



*****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:
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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, JUNE 24, 2021
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, June 24, 2021, 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 May 27, 2021, Town Council Regular Meeting Minutes.
 2. Approval of the June 10, 2021, 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. **VARIANCE REQUEST FOR 5911 EAST CALLE GUADALUPE ROAD & 9215 SOUTH CALLE VAUO NAWI** (*continued from the May 27, 2021 Regular Council Meeting*): Council will consider and may take action to approve or deny a variance request to install an 8' wall for security purposes at 5911 East Calle Guadalupe Road and 9215 South Calle Vauo Nawi. The Applicant is Gary Jordan. Council may provide direction to the Town Manager / Clerk.



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Current Town Ordinance allows:

§ 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS: R-1-9 AND R-1-6. (C) *Permitted accessory uses.* (5) Fences, not to exceed four feet in height in front or street side yards or seven feet in height in the side or rear yards.

§ 154.067 COMMERCIAL DISTRICTS; C-1 NEIGHBORHOOD COMMERCIAL, C-2 GENERAL COMMERCIAL, AND C-M MIXED-USE COMMERCIAL. (5) In the C-M District, outdoor storage shall be screened from public street view and adjacent properties by opaque fences or walls, six feet in height. If approved, the Applicant would be authorized to build a wall 4' higher than the existing Town Code R1-9 height limit of 4 and 2' higher than existing Town Code C-Mix height limit of 6'.

2. PUBLIC HEARING – REZONING REQUEST FOR 9215 SOUTH CALLE VAUO NAWI *(continued from the May 27, 2021 Regular Council Meeting):* Hold a public hearing for a rezoning request from R1-9 to C-M Commercial Mixed Use so that the current use of the property will be consistent and in compliance with Town of Guadalupe Code §154.067 – Commercial Districts C-M Mixed Use Commercial. The property is located at 9215 South Calle Vauo Nawi, APN 301-44-004 and is presently zoned R1-9, Single-family Residential. The Applicant is Gary Jordan. Council may provide direction to the Town Manager / Clerk. *(related to item G3)*

3. REZONING REQUEST – 9215 SOUTH CALLE VAUO NAWI *(continued from the May 27, 2021 Regular Council Meeting):* Council will consider and may take action to approve or deny a rezoning request for 9215 South Calle Vauo Nawi, APN 301-44-004, from R1-9 Single-family Residential, to C-M Commercial Mixed Use. If approved, the current use of the property, outdoor firewood retailer and storage, would be in compliance with the Town of Guadalupe Code of Ordinances. If denied, the current use is in non-conformance with allowable uses under R1-9 Single-family Residential zoning. Council may provide direction to the Town Manager / Clerk. *(related to item G2)*

4. PUBLIC HEARING – SOLID WASTE COLLECTION SERVICE PROPOSED RATE INCREASE (RESOLUTION NO. R2021.13): Hold a public hearing to solicit public input on whether to increase solid waste collection rates by 15%. As authorized by the Town Council and as required by Arizona Revised Statutes, a Notice of Intention was posted on Friday, April 23, 2021, notifying the public that the Town Council is considering a 15% solid waste collection rate increase. Council may provide direction to the Town Manager / Clerk.

5. SOLID WASTE COLLECTION SERVICE PROPOSED RATE INCREASE (RESOLUTION NO. R2021.13): Mayor and Council will consider and may take action to adopt a resolution increasing solid waste collection rates by 15%. If adopted, the rate increase would become effective July 1, 2021, to coincide with the fiscal year 2021/2022 budget cycle. Council may provide direction to the Town Manager / Clerk.

6. COVID-19 ACTION UPDATE: Council will receive an update from Town staff regarding current Town of Guadalupe COVID-19 positive case rates, scheduled testing, vaccination information, Town service and steps taken to safeguard public health and safety in response to the Coronavirus. Council may provide direction to the Town Manager / Clerk. *Material for this agenda item will be provided at the meeting.*

7. TOWN-OWNED RIGHT-OF-WAY LAND SALE (RESOLUTION NO. R2021.15) *(continued from the March 25, 2021 & April 8, 2021, Regular Council Meetings):* Council will consider and may take action to adopt a resolution authorizing the sale of Town-owned right-of-way. The 3,930 square feet of Town-owned right-of-way is located adjacent to 9438 South Calle Bella Vista. The sale would comply with Arizona Revised Statutes sections §28-7205 and §28-7208 declaring the property to be excess, approving the abandonment, and that compensation be paid to the Town. Council may provide direction to the Town Manager / Clerk.



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8. **CLAIMS:** Council will consider and may take action to approve the check register for May 2021, totaling \$487,633.74. Council may provide direction to the Town Manager / Clerk.

H. TOWN MANAGERS' COMMENTS

I. COUNCILMEMBERS' COMMENTS

J. ADJOURNMENT



June 18, 2021

To: The Honorable Mayor and Town Council

From: Jeff Kulaga, Town Manager / Clerk

RE: June 24, 2021, Town Council Regular Meeting Information Report

The purpose of this report is to provide brief information regarding each of the meeting's agenda items.

Agenda Items:

D1. MAY 27, 2021, REGULAR COUNCIL MEETING MINUTES. (PAGES 7 – 16)

D2. JUNE 10, 2021, REGULAR COUNCIL MEETING MINUTES. (PAGES 17 – 22)

G1. VARIANCE REQUEST – 5911 EAST CALLE GUADALUPE ROAD & 9215 SOUTH CALLE VAUO NAWI (continued from the May 27, 2021 Regular Council Meeting) (PAGES 23 – 52): Per Town Code of Ordinances, a variance request requires a public hearing.

The variance request is to install an 8' block wall for security purposes adjacent to Calle Vaou Nawi for the properties located at 5911 East Calle Guadalupe Road and 9215 South Calle Vaou Nawi. The Applicant, Gary Jordan, is requesting a variance to better secure the property. Currently, Town code allows a four-foot maximum height on R1-9 zoned property and a six-foot maximum height on C-M zoned property. The attached Variance Request Report provides an analysis of the request and a staff recommendation of support.

The Town Attorney and Town Manager/Clerk have reviewed the variance application packet for completeness and conformance with the Town Code of Ordinances. The public hearing for this variance request has been properly posted on both properties and published in a newspaper of general circulation; and, 21 properties within a 150 foot radius of the applicant's property were also notified via postal mail, as required by the Town of Guadalupe Zoning Ordinance. The Applicant has paid all applicable fees.

Council also has the authority to add and/or modify various stipulations to a Variance.

Additional information from the May 27, 2021 Regular Council Meeting: At the May 27, 2021, Regular Council Meeting, staff received three letters of opposition to the variance request and a petition containing 12 signatures from Guadalupe residents in opposition to the variance request. There were also three speakers at the meeting who voiced opposition to the variance request. Concerns and comments raised include an unsafe environment that could cause a fire, impacts of a fire to those that are asthmatic, a fire spreading to nearby homes, use of the lot does not conform to Town code requirements for R1-9 zoning, a fire impacting overhead power lines, the fence will attract graffiti, the wood piles need to be moved farther back onto the property from the street, remove the barbed wiring on the fence.

Three Councilmembers agreed to meet with Mr. Jordan, Applicant, and the surrounding neighbors to discuss concerns and options moving forward. At the June 24, 2021, Council meeting, staff will provide an update to Council regarding this meeting and the staff recommendation.

A neighborhood and applicant meeting was held on June 7, where three Council members, neighbors, Mr. Jordan and Town staff attended. Attendees discussed the proposal, shared information, concerns and objections. As a result of the meeting, a proposal for the draft use of parcel "C" was developed and distributed for further review. A second

meeting was scheduled for 9 AM, Saturday, June 19, at the MPR to further discuss the variance request for an increased wall height and the rezoning of parcel "C". The conclusions of the June 19th meeting will be presented at the June 24th Town Council Meeting.

G2. PUBLIC HEARING – G3. REZONING REQUEST FOR 9215 SOUTH CALLE VAUO NAWI (*continued from the May 27, 2021 Regular Council Meeting*) (PAGES 53 – 78): Per Town Code of Ordinances, a rezoning request requires a public hearing.

The request is to rezone the property located at 9215 South Calle Vauo Nawi, APN 301-44-004, from R1-9, Single-family Residential, to C-M Commercial Mixed Use. Approval of the rezoning request would bring the current use of the property, outdoor firewood storage and sales, into compliance with the Town Code of Ordinances.

The attached Rezoning Request Report provides an analysis of the request and a staff recommendation of denial and that the applicant reapply for a rezoning from R1-9 to PAD PLANNED AREA DEVELOPMENT, where specific uses would be defined allowing only firewood storage and sales, but prohibiting all other allowable C-Mix uses. The Town Attorney and Town Manager/Clerk have reviewed the rezoning application packet for completeness and conformance with the Town Code of Ordinances. The property has been properly posted and a notification of the rezoning request and public hearing has been mailed to 21 property owners located within 150' of the property. The Applicant, Gary Jordan, has paid all applicable fees.

Additional information from the May 27, 2021 Regular Council Meeting: At the May 27, 2021, Regular Council Meeting, staff received three letters of opposition to the rezoning request and a petition containing 12 signatures from Guadalupe residents in opposition to the rezoning request. There were also three speakers at the meeting who voiced opposition to the rezoning request. Concerns and comments raised include an unsafe environment that could cause a fire, impacts of a fire to those that are asthmatic, a fire spreading to nearby homes, use of the lot does not conform to Town code requirements for R1-9 zoning, a fire impacting overhead power lines, the fence will attract graffiti, the wood piles need to be moved farther back onto the property from the street, remove the barbed wiring on the fence.

Because the variance request and zoning request are related, similarly three Councilmembers agreed to meet with Mr. Jordan, Applicant, and the surrounding neighbors to discuss concerns and options moving forward. At the June 24, 2021, Council meeting, staff will provide an update to Council regarding this meeting and the staff recommendation.

A neighborhood and applicant meeting was held on June 7, where three Council members, neighbors, Mr. Jordan and Town staff attended. Attendees discussed the proposal, shared information, concerns and objections. As a result of the meeting, a proposal for the draft use of parcel "C" was developed and distributed for further review. A second meeting was scheduled for 9 AM, Saturday, June 19, at the MPR to further discuss the variance request for an increased wall height and the rezoning of parcel "C". The conclusions of the June 19th meeting will be presented at the June 24th Town Council Meeting.

G4. PUBLIC HEARING – G5. SOLID WASTE COLLECTION SERVICE PROPOSED RATE INCREASE – RESOLUTION NO. R2021.13 (PAGES 79 – 97): At the April 22, 2021, Regular Council Meeting, the Mayor and Council voted unanimously to direct staff to post a Notice of Intention for a 60-day timeframe, as required by Arizona Revised Statutes, to notify the public that the Council is considering increasing solid waste collection rates by 15%. The Notice of Intention also includes the public hearing date, time, and place of June 24, 2021, 6:00 PM, Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, AZ. Notification of the proposed rate increase was provided to residents in the water bill; and, an on-line community survey was taken. If adopted, the rate increase would become effective July 1, 2021, to coincide with the fiscal year 2021/2022 budget cycle. That last rate increase of solid waste collection rates occurred in 2009. Without a rate increase, expenditures will exceed revenues.

G6. COVID-19 ACTION UPDATE (MATERIAL WILL BE PROVIDED AT THE MEETING): Staff will provide an update regarding current Town of Guadalupe COVID-19 positive case rates, scheduled testing, vaccination information, Town service and steps taken to safeguard public health and safety in response to the Coronavirus.

G7. TOWN-OWNED RIGHT-OF-WAY LAND SALE (RESOLUTION NO. R2021.15) (continued from the March 25, 2021 and April 8, 2021 Regular Council Meetings) (PAGES 98 – 109): Staff has been approached by the recent owners of 9438 South Calle Bella Vista to purchase 3,930 square feet of Town-owned right-of-way located immediately adjacent to the south of the private property located at 9438 South Calle Bella Vista. The right-of-way is approximately 131 feet by 30 feet and can be considered right-of-way for a half street that was never finished or further planned. From a practical and historic standpoint, it operates as a driveway for adjacent 9438 South Calle Bella Vista private properties. Per the Arizona Revised Statutes sections §28-7205 and §28-7208, if the Council deems the property to be in excess and approve an abandonment, then it becomes acceptable that compensation be paid to the Town for the right-of-way. If approved, Resolution No. R2021.15 authorizes the buyer to pay the Town \$5,000 and construct a security gate on other Town property as 'in kind' compensation. The cost of the gate is estimated at \$7,000, making the total compensation to the Town \$12,000. The buyer would also be responsible for preparing a Quit Claim Deed that would be recorded along with the adopted Resolution, by the Maricopa County Recorder. Town staff is seeking direction on whether to sell the right-of-way.

G8. CLAIMS (PAGES 110 – 125): For Council consideration, the check register for May 2021, totals \$487,633.74.



Minutes Town Council Regular Meeting May 27, 2021

Valerie Molina
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Minutes of the Guadalupe Town Council Regular Meeting held on Thursday, May 27, 2021, 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 6:08 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 Gloria Cota, Councilmember Elvira Osuna, Councilmember Joe Sánchez, and Councilmember Anita Cota Soto (arrived at 7:14 p.m.)

Staff Present: Jeff Kulaga – Town Manager / Clerk, Jennifer Drury – Assistant to the Town Manager, Robert Thaxton, Finance Director, Cachi Castorena, MCSO Deputy, and David Ledyard – Town Attorney

C. INVOCATION/PLEDGE OF ALLEGIANCE

Mayor Molina called for a moment of silence to reflect on the violence occurring in the community and the youth that are suffering. Mayor Molina then led the Pledge of Allegiance.

D. APPROVAL OF MINUTES

1. Approval of the May 13, 2021, Town Council Regular Meeting Minutes.

Motion by Councilmember Bravo to approve agenda items D1; second by Councilmember Osuna. Motion passed unanimously on a voice vote 6-0.

1. Councilmembers approved the May 13, 2021, Town Council Regular Meeting Minutes.

E. CALL TO THE PUBLIC: No one spoke.

F. MAYOR and COUNCIL PRESENTATIONS

Mayor Molina read a proclamation declaring Sunday, June 6, 2021, as Graduation Day in the Town of Guadalupe.

G. DISCUSSION AND POSSIBLE ACTION ITEMS:

1. **PUBLIC HEARING – VARIANCE REQUEST FOR 5911 EAST CALLE GUADALUPE ROAD & 9215 SOUTH CALLE VAUO NAWI**

Motion by Councilmember Sánchez to open the public hearing; second by Councilmember Bravo. Motion passed unanimously on a voice vote 6-0.

Mayor Molina opened the public hearing to receive public input regarding a variance request of the Town of Guadalupe Code of Ordinances to install an 8' wall for security purposes at 5911 East Calle Guadalupe Road and 9215 South Calle Vaou Nawi. The Applicant is Gary Jordan.



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Current Town Ordinance allows:

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§ 154.067 COMMERCIAL DISTRICTS; C-1 NEIGHBORHOOD COMMERCIAL, C-2 GENERAL COMMERCIAL, AND C-M MIXED-USE COMMERCIAL. (5) In the C-M District, outdoor storage shall be screened from public street view and adjacent properties by opaque fences or walls, six feet in height. *(related to item G2)*

Gary Jordan, Applicant, stated that he is requesting a variance to raise the height of a perimeter wall for security purposes.

Jeff Kulaga, Town Manager / Clerk, stated that agenda items G1 and G2 are a public hearing and variance request to increase the wall height from 6' to 8' along Calle Vaou Nawi. Agenda items G3 and G4 are a public hearing and a rezoning request. Staff recently received 3 letters and a petition signed by 12 residents, all in opposition to the variance request. Mayor Molina read the letters in opposition to the variance request from Rebecca Jimenez, Geronimo G. Terrazas Sr., and Frank J. Lopez.

Mr. Kulaga discussed a previous rezoning request concerning this property that occurred in March, 1982 to rezone the property from R1-9 to I-2 General Industrial Park. The property is presently zoned R1-9. The property has historically been out of compliance with the uses allowed in the Town Zoning Code. R1-9 allows for one single family residential home per 9,000 square feet.

Mayor Molina invited public input.

Angelina Lopez, Guadalupe resident, stated that she lives across the street from 9215 South Calle Vaou Nawi. She attended the Town Council meeting in 1982 when the Council denied the request to change the zoning of this property. She thanked the property owner for cleaning up the property. The rezoning request should have been requested before the new owner moved onto the property. She voiced concern that there have been many fires on the property; it is unsafe and impacts family members that are asthmatic; lives are more important; and, that the fence will attract graffiti.

Frank Lopez, Guadalupe resident, referenced the 1982 rezoning request. He noted that this is about safety and asked the Council to support his family.

Bertha Hernandez, Guadalupe resident, stated that her fear is that a fire that will extend to her property which will impact family members that are asthmatic. Her family has experienced the impacts of two fires on the property.

Jeff Kulaga, Town Manager / Clerk, stated that this property is formerly known as Horner's Corners and has operated for many years as a lumber/salvage yard. Further research would be needed to determine what occurred in 1982 when a rezoning request was submitted to the Town Council. The property content has evolved from scrap wood to firewood. Per the Guadalupe Fire Chief, the height of the firewood piles are in compliance with fire standards.

In response to a question, Gary Jordan, Applicant, stated that the reason he is requesting a variance in wall height is to prevent people from jumping over the fence, stealing, and to provide more security.

In response to a question, Mr. Kulaga stated that the barbed wire on the canal side of the property was installed to prevent trespassing, vandalism, and theft. He stated that the Town Code does not regulate barbed wire. Mr. Jordan stated that although he dislikes the barbed wire, that is his only alternative at this time. People continue to steal wood from his property. There are security cameras on the property.



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Mr. Jordan stated that he could consider installing an electric fence.

Mr. Kulaga confirmed that a 6' high fence is currently the allowable height for commercial mixed use; and, the allowable fence height in R1-9 zoning is 4' high. The variance request is to install an 8' fence around the entire property.

In response to a question, Council recently approved a variance request to install an 8' wall at another location in Town. The request was made due to security reasons.

Mr. Jordan stated that this business has been in operation since 1982. The neighbors are concerned about how the property used to operate versus how it is currently operating. There has never been a fire on this property.

In response to a question regarding what will be placed on the southern most parcel, Mr. Jordan stated that he could move the wood back from the wall and keep the wood piles lower in that area. If the request is denied, Mr. Jordan stated that it is unknown what he will do with the wood piles.

A Councilmember discussed how the property has historically been out of compliance with its zoning status. The Applicant was premature to move the wood onto the property given the property's current zoning.

Mr. Jordan discussed how the property was much more dangerous before he took over this business. He discussed how high the fire danger was from the previous business operation, which was not questioned. Mr. Jordan emphasized that he has been in operation for 39 years and there has been no fire; and, that he has cleaned up the property since he took over.

A Councilmember discussed the importance of safety, how change is inevitable, and consideration of the installation of a fire sprinkler system. It is unclear if an 8' wall would contain a fire.

Mr. Jordan outlined measures he has taken to address safety such as creating fire breaks to keep the wood piles 10' away from the walls, extra gates have been installed for Fire Department access, if needed. There are several fire hydrants on and around the property. If a pile of wood catches on fire, it does not mean that all of the wood on the property would catch on fire. The fire breaks allow the Fire Department access to move around the piles of wood, should a fire arise.

In response to questions, Mr. Jordan stated that if the 8' fence height is not granted, there will be safety and security problems on the property. A majority of the wood piles are 8' high.

A Councilmember voiced concern that if a fire did arise, there would be embers that may impact surrounding properties.

A community member voiced concern about the barbed wire. On the commercial-mixed portion of the property, the wood is located 10' to 15' from the street, which needs to be moved farther back onto the property.

