Electricity	32,810	32,369	32,995	28,673	32,663	33,643	34,652	35,692	36,763
6552 Water And Sewer	34,248	37,347	41,071	53,150	42,698	43,979	45,298	46,657	48,057
6703 Dues, Subscriptions And Memberships	3,000	0	1,500	1,500	1,500	1,500	1,500	2,000	2,000
6706 Maintenance Contracts	2,455	4,840	3,070	5,225	4,014	4,135	4,259	4,387	4,518
6707 Meetings & Business Expense	0	0	0	0	0	0	0	0	0
6708 Miscellaneous Charges	0	0	0	0	0	0	0	0	0
6709 Contractual Services	4,040	0	2,350	44,766	5,000	5,150	5,305	5,464	5,628
6710 Equipment Repair Services	15,136	4,189	16,464	23,474	15,260	15,718	16,190	16,675	17,176
6750 Conferences And Training	440	0	0	0	1,500	1,545	1,591	1,639	1,688
6830 Contractual Building Construction	0	0	0	0	0	0	0	0	0
6840 Land Purchase	0	0	5,578	0	0	0	0	0	0
6860 Machinery And Equipment	3,360	3,000	0	0	5,000	0	0	0	0
6880 Street Improvements	263,194	89,194	0	0	0	0	0	0	0
6880 AdY CMAQ Project			456,716	1,141,413	250,000				
6880 AdY Streetscape					0				
6880 Guadalupe Road Resurfacing						650,000	600,000		
6880 Street Lighting - Calle Carlos				50,000	55,000			350,000	350,000
6880 Calle Vaou Nawi				100,000	130,000				
Total	411,874	230,096	622,284	1,540,633	672,055	888,972	846,098	603,937	611,494
Total	584,312	421,823	818,510	1,753,525	948,557	1,173,769	1,139,439	906,078	922,699

HURF Fund Summary									
TOTAL HURF FUND REVENUES	584,129	643,129	458,740	1,434,247	400,930	412,958	425,346	438,107	451,250
TOTAL HURF FUND EXPENDITURES	-584,312	-421,823	-818,510	-1,603,525	-948,557	-1,173,769	-1,139,439	-906,078	-922,699
REVENUES OVER (UNDER) EXPENDITURES	-133,086	221,306	-359,770	-169,278	-547,627	-760,811	-714,093	-467,971	-471,449
General Fund Transfer	133,086	0	138,463	169,278	547,627	760,811	714,092	467,971	471,449
Beginning Fund Balance	0	0	221,306	-1	0	0	0	0	0
Ending Fund Balance	0	221,306	-1	0	0	0	0	0	0

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds

	2019 Actual	2020 Actual	2021 Actual	2022 Projected	2023 Proposed	2024 Projected	2025 Projected	2026 Projected	2027 Projected
SENIOR CENTER									
4320 Governmental Grants	146,173	136,689	195,526	138,872	138,872	138,872	138,872	138,872	138,872
4380 Other Revenue From Govern. Agencies	0	0	0	0	0	0	0	0	0
4950 Other Miscellaneous Revenue	698	0	0	0	0	0	0	0	0
4970 Program Income	8,208	7,956	7,048	9,114	9,114	9,114	9,114	9,114	9,114
4999 Transfers From General Fund	66,357	87,033	46,330	111,973	132,943	141,359	150,027	159,006	168,202
Total Senior Center Revenues	221,436	231,678	248,904	259,959	280,929	289,345	298,013	306,992	316,188
Sub-Total Personnel Costs									
6020 Salaries	34,199	48,693	39,521	52,328	59,267	61,046	62,877	64,763	66,706
6110 Fica	2,538	3,700	2,960	2,684	4,534	4,670	4,810	4,954	5,103
6120 Pension	3,798	5,925	4,467	6,091	7,355	7,576	7,803	8,037	8,278
6140 Workmen'S Compensation	888	1,082	739	755	769	792	816	841	866
6150 Group Health Insurance	5,186	5,482	4,290	9,401	11,168	11,503	11,848	12,204	12,570
6160 Unemployment Insurance	77	35	5	571	297	306	315	324	334
6170 Life Insurance Expense	29	34	45	60	54	56	57	59	61
Sub-Total Personnel Costs	46,715	64,951	52,027	71,890	83,445	85,948	88,527	91,183	93,918
6211 Office Supplies	101	32	24	19	45	47	48	50	51
6212 Printing And Duplicating	42	64	123	71	77	80	82	84	87
6224 Food	26,103	27,555	24,951	27,337	32,500	33,475	34,479	35,514	36,579
6226 Janitorial Supplies	906	834	530	739	775	798	822	847	872
6228 Operating Expense	2,524	2,966	3,744	4,791	3,611	3,720	3,831	3,946	4,065
6231 Building Materials	1,228	2,556	9,954	2,664	4,224	4,350	4,481	4,615	4,754
6240 Small Tools & Equipment	0	469	11,485	2,609	2,000	2,060	2,122	2,185	2,251
6411 Auditing Services	588	667	668	731	683	704	725	747	769
6414 Legal Services	367	400	400	333	386	398	410	422	435
6416 Professional Services	0	0	0	0	0	0	0	0	0
6451 Telephone Expense	162	183	173	108	161	166	171	176	181
6452 Postage & Mailing	0	0	0	0	0	0	0	0	0
6501 Travel Expense	0	0	0	0	0	0	0	0	0
6502 Mileage Reimbursement	0	0	0	0	0	0	0	0	0
6510 Advertising Expense	0	0	0	0	0	0	0	0	0
6515 Bond Issuance Cost	0	0	0	0	0	0	0	0	0
6531 Liability Insurance	621	621	623	624	641	660	680	700	721
6532 Vehicle	0	0	0	192	49	51	52	54	56
6533 Property Insurance	192	192	192	0	148	153	157	162	167
6551 Electricity	3,889	3,521	3,175	3,816	3,708	3,820	3,934	4,052	4,174
6552 Water And Sewer	656	505	469	358	512	527	543	559	576
6553 Natural Gas	264	362	500	480	414	426	439	452	465
6554 Waste Disposal	313	355	344	308	340	350	361	371	383
6703 Dues, Subscriptions And Memberships	399	362	448	376	408	420	433	446	459
6706 Maintenance Contracts	569	706	561	433	584	602	620	638	658
6707 Meetings & Business Expense	0	0	0	0	0	0	0	0	0
6708 Miscellaneous Charges	0	0	0	0	0	0	0	0	0
6709 Contractual Services	1,534	91	232	174	523	539	555	571	589
6710 Equipment Repair Services	467	1,515	1,371	208	917	944	973	1,002	1,032
6750 Conferences And Training	0	110	29	0	400	400	400	450	450
6830 Contractual Building Construction	0	8,570	2,489	0	2,848	2,933	3,021	3,112	3,205
6860 Machinery And Equipment	7,395	0	39,558	8,050	5,000	5,150	5,305	5,464	5,628
	48,320	52,636	102,043	54,421	60,956	62,772	64,643	66,621	68,606
	95,035	117,587	154,070	126,311	144,400	148,720	153,170	157,803	162,524