In response to a question regarding a 10' to 12' pile of pecan firewood located on the residential portion of the lot, David Ledyard, Town Attorney, stated that R1-9 zoning does not allow the storage of firewood for commercial purposes; however, it is unclear what the history of this property as it relates to its zoning status. Residents are allowed to store wood in R1-9 zoning for personal use.

A community member discussed how the former property owner managed the property and how the property was in non-compliance at that time. The residential portion of the lot should not have wood on it. Residents are also concerned about the height of the wood piles along Guadalupe Road and how they could potentially catch the overhead power lines on fire.



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Motion by Councilmember Bravo to close the public hearing; second by Councilmember Osuna. Motion passed unanimously on a voice vote 6-0.

Mayor Molina closed the public hearing.

Held a public hearing to receive public input regarding a variance request of the Town of Guadalupe Code of Ordinances to install an 8' wall for security purposes at 5911 East Calle Guadalupe Road and 9215 South Calle Vaou Nawi. The Applicant is Gary Jordan.

On parcels A & B, the allowable wall height per code in C-M Mixed Use Commercial is 6'. On parcel C, the allowable wall height in R1-9 zoning is 4'.

2. VARIANCE REQUEST FOR 5911 EAST CALLE GUADALUPE ROAD & 9215 SOUTH CALLE VAUO NAWI

Jeff Kulaga, Town Manager / Clerk, stated that this item is a variance request to install an 8' wall for security purposes at 5911 East Calle Guadalupe Road and 9215 South Calle Vaou Nawi. The Applicant is Gary Jordan.

Mr. Kulaga noted that there are three criteria when considering variances:

1. Special circumstances must exist that deprive the property owner privileges enjoyed by others in the same district; and
2. Special circumstances were not created by the owner or applicant; and
3. Authorizing the variance would not materially be detrimental to persons residing or working within the Town.

Current Town Ordinance allows:

§ 154.065 SINGLE-FAMILY RESIDENTIAL DISTRICTS: R-1-9 AND R-1-6. (C) Permitted accessory uses. (5) Fences, not to exceed four feet in height in front or street side yards or seven feet in height in the side or rear yards.

§ 154.067 COMMERCIAL DISTRICTS; C-1 NEIGHBORHOOD COMMERCIAL, C-2 GENERAL COMMERCIAL, AND C-M MIXED-USE COMMERCIAL. (5) In the C-M District, outdoor storage shall be screened from public street view and adjacent properties by opaque fences or walls, six feet in height. If approved, the Applicant would be authorized to build a wall 4' higher than the existing Town Code R1-9 height limit of 4 and 2' higher than existing Town Code C-Mix height limit of 6'. *(related to item G1)*

Mr. Kulaga, acting as the Zoning Administrator, assessed the variance request and found that special circumstances do exist, primarily due to the theft, crime, and trespassing that are conditions not created by the property owner. The variance findings revealed that by adding height to the wall would improve property safety, security, and would decrease theft, vandalism and trespassing; it would allow the property owner to better protect his investment in the property. The block wall would improve the South Calle Vaou Nawi street frontage and would be located 10' from the street. The Town intends to build a proper sidewalk, curb, and gutter within the 10' street frontage.

As Zoning Administrator, Mr. Kulaga stated that he recommends granting the variance to increase wall height so the property owner is not deprived of special privileges, where the circumstances were not created by the property owner. An increase in wall height will not detrimentally impact adjacent properties.

Councilmember Soto joined the meeting at 7:14 p.m.



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In response to a question, Mr. Kulaga stated that 21 property owners within 150' of the property lines were notified via postal mail. The variance request was also published in the newspaper, per Arizona Revised Statutes, and the property was posted with the variance request.

Councilmembers discussed the possibility of continuing this agenda item. The Council has an obligation to the residents, the community, and to the business owner.

In response to a question, Mr. Kulaga stated that he is unaware of fire sprinkler requirements for outdoor storage. Typically fire sprinkler systems are found in enclosed buildings. Mr. Jordan originally owned parcel A – the northern most property, and has recently acquired parcels B and C.

Councilmembers voiced hesitation and concern regarding voting on this item; what can be done to make residents feel safer; where will the firewood piles be moved to if the variance is not granted; and, additional dialogue with residents and Mr. Jordan would be helpful. Mr. Kulaga noted that outdoor storage of wood is allowable in Commercial Mix zoning.

Mr. Kulaga stated that if Council were to continue this agenda item, that he would recommend the June 24, 2021, Council meeting. Perhaps the residents and property owner could reach a compromise prior to the June 24, Regular Council Meeting.

Motion by Councilmember Bravo to continue agenda item G2 to the June 24, 2021, Regular Council Meeting; second by Councilmember Cota. Motion passed unanimously on a voice vote 6-0.

Mayor Molina, Vice Mayor Vital, and Councilmember Bravo volunteered to participate in a meeting with interested residents and Mr. Jordan prior to the upcoming Council meeting.

Councilmembers *continued to the June 24, 2021 Regular Council Meeting* a variance request to install an 8' wall for security purposes at 5911 East Calle Guadalupe Road and 9215 South Calle Vaou Nawi. The Applicant is Gary Jordan.

Councilmember Osuna left the meeting at 7:20 p.m.

3. PUBLIC HEARING – REZONING REQUEST FOR 9215 SOUTH CALLE VAUO NAWI

Motion by Vice Mayor Vital to open the public hearing; second by Councilmember Bravo. Motion passed unanimously on a voice vote 6-0.

Motion by Councilmember Soto to continue the public hearing for agenda item G3 to the June 24, 2021, Regular Council Meeting; second by Vice Mayor Vital. Motion passed unanimously on a voice vote 6-0.

Continued the public hearing to the June 24, 2021, Regular Council Meeting for a rezoning request from R1-9 to C-M Commercial Mixed Use so that the current use of the property will be consistent and in compliance with Town of Guadalupe Code §154.067 – Commercial Districts C-M Mixed Use Commercial. The property is located at 9215 South Calle Vaou Nawi, APN 301-44-004 and is presently zoned R1-9, Single-family Residential. The Applicant is Gary Jordan. *(related to item G4)*

4. REZONING REQUEST – 9215 SOUTH CALLE VAUO NAWI

Motion by Councilmember Bravo to continue agenda item G4 to the June 24, 2021, Regular Council Meeting; second by Vice Mayor Vital. Motion passed unanimously on a voice vote 6-0.

Council *continued to the June 24, 2021, Regular Council Meeting*, a rezoning request for 9215 South Calle Vaou Nawi, APN 301-44-004, from R1-9 Single-family Residential, to C-M Commercial Mixed



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Use. If approved, the current use of the property, outdoor firewood retailer and storage, would be in compliance with the Town of Guadalupe Code of Ordinances. If denied, the current use is in non-conformance with allowable uses under R1-9 Single-family Residential zoning. *(related to item G3)*

5. COVID-19 ACTION UPDATE

Jeff Kulaga, Town Manager / Clerk, provided an update from Town staff regarding current Town of Guadalupe COVID-19 positive case rates, vaccination information, current Town efforts to continue to safeguard public health and safety in response to the Coronavirus. Mr. Kulaga stated that even though COVID-19 positive case rates are trending downward, everyone is encouraged to continue washing their hands, wear a mask, socially distance, and get vaccinated.

There are a number of vaccination events coming up. Information about these events are on the Town's social media pages and the Town website.

6. ADOPT TENTATIVE FISCAL YEAR 2021/2022 BUDGET

Councilmembers considered the adoption the Fiscal Year (FY22) 2021-22 Tentative Budget and set the time and date of 6:00 P.M., June 24, 2021, for the public hearing for final adoption of the Town of Guadalupe FY22 tentative budget. The FY22 tentative budget totals \$11,067,259 which includes funding for a general fund budget of \$5,934,244; \$2,776,193 for enterprise and special funds; \$322,974 for municipal bond debt service; and a \$2,033,848 grant fund.

Jeff Kulaga, Town Manager / Clerk, discussed Town amenities, programs and services, and a breakdown of Town employees, including the average part-time wage. 54% of the entire budget is comprised of the General Fund. The Grant Fund comprises 18% of the budget. The budget includes 13 separate funds.

Mr. Kulaga discussed the total annual expenses for FY18 – FY21. Staff is forecasting an approximate \$600,000 increase in local sales tax revenue. Due to the closure of two hotels, staff anticipates the loss of tax revenue of approximately \$250,000 annually. Mr. Kulaga then discussed the various areas and activities that are funded by the General Fund.

The Arizona State Legislature (Legislature) is considering the implementation of a flat tax. If approved, the 91 cities and towns in Arizona would collectively lose \$1.9 billion in state shared revenues, which would result in a \$325,000 (8%) reduction in revenue annually beginning in 2024. There is a two-year lag in state shared revenues. The League of Arizona Cities and Towns is working with state officials in an effort to hold cities and towns harmless. The Legislature is on hold until June 10, 2021. City and town officials have contacted their legislative representatives to express their concerns and the detrimental impact a flat tax would have on municipal budgets.

Mr. Kulaga reviewed activities and sources that fund the General Fund. 18% of the General Fund balance is needed to balance the proposed budget, which is not sustainable. Approximately 60% of the Town's budget is for fire and police services. Should further budget reductions become necessary, the cost of fire and police services would be assessed.

Mr. Kulaga discussed General Fund transfers to other funds, estimated revenue and expenses, and assumptions. Staff is proposing the implementation of a 5% employee wage increase, effective January 1, 2022. The last employee wage increase was in August 2017.

The Maricopa County Sheriff's Office annual contract has decreased by \$48,000. The Fire Department's budget has increased by \$306,000. Transfers to other funds has increased \$175,000. Information Technology system enhancements has increased the budget by \$60,000. A \$48,000 budget increase has been allocated for the demolition of the Guad Building, and \$586,000 has been budgeted for various capital projects.



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Mr. Kulaga then reviewed five-year trends for each of the various funds. Of primary concern in the General Fund and the Mercado Fund is that expenditures exceed revenues. It is anticipated that there will be a \$366,768 deficit in the General Fund in FY25.

Mr. Kulaga discussed observations and concerns regarding the Sewer/Wastewater Fund and the Solid Waste Fund forecasts. He then discussed needed capital projects, estimated costs, and timing. The Mercado Fund balance is nearing its depletion. If or when that occurs, transferring funds from the General Fund would be required to continue operating the Mercado, which would be a policy decision for Council to make in the near future. The Mercado was built in 1982 and is in need of various repairs, including a new roof, and proper drainage for the patio.

Annually, the Town budgets approximately \$70,000 for unexpected sewer line breaks. The \$6 monthly sewer utility fee charged to residents was implemented in 2002. Council may wish to revisit this fee. In the Fall, 2019, Dibble Engineering conducted a town-wide sewer line study. Five years of needed repairs were identified at a cost of approximately \$500,000 annually. The cost of the first year's repairs was funded by a grant provided by Maricopa County. Staff is seeking grant funding for the remainder of the repairs. Should Council wish to increase the monthly sewer fee, it would require a 60-day public notification process. Staff would need to prepare a fee comparison and assessment for Council consideration. The process takes 4-5 months.

In response to a question regarding how grant funding impacts the budget, Mr. Kulaga noted that staff added an additional \$1 million to the budget in the event the Town were to receive unanticipated grant funds. A $\frac{3}{4}$ vote of Council is required for the Town to exceed its expenditure limitation. David Ledyard, Town Attorney, added that there are penalties if the Town does not follow the procedures involved for exceeding municipal expenditure limitations. Mr. Kulaga noted that Council has the authority to increase the budget so that the Town has spending authority, should the town receive unanticipated grant funding.

Mr. Kulaga continued his review of needed capital improvement projects to Town assets, infrastructure, and programs that are not included in the budget. He then reviewed non-discretionary items that are included in the budget and are needed to operate.

Mr. Kulaga discussed the need to generate revenues. If that does not occur, the Town will need to seek alternative service delivery to residents. The adoption of the final budget is scheduled for June 24, 2021. Mr. Kulaga noted that the Council may increase the Grant Fund by \$10 million, which would increase the overall budget by \$10 million.

A Councilmember discussed consideration of pursuing a sewer rate increase. Councilmembers voiced support for increasing the Grant Fund by \$10 million.

Motion by Councilmember Bravo to adopt the tentative budget, FY22, totaling \$21,067,259, with an additional \$10 million being allocated to the Grant Fund; second by Vice Mayor Vital. Motion passed unanimously on a voice vote 6-0.

Councilmembers adopted the Fiscal Year (FY22) 2021-22 Tentative Budget, *as amended*, and set the time and date of 6:00 P.M., June 24, 2021, for the public hearing for final adoption of the Town of Guadalupe FY22 tentative budget. The FY22 tentative budget totals **\$21,067,259** which includes funding for a general fund budget of \$5,934,244; \$2,776,193 for enterprise and special funds; \$322,974 for municipal bond debt service; and a **\$12,033,848** grant fund.



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7. TOWN WEBSITE UPDATE

Jeff Kulaga, Town Manager / Clerk, provided an update regarding a refresh of the Town's website. In January, 2018, the Town refreshed its website. The contract was for three years and has since expired. Staff submitted a request for proposals and selected a new website support provider. The website provider is Civic Plus and the website 'go live' date is May 27, 2021.

In response to a question, the new website will allow for the public to make payments on-line, submit event and variance applications on-line.

There is no material for this agenda item.

8. COUNCIL MEETING SCHEDULE, JUNE – DECEMBER, 2021

Councilmembers reviewed the Town Council Regular Meeting Schedule for the remainder of 2021. Jeff Kulaga, Town Manager / Clerk, stated that staff recommends cancelling the July 22, 2021, Regular Council Meeting.

Motion by Vice Mayor Vital to cancel the July 22, 2021, Regular Council Meeting; second by Councilmember Sánchez. Motion passed unanimously on a voice vote 6-0.

Councilmembers cancelled the July 22, 2021, Regular Council Meeting.

9. 12% REVENUE SHARING / GAMING GRANT SUPPORT LETTER

Councilmembers considered a request from the Frank Elementary School Parent Teacher's Organization to authorize the Mayor to sign a letter in support of their 12% revenue sharing grant request to the Pascua Yaqui Tribe.

Jeff Kulaga, Town Manager / Clerk, stated that members of the Frank Elementary School Parent Teacher's Organization (PTO) are requesting that the Town write a letter of support for the PTO who will be submitting a revenue sharing application requesting \$10,000 in funding from the Pascua Yaqui Tribe for family events, programs and supplies, and teacher supplies at Frank Elementary School. The application requirements for non-profit organizations is that a letter of support from the local municipality be included as part of the application packet. Staff recommends approval of this request.

In response to a question regarding how request for support letters are processed, Mr. Kulaga stated that staff needs to receive the request a minimum of two weeks prior to a Council meeting so the item can be added to a Council meeting agenda. At a previous Council meeting, Council had considered potential criteria for processing these requests. In August, staff will present criteria for processing these type of requests for Council consideration.

Motion by Councilmember Soto to approve agenda item G9; second by Councilmember Sánchez. Motion passed unanimously on a voice vote 6-0.

Councilmembers approved a request from the Frank Elementary School Parent Teacher's Organization to authorize the Mayor to sign a letter in support of their 12% revenue sharing grant request to the Pascua Yaqui Tribe.

There is no material for this agenda item.

10. PUBLIC SAFETY, POLICE ENFORCEMENT SERVICES

Jeff Kulaga discussed community concerns regarding recent violent activity in Town, public safety issues, and challenges. Mr. Kulaga introduced Maricopa County Sheriff's Office representatives, Lieutenant Acosta and Deputy Cachi Castorena.



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A Councilmember discussed the increase in crime in Town. Residents are also concerned about the crime surge. Holding the Maricopa County Sheriff's Office (MCSO) accountable is important. MCSO needs to inform Town officials about what crimes are being committed, how crimes are being addressed by MCSO, and statistics on crime data including drug and gang activity. Community members are not providing crime related information to MCSO.

Lieutenant Acosta stated that Guadalupe has struggled with gang problems for years, and there has been a recent increase in shootings. MCSO is working with Tempe's Gang Task Force who will be assisting MCSO with the gang activity in Guadalupe. Community members may not be providing information to MCSO out of fear of retaliation. MCSO is increasing its drug enforcement and has installed cameras that provide intelligence and evidence; and has increased its patrol presence to curtail violence. The goal is to arrest the people that are causing problems in the community.

A Councilmember voiced concern about multiple MCSO vehicles parking together and suggested that this practice be discontinued; and, that patrols be increased around Town. When community members contact the MCSO dispatch center or make direct contact with deputies, they are not treated politely. It is frustrating when dispatch personnel ask for the spelling of street names.

Lieutenant Acosta stated that the purpose of having increased patrols is not so that the deputies could congregate in one area. Lieutenant Acosta outlined the process to lodge a formal complaint when community members are not treated properly and fairly. His primary concern is that MCSO is visible and deters crime. The concerns raised will be shared with his colleagues.

A Councilmember discussed how community members contact her with information about crime, versus contacting MCSO directly. Community members need to contact MCSO when problems arise. Drug dealers are running the Town.

Lieutenant Acosta stated that the MCSO Special Investigative Unit's manpower has been significantly diminished. Guadalupe's drug and gang problems are a top priority for MCSO. Community members do call in tips to MCSO, however the increase in violence and homicides is concerning.

A Councilmember discussed concerns regarding the drive by shootings, drive by incidents whereby guns are being pointed at people, the clustering of MCSO vehicles at certain locations, and slow response times by MCSO. It would be helpful to receive crime data on a regular basis.

A Councilmember noted that it would be helpful if MCSO deputies were familiar with who the Town of Guadalupe elected officials are. MCSO should also be familiar with events that are occurring in the community. There seems to be a lack of interest on the part of MCSO to invest in the community. Multiple Councilmembers voiced frustration in how they were personally mistreated by MCSO personnel.

Lieutenant Acosta urged Councilmembers and community members to utilize the formal complaint process when they are not treated appropriately by MCSO personnel.

A Councilmember emphasized that the Council supports MCSO and would like to see MCSO be successful in Guadalupe.

There is no material for this agenda item.



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H. TOWN MANAGERS' COMMENTS: None.

I. COUNCILMEMBERS' COMMENTS

Councilmember Soto

- o Thanked the community members that organized a recent Peace Walk.
- o Thanked Vanessa LuTurio for organizing the unveiling of a mural.
- o Thanked the community for working together.

Councilmember Bravo

- o Thanked the community for working together.

Vice Mayor Vital

- o Thanked everyone for attending the meeting.
- o Saturday, May 29, 2021 – Vaccination event.

Councilmember Coto

- o Happy that the variance and rezoning discussions were tabled (continued).
- o Thanked everyone for attending the meeting and for protecting the community.

Councilmember Sánchez

- o Thanked the Town Manager / Clerk for his preparation of the budget.

Mayor Molina

- o Thanked Public Works employee Luis Valenzuela for painting over graffiti along the Highline Canal.
- o Congratulated community members Alex Bookman on attending the NAIA College World Series.

J. ADJOURNMENT

Motion by Councilmember Bravo to adjourn the Regular Council Meeting; second by Councilmember Sánchez. Motion passed unanimously on a voice vote 6-0.

The meeting was adjourned at 9:22 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 May 27, 2021, Town of Guadalupe, Town Council Regular Meeting. I further certify the meeting was duly called and held, and that a quorum was present.