25 Home Delivered Meals 8422 Expenses

6020 Salaries	32,616	34,671	24,925	37,342	43,815	45,129	46,483	47,877	49,314
6110 Fica	2,424	2,611	1,893	2,857	3,352	3,452	3,556	3,663	3,773
6120 Pension	3,642	4,170	2,884	4,347	5,437	5,601	5,769	5,942	6,120
6140 Workmen'S Compensation	847	759	445	513	612	630	649	669	689
6150 Group Health Insurance	5,192	5,470	3,165	8,806	10,461	10,775	11,099	11,431	11,774
6160 Unemployment Insurance	77	26	4	6	26	27	28	28	29
6170 Life Insurance Expense	29	34	30	45	45	46	48	49	51
Sub-Total Personnel Costs	44,827	47,741	33,346	53,916	63,748	65,661	67,631	69,659	71,749
6211 Office Supplies	51	8	6	5	50	52	53	55	56
6212 Printing And Duplicating	12	18	9	20	25	26	27	27	28
6224 Food	8,684	7,357	7,059	8,174	8,850	9,116	9,389	9,671	9,961
6225 Fuel, Oil And Lubricants	0	0	0	0	0	0	0	0	0
6226 Janitorial Supplies	240	221	141	196	205	212	218	225	231
6228 Operating Expense	2,267	2,619	3,357	4,015	3,156	3,251	3,349	3,449	3,553
6231 Building Materials	283	639	2,887	666	1,152	1,187	1,222	1,259	1,297
6240 Small Tools & Equipment	0	410	0	0	0	0	0	0	0
6414 Legal Services	367	400	400	333	386	398	410	422	435
6416 Professional Services	0	0	0	0	0	0	0	0	0
6451 Telephone Expense	317	324	335	217	307	316	326	336	346
6531 Liability Insurance	155	155	155	155	160	164	169	174	180
6533 Property Insurance	48	48	48	48	49	51	52	54	56
6551 Electricity	972	880	794	954	927	955	983	1,013	1,043
6552 Water And Sewer	164	127	118	88	128	132	136	140	144
6553 Natural Gas	66	90	125	120	103	106	110	113	116
6554 Waste Disposal	78	89	91	77	86	89	92	94	97
6703 Dues, Subscriptions And Memberships	399	362	362	376	386	398	409	422	434
6706 Maintenance Contracts	569	706	561	610	630	649	668	688	709
6709 Contractual Services	1,345	91	132	174	449	462	476	490	505
6710 Equipment Repair Services	453	1,470	1,331	3,157	1,651	1,700	1,751	1,804	1,858
6750 Conferences And Training	0	44	11	0	0	0	0	0	0
6830 Buildings	0	0	2,000	10,089	3,113	3,206	3,302	3,402	3,504
	16,470	16,058	19,922	29,474	21,814	22,469	23,143	23,837	24,552
	61,297	63,799	53,268	83,390	85,563	88,130	90,774	93,497	96,302

25 Operation-Multiservices 8423 Expenses

6020 Salaries	35,091	19,632	18,068	21,367	23,063	23,755	24,467	25,201	25,957
6110 Fica	2,579	1,458	1,360	1,635	1,764	1,817	1,871	1,928	1,985
6120 Pension	3,759	2,338	2,117	2,487	2,862	2,948	3,036	3,127	3,221
6140 Workmen'S Compensation	919	396	296	305	310	319	328	338	348
6150 Group Health Insurance	8,074	8,514	4,366	4,641	5,513	5,678	5,849	6,024	6,205
6160 Unemployment Insurance	86	12	4	125	66	68	70	73	75
6170 Life Insurance Expense	46	53	30	31	31	32	33	34	35
Sub-Total Personnel Costs	50,554	32,403	26,241	30,591	33,609	34,617	35,656	36,726	37,827
6211 Office Supplies	233	85	58	46	109	112	115	119	122
6212 Printing And Duplicating	689	671	457	661	638	657	677	697	718
6224 Food	118	0	18	0	0	0	0	0	0
6226 Janitorial Supplies	1,519	1,399	890	1,238	1,299	1,338	1,378	1,420	1,462
6228 Operating Expense	818	907	1,003	653	871	897	924	951	980
6231 Building Materials	1,416	3,195	2,203	3,330	2,612	2,690	2,771	2,854	2,940
6240 Small Tools & Equipment	0	63	0	0	16	17	17	18	18
6411 Auditing Services	0	0	0	0	0	0	0	0	0
6414 Legal Services	367	400	400	333	386	398	410	422	435
6416 Professional Services	0	0	0	0	0	0	0	0	0
6451 Telephone Expense	317	326	334	217	307	317	326	336	346
6452 Postage & Mailing	14	2	271	56	88	91	94	97	99
6531 Liability Insurance	-137	776	779	780	566	583	600	618	637
6533 Property Insurance	239	239	240	240	247	254	262	270	278
6551 Electricity	4,861	4,401	3,969	4,770	4,635	4,774	4,918	5,065	5,217
6552 Water And Sewer	820	632	587	447	640	659	679	700	720
6553 Natural Gas	330	452	625	600	517	532	548	565	582
6554 Waste Disposal	392	443	457	385	432	445	458	472	486
6703 Dues, Subscriptions And Memberships	411	373	373	0	298	307	316	326	335
6706 Maintenance Contracts	524	806	765	807	747	770	793	817	841
6709 Contractual Services	23	0	38	966	264	272	281	289	298
6710 Equipment Repair Services	453	1,470	1,331	3,000	1,610	1,659	1,708	1,760	1,813
6750 Conferences And Training	0	60	19	0	20	21	22	22	23
	13,407	16,700	14,817	18,529	16,304	16,793	17,297	17,816	18,350
	63,961	49,103	41,058	49,120	49,913	51,411	52,953	54,541	56,178