Minutes Town Council Regular Meeting June 10, 2021

Valerie Molina
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Minutes of the Guadalupe Town Council Regular Meeting held on Thursday, June 10, 2021, 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 6:24 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 Gloria Cota, Councilmember Elvira Osuna, Councilmember Joe Sánchez, Councilmember Anita Cota Soto

Staff Present: Jeff Kulaga – Town Manager / Clerk, Jennifer Drury – Assistant to the Town Manager, Cachi Castorena, MCSO Deputy, and David Ledyard – Town Attorney (via video conference)

C. INVOCATION/PLEDGE OF ALLEGIANCE:

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

D. APPROVAL OF MINUTES: None.

E. CALL TO THE PUBLIC: No one spoke.

F. MAYOR and COUNCIL PRESENTATIONS: None.

G. DISCUSSION AND POSSIBLE ACTION ITEMS:

1. PROPOSED CITY OF TEMPE TRANSIT SERVICE CHANGES & ROUTE 56 PRIEST/AVENIDA DEL YAQUI

Jeff Kulaga, Town Manager / Clerk, introduced Eric Iwersen, City of Tempe Transit Manager, who provided an update regarding upcoming changes in the public bus route schedule for Route 56 in Guadalupe.

Mr. Iwersen stated that the City of Tempe has a dedicated Transit Tax that was implemented 25 years ago that funds various public transportation services. Due to financial challenges over the past year, Tempe is now assessing options on how best to balance the fund, in the long-term. Service cuts and program adjustments are being made in order to balance the budget and ensure that the Fund is sustainable. Due to the pandemic and a decrease in ridership, Tempe has experienced a decrease in revenue.

Mr. Iwersen discussed various methods Tempe has been utilizing to solicit public feedback on proposed transit service changes. Proposed service changes are scheduled for implementation for October 2021. The goal is to minimize the impact to transit customers. One of the main areas of service reduction is to reduce service on all Tempe routes from 1:00 am to 11:00 pm., which will impact approximately 2% of ridership. This aligns what the public transit hours of operation in east valley cities. There are no changes to morning hours of operation or frequency of service.



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For Route 56 in Guadalupe, this will impact 2% of the ridership. Minor route adjustments are also being made to increase efficiencies. Tempe is also in the process of procuring electric busses and will be installing new bus shelters that provide larger shade canopies and are solar powered.

In response to a question, Mr. Iwersen stated that transit fares will not be increased.

2. COVID-19 ACTION UPDATE

Jeff Kulaga, Town Manager / Clerk, provided an update regarding current Town of Guadalupe COVID-19 positive case rates, scheduled testing, vaccination information, Town service and steps taken to safeguard public health and safety in response to the Coronavirus.

On June 5, 2021, 82 people were vaccinated in Guadalupe. Hygiene supplies were also distributed at the vaccination event. June 26, 2021, is the date for the second dose of vaccine. July 2, 2021, is the date of an upcoming vaccination event in Town. These events are being coordinated by the Pascua Yaqui Tribe, Arizona State University, Native Health, Maricopa County Health Services, and Town officials.

Mr. Kulaga encouraged everyone to continue wearing a mask, washing hands, practice social distancing, and to get vaccinated.

3. COMMUNITY PARTNERS – RESOLUTION NO. R2021.09

Jeff Kulaga, Town Manager / Clerk, stated that in 2018, the Town Council implemented a Community Partners Program. This program recognizes organizations that provide services or assist with special events in the Town of Guadalupe. Staff is recommending adoption of a resolution designating the Conrado F. Bilducia American Legion Post 124, Native Health, and Arizona State University – School of Human Evolution and Social Change, Global Health Division, as Community Partners and allowing the discounted use of the Mercado patio and Multi-purpose Room for various events. If adopted, this would authorize the Town to offer the use of the Mercado patio and multi-purpose room at a discounted fee, four times per year. Additional fees for security, alcohol, or insurance would still apply.

Motion by Vice Mayor Vital to approve agenda item G3; second by Councilmember Soto. Motion passed unanimously on a voice vote 7-0.

Councilmembers adopted **RESOLUTION NO. R2021.09** designating the Conrado F. Bilducia American Legion Post 124, Native Health, and Arizona State University – School of Human Evolution and Social Change, Global Health Division, as Community Partners and allowing the discounted use of the Mercado patio and Multi-purpose Room for up to four events annually.

A representative from Arizona State University expressed appreciation for being included in the Community Partnership Program.

4. PASCUA YAQUI TRIBE PARTNERSHIP – RESOLUTION NO. R2021.10

Jeff Kulaga, Town Manager / Clerk, stated that the Pascua Yaqui Tribe has been designated as a Community Partner since 2018. The proposed resolution would declare a partnership with the Pascua Yaqui Tribe and Town of Guadalupe to allow the Pascua Yaqui Tribe discounted use of the Mercado patio and Multi-purpose Room for up to twelve events annually. Mr. Kulaga praised the Pascua Yaqui Tribe for its generosity in providing the Town with various forms of COVID-19 assistance.

Motion by Councilmember Soto to approve agenda item G4; second by Councilmember Osuna. Motion passed unanimously on a voice vote 7-0.

Councilmembers adopted **RESOLUTION NO. R2021.10** declaring a partnership with the Pascua Yaqui Tribe and Town of Guadalupe, benefiting the residents, and allowing discounted use of the Mercado patio and Multi-purpose Room for twelve events annually.



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5. DEMOLITION CONTRACT – GUAD BUILDING

Jeff Kulaga, Town Manager / Clerk, stated that the Guad Building is in a state of disrepair and is vacant. To prevent vandalism and problematic behaviors from occurring at this site, staff is recommending the demolition of the building. Staff solicited demolition bids and received three responses. The lowest bid was BCS Enterprises in the amount of \$23,665 for the demolition of the Town-owned GUAD Building located at 8419 South Avenida del Yaqui.

In response to questions, Mr. Kulaga stated that the building has a fence around it to reduce liability to the Town. Jennifer Drury, Assistant to the Town Manager, stated that the building inspection revealed that there is asbestos in the roof, which will be addressed by BCS Enterprises during the demolition process.

Motion by Councilmember Bravo to approve agenda item G5; second by Councilmember Sánchez. Motion passed unanimously on a voice vote 7-0.

Councilmembers approved a contract (C2021-39) with BCS Enterprises in the amount of \$23,665 for the demolition of the Town-owned GUAD Building located at 8419 South Avenida del Yaqui.

6. SALE OF TOWN-OWNED PROPERTY TO GUADALUPE COMMUNITY DEVELOPMENT CORPORATION – RESOLUTION NO. R2021.11

Jeff Kulaga, Town Manager / Clerk, stated that the Guadalupe Community Development Corporation (GCDC) offices were built in 2004 on Town-owned property located at 5933 East Calle Milagros. The offices are in disrepair. The GCDC staff could be relocated so that the property could offer a greater value to the community. Staff is recommending the sale of this property to the (GCDC) for \$50,000.

Steven Langstaff, GCDC Executive Director, stated that GCDC was established as a non-profit organization in 1994. Since that time, GCDC has built eight homes in Town. GCDC has funding in place to build three additional homes.

In response to questions, Mr. Langstaff stated that the GCDC applies for grant funding from multiple sources to support their Affordable Housing Program. The GCDC also works with a non-profit bank that assists GCDC with funding construction, with GCDC repaying the loan once the home is sold. GCDC maintains a waiting list of Guadalupe residents seeking affordable homes. Applicants are selected based on the data they supply to GCDC and the date of their application.

Mr. Langstaff stated that one of the biggest challenges that GCDC has is acquisition of property. If there is an Applicant that owns land, then GCDC could move them up the priority list to provide them with an affordable home.

Motion by Councilmember Bravo approve agenda item G6; second by Vice Mayor Vital. Motion passed unanimously on a voice vote 7-0.

Councilmembers adopted **RESOLUTION NO. R2021.11** authorizing the Mayor, or designee, to sign any and all documents necessary for the sale of Town-owned property, located at 5933 East Calle Milagros, APN 301-44-318, to the Guadalupe Community Development Corporation (GCDC) for \$50,000. The GCDC will demolish the existing office building and split the parcel into two lots in preparation for the construction of affordable housing.



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7. GUADALUPE COMMUNITY DEVELOPMENT CORPORATION LOW-INCOME HOUSING – RESOLUTION NO. R2021.12

Jeff Kulaga, Town Manager / Clerk, stated that the Guadalupe Community Development Corporation (GCDC) is an organization that provides affordable housing for Guadalupe residents. The Town has approximately \$56,000 in a Housing Program Fund that has been dormant for many years. The Town no longer has a Housing Program and is not able to use the funds for that purpose.

In 2018, the Council entered into a Memorandum of Understanding with GCDC that authorizes the Town to work with GCDC on its Affordable Housing Program. Should the Council approve the transmittal of \$56,030.58 from the Town of Guadalupe to the Guadalupe Community Development Corporation (GCDC), it will allow the GCDC to construct affordable housing for Town residents that qualify.

In this case, if approved, it would provide an opportunity to build two new homes on a lot located at 5933 East Calle Milagros.

Motion by Councilmember Bravo to approve agenda item G9; second by Councilmember Osuna. Motion passed unanimously on a voice vote 7-0.

Councilmembers adopted **RESOLUTION NO. R2021.12** authorizing the Mayor, or designee, to sign any and all documents necessary for transmittal of \$56,030.58 from the Town of Guadalupe to the Guadalupe Community Development Corporation (GCDC) for the purpose of GCDC constructing two affordable homes located at 5933 East Calle Milagros, Guadalupe, AZ, APN 301-44-318.

Mr. Langstaff thanked the Council and noted that housing costs have increased approximately 25% over the last eight months.

8. AMENDMENT NO. 8 TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN MARICOPA COUNTY ADMINISTERED BY ITS HUMAN SERVICES DEPARTMENT AND TOWN OF GUADALUPE FOR COMMUNITY ACTION PROGRAM SERVICES

Jeff Kulaga, Town Manager / Clerk, stated that this agenda item is an annual amendment to an intergovernmental agreement with Maricopa County (County) to provide the Community Action Program (CAP) with \$107,254 for the Town's Emergency Rental Assistance Program. This represents the bulk of funding for CAP offices. The remainder of CAP operations is funded by the General Fund. Staff recommends approval of Amendment No. 8.

Motion by Vice Mayor Vital to approve agenda item G8; second by Councilmember Osuna. Motion passed unanimously on a voice vote 7-0.

Councilmembers approved Amendment No. 8 to an Intergovernmental Agreement (C2018-17F) 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. The contract term for Amendment No. 8 is from July 1, 2021 through June 30, 2022 with the County providing \$107,254 to the Town for the Emergency Rental Assistance Program. Approval of Amendment No. 8 authorizes the Mayor, or designee, to sign all necessary documents in furtherance of Amendment No. 8.

9. AREA AGENCY ON AGING ANNUAL CONTRACT

Jeff Kulaga, Town Manager / Clerk, stated that this agenda item is a contract authorizing the Area Agency on Aging to provide funding in the amount of \$151,430 for congregate meals and home delivered meals, multipurpose center operations, and transportation services for Town of Guadalupe Senior Center services. This funding represents 59% of the annual cost of Senior Center Services, with the remaining operations costs being funded through the General Fund.



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

The proposed funding is a \$12,000 increase from last year, and does not include the \$39,000 grant for the walk-in cooler, and the \$12,500 grant for replacement of the chairs and tables in the dining room/lobby area. This partnership allows the Town to provide these services and programs for the elderly. Staff recommends approval of the contract.

Motion by Vice Mayor Vital to approve agenda item G9; second by Councilmember Bravo. Motion passed unanimously on a voice vote 7-0.

Councilmembers approved a contract (C2021-38), authorizing the Area Agency on Aging to provide funding in the amount of \$151,430 for congregate meals and home delivered meals, multipurpose center operations, and transportation services for Town of Guadalupe Senior Center services. The contract term is July 1, 2021 – June 30, 2022. Approval of the contract authorizes the Mayor, or designee, to sign all necessary documents in furtherance of this contract.

10. AUDITOR CONTRACT – COLBY & POWELL, PLC

Jeff Kulaga, Town Manager / Clerk, stated that on February 25, 2021, Council authorized staff to issue a Request for Proposals for municipal internal auditor services. The current auditor, Colby & Powell, PLC, has been serving the Town since 2004. The RFP was issued on March 15, 2021 and closed on April 27, 2021. There were four responses to the RFP. A review panel evaluated the RFP responses and found that Colby & Powell, PLC provided the lowest bid response that fit the Town's needs best.

Staff recommends approving the contract with Colby & Powell, PLC in the amount of \$70,500. Scott Colby will be managing future audits and providing presentations to Council. The contract term is for three years.

Motion by Councilmember Bravo to approve agenda item G10; second by Councilmember Osuna. Motion passed unanimously on a voice vote 7-0.

Councilmembers approved a contract (C2021-40) with Colby & Powell, PLC in the amount of \$70,500 to provide contracted professional auditing services in accordance with the provisions of the Arizona State Statutes and generally accepted government auditing standards (GAGAS), to conduct an examination and to render an opinion on the comprehensive annual financial statements of the Town of Guadalupe. The term of this contract is three (3) years with the option of up to two (2) annual contract extensions subject to an annual performance evaluation, Town Council budget appropriations, and the needs of the Town. Funding for these services is budgeted Fiscal Year 2022 annual budget in various funds.

Mayor Molina noted that the Veterans (Conrado F. Bilducia American Legion Post 124) thanked the Council for designating them as Community Partners.

H. TOWN MANAGERS' COMMENTS

Jeff Kulaga, Town Manager / Clerk

- Staff recently sold a used fire truck for \$7,800 to the South Florence Fire District.
- Thanked the Assistant to the Town Manager for recently coordinating the cleaning of floors and door repairs in the Town Hall lobby.
- Arizona Department of Environmental Quality (ADEQ) recently conducted an audit of the Town's basins and storm drain systems. Staff is awaiting the results of the audit. Staff anticipates that ADEQ will be recommending repair of various infrastructure.



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

I. COUNCILMEMBERS' COMMENTS

Councilmember Sánchez

- o Thanked everyone.

Councilmember Osuna

- o Thanked staff for their work.
- o Encouraged everyone to get vaccinated.

Councilmember Soto

- o Thanked staff for their work, including Firefighters in the field.
- o Thoughts and prayers to families in the Superior and Globe areas.

Councilmember Bravo

- o Thanked everyone for getting vaccinated and wearing their masks.

Vice Mayor Vital

- o Thanked everyone for their work.
- o Encouraged everyone to get vaccinated and wear a mask.

Mayor Molina

- o Town Hall is open 8:00 a.m. – 5:00 p.m., Monday – Friday. Staff is accepting party permit applications. The Mercado is available to rent.
- o Construction activity requires a building permit.
- o The Boys and Girls Club is offering free scholarships for Guadalupe youth. Scholarships are also available to youth that live outside Guadalupe.
- o June 27, 2021 – Pop Up Shop event in the Mercado.
- o Happy Birthday to Jessie Lara, cameraman.

J. ADJOURNMENT

Motion by Vice Mayor Vital to adjourn the Regular Council Meeting; second by Councilmember Bravo. Motion passed unanimously on a voice vote 7-0.

The meeting was adjourned at 7:20 p.m.

Valerie Molina, Mayor

ATTEST:

Jeff Kulaga, Town Manager / Town Clerk

CERTIFICATION

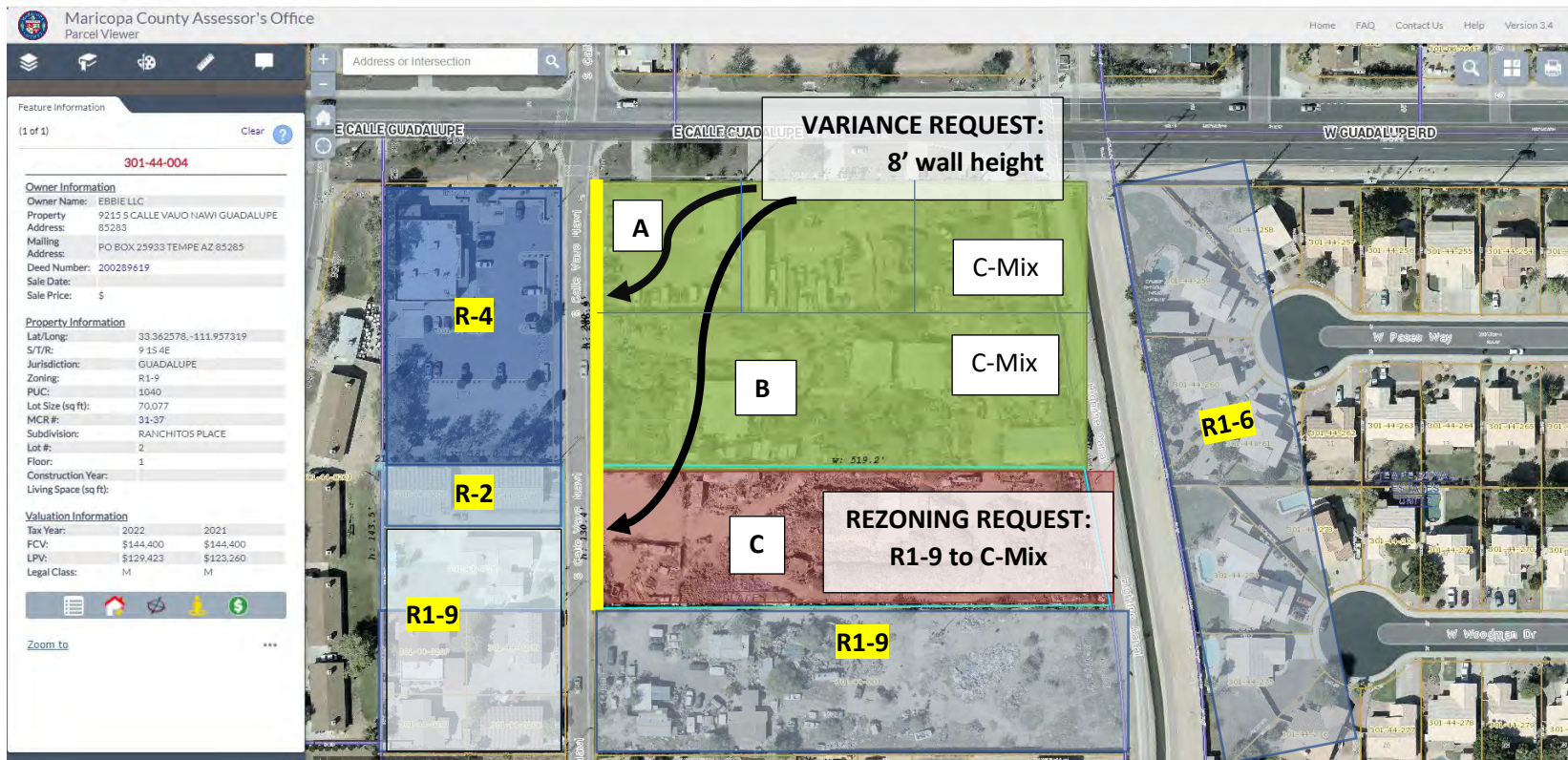
I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the June 10, 2021, Town of Guadalupe, Town Council Regular Meeting. I further certify the meeting was duly called and held, and that a quorum was present.

Jeff Kulaga, Town Manager / Town Clerk

**GUADALUPE TOWN COUNCIL MEETINGS:
THURSDAY, JUNE 24, 2021 & MAY 27, 2021
6:00 P.M.**

Agenda Items:

G1. VARIANCE REQUEST FOR 5911 EAST CALLE GUADALUPE ROAD & 9215 SOUTH CALLE VAUO NAWI:



VARIANCE REQUEST:

Request a variance to build an 8' block wall along approximately 425 feet of Calle Vaou Nawi adjacent to three properties:

A: Parcel: APN 301-44-002B, 19,920 S.F. – zoned C-Mix

B: Parcel: APN 301-44-001, 70,078 S.F. – zoned C-Mix

C: Parcel: APN 301-44-004, 70,077 S.F. – zoned R1-9

RELEVANT TOWN CODE:

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

(C) *Permitted accessory uses.*

(5) Fences, not to exceed four feet in height in front or street side yards or seven feet in height in the side or rear yards.