25 Transportation 8424 Expenses

6181 Driver'S Salary	0	0	0	0	0	0	0	0	0
6182 Driver'S Ere'S	0	0	0	0	0	0	0	0	0
6225 Fuel, Oil And Lubricants	1,250	1,189	511	1,138	1,053	1,084	1,117	1,150	1,185
6235 Auto Repair Supplies\Vehicle Reg.	0	0	0	0	0	0	0	0	0
6451 Telephone Expense	0	0	0	0	0	0	0	0	0
6532 Vehicle	0	0	0	0	0	0	0	0	0
6708 Miscellaneous Charges	0	0	0	0	0	0	0	0	0
	1,250	1,189	511	1,138	1,053	1,084	1,117	1,150	1,185
	221,543	231,678	248,907	259,959	280,929	289,345	298,013	306,992	316,188

Senior Center Fund Summary

						0	0	0	0
						0	0	0	0
TOTAL SENIOR CENTER FUND REVENU	155,079	144,645	202,574	147,986	147,986	147,986	147,986	147,986	147,986
TOTAL SENIOR CENTER FUND EXPENI	-221,543	-231,678	-248,907	-259,959	-280,929	-289,345	-298,013	-306,992	-316,188
REVENUES OVER (UNDER) EXPENDITU	-66,464	-87,033	-46,333	-111,973	-132,943	-141,359	-150,027	-159,006	-168,202
Transfers From General Fund	66,357	87,033	46,330	111,973	132,943	141,359	150,027	159,006	168,202
Beginning Fund Balance	0	0	0	0	0	0	0	0	0
Ending Fund Balance	0	0	0	0	0	0	0	0	0

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds

		2019	2020	2021	2022	2023	2024	2025	2026	2027
		Actual	Actual	Actual	Projected	Proposed	Projected	Projected	Projected	Projected
Community Action Program										
4320 Governmental Grants		35,000	40,000	66,010	107,254	107,254	107,254	107,254	107,254	107,254
4380 Other Revenue From Govern. Agencies		80,000	4,936	0	0	0	0	0	0	0
4950 Other Miscellaneous Revenue		479	14,205	3,485	7,490	5,000	5,000	6,000	6,000	6,000
4999 Transfers From General Fund		59,209	52,320	47,505	33,945	163,745	172,007	179,517	188,332	197,360
Total Community Action Revenues		174,688	111,461	117,000	148,689	275,999	284,261	292,771	301,586	310,614
27 Community Action Program	6020 Salaries	63,828	69,821	68,706	90,131	176,845	182,150	187,615	193,243	199,041
27 Community Action Program	6110 Fica	4,881	5,328	4,980	7,122	13,529	13,935	14,353	14,784	15,227
27 Community Action Program	6120 Pension	5,831	6,351	7,222	10,348	21,946	22,604	23,283	23,981	24,700
27 Community Action Program	6140 Workmen'S Compensation	849	726	567	703	1,345	1,385	1,427	1,470	1,514
27 Community Action Program	6150 Group Health Insurance	10,541	11,219	3,564	14,576	44,815	46,159	47,544	48,970	50,439
27 Community Action Program	6160 Unemployment Insurance	176	82	33	27	82	84	87	90	92
27 Community Action Program	6170 Life Insurance Expense	62	71	79	70	77	79	81	84	86
Sub-Total Personnel Costs		86,168	93,598	85,151	122,977	258,638	266,397	274,389	282,621	291,100
6211 Office Supplies		638	383	4,054	941	1,549	1,596	1,643	1,693	1,744
6212 Printing And Duplicating		1,274	875	574	2,523	1,351	1,391	1,433	1,476	1,520
6224 Food		1,000	1,254	0	0	1,200	1,236	1,273	1,311	1,351
6225 Fuel, Oil And Lubricants		271	557	322	242	358	369	380	392	403
6226 Janitorial Supplies		26	125	652	500	336	346	356	367	378
6228 Operating Expense		486	524	898	204	544	560	577	594	612
6231 Building Materials		0	181	1,234	93	388	400	412	424	437
6235 Auto Repair Supplies\Vehicle Reg.		769	77	398	470	441	455	468	482	497
6240 Small Tools & Equipment		370	-120	7,191	10,756	2,400	2,472	2,546	2,623	2,701
6411 Auditing Services		284	322	322	353	330	340	350	360	371
6451 Telephone Expense		799	853	877	550	793	817	841	866	892
6452 Postage & Mailing		181	71	37	334	160	165	170	175	181
6502 Mileage Reimbursement		124	0	0	0	125	129	133	137	141
6510 PYT Grant		41,714	41,271	0	0	0	0	0	0	0
6531 Liability Insurance		767	767	768	767	790	814	838	864	889
6532 Vehicle		482	482	1,516	1,364	990	1,020	1,050	1,082	1,114
6533 Property Insurance		130	1,087	-708	1,087	411	423	436	449	463
6551 Electricity		1,223	1,723	1,295	1,505	1,480	1,524	1,570	1,617	1,665
6552 Water And Sewer		218	249	223	254	243	250	258	266	274
6554 Waste Disposal		326	303	340	229	308	318	327	337	347
6703 Dues, Subscriptions And Memberships		0	86	295	361	500	515	530	546	563
6706 Maintenance Contracts		1,386	1,292	1,625	1,498	1,494	1,539	1,585	1,632	1,681
6709 Contractual Services		0	3,818	7,726	1,600	0	0	0	0	0
6750 Conferences And Training		0	0	0	81	600	600	600	650	650
6781 Special Events		0	0	2,211	0	569	586	604	622	641
Sub-Total Operating Supplies & Services		52,468	56,180	31,850	25,712	17,361	17,864	18,382	18,965	19,515
TOTALS FOR 8424 COMMUNITY ACTION PROGRAM		138,636	149,778	117,001	148,689	275,999	284,261	292,771	301,586	310,614
Community Action Program Fund Summary										
TOTAL CAP FUND REVENUES		115,479	59,141	69,495	114,744	112,254	112,254	113,254	113,254	113,254
TOTAL CAP FUND EXPENDITURES		-138,636	-149,778	-117,001	-148,689	-275,999	-284,261	-292,771	-301,586	-310,614
REVENUES OVER (UNDER) EXPENDITURES		-23,157	-90,637	-47,506	-33,945	-163,745	-172,007	-179,517	-188,332	-197,360
Transfers From General Fund		59,209	52,320	47,505	33,945	163,745	172,007	179,517	188,332	197,360
Beginning Fund Balance		0	0	0	0	0	0	0	0	0
Ending Fund Balance		0	0	0	0	0	0	0	0	0

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds

	2019 Actual	2020 Actual	2021 Actual	2022 Projected	2023 Proposed	2024 Projected	2025 Projected	2026 Projected	2027 Projected
PYT Covid Funding -- Fund 38									
38 AZCARES 4380 Other Revenue From Govern. Agencies	0	0	2,002,000	3,074,550	0	0	0	0	0
38 AZCARES 4910 Investment Earnings	0	0	572		0	0	0	0	0
38 rollover from prior year					1,107,288				
38 Community Action Program 4999 Transfers From General Fund	0	0	119,174		0	0	0	0	0
Total PYT Covid Revenues	0	0	2,121,746	3,074,550	1,107,288	0	0	0	0
6020 Salaries			476,997	647,573	0	0	0	0	0
6110 Fica			40,991	48,767	0	0	0	0	0
6120 Pension			15,862	4,318	0	0	0	0	0
6130 Public Safety Retirement			59,039	84,618	0	0	0	0	0
6140 Workmen'S Compensation			23,566	29,751	0	0	0	0	0
6150 Group Health Insurance			41,618	70,268	0	0	0	0	0
6160 Unemployment Insurance			300	115	0	0	0	0	0
6170 Life Insurance Expense			78	698	0	0	0	0	0
Sub-Total Personnel Costs	0	0	658,451	886,108	0	0	0	0	0
6211 Office Supplies			3,209	1,063	0	0	0	0	0
6212 Printing And Duplicating			1,567		0	0	0	0	0
6225 Fuel, Oil And Lubricants			51		0	0	0	0	0
6226 Janitorial Supplies			29,189		0	0	0	0	0
6228 Software/Internet/Email			959	5,022	0	0	0	0	0
6231 Building Materials			563	45,000	0	0	0	0	0
6235 Auto Repair Supplies\Vehicle Reg.			-431	0	0	0	0	0	0
6240 Protective Clothing-Fire			0	85,000	0	0	0	0	0
6411 Auditing Services			0	0	0	0	0	0	0
6414 Legal Services		9,832	11,308	0	0	0	0	0	0
6451 Telephone Expense			872	0	0	0	0	0	0
6452 Postage & Mailing		0	2	3	0	0	0	0	0
6510 Advertising Expense		0	6	0	0	0	0	0	0
6703 Dues, Subscriptions And Memberships		0	0	0	0	0	0	0	0
6706 Maintenance Contracts		0	2,467	0	0	0	0	0	0
6709 Homeless Team		0	0	0	314,495	0	0	0	0
6709 Home Rehab Assist.		0	0	296,961	189,922	0	0	0	0
6830 Town Wide ASU WiFi		0	0	0	0	0	0	0	0
6224 CARE Food Box		0	0	0	0	0	0	0	0
6781 Community Events		0	0	61,269	0	0	0	0	0
6709 Program Mgmt Contracted Staff		0	0	0	106,016	0	0	0	0
6709 Promotora Program		13,261	181,613	285,000	98,321	0	0	0	0
6715 Police Contract			501,609	0	0	0	0	0	0
6715 MCSO POD Security			0	0	0	0	0	0	0
6830 Buildings-Touchless Restroom Fixtures			0	0	22,500	0	0	0	0
6860 Fire SCBA Cylinders & Equipment			0	0	67,066	0	0	0	0
6830 Buildings-Fire Improvements			0	50,000	50,000	0	0	0	0
6240 Turnout Gear-Fire			28,042	9,702	38,496	0	0	0	0
6830 Buildings-Community Marquee			0	0	0	0	0	0	0
6830 Buildings-Council Chambers			0	0	220,472	0	0	0	0
6750 Conferences And Training			1,080	140	0	0	0	0	0
6830 Buildings			535,515	400,000	0	0	0	0	0
6860 Machinery And Equipment			142,580	0	0	0	0	0	0
Sub-Total Operating Supplies & Services	0	23,093	1,440,201	1,239,160	1,107,288	0	0	0	0
TOTALS FOR 8211 PYT COVID	0	23,093	2,098,652	2,125,268	1,107,288	0	0	0	0
Covid Grant Fund Summary									
TOTAL COVID FUND REVENUES	0	0	2,002,572	3,074,550	0	0	0	0	0
TOTAL COVID FUND EXPENDITURES	0	-23,093	-2,098,652	-2,125,268	-1,107,288	0	0	0	0
REVENUES OVER (UNDER) EXPENDITURES	0	-23,093	-96,080	949,282	-1,107,288	0	0	0	0
Transfers From General Fund	0	0	119,174	0	0	0	0	0	0
Beginning Fund Balance	0	0	-23,093	0	1,107,288	0	0	0	0
Ending Fund Balance	0	-23,093	0	949,282	0	0	0	0	0