TOWN CODE: § 154.067 COMMERCIAL DISTRICTS; C-1 NEIGHBORHOOD COMMERCIAL, C-2 GENERAL COMMERCIAL, AND C-M MIXED-USE COMMERCIAL.

3) The C-M District is intended to provide for general and outdoor retailing uses and light manufacturing and storage associated with commercial uses.

(B) *General regulations.*

(4) In the C-1, C-2, and C-M Districts, the yards required adjacent to public streets shall be entirely landscaped except for necessary driveways and walkways; parking and maneuvering areas shall be located beyond those required landscaped yards.

(5) In the C-M District, outdoor storage shall be screened from public street view and adjacent properties by opaque fences or walls, six feet in height.

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 ANALYSIS:

Town Code 154.031 establishes the criteria (B) (1), (2), and (3) when considering a granting a variance.

The variance request for the C-Mix properties seeks to increase the height of the block wall along Calle Vaou Nawî from 6' to 8' and for the R1-9 property from 4' to 8'.

When measuring this variance request for increased wall height along Calle Vaou Nawî, the following findings and recommendation are offered:

B(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;

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

VARIANCE FINDINGS:

- a) Adding height to the block wall will improve property safety, better secure equipment and firewood product, and decrease amount of theft, vandalism, and trespassing.
- b) This added height will allow the property owner better protect his investment into the property.
- c) These conditions of theft, vandalism, and trespass were not created by the property owner.
- d) The new block wall will assist in cleaning up the Calle Vaou Nawi frontage. At whatever height, it is located ten feet off the existing edge of pavement allowing for a proper sidewalk, curb and gutter to be installed adjacent to these properties.

VARIANCE RECOMMENDATION:

Granting the variance is recommended so that this property is not deprived of privileges enjoyed by other properties in the same district are available to the current property owner where the special was not created by the owner or applicant; and this variance of increased wall height will not detrimentally impact adjacent properties.

CASE NO. V2021-03

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

APPLICATION FOR:

- Variance
- Conditional Use
- Zoning Change

Zoning District: _____

paid Fee: \$25

Receipt #: _____

THE REASON FOR THE REQUEST IS : 8' Block wall for security purposes

THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS : 5911 E Calle Guadalupe Rd
Parcel 301-44-0028 Exhibit A 9215 S Calle Vauro Nawi
Parcel 301-44-001 & 301-44-004 Exhibit A
Parcel _____

AND ITS GENERAL LOCATION IS: N ~~SE~~ SE W SIDE OF CALLE Vauro Nawi
423 FEET N ~~SE~~ SE W OF CALLE Guadalupe Rd AND _____ FEET
BY 150 FEET TOTALING _____ SQ. FEET.

IF REQUESTING REZONING, INDICATE CHANGE : FROM _____ TO _____

APPLICANT : Gary Jordan PHONE NO : 480-820-0633

ADDRESS : P.O. Box 25933 Tempe, Az 85285

PROPERTY OWNER : Jordan Land LLC EBBIE PHONE NO 480-820-0633

ADDRESS P.O. Box 25933 Tempe, Az 85285

[Signature] 5-5-21
APPLICANT'S SIGNATURE Date

[Signature] 5-5-21
*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:

PROCESSED BY : _____ DATE PROCESSED: _____

DATE OF COUNCIL MEETING: _____ APPROVED DISSAPPROVED

COMMENTS : _____

301-44-001**Mobile Home Parcel**

This is a Mobile Home parcel located at 9215 S CALLE VAUO NAWI GUADALUPE 85283. The current owner is EBBIE LLC. It is located in the RANCHITOS PLACE subdivision, and MCR 3137. Its current year full cash value is \$163,100.

MAPS

PICTOMETRY

\$ VIEW/PAY TAX
BILL

DEED

OWNER

VALUATIONS

ADDITIONAL
INFO

MAP FERRET

SIMILAR
PARCELS**PROPERTY INFORMATION**9215 S CALLE VAUO NAWI GUADALUPE 85283

MCR #	<u>3137</u>
Description	RANCHITOS PLACE PT LOT 1 S2
Long/Lat	
Lot Size	70,078 sq ft.
Zoning	C-MIX
Lot #	1
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 (64 Parcels)	<u>RANCHITOS PLACE</u>

OWNER INFORMATIONEBBIE LLC

Mailing Address	PO BOX 25933, TEMPE, AZ 85285
Deed Number	<u>200289619</u>



Feature Information

(1 of 2)

Clear ?

301-44-001

Owner Information

Owner Name: EBBIE LLC
 Property Address: 9215 S CALLE VAUO NAWI GUADALUPE 85283
 Mailing Address: PO BOX 25933 TEMPE AZ 85285
 Deed Number: 200289619
 Sale Date:
 Sale Price: \$

Property Information

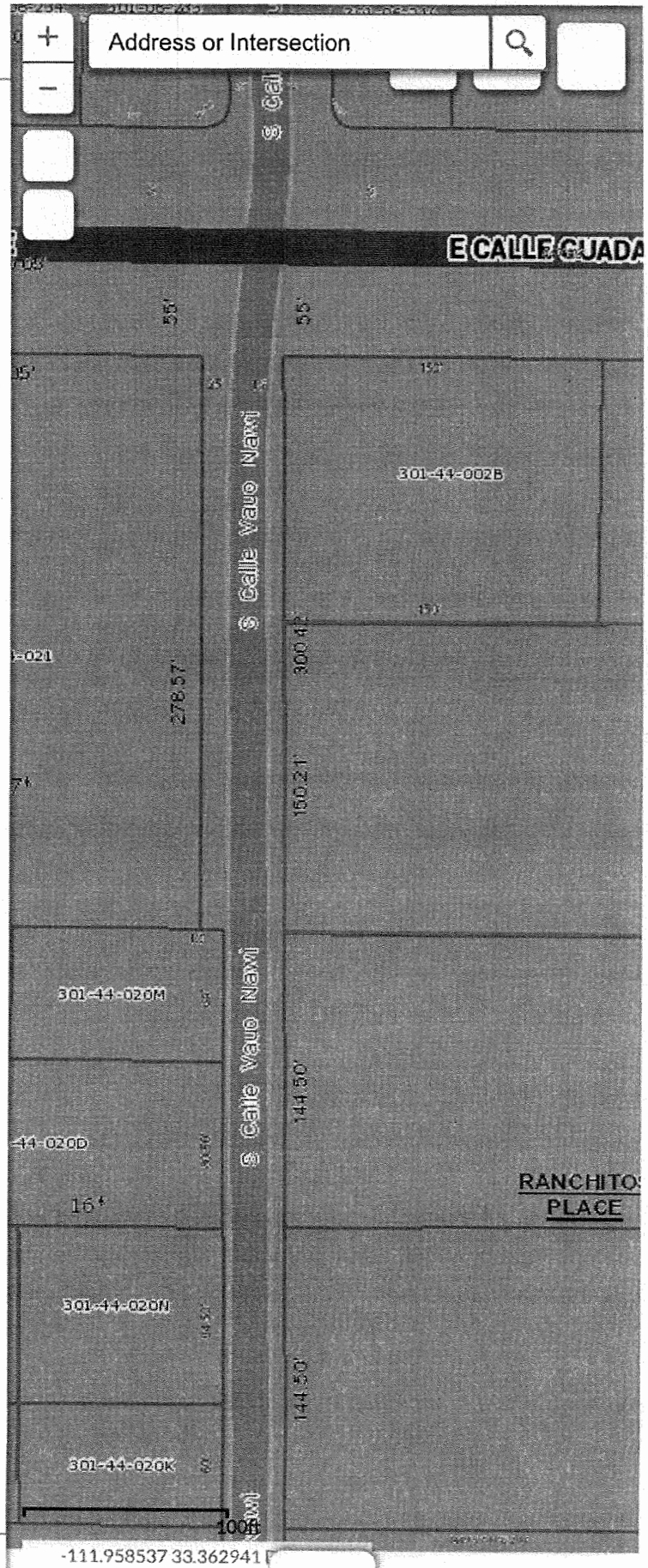
Lat/Long: 33.362980, -111.957358
 S/T/R: 9 1S 4E
 Jurisdiction: GUADALUPE
 Zoning: C-MIX
 PUC: 0820
 Lot Size (sq ft): 70,078
 MCR #: 31-37
 Subdivision: RANCHITOS PLACE
 Lot #: 1
 Floor: 1
 Construction Year:
 Living Space (sq ft):

Valuation Information

Tax Year:	2022	2021
FCV:	\$163,100	\$163,100
LPV:	\$151,186	\$143,987
Legal Class:	3.1	3.1



Zoom to Clear Selected



301-44-004

Commercial Parcel

This is a Commercial parcel located at [9215 S CALLE VAUO NAWI GUADALUPE 85283](#). The current owner is EBBIE LLC. It is located in the RANCHITOS PLACE subdivision, and MCR [3137](#). Its current year full cash value is \$144,400.

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

[OWNER](#)
[VALUATIONS](#)
[ADDITIONAL INFO](#)
[MAP FERRET](#)

[SIMILAR PARCELS](#)

PROPERTY INFORMATION



[9215 S CALLE VAUO NAWI GUADALUPE 85283](#)

MCR #	3137
Description	RANCHITOS PLACE LOT 2 N2
Long/Lat	
Lot Size	70,077 sq ft.
Zoning	R1-9
Lot #	2
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 (64 Parcels)	RANCHITOS PLACE

OWNER INFORMATION



[EBBIE LLC](#)

Mailing Address	PO BOX 25933, TEMPE, AZ 85285
Deed Number	200289619

LEGAL DESCRIPTION**Parcel 1:**

The South one-half of Lot 1 (S1/2 of Lot 1) Ranchitos Place, a subdivision of Maricopa County, State of Arizona, according to the map or plat recorded in the office of the County Recorder of Maricopa County, Arizona, in Book 31 of Maps, Page 37.

Parcel 2:

That part of Lot Two (2), Ranchitos Place, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 31 of Maps, Page 37, Described as follows;

Beginning at the Northwest corner of said Lot Two (2);

Thence East along the North line of Lot Two (2), 484.93 feet to the Northeast corner thereof;

Thence South 11 degrees, 12 minutes East, along the Easterly line, 131.00 feet;

Thence Southwesterly to a point on the West line of Lot 2 which 144 1/2 feet South of said Northwest corner;

Thence North, along said West line 144 1/2 to the Point of Beginning.

APN: 301-44-001, 301-44-004



Feature Information

(1 of 1)

Clear ?

301-44-002B

Owner Information

Owner Name: JORDAN LAND LLC
 Property Address: 5911 E CALLE GUADALUPE GUADALUPE 85283
 Mailing Address: PO BOX 25933 TEMPE AZ 85285
 Deed Number: 110225791
 Sale Date:
 Sale Price: \$

Property Information

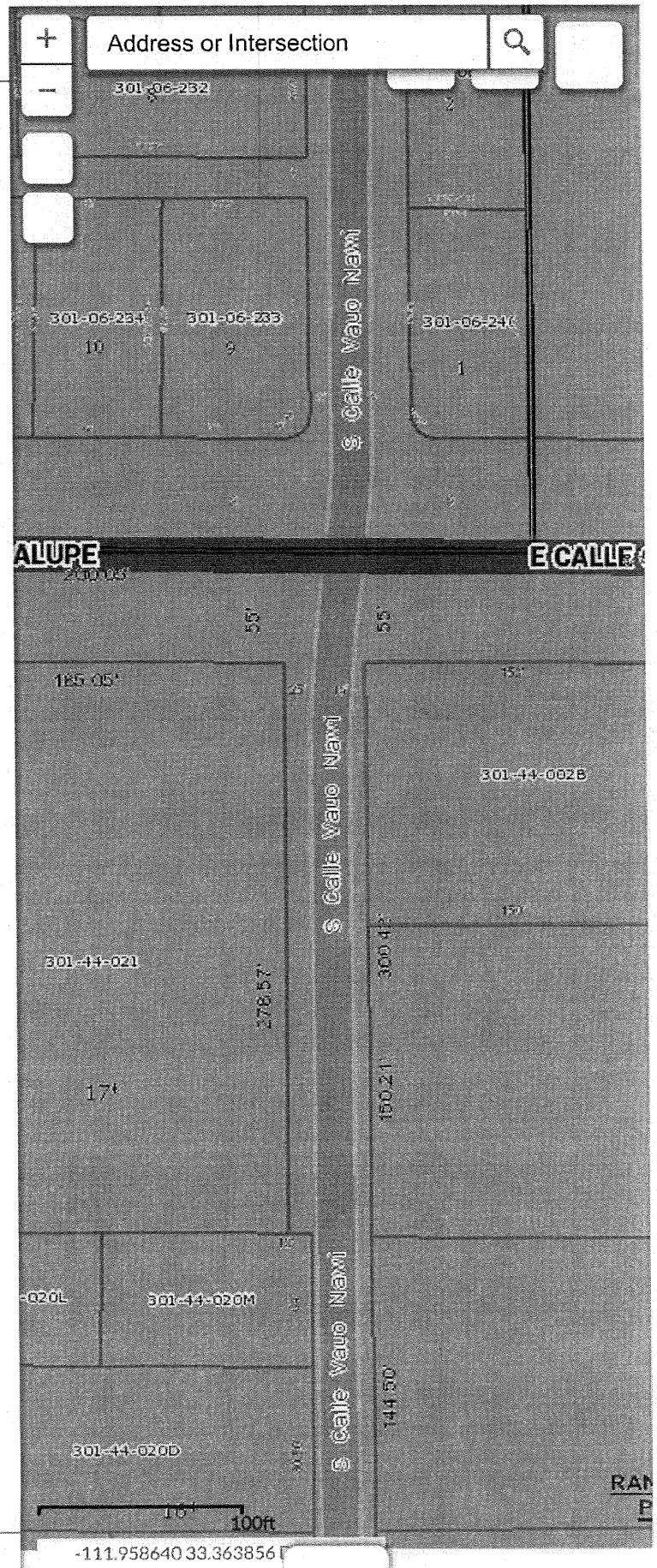
Lat/Long: 33.363369, -111.957892
 S/T/R: 9 1S 4E
 Jurisdiction: GUADALUPE
 Zoning: C-MIX
 PUC: 1040
 Lot Size (sq ft): 19,210
 MCR #: 31-37
 Subdivision: RANCHITOS PLACE
 Lot #: 1
 Floor: 1
 Construction Year:
 Living Space (sq ft):

Valuation Information

Tax Year:	2022	2021
FCV:	\$142,000	\$142,000
LPV:	\$106,405	\$101,338
Legal Class:	1.12	1.12



Zoom to



301-44-002B
5911 E Calle Guadalupe Rd

EXHIBIT "A" TO SPECIAL WARRANTY DEED

Legal Description

**THE WEST 150.00 FEET OF THE NORTH HALF OF LOT 1, RANCHITOS PLACE,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 37.**

Unofficial Document

Paul Bunyan properties

April 27, 2021

Before: Maricopa County Assessor's 2020 map

Maricopa County Assessor's Office
Parcel Viewer

Address or Intersection

301-44-004

Owner Information
Owner Name: EBBE LLC
Property: 5015 S CALLE VAJO NAWI GUADALUPE
Address: 50283
Mailing: PO BOX 25933 TEMPE AZ 85285
Deed Number: 200289619
Sale Date:
Sale Price: \$

Property Information
Lot/Lzone: 33,562378, R11,95751P
S/T/R: 9 18-4E
Jurisdiction: GUADALUPE
Zoning: R1-7
PUC: 10A0
Lot Size (sq ft): 70,077
MCR #: 31-37
Subdivisions: RAJONCHITOS PLACE
Lot #: 2
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information
Tax Year: 2022 2021
FCV: \$144,400 \$144,400
LPV: \$429,423 \$129,380
Legal Class: M M

Zoom 50

After: google map as of April 27, 2021





NOTICE OF PUBLIC HEARING VARIANCE REQUEST

The Guadalupe Town Council shall hold a public hearing on Thursday, May 27, 2021, 6:00 PM, at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, for the following purposes:

Variance Request Application #V2021-03:

Gary Jordan, Applicant, 5911 East Calle Guadalupe Road and 9215 South Calle Vauo Nawi, Guadalupe, AZ. The Applicant is requesting a variance to the Town of Guadalupe Zoning Code of Ordinances to install an 8' block wall for security purposes.

Written comments or objections may be filed at Town Hall prior to, or at the hearing. Copies of the Application and subdivision plat are available for review at Guadalupe Town Hall.

Publish: May 12, 2021

Town of Guadalupe
9241 South Avenida del Yaqui
Guadalupe, AZ 85283
(480) 730-7030



**NOTICE OF PUBLIC HEARING
VARIANCE REQUEST**

The Guadalupe Town Council shall hold a public hearing on Thursday, May 27, 2021, 6:00 PM, at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, for the following purposes:

Variance Request Application #V2021-03:

Gary Jordan, Applicant, 5911 East Calle Guadalupe Road and 9215 South Calle Vauo Nawi, Guadalupe, AZ. The Applicant is requesting a variance to the Town of Guadalupe Zoning Code of Ordinances to install an 8' block wall for security purposes.

Written comments or objections may be filed at Town Hall prior to, or at the hearing. Copies of the Application and subdivision plat are available for review at Guadalupe Town Hall.

**TOWN OF GUADALUPE
NOTICE OF PUBLIC HEARING
REZONING REQUEST**

The Town Council of Guadalupe shall hold a meeting, open to the public, on May 27, 2021, at 6:00 p.m. at the Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to hold a public hearing to consider the following rezoning request:

RZ 2021-02 Request for rezoning from R 1-9 to C-Mix to have the current use of the property consistent and in compliance with the Town of Guadalupe Code, Section 154.06 for C-Mix.

1. Applicant – Gary Jordan, for a change of zoning from R 1-9 to C-Mix to have the current use of the property consistent and in compliance with the Town of Guadalupe Code, Section 154.06 for C-Mix. The property is further described by the Maricopa County Assessor as parcel 301-44-004.

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 for review at the Town Hall.