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds
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	2019 Actual	2020 Actual	2021 Actual	2022 Projected	2023 Proposed	2024 Projected	2025 Projected	2026 Projected	2027 Projected
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CDBG/HOUSING Fund-CLOSED									
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TOTAL CDBG/HOUSING FUND REVENUES	609,025	86,737	4,800						
TOTAL CDBG/HOUSING FUND EXPENDITURES	-699,980	-46,259	0						

AZ Cares - ARPA									
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4999 Transfers From General Fund	0	0	761,282	0	0	0	0	0	0
ROLLOVER FROM PRIOR YEAR					119,502				
4300 ARRA Funding	0	0	0	1,107,311	1,107,311	0	0	0	0
Total AZ Cares Revenues	0	0	761,282	1,107,311	1,226,813	0	0	0	0
6715 Police Contract	0	493,092	268,190	577,266	631,809	0	0	0	0
6716 Dispatch Service-Fire	0	0	0	91,258	92,500	0	0	0	0
6020 Hazard Pay	0	0	0	180,848	116,903	0	0	0	0
6224 Utility Assistance	0	0	0	28,000	30,000	0	0	0	0
6416 Business Assistance	0	0	0	0	20,000	0	0	0	0
6709 Covid Team	0	0	0	110,437	0	0	0	0	0
8620 Parking lot & Ave del Yaqui	0	0	0		335,601	0	0	0	0
Total AZ Cares Expenses	0	493,092	268,190	987,809	1,226,813	0	0	0	0

AZ-CARES Act Fund Summary									
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TOTAL AZ-CARES ACT FUND REVENUES	0	0	761,282	1,107,311	1,107,311	0	0	0	0
TOTAL AZ-CARES ACT FUND EXPENDITURE	0	-493,092	-268,190	-987,809	-1,226,813	0	0	0	0
REVENUES OVER (UNDER) EXPENDITURE	0	-493,092	493,092	119,502	-119,502	0	0	0	0
Beginning Fund Balance		0	-493,092	0	119,502	0	0	0	0
Ending Fund Balance		-493,092	0	119,502	0	0	0	0	0

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds

	2019 Actual	2020 Actual	2021 Actual	2022 Projected	2023 Proposed	2024 Projected	2025 Projected	2026 Projected	2027 Projected
Tianguis Fund Summary									
4380 Other Revenue From Govern. Agencies	0	4	63	0	0	0	0	0	0
4920 Rent	110,149	115,769	118,593	118,410	123,185	123,185	123,185	123,185	123,185
4920 Utilities Billed	28,183	27,673	24,992	26,218	27,569	27,412	27,344	27,950	28,396
Patio Rentals	29,687	19,623	4,269	17,897	18,405	18,957	19,526	20,112	20,715
Rents not Received	6,275	2,180	0	5,720	0	0	0	0	0
Fund Balance Carryforward	0	0	0	36,183	0	0	0	0	0
Total Tianguis Revenues	174,294	165,249	147,917	204,428	169,160	169,554	170,055	171,247	172,296
6020 Salaries	22,984	28,407	31,569	48,540	50,051	51,553	53,099	54,692	56,333
6110 Fica	1,725	2,212	2,390	3,713	3,829	3,944	4,062	4,184	4,310
6120 Pension	1,915	3,530	2,236	5,650	6,211	6,398	6,590	6,787	6,991
6140 Workmen'S Compensation	1,289	1,463	1,425	2,100	1,815	1,870	1,926	1,984	2,043
6150 Group Health Insurance	953	1,025	1,060	13,366	15,551	16,017	16,498	16,993	17,503
6160 Unemployment Insurance	110	37	28	110	71	73	75	78	80
6170 Life Insurance Expense	5	6	6	6	6	6	7	7	7
Sub-Total Personnel Costs	28,981	36,680	38,714	73,485	77,535	79,861	82,257	84,725	87,266
6212 Printing And Duplicating	3	19	23	0	25	26	27	27	28
6226 Janitorial Supplies	2,814	2,518	1,958	3,936	2,891	2,977	3,067	3,159	3,254
6227 Uniforms	60	135	0	153	90	92	95	98	101
6228 Operating Expense	605	115	103	0	212	218	225	232	239
6231 Building Materials	27,933	23,952	25,496	41,055	30,497	31,412	32,355	33,325	34,325
6240 Small Tools & Equipment	2,015	517	1,717	1,717	1,536	1,582	1,630	1,679	1,729
6411 Auditing Services	602	683	684	749	700	721	743	765	788
6411 Professional Services	0	0	0	904	0	0	0	0	0
6531 Liability Insurance	1,287	1,287	1,287	1,287	1,326	1,365	1,406	1,449	1,492
6533 Property Insurance	1,199	2,412	1,988	2,412	2,063	2,125	2,188	2,254	2,322
6551 Electricity	45,414	45,214	44,964	49,315	47,614	49,042	50,513	52,029	53,589
6552 Water And Sewer	8,408	9,807	9,466	10,334	9,789	10,083	10,385	10,697	11,017
6554 Waste Disposal	4,900	5,081	5,716	4,822	5,284	5,442	5,605	5,774	5,947
6703 Private Event Party Insurance	1,963	1,567	773	400	3,755	3,868	3,984	4,103	4,226
6706 Maintenance Contracts	0	0	767	3,860	1,191	1,227	1,264	1,302	1,341
6708 Miscellaneous Charges	808	0	0	0	0	0	0	0	0
6709 Contractual Services	14,353	12,260	655	6,200	6,250	6,438	6,631	6,830	7,034
6720 Contract Labor	6,189	0	0	0	0	0	0	0	0
6762 Bad Debt Expense	12,841	0	0	0	0	0	0	0	0
6787 Patio Deposit Refunds COVID				4,500	0	0	0	0	0
Sub-Total Operating Supplies & Services	131,394	105,567	95,597	127,144	113,222	116,618	120,117	123,720	127,432
TOTALS FOR 8800 Tianguis	160,375	142,247	134,311	200,629	190,757	196,479	202,374	208,445	214,698
Tianguis Fund Summary									
TOTAL TIANGUIS FUND REVENUES	174,294	165,249	147,917	168,245	169,160	169,554	170,055	171,247	172,296
TOTAL TIANGUIS FUND EXPENDITURES	-160,375	-142,247	-134,311	-200,629	-190,757	-196,479	-202,374	-208,445	-214,698
REVENUES OVER (UNDER) EXPENDITURES	13,919	23,002	13,606	-32,384	-21,597	-26,926	-32,319	-37,198	-42,402
Transfers Unfunded	0	0	0	0	0	0	0	0	0
Beginning Fund Balance	21,099	35,018	58,020	71,626	39,242	17,645	-9,281	-41,599	-78,798
Ending Fund Balance	35,018	58,020	71,626	39,242	17,645	-9,281	-41,599	-78,798	-121,200

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds
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	2019 Actual	2020 Actual	2021 Actual	2022 Projected	2023 Proposed	2024 Projected	2025 Projected	2026 Projected	2027 Projected
Sewer									
4380 Sewer Repair-CDBG	0	0	68,297	420,587	550,275	525,000	0	0	0
4710 Sewer Use Fees	80,514	81,521	82,690	82,938	82,944	83,004	83,064	83,124	83,184
4910 Investment Earnings	24,416	17,002	1,217	436	425	438	451	464	478
4950 Other Miscellaneous Revenue	0	0	0	0	0	0	0	0	0
Balance Carryforward	136,719	301,855	0	25,845	59,575	14,641	17,510	20,468	23,515
Total Sewer Revenues	241,649	400,378	152,204	529,806	693,219	623,083	101,025	104,056	107,178
6020 Salaries	58,196	56,860	58,948	60,673	45,701	47,072	48,484	49,939	51,437
6110 Fica	4,007	3,924	4,210	5,560	3,496	3,601	3,709	3,820	3,935
6120 Pension	4,448	7,028	5,202	8,459	5,672	5,842	6,017	6,197	6,383
6140 Workmen'S Compensation	2,082	1,745	1,450	1,938	1,745	1,797	1,851	1,907	1,964
6150 Group Health Insurance	10,072	10,992	12,012	12,563	11,135	11,469	11,813	12,167	12,532
6160 Unemployment Insurance	55	21	5	202	157	162	167	172	177
6170 Life Insurance Expense	44	50	52	50	53	54	56	57	59
Sub-Total Personnel Costs	78,904	80,620	81,879	89,445	67,958	69,997	72,096	74,259	76,487
6211 Office Supplies	147	0	0	0	0	0	0	0	0
6228 Operating Expense	0	1,250	0	0	0	0	0	0	0
6231 Sewer Line Repairs	60,863	1,864	6,033	3,910	18,713	19,274	19,852	20,448	21,061
6231 Sewer Line Repairs (CDBG)	0	309,678	28,872	420,587	550,275	525,000	0	0	0
6240 Small Tools & Equipment	0	0	0	0	0	0	0	0	0
6411 Auditing Services	251	290	285	312	293	302	311	320	330
6413 Engineering & Architectural Serv	0	0	2,295	14,500	55,000	7,500	7,725	7,957	8,195
6510 Advertising Expense	0	0	0	0	0	0	0	0	0
6531 Liability Insurance	398	632	526	632	563	580	598	616	634
6551 Electricity	388	396	418	420	418	430	443	456	470
Transfers out	100,698	0	0	0	0	0	0	0	0
Sub-Total Operating Supplies & Services	162,745	314,110	38,429	440,361	625,262	553,086	28,929	29,797	30,691
TOTALS FOR 8370 Sewer	241,649	394,730	120,308	529,806	693,219	623,083	101,025	104,056	107,178

SEWER FUND Summary									
TOTAL SEWER FUND REVENUES	104,930	98,523	152,204	503,961	633,644	608,442	83,515	83,588	83,662
TOTAL SEWER FUND EXPENDITURES	-241,649	-394,730	-120,308	-529,806	-693,219	-623,083	-101,025	-104,056	-107,178
REVENUES OVER (UNDER) EXPENDITURES	-136,719	-296,207	31,896	-25,845	-59,575	-14,641	-17,510	-20,468	-23,515
Beginning Fund Balance	1,163,078	1,026,359	730,152	762,048	736,203	676,628	661,987	644,476	624,009
Ending Fund Balance	1,026,359	730,152	762,048	736,203	676,628	661,987	644,476	624,009	600,493