Town of Guadalupe
9241 South Avenida del Yaqui
Guadalupe, AZ 85283
(480) 730-7030

May 7, 2021



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Page 40

VERDUGO YADIRA
5814 E CALLE GUADALUPE
GUADALUPE, AZ 85283

OLIVAS TONY F/IRMA
9052 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

MURILLO JACOB
9055 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

MARICOPA COUNTY SPECIAL HEALTH
CARE DISTRICT
5825 E CALLE GUADALUPE
GUADALUPE, AZ 85283

LOPEZ FRANK JAVIER
9218 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

LOPEZ FRANK J/ANGELINA T
9218 S CALLE VAUO NAWI B
GUADALUPE, AZ 85283

LOPEZ FRANK J & ANGELINA
9220 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

TERRAZAS DORA V/GERONIMO G
9222 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

TERRAZAS GERONIMO V
9222 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

TERRAZAS JULIAN V
9224 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

TERRAZAS ANITA
9224 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

CRUZ PEDRO/ADAM
CERVANTES/YOLANDA R
9402 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

CHAVEZ FIDEL
9403 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

VEGA JULIA
9233 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

BELTRAN RAMIRO POPOCA
9407 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

NESS MISTY LEE/BECK ROBERT ALLAN
1065 W WOODMAN DR
TEMPE, AZ 85283

SEVCOV GEORGE M
1066 W WOODMAN DR
TEMPE 85283

MILLER R ZEN
1050 W WOODMAN DR
TEMPE, AZ 85283

RODOLFO AND MARY PINON TRUST
1067 W PASEO WY
TEMPE, AZ 85283

OLIVER DAVID D/SHARON K TR
1068 W PASEO WY
TEMPE, AZ 85283

MCCULLOUGH RYAN J
1060 W PASEO WY
TEMPE, AZ 85283

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

RR# 3470200

NOTICE OF PUBLIC HEARING
VARIANCE REQUEST The
Guadalupe Town Council shall hold a
public hearing on Thursday, May 27,
2021, 6:00 PM, at Guadalupe Town
Hall, 9241 South Avenida del Yaqui,
Museum Room, Guadalupe, Arizona,
for the following purposes: Variance
Request Application #V2021-03: Gary
Jordan, Applicant, 5911 East Calle
Guadalupe Road and 9215 South
Calle Vaou Nawi, Guadalupe, AZ. The
Applicant is requesting a variance to
the Town of Guadalupe Zoning Code
of Ordinances to install an 8' block
wall for security purposes. Written
comments or objections may be filed
at Town Hall prior to, or at the
hearing. Copies of the Application and
subdivision plat are available for
review at Guadalupe Town Hall.
Publish: May 12, 2021
5/12/21

COPY OF NOTICE

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

Reference #

Notice Type: MCHRG NOTICE OF HEARING

Ad Description

Variance Request Application #V2021-03

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):

05/12/2021

RR-3470200#

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	\$1.90
Arizona Sales Tax	\$0.01
Total	\$1.91

Your Legal Publishing



* A 0 0 0 0 0 5 7 1 5 9 2 1 *

Jennifer Drury

From: Rebecca Jimenez <rebjm4@yahoo.com>
Sent: Thursday, May 27, 2021 5:09 PM
To: Services Guadalupe
Cc: Rebecca Jimenez
Subject: Public Hearing May 27, 2021

5/27/2021
G1 & G2 -
1 of 3

Hello Jennifer,

I appreciate your offer to present questions/concerns for the zoning request and fence variance request by Paul Bunyan's Firewood.

I would first like to address the fact that residents in general did not know about tonight's meeting. There was a small 8x10 paper on a fence.

Concerns with the rezoning from residential to commercial mix are listed below.

1. Future unwanted development may happen with little concern for the town, the people, property value.

I had the opportunity to talk with neighbors and there is a general agreement opposing the height of the fence. Reasons for opposing anything over 6.5 feet of block fence on Calle Vaou Nawi and suggestions are listed below.

1. Not aesthetically pleasing
2. "What is the reason for high security for firewood"?
3. Grafitti Grafitti Grafitti
4. It would look like a prison
5. Mature landscaping over 8ft would be a nice alternative and improvement.

Paul Bunyan comes to the Town of Guadalupe for the cheap land, for the tax leniency on property and leniency and does not give back to the community in any significant way. They make their money in Guadalupe and go home to their houses that are not facing an 8 foot block fence with razor wire. Other Cities would not permit this on the main street of their community.

While the owner of Paul Bunyan's Firewood gets to go home to his manicured streets at the end of the night, we remain here in town to see the obstruction everyday.

If there is a link to tonight's meeting please forward
Thanks!

May 26, 2021

Rec'd
5/27/2021

20/3

Town Council of Guadalupe
9241 South Avenida del Yaqui
Guadalupe, Arizona 85283

This is my response to Request Number V2021-03

I live at 9222 S. Calle Vauro Nawi. I have lived in Guadalupe for more than 60 years. My home is located along with other family homes, within what we call, the family compound. I have 6 daughters & 3 sons and a bunch of grandchildren and great-grandchildren.

The compound is across the street from 9215 Calle Vauro Nawi. I **do not** want any zoning change on this residential property. This is a residential neighborhood and the Town Council should enforce the law regarding this property as it stands now.

Geronimo G. Terrazas Sr.
9222 S. Calle Vauro Nawi
Guadalupe, Arizona 85283



Rec'd
5/27/2021
3/3

May 25, 2021

Guadalupe Town Council
9241 South Avenida del Yaqui
Guadalupe, AZ 85283

Reference: Variance Request No. V2021-03

We have lived at 9220 South Calle Vaou Nawi for over 30 years, right across the street from the property that gave rise to this variance request and zoning change.

We do not agree with the request to allow the building of an eight foot front block wall, as indicated. This area is entirely residential and Council should consider this fact. Furthermore, on April 1, 1982 a hearing was held to change Zoning to I-2 General Industrial (see attached copy of March 16, 1982 letter from town of Guadalupe Zoning Administrator). We still do not agree to this change and ask that council maintain the residential zoning in our neighborhood.

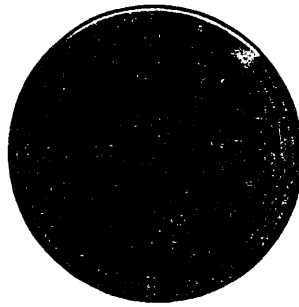
An eight foot front block wall, would obstruct, South Vaou Nawi residents and others with, the ability to spot and report a fire ignition at the earliest possible point, which would help fire fighters.

The smoke that comes from a fire can ultimately be more severe than the actual fire. No wall can contain the smoke.

The wood piles are not conducive to a residential neighborhood and an eight foot block wall across the street from our residential home would also not be pleasant to look at day after day. We live in a residential area please help us maintain it that way.



Frank J. Lopez
9220 Calle Vaou Nawi Nawi



Town of Guadalupe

Office of: Zoning Administrator

9050 SOUTH AVENIDA DEL YAQUI
GUADALUPE, ARIZONA 85283

Phone: 839-2415

March 16, 1982

Frank J. & Angelina Lopez Z82-3-8A
8210 S. Calle Sahuaro
Guadalupe, AZ. 85283
301-44-020

Dear Property Owner:

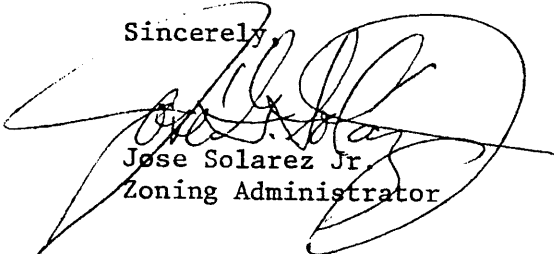
The owners of property located at 9215 S. Calle Vaou Nawi (General location is east of Calle Vaou Nawi, 300' South of Calle Guadalupe), Guadalupe, AZ., have requested rezoning of property presently R1-9-Single Family Residential District to I-2-General Industrial Park.

A public hearing on this request will be held on Thursday, April 1, 1982, at the Guadalupe Town Hall, 9050 S. Avenida Del Yaqui, Guadalupe, at 7:00 P.M. If you would like to comment on this request for this zoning amendment, please submit any written comments, in favor or against this request, to Town Hall, Planning & Zoning, 9050 S. Avenida Del Yaqui, Guadalupe, Arizona, 85283, by no later than 5:00 P.M., April 1, 1982.

You are also invited to attend this public hearing and give verbal comment.

If you have any questions or are in need of further information, please call Town Hall at (602)839-2415.

Sincerely,



Jose Solarez Jr.
Zoning Administrator

Petition Against
Variance request V2021-03

REC'D Page 46
5/27/2021

Reference: V2021-03

We, the under signed residents live across the street from 9215 South Calle Vaou Nawi. We **do not want** the zoning change for 9215 Calle Vaou Nawi as requested in variance V2021-03. This would not be in our best interest because it would not be contributing to our safety and we want it to remain a residential property in our residential neighborhood.

Date	Address	Print Name	Signature
5-19-21	9222 S. Calle Vaou Nawi	Gerónimo G. Terrazas	<i>Gerónimo G. Terrazas</i>
5/19/2021	9225 S. Calle Vaou Nawi	Francisca Martinez	<i>Francisca Martinez</i>
5/19/21	9224 S. Calle Vaou Nawi	<i>Anita Terrazas</i>	<i>Anita Terrazas</i>
5/20/2021	9224 S. Calle Vaou Nawi	Emilio Terrazas	<i>Emilio Terrazas</i>
5/20/2021	9224 S. Calle Vaou Nawi	Rose Hernandez	<i>Rose Hernandez</i>
5/20/21	9224 S. Calle Vaou Nawi	Sara Terrazas	<i>Sara Terrazas</i>
5/20/21	9224 S. Calle Vaou Nawi	Julian V. Terrazas	<i>Julian V. Terrazas</i>
5-22-21	9222 S. Calle Vaou Nawi	David Terrazas	<i>David Terrazas</i>
5-23-21	9222 S. Calle Vaou Nawi	Guadalupe Terrazas	<i>Guadalupe Terrazas</i>
5-23-21	9220 Calle Vaou Nawi	Angelina T. Lopez	<i>Angelina T. Lopez</i>
5-23-21	9220 Calle Vaou Nawi	Frank T. Lopez	<i>Frank T. Lopez</i>
5/27/21	9218 Calle Vaou Nawi	JANICE C Lopez	<i>JANICE C Lopez</i>

12

Agenda Item:

G1. VARIANCE REQUEST:

FOR 5911 EAST CALLE GUADALUPE ROAD & 9215 SOUTH CALLE VAUO NAWI



Maricopa County Assessor's Office
Parcel Viewer

Address or Intersection

Home FAQ Contact Us Help Version 3.4

Feature Information (1 of 1) Clear

301-44-004

Owner Information
Owner Name: EBBIE LLC
Property: 9215 S CALLE VAUO NAWI GUADALUPE
Address: 85283
Mailing Address: PO BOX 25933 TEMPE AZ 85285
Deed Number: 200289619
Sale Date:
Sale Price: \$

Property Information
Lat/Long: 33.362576, -111.957319
S/T/R: 9 15 4E
Jurisdiction: GUADALUPE
Zoning: R1-9
PUC: 1040
Lot Size (sq ft): 70,077
MCR #: 31-37
Subdivision: RANCHITOS PLACE
Lot #: 2
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information
Tax Year: 2022 2021
FCV: \$144,400 \$144,400
LPV: \$129,423 \$123,260
Legal Class: M M

Zoom to

**VARIANCE REQUEST:
8' wall height**

**REZONING REQUEST:
R1-9 to C-Mix**

A
B
C

R-4
R-2
R1-9
C-Mix
C-Mix
R1-6
R1-9



VARIANCE REQUEST:

Request a variance to build an 8' block wall along approximately 425 feet of Calle Vaou Nawi adjacent to three properties:

A: Parcel: APN 301-44-002B, 19,920 S.F. – zoned C-Mix

B: Parcel: APN 301-44-001, 70,078 S.F. – zoned C-Mix

C: Parcel: APN 301-44-004, 70,077 S.F. – zoned R1-9



RELEVANT TOWN CODE:

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

(C) *Permitted accessory uses.*

(5) Fences, not to exceed four feet in height in front or street side yards or seven feet in height in the side or rear yards.

TOWN CODE: § 154.067 COMMERCIAL DISTRICTS; C-1 NEIGHBORHOOD COMMERCIAL, C-2 GENERAL COMMERCIAL, AND C-M MIXED-USE COMMERCIAL.

3) The C-M District is intended to provide for general and outdoor retailing uses and light manufacturing and storage associated with commercial uses.

(B) *General regulations.*

(4) In the C-1, C-2, and C-M Districts, the yards required adjacent to public streets shall be entirely landscaped except for necessary driveways and walkways; parking and maneuvering areas shall be located beyond those required landscaped yards.

(5) In the C-M District, outdoor storage shall be screened from public street view and adjacent properties by opaque fences or walls, six feet in height.



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 ANALYSIS:

Town Code 154.031 establishes the criteria (B) (1), (2), and (3) when considering a granting a variance.

The variance request for the C-Mix properties seeks to increase the height of the block wall along Calle Vaou Nawi from 6' to 8' and for the R1-9 property from 4' to 8'.

When measuring this variance request for increased wall height along Calle Vaou Nawi, the following findings and recommendation are offered:

B(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;

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

VARIANCE FINDINGS:

- a) Adding height to the block wall **will improve property safety, better secure equipment and firewood product, and decrease amount of theft, vandalism, and trespassing.**
- b) This added height will allow the property owner **better protect his investment** into the property.
- c) These conditions of **theft, vandalism, and trespass were not created** by the property owner.
- d) The new block wall will assist in **cleaning up the Calle Vaou Nawi frontage**. At whatever height, it is located ten feet off the existing edge of pavement allowing for a proper sidewalk, curb and gutter to be installed adjacent to these properties.

Maricopa County Assessor's Office
Parcel Viewer

Home FAQ Contact Us Help Version 3.4

Address or Intersection

Feature Information
(1 of 1) Clear

301-44-004

Owner Information
 Owner Name: EBBIE LLC
 Property: 9215 S CALLE VALU'O NAWI GUADALUPE
 Address: 85283
 Mailing Address: PO BOX 23933 TEMPE AZ 85285
 Deed Number: 200289619
 Sale Date:
 Sale Price: \$

Property Information
 Lat/Long: 33.362578, -111.957319
 S/T/R: 9 1S 4E
 Jurisdiction: GUADALUPE
 Zoning: R1-9
 PUC: 1040
 Lot Size (sq ft): 70,077
 MCR #: 31-37
 Subdivision: RANCHITOS PLACE
 Lot #: 2
 Floor: 1
 Construction Year:
 Living Space (sq ft):

Valuation Information
 Tax Year: 2022 2021
 FCV: \$144,400 \$144,400
 LPV: \$129,423 \$123,260
 Legal Class: M M

Address or Intersection

**VARIANCE REQUEST:
8' wall height**

**REZONING REQUEST:
R1-9 to C-Mix**

A
B
C

R-4
R-2
R1-9

C-Mix
C-Mix

R1-6
R1-9

W GUADALUPE RD
W Paseo Way
W Wooding Dr



VARIANCE RECOMMENDATION:

Granting the variance to increase wall height is recommended so that this property is not deprived of privileges enjoyed by other properties in the same zoning district; where the special circumstances were not created by the owner; and this variance of increased wall height will not detrimentally impact adjacent properties.

Town Council
Meetings June 24,
2021 &
May 27, 2021

GUADALUPE TOWN COUNCIL
MEETINGS: THURSDAY, JUNE 24, 2021 &
MAY 27, 2021
6:00 P.M.

Agenda Items:

G2. PUBLIC HEARING – REZONING REQUEST FOR 9215 SOUTH CALLE VAUO NAWI

G3. REZONING REQUEST – 9215 SOUTH CALLE VAUO NAWI

Maricopa County Assessor's Office
Parcel Viewer

Address or Intersection

Home FAQ Contact Us Help Version 3.4

Feature Information
(1 of 1) Clear

301-44-004

Owner Information
Owner Name: EBBIE LLC
Property: 9215 S CALLE VAUO NAWI GUADALUPE
Address: 85283
Mailing Address: PO BOX 25933 TEMPE AZ 85285
Deed Number: 200269619
Sale Date:
Sale Price: \$

Property Information
Lat/Long: 33.362578, -111.957319
S/T/R: 9 1S 4E
Jurisdiction: GUADALUPE
Zoning: R1-9
PUC: 1040
Lot Size (sq ft): 70,077
MCR #: 31-37
Subdivision: RANCHITOS PLACE
Lot #: 2
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information
Tax Year: 2022 2021
FCV: \$144,400 \$144,400
LPV: \$129,423 \$123,260
Legal Class: M M

Zoom to

C-Mix
C-Mix
R-4
R-2
R1-9
R1-9
R1-6
**REZONING REQUEST:
APN 301-44-004
R1-9 to C-Mix**

E CALLE GUADALUPE
E CALLE GUADALUPE
W GUADALUPE RD
W Passe Way
W Woodson Dr

REZONING REQUEST:

Request a rezoning from R1-9 to C-M Mixed Use Commercial for the property located at 9215 South Calle Vauo Nawi, APN 301-44-004. The property is 70,077 square feet or 1.61 acres in size measuring 114.5' x 484.9'.

The applicant and property owner is requesting the rezoning so that the current use of the property in compliance with Town of Guadalupe Code §154.067 – Commercial Districts C-M Mixed Use Commercial. and is presently zoned R1-9, Single-family Residential.

TOWN CODE: § 154.067 COMMERCIAL DISTRICTS; C-1 NEIGHBORHOOD COMMERCIAL, C-2 GENERAL COMMERCIAL, AND C-M MIXED-USE COMMERCIAL.

(A) *Intent.*

(3) The C-M District is intended to provide for general and outdoor retailing uses and light manufacturing and storage associated with commercial uses.

(5) In the C-M District, outdoor storage shall be screened from public street view and adjacent properties by opaque fences or walls, six feet in height.

(C) *Permitted Uses:*

- (4) The following **outdoor** general retail business and service establishments shall be permitted in the C-2 & C-M Districts:
 - (a) Automobile service stations, including minor repairs and lubricating, automobile car wash service;
 - (b) **Building materials retailing**;
 - (c) Drive-in and drive-thru restaurants;
 - (d) Fruit and vegetable outdoor sales;
 - (e) Insulation sales;
 - (f) Monument sales;
 - (g) Plant nursery, parking lots; and

(h) Recreation areas and facilities.

(5) The following commercial manufacturing and storage establishments shall be permitted in the C-M District:

- (a) Bus terminals;
- (b) Cleaning and dyeing plant, carpet and rug cleaning;
- (c) Dispatch yard;
- (d) Express office;
- (e) Printing, publishing, or lithographing, pest extermination;
- (f) Wholesale activities and warehousing;
- (g) Assembly of products from previously prepared materials; and
- (h) Commercial trade schools and business colleges.

(E) *Conditional uses.*

(4) The following **outdoor** uses shall be permitted as conditional uses in the C-2 and C-M Districts in accordance with § 154.019: automobile, truck, mobile home, trailers, and recreational vehicle rentals and sales lots, new and used.

(5) The following uses in **enclosed buildings** shall be permitted as conditional uses in the C-M Districts in accordance with § 154.019:

- (a) **Amusement parks;**
- (b) Boat building;
- (c) Bottling works;
- (d) Bookbinding;
- (e) Carpenter and/or cabinet shop;
- (f) Contractors equipment storage yard or rental of equipment commonly used by contractors;
- (g) Electrical sign shop;
- (h) **Firewood or lumber storage and sales;**

- (i) Foundry casting light-weight, nonferrous metal not-causing noxious odors or fumes;
- (j) Knitting mills;
- (k) Machine shop;
- (l) Meat products, packing, smoking, and curing providing no objectionable fumes are emitted;
- (m) Monument works;
- (n) Radio and television transmitting towers and facilities;
- (o) Scientific or research laboratories;
- (p) Television set assembling;
- (q) Trucking dispatch, terminal, transfer company;
- (r) Weaving mills;
- (s) Welding shop; and
- (t) The manufacturing, compounding, processing, packaging, assembly, or treatment of any non-toxic, non-flammable, and non-hazardous materials or substances.

REZONING:

TOWN CODE: CITIZEN REVIEW PROCESS § 154.160 PROCESS.

(A) This subchapter shall apply to rezonings, specific plan applications or amendments that require a hearing, and any ordinance that adds, modifies, or removes any regulation that governs the use of an owner's property.

(B) This subchapter is adopted to comply with A.R.S. § 9-462.03.

(Ord. 2006-11, passed 12-14-2006)

TOWN CODE § 154.161 PROCEDURE.

(A) Adjacent landowners and other potentially affected citizens will be notified of any such application as set forth in A.R.S. § 9-462.04 and with additional notice as the Zoning Administrator deems necessary.

(B) Such notice will inform the adjacent landowners and potentially affected citizens of the proposed rezoning, specific plan application, or changes in regulation.

(C) Adjacent landowners and potentially affected citizens will be given the opportunity to file written letters of concern with staff at least 15 days prior to any hearing.