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds

	2019 Actual	2020 Actual	2021 Actual	2022 Projected	2023 Proposed	2024 Projected	2025 Projected	2026 Projected	2027 Projected
Refuse									
4730 Waste Control Fees	327,250	304,494	326,772	378,109	378,190	378,190	378,190	378,190	378,190
4731 Revenue Sharing	0	0	21,575	43,697	29,938	30,836	31,761	32,714	33,695
4735 Refuse Truck Reservations	1,050	1,100	2,500	1,800	2,215	2,281	2,349	2,420	2,492
Prior Year Retained Used	25,436	35,366	0	0	0	0	0	0	8,441
Total Refuse Revenues	353,736	340,960	350,847	423,606	410,342	411,307	412,300	413,324	422,819
Total Refuse Expenses									
6228 Operating Expense	755	580	0	0	0	0	0	0	0
6411 Auditing Services	0	0	0	0	0	0	0	0	0
6531 Liability Insurance	1,165	2,363	-1,100	2,363	1,446	1,490	1,534	1,580	1,628
6717 Residential Refuse Service	275,961	308,531	324,125	345,008	340,674	350,894	361,421	372,264	383,432
6718 Garbage Roll Off Service	75,855	52,399	0	29,835	33,549	34,556	35,592	36,660	37,760
Total Refuse Expenses	353,736	363,873	323,025	377,206	375,669	386,939	398,548	410,504	422,819

REFUSE FUND Summary									
TOTAL REFUSE FUND REVENUE	328,300	305,594	350,847	423,606	410,342	411,307	412,300	413,324	414,378
TOTAL REFUSE FUND EXPENDITURE	-353,736	-363,873	-323,025	-377,206	-375,669	-386,939	-398,548	-410,504	-422,819
REVENUES OVER (UNDER) EXPENDITURE	-25,436	-58,279	27,822	46,400	34,673	24,367	13,753	2,820	-8,441
Beginning Fund Balance	276,499	251,063	192,784	220,606	267,006	301,679	326,046	339,799	342,619
Ending Fund Balance	251,063	192,784	220,606	267,006	301,679	326,046	339,799	342,619	334,177

BOND Fund									
4999 Transfers From General Fund	292,245	18,701	287,777	322,974	314,537	0	0	0	0
Total Bond Revenues									
Expenses									
6901 Debt Service Interest	245,000	0	255,000	290,000	280,675	0	0	0	0
6940 Interest On Bonds	47,245	18,701	32,777	32,974	33,862	0	0	0	0
Total Bond Expenses	292,245	18,701	287,777	322,974	314,537	0	0	0	0

MPC-BOND FUND Summary									
TOTAL MPC-BOND FUND REVENUE	292,245	18,701	287,777	322,974	314,537	0	0	0	0
TOTAL MPC-BOND FUND EXPENDITURE	-292,245	-18,701	-287,777	-322,974	-314,537	0	0	0	0
REVENUES OVER (UNDER) EXPENDITURE	0	0	0	0	0	0	0	0	0
Beginning Fund Balance	0	0	0	0	0	0	0	0	0
Ending Fund Balance	0	0	0	0	0	0	0	0	0

FY23 Proposed Tentative Annual Budget & Five-Year Forecast of All Funds

	2019 Actual	2020 Actual	2021 Actual	2022 Projected	2023 Proposed	2024 Projected	2025 Projected	2026 Projected	2027 Projected
Grant Fund									
Active Shooter	0	0	70,000	0	0	0	0	0	0
Fire-SCBA	0	0	0	100,000	0	0	0	0	0
Turn-Out Gear	0	60,000	0	0	0	0	0	0	0
Senior Center Roof	80,000	0	0	0	0	0	0	0	0
Portable radio replacement					72,000	0	0	0	0
CAP family Rental/Utility Asst.					40,000	0	0	0	0
PW-Roof replacement for barricade Storage/Street signs					15,000	0	0	0	0
Senior Center renovation - flooring replacement					70,000	0	0	0	0
		71,662	38,538	36,199	24,246	0	0	0	0
TOTAL REVENUES	80,000	131,662	108,538	136,199	221,246	0	0	0	0
Ak-Chin Active Shooter	0	0	45,755	0	0	0	0	0	0
Ak-Chin Fire-SCBA	0	0	0	100,000	0	0	0	0	0
Ak-Chin Turn-Out Gear	0	21,462	26,584	11,953	24,246	0	0	0	0
AK-Chin Senior Center Roof	8,338	71,662	0	0	0	0	0	0	0
Portable radio replacement					72,000	0	0	0	0
CAP family Rental/Utility Asst.					40,000	0	0	0	0
PW-Roof replacement for barricade Storage/Street signs					15,000	0	0	0	0
Senior Center renovation - flooring replacement					70,000	0	0	0	0
TOTAL EXPENDITURES	8,338	93,124	72,339	111,953	221,246	0	0	0	0
REVENUES OVER (UNDER) EXPENDITURES	71,662	-33,124	-2,339	-11,953	-24,246	0	0	0	0
Beginning Fund Balance	0	71,662	38,538	36,199	24,246	0	0	0	0
Ending Fund Balance	71,662	38,538	36,199	24,246	0	0	0	0	0
Cultural Heritage Events	0	31,000	0	0	0	0	0	0	0
CAP Economic Asst.	0	70,000	0	0	0	0	0	0	0
CAP Family Asst.	0	0	25,000	0	0	0	0	0	0
PW Equipment	0	0	0	60,000	0	0	0	0	0
Cardiac Care-AED's-Fire	0	0	0	0	50,000	0	0	0	0
CAP food rescue\HD Support	0	0	0	0	62,000	0	0	0	0
PW-Two dump trucks (used) \$20k ea.	0	0	0	0	40,000	0	0	0	0
	0	0	302	7,302	40,302	0	0	0	0
TOTAL REVENUES	0	101,000	25,302	67,302	192,302	0	0	0	0
Cultural Heritage Events	0	30,699	0	0	0	0	0	0	0
CAP Economic Asst.	0	69,999	0	0	0	0	0	0	0
CAP Family Asst.	0	0	18,000	7,000	0	0	0	0	0
PW Equipment	0	0	0	20,000	40,302	0	0	0	0
Cardiac Care-AED's-Fire	0	0	0	0	50,000	0	0	0	0
CAP food rescue\HD Support	0	0	0	0	62,000	0	0	0	0
PW-Two dump trucks (used) \$20k ea.	0	0	0	0	40,000	0	0	0	0
TOTAL EXPENDITURES	0	100,698	18,000	27,000	192,302	0	0	0	0
REVENUES OVER (UNDER) EXPENDITURES	0	302	7,000	33,000	-40,302	0	0	0	0
Beginning Fund Balance	0	0	302	7,302	40,302	0	0	0	0
Ending Fund Balance	0	302	7,302	40,302	0	0	0	0	0