(D) Staff shall provide such letters of concern to the applicant and to the hearing body. The applicant or staff, if staff has generated the rezoning, plan application, or change of regulations, shall address the concern as part of its application and provide a copy of that response to the concerned citizen who filed the letter of concern at least five days prior to any hearing to allow the concerned citizen time to prepare a rebuttal to be used at the hearing, if the concerned citizen chooses to do so.

(E) If the town staff receives more than ten letters in opposition, the hearing body may not take action the day the hearing is scheduled. Instead, the hearing body will hold the public hearing as scheduled and take public comments. Thereafter, without closing the public hearing, the hearing body will table the hearing to a date certain not more than 15 days thereafter.

(F) At the continued hearing, the hearing body will listen to any additional testimony from those who had not spoken previously. The board will also review any additional written material submitted. Thereafter, it will allow the applicant a reasonable time for rebuttal. The hearing body shall then close the hearing and is free to render its decision.

(G) If letters of opposition or concern are received but number less than ten, the hearing body may make its decision at the regular scheduled hearing.

(Ord. 2006-11, passed 12-14-2006)

REZONING ANALYSIS RECOMMENDATION:

The request to rezone the property to C-M Mixed so that the current use of the property in compliance with Town of Guadalupe Code §154.067 – Commercial Districts C-M Mixed Use Commercial is reasonable based on the Intent defined below.

TOWN CODE: § 154.067 COMMERCIAL DISTRICTS; C-1 NEIGHBORHOOD COMMERCIAL, C-2 GENERAL COMMERCIAL, AND C-M MIXED-USE COMMERCIAL: (A) Intent.

(3) The C-M District is intended to provide for general and outdoor retailing uses and light manufacturing and storage associated with commercial uses.

While current use of the property would be in compliance with C-M zoning, once zoning is changed it does allow for future uses also allowable under the C-M designation. Many of these allowable uses are not compatible with surrounding residential zoning and current residential uses and homes.

The current use of firewood sales and storage is not an allowable use under R1-9 zoning.

Therefore, it is recommended that the rezoning from R1-9 to C-Mix be denied and the applicant reapply for a rezoning from R1-9 to PAD PLANNED AREA DEVELOPMENT, where specific uses would be defined allowing only firewood storage and sales but prohibiting all other allowable C-Mix uses.

CASE NO. R2 2024-2

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

APPLICATION FOR:

- Variance
- Conditional Use
- Zoning Change

Zoning District: _____

paid Fee: \$ 200

Receipt #: _____

THE REASON FOR THE REQUEST IS: To have the current use of the property consistent and in compliance with Town of Guadalupe Code 154.06 For C-m

THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS: Parcel 301-44-004 Zoning R1-9 9215 S Calle Vauro Nawi Guadalupe 85283 See Exhibit A

Parcel 301-44-004

AND ITS GENERAL LOCATION IS: N S E W SIDE OF CALLE VAURO NAWI
144.50 FEET N S E W OF CALLE Guadalupe AND 484.93 FEET
BY 144.5 FEET TOTALING 70,077 SQ. FEET.

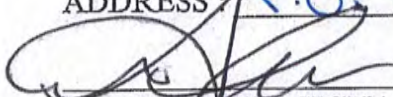
IF REQUESTING REZONING, INDICATE CHANGE: FROM R1-9 TO C-mix

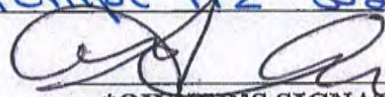
APPLICANT: Gary Jordan PHONE NO: 480-820-0633

ADDRESS: P.O. Box 25933 Tempe Az 85285

PROPERTY OWNER: EBBIE LLC PHONE NO 480-820-0633

ADDRESS: P.O. Box 25933 Tempe Az 85285

 5-5-21
APPLICANT'S SIGNATURE Date

 5-5-21
*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:

PROCESSED BY: _____ DATE PROCESSED: _____

DATE OF COUNCIL MEETING: _____ APPROVED DISSAPPROVED

COMMENTS: _____

301-44-004**Commercial Parcel**

This is a Commercial parcel located at 9215 S CALLE VAUO NAWI GUADALUPE 85283. The current owner is EBBIE LLC. It is located in the RANCHITOS PLACE subdivision, and MCR 3137. Its current year full cash value is \$144,400.

MAPS

PICTOMETRY

\$ VIEW/PAY TAX
BILL

DEED

OWNER

VALUATIONS

ADDITIONAL
INFO

MAP FERRET

SIMILAR
PARCELS**PROPERTY INFORMATION**9215 S CALLE VAUO NAWI GUADALUPE 85283

MCR #	<u>3137</u>
Description	RANCHITOS PLACE LOT 2 N2
Long/Lat	
Lot Size	70,077 sq ft.
Zoning	<u>R1-9</u>
Lot #	2
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 (64 Parcels)	<u>RANCHITOS PLACE</u>

OWNER INFORMATIONEBBIE LLC

Mailing Address PO BOX 25933, TEMPE, AZ 85285
Deed Number 200289619

LEGAL DESCRIPTION**Parcel 1:**

The South one-half of Lot 1 (S1/2 of Lot 1) Ranchitos Place, a subdivision of Maricopa County, State of Arizona, according to the map or plat recorded in the office of the County Recorder of Maricopa County, Arizona, in Book 31 of Maps, Page 37.

Parcel 2:

That part of Lot Two (2), Ranchitos Place, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 31 of Maps, Page 37, Described as follows;

Beginning at the Northwest corner of said Lot Two (2);

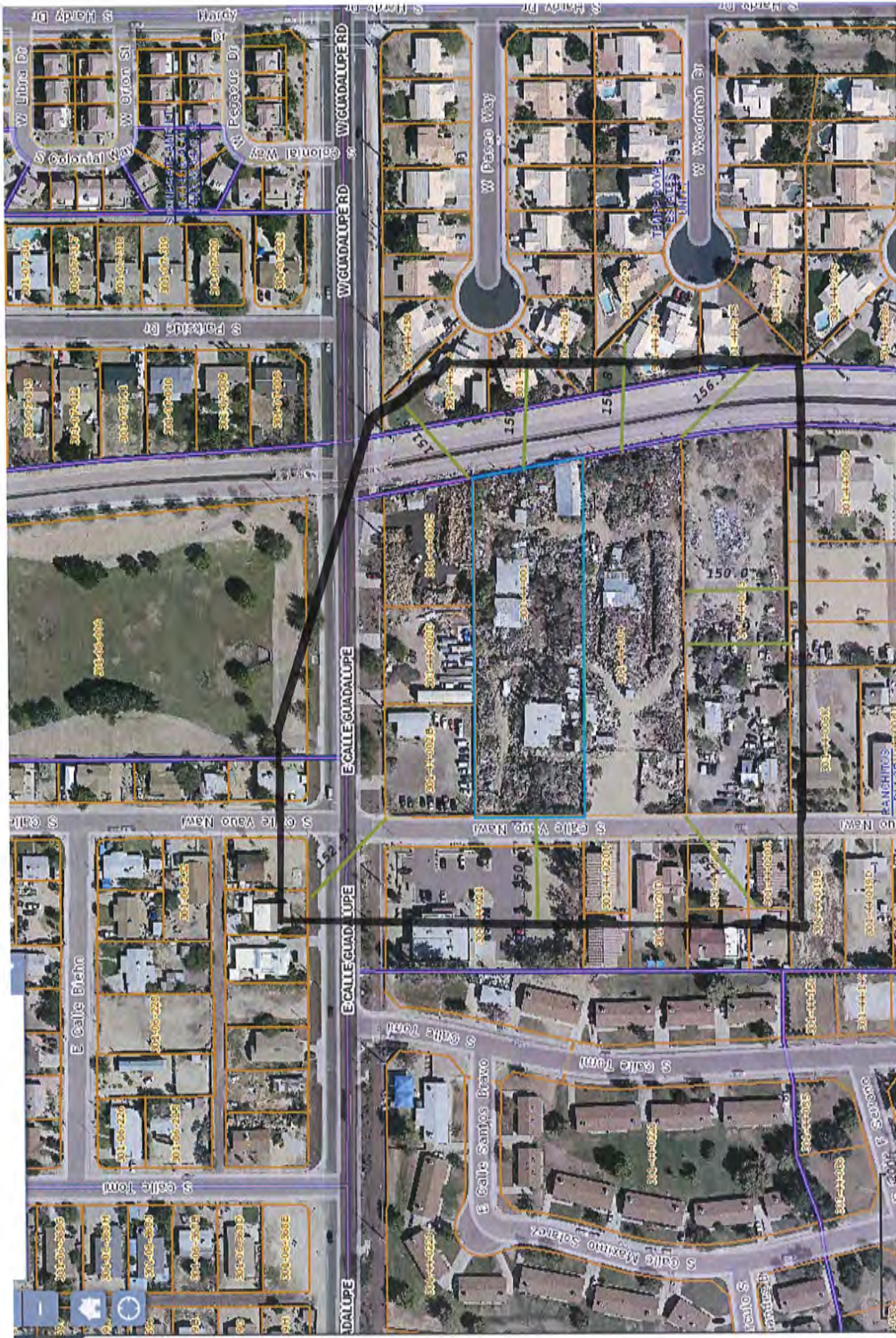
Thence East along the North line of Lot Two (2), 484.93 feet to the Northeast corner thereof;

Thence South 11 degrees, 12 minutes East, along the Easterly line, 131.00 feet;

Thence Southwesterly to a point on the West line of Lot 2 which 144 1/2 feet South of said Northwest corner;

Thence North, along said West line 144 1/2 to the Point of Beginning.

APN: 301-44-001, 301-44-004





TOWN OF GUADALPUE NOTICE OF PUBLIC HEARING REZONING

The Town Council of Guadalupe shall hold a meeting, open to the public, on May 27, 2021, at 6:00 p.m. at the Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to hold a public hearing to consider the following rezoning request:

RZ 2021-02 Request for rezoning from R 1-9 to C-Mix to have the current use of the property consistent and in compliance with the Town of Guadalupe Code, Section 154.06 for C-Mix.

1. Applicant – Gary Jordan, for a change of zoning from R 1-9 to C-Mix to have the current use of the property consistent and in compliance with the Town of Guadalupe Code, Section 154.06 for C-Mix. The property is located at 9215 S Calle Vauo Nawi and is further described by the Maricopa County Assessor as parcel 301-44-004.

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 for review at the Town Hall.

Publish: Wednesday, May 12, 2021



NOTICE OF PUBLIC HEARING VARIANCE REQUEST

The Guadalupe Town Council shall hold a public hearing on Thursday, May 27, 2021, 6:00 PM, at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, for the following purposes:

Variance Request Application #V2021-03:

Gary Jordan, Applicant, 5911 East Calle Guadalupe Road and 9215 South Calle Vaou Nawi, Guadalupe, AZ. The Applicant is requesting a variance to the Town of Guadalupe Zoning Code of Ordinances to install an 8' block wall for security purposes.

Written comments or objections may be filed at Town Hall prior to, or at the hearing. Copies of the Application and subdivision plat are available for review at Guadalupe Town Hall.

TOWN OF GUADALUPE NOTICE OF PUBLIC HEARING REZONING REQUEST

The Town Council of Guadalupe shall hold a meeting, open to the public, on May 27, 2021, at 6:00 p.m. at the Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to hold a public hearing to consider the following rezoning request:

RZ 2021-02 Request for rezoning from R 1-9 to C-Mix to have the current use of the property consistent and in compliance with the Town of Guadalupe Code, Section 154.06 for C-Mix.

1. Applicant – Gary Jordan, for a change of zoning from R 1-9 to C-Mix to have the current use of the property consistent and in compliance with the Town of Guadalupe Code, Section 154.06 for C-Mix. The property is further described by the Maricopa County Assessor as parcel 301-44-004.

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 for review at the Town Hall.

Town of Guadalupe
9241 South Avenida del Yaqui
Guadalupe, AZ 85283
(480) 730-7030

May 7, 2021



VERDUGO YADIRA
5814 E CALLE GUADALUPE
GUADALUPE, AZ 85283

OLIVAS TONY F/IRMA
9052 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

MURILLO JACOB
9055 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

MARICOPA COUNTY SPECIAL HEALTH
CARE DISTRICT
5825 E CALLE GUADALUPE
GUADALUPE, AZ 85283

LOPEZ FRANK JAVIER
9218 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

LOPEZ FRANK J/ANGELINA T
9218 S CALLE VAUO NAWI B
GUADALUPE, AZ 85283

LOPEZ FRANK J & ANGELINA
9220 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

TERRAZAS DORA V/GERONIMO G
9222 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

TERRAZAS GERONIMO V
9222 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

TERRAZAS JULIAN V
9224 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

TERRAZAS ANITA
9224 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

CRUZ PEDRO/ADAM
CERVANTES/YOLANDA R
9402 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

CHAVEZ FIDEL
9403 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

VEGA JULIA
9233 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

BELTRAN RAMIRO POPOCA
9407 S CALLE VAUO NAWI
GUADALUPE, AZ 85283

NESS MISTY LEE/BECK ROBERT ALLAN
1065 W WOODMAN DR
TEMPE, AZ 85283

SEVCOV GEORGE M
1066 W WOODMAN DR
TEMPE 85283

MILLER R ZEN
1050 W WOODMAN DR
TEMPE, AZ 85283

RODOLFO AND MARY PINON TRUST
1067 W PASEO WY
TEMPE, AZ 85283

OLIVER DAVID D/SHARON K TR
1068 W PASEO WY
TEMPE, AZ 85283

MCCULLOUGH RYAN J
1060 W PASEO WY
TEMPE, AZ 85283

THE RECORD REPORTER

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

RR# 3470201

COPY OF NOTICE

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

Reference #

Notice Type: MCHRG NOTICE OF HEARING

Ad Description

RZ 2021-02 Request for rezoning from R 1-9 to C-Mix

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):

05/12/2021

TOWN OF GUADALUPE NOTICE OF PUBLIC HEARING REZONING The Town Council of Guadalupe shall hold a meeting, open to the public, on May 27, 2021, at 6:00 p.m. at the Guadalupe Town Hall, 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona, to hold a public hearing to consider the following rezoning request: RZ 2021-02 Request for rezoning from R 1-9 to C-Mix to have the current use of the property consistent and in compliance with the Town of Guadalupe Code, Section 154.06 for C-Mix. 1. Applicant - Gary Jordan, for a change of zoning from R 1-9 to C-Mix to have the current use of the property consistent and in compliance with the Town of Guadalupe Code, Section 154.06 for C-Mix. The property is located at 9215 S Calle Vauo Nawi and is further described by the Maricopa County Assessor as parcel 301-44-004. 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 for review at the Town Hall. Publish: Wednesday, May 12, 2021 5/12/21

RR-3470201#

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	\$2.60
Arizona Sales Tax	\$0.01
Total	\$2.61

Your Legal Publishing



* A 0 0 0 0 0 5 7 1 5 9 2 5 *

Jennifer Drury

From: Rebecca Jimenez <rebjm4@yahoo.com>
Sent: Thursday, May 27, 2021 5:09 PM
To: Services Guadalupe
Cc: Rebecca Jimenez
Subject: Public Hearing May 27, 2021

5/27/2021
G1 & G2 -
1 of 3

Hello Jennifer,

I appreciate your offer to present questions/concerns for the zoning request and fence variance request by Paul Bunyan's Firewood.

I would first like to address the fact that residents in general did not know about tonight's meeting. There was a small 8x10 paper on a fence.

Concerns with the rezoning from residential to commercial mix are listed below.

1. Future unwanted development may happen with little concern for the town, the people, property value.

I had the opportunity to talk with neighbors and there is a general agreement opposing the height of the fence. Reasons for opposing anything over 6.5 feet of block fence on Calle Vaou Nawi and suggestions are listed below.

1. Not aesthetically pleasing
2. "What is the reason for high security for firewood"?
3. Grafitti Grafitti Grafitti
4. It would look like a prison
5. Mature landscaping over 8ft would be a nice alternative and improvement.

Paul Bunyan comes to the Town of Guadalupe for the cheap land, for the tax leniency on property and leniency and does not give back to the community in any significant way. They make their money in Guadalupe and go home to their houses that are not facing an 8 foot block fence with razor wire. Other Cities would not permit this on the main street of their community.

While the owner of Paul Bunyan's Firewood gets to go home to his manicured streets at the end of the night, we remain here in town to see the obstruction everyday.

If there is a link to tonight's meeting please forward
Thanks!

May 26, 2021

Rec'd
5/27/2021

20/3

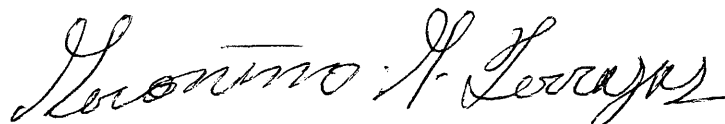
Town Council of Guadalupe
9241 South Avenida del Yaqui
Guadalupe, Arizona 85283

This is my response to Request Number V2021-03

I live at 9222 S. Calle Vauro Nawi. I have lived in Guadalupe for more than 60 years. My home is located along with other family homes, within what we call, the family compound. I have 6 daughters & 3 sons and a bunch of grandchildren and great-grandchildren.

The compound is across the street from 9215 Calle Vauro Nawi. I **do not** want any zoning change on this residential property. This is a residential neighborhood and the Town Council should enforce the law regarding this property as it stands now.

Geronimo G. Terrazas Sr.
9222 S. Calle Vauro Nawi
Guadalupe, Arizona 85283



Rec'd
5/27/2021
3/3

May 25, 2021

Guadalupe Town Council
9241 South Avenida del Yaqui
Guadalupe, AZ 85283

Reference: Variance Request No. V2021-03

We have lived at 9220 South Calle Vaou Nawi for over 30 years, right across the street from the property that gave rise to this variance request and zoning change.

We do not agree with the request to allow the building of an eight foot front block wall, as indicated. This area is entirely residential and Council should consider this fact. Furthermore, on April 1, 1982 a hearing was held to change Zoning to I-2 General Industrial (see attached copy of March 16, 1982 letter from town of Guadalupe Zoning Administrator). We still do not agree to this change and ask that council maintain the residential zoning in our neighborhood.

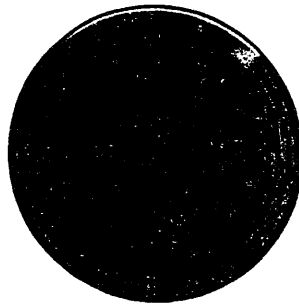
An eight foot front block wall, would obstruct, South Vaou Nawi residents and others with, the ability to spot and report a fire ignition at the earliest possible point, which would help fire fighters.

The smoke that comes from a fire can ultimately be more severe than the actual fire. No wall can contain the smoke.

The wood piles are not conducive to a residential neighborhood and an eight foot block wall across the street from our residential home would also not be pleasant to look at day after day. We live in a residential area please help us maintain it that way.



Frank J. Lopez
9220 Calle Vaou Nawi Nawi



Town of Guadalupe

Office of: Zoning Administrator

9050 SOUTH AVENIDA DEL YAQUI
GUADALUPE, ARIZONA 85283

Phone: 839-2415

March 16, 1982

Frank J. & Angelina Lopez Z82-3-8A
8210 S. Calle Sahuaro
Guadalupe, AZ. 85283
301-44-020

Dear Property Owner:

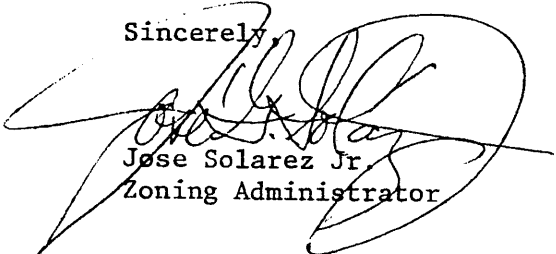
The owners of property located at 9215 S. Calle Vaou Nawi (General location is east of Calle Vaou Nawi, 300' South of Calle Guadalupe), Guadalupe, AZ., have requested rezoning of property presently R1-9-Single Family Residential District to I-2-General Industrial Park.

A public hearing on this request will be held on Thursday, April 1, 1982, at the Guadalupe Town Hall, 9050 S. Avenida Del Yaqui, Guadalupe, at 7:00 P.M. If you would like to comment on this request for this zoning amendment, please submit any written comments, in favor or against this request, to Town Hall, Planning & Zoning, 9050 S. Avenida Del Yaqui, Guadalupe, Arizona, 85283, by no later than 5:00 P.M., April 1, 1982.

You are also invited to attend this public hearing and give verbal comment.

If you have any questions or are in need of further information, please call Town Hall at (602)839-2415.

Sincerely,



Jose Solarez Jr.
Zoning Administrator

Petition Against
Variance request V2021-03

Rec'd
5/27/2021

Reference: V2021-03

We, the under signed residents live across the street from 9215 South Calle Vaou Nawi. We do not want the zoning change for 9215 Calle Vaou Nawi as requested in variance V2021-03. This would not be in our best interest because it would not be contributing to our safety and we want it to remain a residential property in our residential neighborhood.

Date	Address	Print Name	Signature
5-19-21	9222 S. Calle Vaou Nawi	Gerónimo G. Terrazas	<i>Gerónimo G. Terrazas</i>
5/19/2021	9223 S. Calle Vaou Nawi	Francisca Martinez	<i>Francisca Martinez</i>
5/19/21	9224 S. Calle Vaou Nawi	<i>Arta Ferraz</i>	<i>Arta Ferraz</i>
5/20/2021	9224 S. Calle Vaou Nawi	Emilio Ferraz	<i>Emilio Ferraz</i>
5/20/2021	9224 S. Calle Vaou Nawi	Rose Hernandez	<i>Rose Hernandez</i>
5/20/21	9224 S. Calle Vaou Nawi	Sara Terrazas	<i>Sara Terrazas</i>
5/20/21	9224 S. Calle Vaou Nawi	Julian V. Ferraz	<i>Julian V. Ferraz</i>
5-22-21	9223 S. Calle Vaou Nawi	David Terrazas	<i>David Terrazas</i>
5-23-21	9222 S. Calle Vaou Nawi	Guadalupe Terrazas	<i>Guadalupe Terrazas</i>
5-23-21	9220 Calle Vaou Nawi	Angelina T. Lopez	<i>Angelina T. Lopez</i>
5-23-21	9220 Calle Vaou Nawi	Frank J. Lopez	<i>Frank J. Lopez</i>
5/27/21	9218 Calle Vaou Nawi	Javier C. Lopez	<i>Javier C. Lopez</i>

12

Draft Use of parcel "C"

Per discussion of Thursday, June 7, 2021

Maricopa County Assessor's Office
Parcel Viewer

Home FAQ Contact Us Help Version

Address or Intersection

Feature Information
(1 of 1) Clear

301-44-021

Owner Information
Owner Name: MARICOPA COUNTY SPECIAL HEALTH CARE DISTRICT
Property Address: 5825 E CALLE GUADALUPE GUADALUPE 85283
Mailing Address: 301 W JEFFERSON ST PHOENIX AZ 85003
Deed Number: 041288877
Sale Date:
Sale Price: \$

Property Information
Lat/Long: 33.363164, -111.958554
S/T/R: 9 15 4E
Jurisdiction: GUADALUPE
Zoning: R-4
PUC: 9520
Lot Size (sq ft): 54,406
MCR #: 31-37
Subdivision: RANCHITOS PLAGE
Lot #: 17
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information
Tax Year: 2022 2021
FCV: \$622,800 \$621,300
LPV: \$622,800 \$601,502
Legal Class: 2.R 2.R

Zoom to

The screenshot displays an aerial view of a residential neighborhood with several parcels outlined in yellow. The central focus is parcel 301-44-021, which is highlighted with a blue overlay and contains several blue rectangular markers. The surrounding area includes streets such as E Calle Guadalupe, W Guadalupe Rd, and W Paseo Way. Other parcels are labeled with their respective IDs, such as 301-44-020, 301-44-022, 301-44-023, 301-44-024, 301-44-025, 301-44-026, 301-44-027, 301-44-028, 301-44-029, 301-44-030, 301-44-031, 301-44-032, 301-44-033, 301-44-034, 301-44-035, 301-44-036, 301-44-037, 301-44-038, 301-44-039, 301-44-040, 301-44-041, 301-44-042, 301-44-043, 301-44-044, 301-44-045, 301-44-046, 301-44-047, 301-44-048, 301-44-049, 301-44-050, 301-44-051, 301-44-052, 301-44-053, 301-44-054, 301-44-055, 301-44-056, 301-44-057, 301-44-058, 301-44-059, 301-44-060, 301-44-061, 301-44-062, 301-44-063, 301-44-064, 301-44-065, 301-44-066, 301-44-067, 301-44-068, 301-44-069, 301-44-070, 301-44-071, 301-44-072, 301-44-073, 301-44-074, 301-44-075, 301-44-076, 301-44-077, 301-44-078, 301-44-079, 301-44-080, 301-44-081, 301-44-082, 301-44-083, 301-44-084, 301-44-085, 301-44-086, 301-44-087, 301-44-088, 301-44-089, 301-44-090, 301-44-091, 301-44-092, 301-44-093, 301-44-094, 301-44-095, 301-44-096, 301-44-097, 301-44-098, 301-44-099, 301-44-100.

**The dark blue lines are about 20 feet long identifying the spacing between storage piles.
The light blue rectangles are about 122 feet x 50 feet identifying the wood storage piles.
Please know this is an estimate of how to use Parcel C and B for firewood storage.**

Parcel C:

**This layout allows for six wood piles of this size and at 20 foot spacing on parcel C.
And 20 feet from the south property line and 50 from the wall along Calle Vaou Nawi.
Rezoning from R1-9 to PAD describing this use is a possibility.**

Parcel B:

**Allows for five wood piles 122'X50",
20 feet from Calle Vaou Nawi wall
And 20 feet from piles on parcel C.**

Look forward to the 9 AM, Saturday, June 19 at the Mercado MPR Room to discuss.

Agenda Items:

G2. PUBLIC HEARING and G3. REZONING REQUEST:

FOR: 9215 SOUTH CALLE VAUO NAWI



Maricopa County Assessor's Office
Parcel Viewer

Address or Intersection

Feature Information (1 of 1)

301-44-004

Owner Information
Owner Name: EBBIE LLC
Property: 9215 S CALLE VAUO NAWI GUADALUPE
Address: 85283
Mailing Address: PO BOX 23933 TEMPE AZ 85285
Deed Number: 200289619
Sale Date:
Sale Price: \$

Property Information
Lat/Long: 33.362578, -111.957319
S/T/R: 9 15 4E
Jurisdiction: GUADALUPE
Zoning: R1-9
PUC: 1040
Lot Size (sq ft): 70,077
MCR #: 31-37
Subdivision: RANCHITOS PLACE
Lot #: 2
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information
Tax Year: 2022 2021
FCV: \$144,400 \$144,400
LPV: \$129,423 \$123,260
Legal Class: M M

**REZONING REQUEST:
APN 301-44-004
R1-9 to C-Mix**

Town Council
Meetings June 24,
2021 &
May 27, 2021



REZONING REQUEST:

Request a rezoning from **R1-9 to C-M Mixed Use Commercial** for the property located at 9215 South Calle Vauo Nawi, APN 301-44-004. The property is 70,077 square feet or 1.61 acres in size measuring 114.5' x 484.9'.

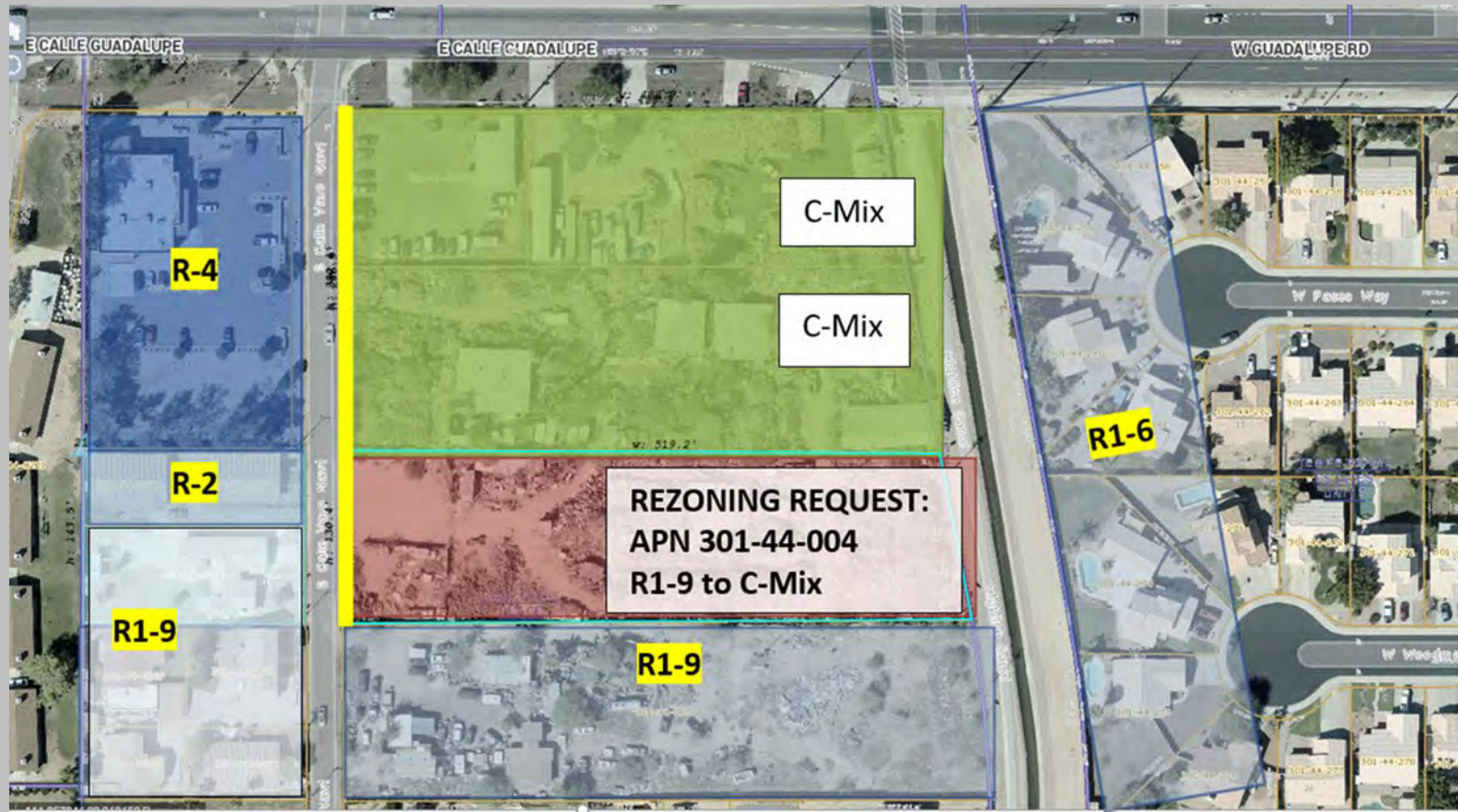
The applicant and property owner is requesting the rezoning so that the current use of the property in compliance with Town of Guadalupe Code §154.067 – Commercial Districts C-M Mixed Use Commercial. and is presently zoned R1-9, Single-family Residential.

TOWN CODE: § 154.067 COMMERCIAL DISTRICTS; C-1 NEIGHBORHOOD COMMERCIAL, C-2 GENERAL COMMERCIAL, AND C-M MIXED-USE COMMERCIAL.

(A) *Intent.*

(3) The C-M District is intended to provide for general and outdoor retailing uses and light manufacturing and storage associated with commercial uses.

(5) In the C-M District, outdoor storage shall be screened from public street view and adjacent properties by opaque fences or walls, six feet in height.



Town Council
Meetings June
24, 2021 & May
27, 2021

REZONING ANALYSIS:

The request to rezone the property to C-M Mixed so that the current use of the property in compliance with Town of Guadalupe Code §154.067 – Commercial Districts C-M Mixed Use Commercial is reasonable based on the Intent defined below.

TOWN CODE: § 154.067 COMMERCIAL DISTRICTS; C-1 NEIGHBORHOOD COMMERCIAL, C-2 GENERAL COMMERCIAL, AND C-M MIXED-USE COMMERCIAL: (A) Intent.

(3) The C-M District is intended to provide for general and outdoor retailing uses and light manufacturing and storage associated with commercial uses.

While current use of the property would be in compliance with C-M zoning, once zoning is changed it does allow for future uses also allowable under the C-M designation. Many of these allowable uses are not compatible with surrounding residential zoning and current residential uses and homes.

The current use of firewood sales and storage is not an allowable use under R1-9 zoning.

REZONING RECOMMENDATION:

The rezoning from R1-9 to C-Mix be denied and the applicant reapply for a rezoning from R1-9 to **PAD PLANNED AREA DEVELOPMENT**, where specific uses would be defined allowing only firewood storage and sales but prohibiting all other allowable C-Mix uses.



RESOLUTION NO. R2021.13

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF GUADALUPE, ARIZONA, AMENDING THE GUADALUPE TOWN CODE OF ORDINANCES FOR RESIDENTIAL AND COMMERCIAL REFUSE COLLECTION RATES PURSUANT TO TOWN OF GUADALUPE CODE SECTION 92.05 RATES; AND, ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Guadalupe Town Code of Ordinances, Section 92.05, authorizes the establishment of charges for residential and commercial refuse collection services provided by the Town of Guadalupe; and,

WHEREAS, the Town of Guadalupe, after due consideration and diligence, has deemed it prudent and necessary to revise those charges.

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

That the following charges for residential and commercial refuse collection is established, and shall be set forth in the Guadalupe Town Code of Ordinances, Section 92.05 Rates as follows:

Increase fees by 15% for all residential and commercial solid waste collection services:

Service	Current Fee	15% Increase
Base – one bin service	\$20.75	\$23.86
2 nd and each additional bin	\$12.00	\$13.80
2 Yard Dumpster: Residential Delivery	\$50.00 / one delivery removal service	\$57.5 / one delivery removal service
4 Yard Dumpster: Residential Delivery	\$87.00 / one delivery removal service	\$100.05 / one delivery removal service
6 Yard Dumpster: Residential Delivery	\$130.00 / one delivery removal service	\$149.50 / one delivery removal service
20 Yard Dumpster: Residential Delivery	\$365.00 / one delivery removal service	\$419.75 / one delivery removal service
6 cubic yards: Residential Curbside Bulk Trash & Recycling pickup by appointment only	\$150.00 / one delivery removal service	\$172.50 / one delivery removal service
Residential Self-haul Drop off Service at 3000 S., 19 th Avenue, Phoenix, AZ	\$40.00 / self-haul rate per ton	\$46.00 / one delivery removal service

If adopted, the 15% rate increase would become effective July 1, 2021.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Guadalupe, Arizona, this 24th day of June, 2021.

Valerie Molina, Mayor

Approved as to Form:

ATTEST:

Jeff Kulaga
Town Manager/Clerk

David E. Ledyard, Esq.
FAITH, LEDYARD & FAITH, PLC
Town Attorneys



**TOWN OF GUADALUPE
NOTICE OF INTENT – INCREASE FEES**

Pursuant to A.R.S. § 9-499.15, the Town of Guadalupe, Arizona (“Guadalupe”) hereby gives notice that the Town Council may adopt a resolution to increase fees by 15% for residential and commercial solid waste collection services.

The Guadalupe Town Council will consider this matter at its regular Town Council meeting to be held at the Guadalupe Town Council Chambers, located at 9241 South Avenida del Yaqui, Museum Room, Guadalupe, Arizona 85283, on Thursday, June 24, 2021, at 6:00 pm. Following such consideration, the Town Council may adopt, deny, or modify said resolution.

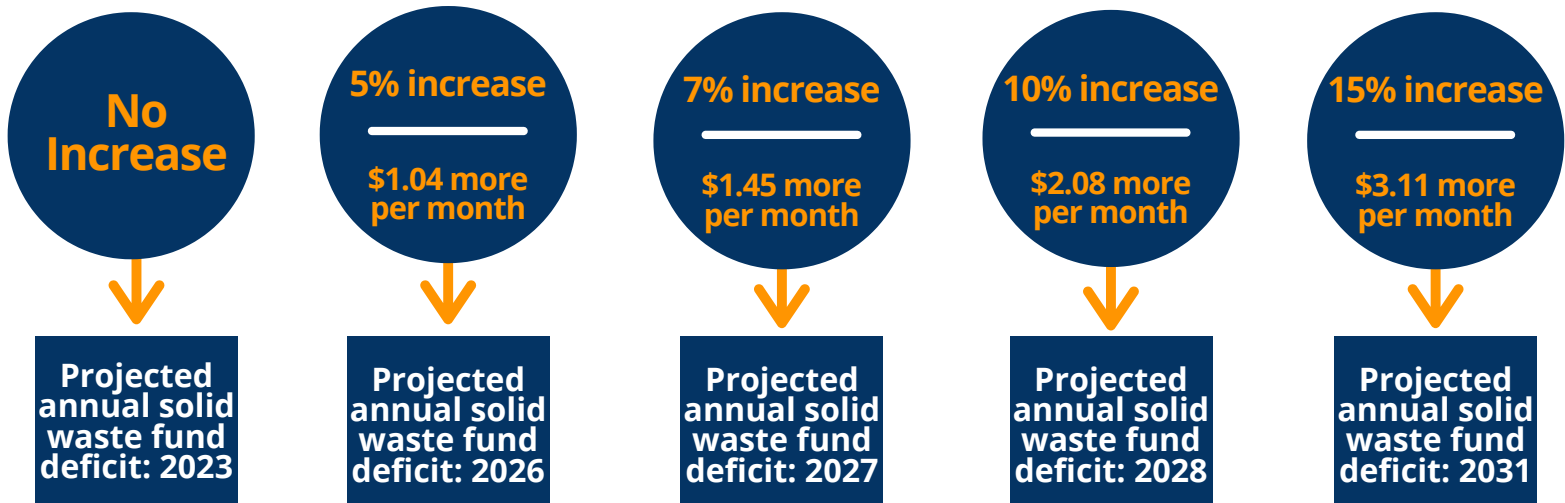
Information about the proposed fee is available at the Town Clerk’s office Monday through Friday, 8:00 AM-5:00 PM, or by calling (480) 730-3080.

DATE POSTED ON TOWN OF GUADALUPE WEBSITE: APRIL 23, 2021



The Town of Guadalupe is considering a possible increase to trash service fees.

The last solid waste fee increase of 7.8% (\$1.50 increase/month) was approved by Town Council in 2008 to fund services. An increase is being considered again.



Acting on this now avoids an annual solid waste fund deficit that could pay for minor sidewalk repairs, street lights, street & traffic signs, and minor pothole repairs. Your opinion is important to us. Please tell us which possible rate increase* you prefer and why.

*Based on standard one bin service at \$20.75 per month

Please respond by phone, email, or website survey by April 22, 2021.