CAP Assistance	80,000	0	0	0	0	0	0	0	0
CAP Assistance	0	0	60,000	0	0	0	0	0	0
Public Safety Events	37,000	55,000	25,000	55,000	0	0	0	0	0
PW Utility Trucks	15,000	0	0	0	0	0	0	0	0
Fire station repairs			0	0	120,000	0	0	0	0
Biehn Park restrooms, playground renovations			0	0	225,000	0	0	0	0
Cemetery flagpoles, ramada, gates			0	0	25,000	0	0	0	0
PW-Cleanup events			0	0	50,000	0	0	0	0
	0	0	0	57,861	0	0	0	0	0
TOTAL REVENUES	132,000	55,000	85,000	112,861	420,000	0	0	0	0

CAP Assistance	80,000	0	0	0	0	0	0	0	0
CAP Assistance	0	0	2,139	57,861	0	0	0	0	0
Public Safety Events	37,000	55,000	25,000	55,000	0	0	0	0	0
PW Utility Trucks	15,000	0	0	0	0	0	0	0	0
Fire station repairs			0	0	120,000	0	0	0	0
Biehn Park restrooms, playground renovations			0	0	225,000	0	0	0	0
Cemetery flagpoles, ramada, gates			0	0	25,000	0	0	0	0
PW-Cleanup events			0	0	50,000	0	0	0	0
TOTAL EXPENDITURES	132,000	55,000	27,139	112,861	420,000	0	0	0	0

REVENUES OVER (UNDER) EXPENDITURES	0	0	57,861	-57,861	0	0	0	0	0
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Beginning Fund Balance	0	0	0	57,861	0	0	0	0	0
Ending Fund Balance	0	0	57,861	0	0	0	0	0	0

Fire Truck Pymnt	62,500	0	0	0	0	0	0	0	0
SC Elder Activity Programming	0	0	0	80,000	0	0	0	0	0
Command/community service vehicle					95,000				
CAP holiday family meals: Thanks/Christmas					28,000				
PW-maintenance yard restroom renovation					20,000				
					34,000				
TOTAL REVENUES	62,500	0	0	80,000	177,000				

Tohono O'dham Fire Truck Pymnt	62,500	0	0	0	0	0	0	0	0
Tohono O'dham SC Elder Activity Programming	0	0	0	46,000	34,000	0	0	0	0
Command/community service vehicle					95,000				
CAP holiday family meals: Thanks/Christmas					28,000				
PW-maintenance yard restroom renovation					20,000				
TOTAL EXPENDITURES	62,500	0	0	46,000	177,000				

REVENUES OVER (UNDER) EXPENDITURES	0	0	0	34,000	-34,000	0	0	0	0
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Beginning Fund Balance	0	0	0	0	34,000	0	0	0	0
Ending Fund Balance	0	0	0	34,000	0	0	0	0	0

Fire station roof repair	0	0	0	0	20,000	0	0	0	0
Cultural heritage events programming	0	0	0	0	31,000	0	0	0	0
					0	0			
TOTAL REVENUES	0	0	0	0	51,000				
Fire station roof repair	0	0	0	0	20,000	0	0	0	0
Cultural heritage events programming	0	0	0	0	31,000	0	0	0	0
TOTAL EXPENDITURES	0	0	0	0	51,000				
REVENUES OVER (UNDER) EXPENDITURES	0	0	0	0	0	0	0	0	0
Beginning Fund Balance	0	0	0	0	0	0	0	0	0
Ending Fund Balance	0	0	0	0	0	0	0	0	0

FED REQUEST : Streetlight Renovations	0	0	0	0	750,000	0	0	0	0
FED REQUEST : Sewer line renovation					550,000				
Misc. Grant Opportunties	0	0	0	0	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
TOTAL REVENUES	0	0	0	0	3,300,000	2,000,000	2,000,000	2,000,000	2,000,000
FED REQUEST : Streetlight Renovations	0	0	0	0	750,000	0	0	0	0
FED REQUEST : Sewer line renovation					550,000				
Misc. Grant Opportunties	0	0	0	0	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
TOTAL EXPENDITURES	0	0	0	0	3,300,000	2,000,000	2,000,000	2,000,000	2,000,000
REVENUES OVER (UNDER) EXPENDITURES	0	0	0	0	0	0	0	0	0
Beginning Fund Balance	0	0	0	0	0	0	0	0	0
Ending Fund Balance	0	0	0	0	0	0	0	0	0

GRANT FUND Summary									
TOTAL GRANT FUND REVENUES	274,500	216,000	180,000	295,000	4,212,000	2,000,000	2,000,000	2,000,000	2,000,000
TOTAL GRANT FUND EXPENDITURES	-202,838	-248,822	-117,478	-297,814	-4,310,548	-2,000,000	-2,000,000	-2,000,000	-2,000,000
REVENUES OVER (UNDER) EXPENDITURES	71,662	-32,822	62,522	-2,814	-98,548	0	0	0	0
Beginning Fund Balance		71,662	38,840	101,362	98,548	0	0	0	0
Ending Fund Balance	71,662	38,840	101,362	98,548	0	0	0	0	0