Phone

480-730-3080

Email

services@guadalupez.org

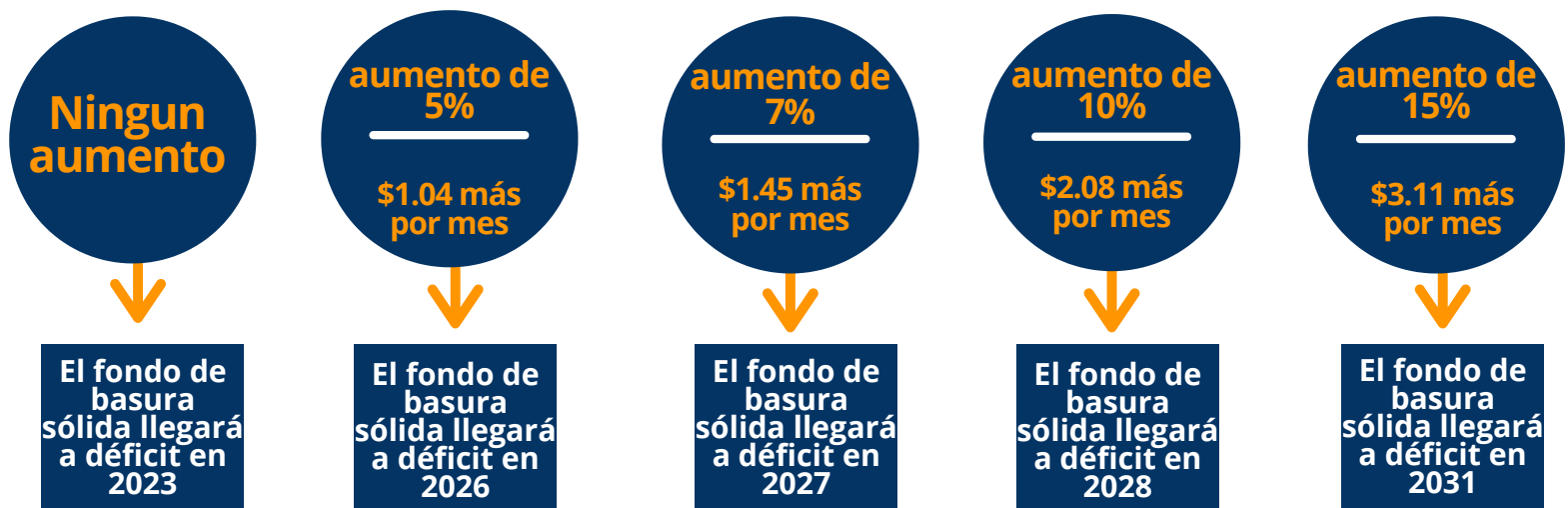
Website Survey

www.guadalupez.org



El Pueblo de Guadalupe está considerando un posible aumento a el cobro de servicios de basura.

El último aumento a el cobro de servicio de basura fue de 7.8% (aumento de \$1.50/mes) y fue aprobado por el Ayuntamiento en 2008 para financiar los servicios. Se está considerando nuevamente un aumento.



Es importante actuar ahora para evitar un déficit anual del fondo de desechos sólidos que podría pagar reparaciones menores a banquetas, luces de la calle, señales de tráfico y de las calles, y reparaciones menores de baches. Su opinión es importante para nosotros. Indíquenos cual posible aumento de tarifa * prefiere y por qué.

*Basado en el servicio estándar de un bote de basura a \$20.75 por mes.

Por favor denos su respuesta por teléfono, correo electrónico o sitio web antes del 22 de abril de 2021.

Teléfono
480-730-3080

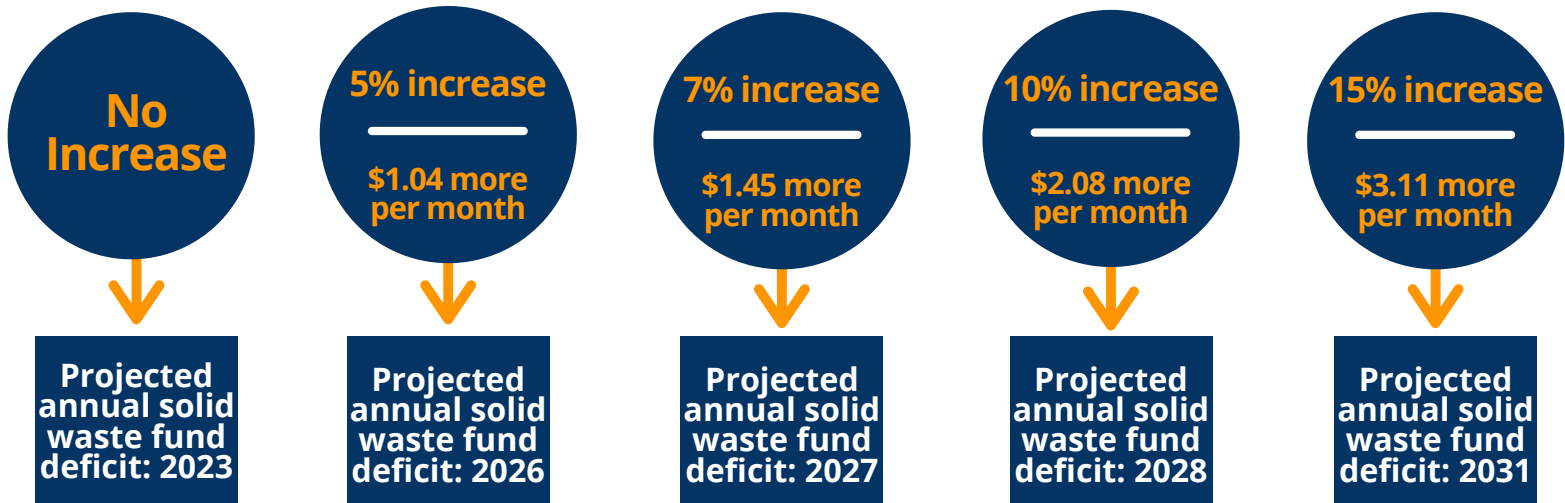
Correo electrónico
services@guadalupeaz.org

Encuesta en línea
www.guadalupeaz.org



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*Based on standard one bin service at \$20.75 per month

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Phone

480-730-3080

Email

services@guadalupeaz.org

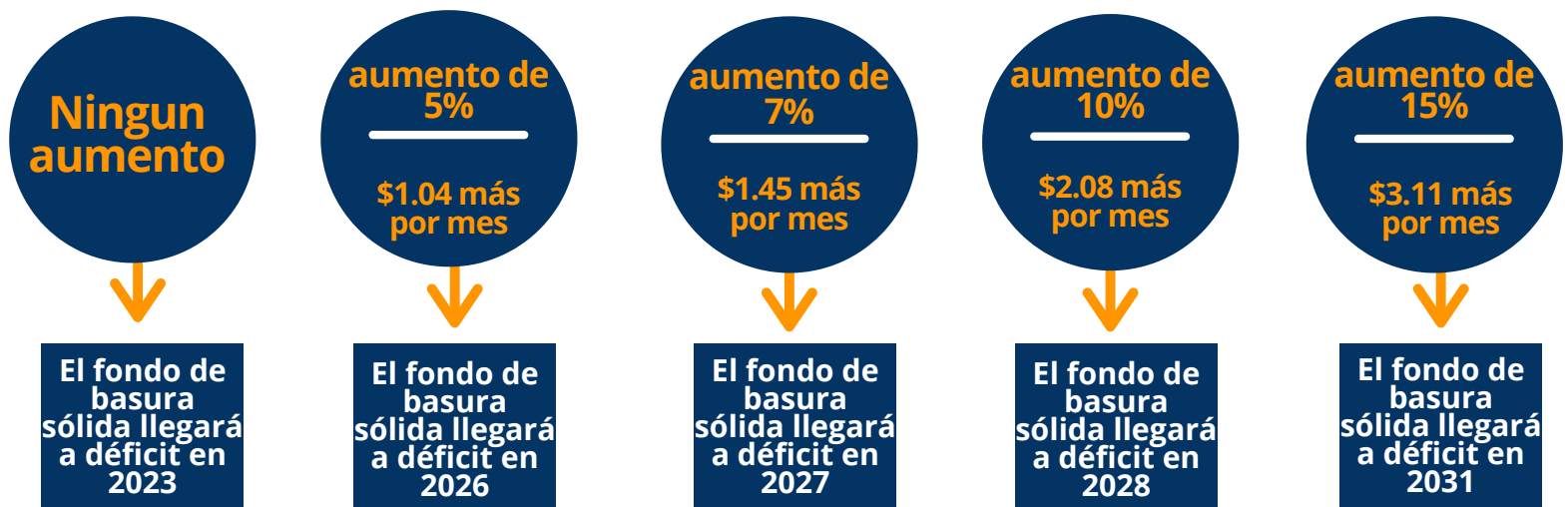
Website Survey

www.guadalupeaz.org



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Teléfono
480-730-3080

Correo electrónico
services@guadalupeaz.org

Encuesta en línea
www.guadalupeaz.org

Town of Guadalupe

SOLID WASTE FINANCIAL REPORT & RATE ANALYSIS

June 24, 2021



From April, 25 2019 – Proposed budget presentation

SOLID WASTE FUND DISCUSSION

SOLID WASTE	HISTORIC	RATES			
YEAR	WM Rate	User Fee	TOG Return	WM RO	Fund Balance
2007/2008	\$14.58	\$19.25	\$4.67	\$83.00	
2008/2009	\$15.31	\$20.75	\$5.62	\$87.00	\$29,173
2019/2020	\$18.16	\$20.75	\$2.59	\$100.81	\$193,653

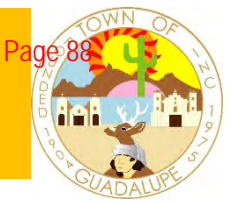
TOWN OF GUADALUPE PRICES (EFFECTIVE JULY 1, 2019)			
ITEMIZED RATES			
	Old Rate	6.86% cpi	final
Cost per dwelling Unit	\$ 16.99	\$ 1.17	\$ 18.16
Cost for each additional container at one dwelling	\$ 16.99	\$ 1.17	\$ 18.16
Replacement carts (Damaged, burned or lost due to the fault of the resident)	\$ 56.90	\$ 3.90	\$ 60.80
Job # 2 Roll Off Conatiners			
Cost for each roll off container picked up , emptied, and returned (transportation Only)	\$ 94.33	\$ 6.47	\$ 100.80
Delivery charge for special roll off container use	\$ 46.14	\$ 3.17	\$ 49.31
Pull fee for special roll off container use , transportation only	\$ 94.33	\$ 6.47	\$ 100.80
Switch out fee for special roll off container use	\$ 94.33	\$ 6.47	\$ 100.80
Current landfill tipping fee per ton, Sky Harbor Transfer	\$ 36.91	\$ 2.53	\$ 39.44
Cost to pickup and transport to tire recycle center (Transportaton only)	\$ 314.70	\$ 21.59	\$ 336.29
Cost to pickup, empty and return 20CY dirt and gravel rolloff (Includes transportation and disposal site costs)	\$ 197.87	\$ 13.57	\$ 211.44

Solid Waste Fund Recommendation:

- ✓ Current contract expires March 1, 2020
- ✓ Current contract initiated on November 14, 2002
- ✓ Current contract received 4 amendments: Aug. 2005; Mar 2007, Mar 2010; May 2014
- ✓ Current WM FY 2019/2020 Total CPI Increase 3.40% + 3.46% = 6.86%
- ✓ **Pursue RFP in fall**
- ✓ **Hold on user fee increase until next year**
- ✓ **Recommend user fee based on new contract**
- ✓ **Incorporate annual pothole and street repair amount into fund**

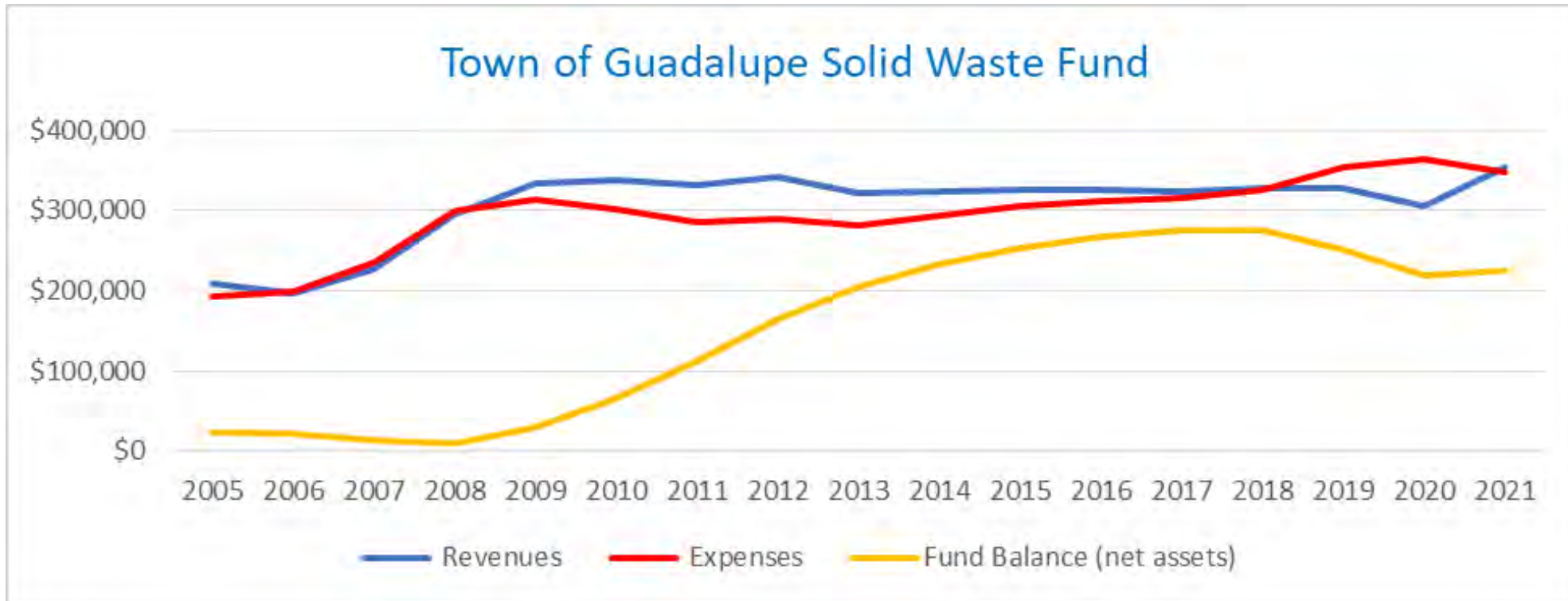


Historic Solid Waste Fund Balance



**Town of Guadalupe Solid Waste Fund Balance
Fiscal Years 2005 Thru Projected Year to Date 2021**

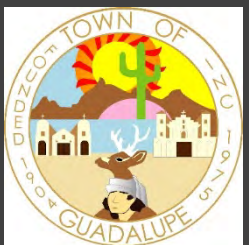
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021*
Revenues	\$210,084	\$196,901	\$227,479	\$295,156	\$334,110	\$338,264	\$331,961	\$341,583	\$321,231	\$323,239	\$325,561	\$325,300	\$324,625	\$327,891	\$328,299	\$305,594	\$354,647
Expenses	192,667	199,212	235,125	299,835	314,377	301,096	284,892	289,982	281,624	293,633	305,289	312,564	316,493	326,756	353,737	363,673	348,233
	17,417	-2,311	-7,646	-4,679	19,733	37,168	47,069	51,601	39,607	29,606	20,272	12,736	8,132	1,135	-25,438	-58,079	6,414
Fund Balance (net assets)	24,076	21,765	14,119	9,440	29,173	66,341	113,410	165,011	204,618	234,224	254,496	267,232	275,364	276,499	251,061	218,420	224,834



SOLID WASTE FINANCIAL REPORT & RATE ANALYSIS

Current Status

- **Solved:**
 - Previous two-year deficit
 - Affordable new contract
 - 16 months without rate increase
 - 1.17% rate increase March 1, 2021
 - Establish self sustaining enterprise
- **Challenges ahead:**
 - 2009, last increase of 7.8% from \$19.25 to \$20.75
 - Without a rate increase, expenditures will exceed revenues.
 - Saturday and weekly bulk costs exceed estimates
 - Five rate options for consideration
 - Determine equitable rate
- **Recommendation:**
 - Discontinue quarterly bulk service
 - To continue, a \$3.00 monthly fee would be needed. In addition to rate options.
 - Select a rate increase



SOLID WASTE RATE OPTIONS for consideration & recommendation

• No rate increase: \$20.75 monthly

	2022	2023	2024	2025	2026	2027
Revenues	\$354,820	\$355,341	\$355,872	\$356,413	\$356,964	\$357,525
Expenses	\$350,387	\$356,904	\$363,543	\$370,305	\$377,192	\$384,208
	4,433	-1,563	-7,670	-13,891	-20,228	-26,683
Fund Balance (net assets)	229,267	227,704	220,033	206,142	185,914	159,231

• 5% increase: \$21.79 monthly

	2022	2023	2024	2025	2026	2027
Revenues	\$371,095	\$371,453	\$371,878	\$372,309	\$372,747	\$373,191
Expenses	\$350,387	\$356,904	\$363,543	\$370,305	\$377,192	\$384,208
	20,708	14,549	8,336	2,005	-4,445	-11,016
Fund Balance (net assets)	245,542	260,091	268,427	270,432	265,987	254,970

• 7% increase: \$22.20 monthly Page 90

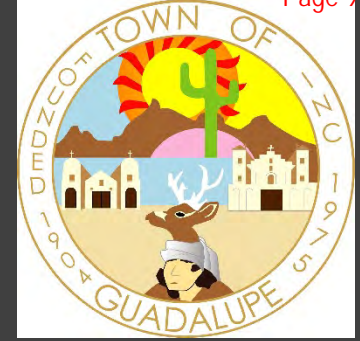
	2022	2023	2024	2025	2026	2027
Revenues	\$377,631	\$377,989	\$378,414	\$378,845	\$379,283	\$379,727
Expenses	\$350,387	\$356,904	\$363,543	\$370,305	\$377,192	\$384,208
	27,244	21,085	14,871	8,541	2,091	-4,481
Fund Balance (net assets)	252,078	273,163	288,034	296,575	298,666	294,185

• 10% increase: \$22.83 monthly

	2022	2023	2024	2025	2026	2027
Revenues	\$387,435	\$387,793	\$388,218	\$388,649	\$389,087	\$389,531
Expenses	\$350,387	\$356,904	\$363,543	\$370,305	\$377,192	\$384,208
	37,048	30,889	24,675	18,344	11,894	5,323
Fund Balance (net assets)	261,882	292,770	317,445	335,790	347,684	353,007

• 15% increase: \$23.86 monthly

	2022	2023	2024	2025	2026	2027
Revenues	\$403,774	\$404,132	\$404,557	\$404,988	\$405,426	\$405,870
Expenses	\$350,387	\$356,904	\$363,543	\$370,305	\$377,192	\$384,208
	53,387	47,228	41,014	34,684	28,234	21,662
Fund Balance (net assets)	53,408	100,636	141,650	176,334	204,568	226,230



SOLID WASTE RATE OPTION Comparative Summary

Proposed Rate Increase	Monthly Fee*	Monthly Increase	Total Annual Increase	Projected Deficit - Fiscal Year
None	\$20.75	\$0.00	\$0.00	2023
5%	\$21.79	\$1.04	\$12.48	2026
7%	\$22.20	\$1.45	\$17.40	2027
10%	\$22.83	\$2.08	\$24.96	2028
15%	\$23.86	\$3.11	\$37.32	2031

*Standard one bin rate

Seeking Public Input: Waterbill flyer March 23, April 6, 13, 20

Options:

Email:

services@guadalupeaz.org

Website Survey:

www.guadalupeaz.org

Phone:

480-730-3080

Through April 22, 2021.

June 24, 2021 Council Meeting



El Pueblo de Guadalupe está considerando un posible aumento a el cobro de servicios de basura.

El último aumento a el cobro de servicio de basura fue de 7.8% (aumento de \$1.50/mes) y fue aprobado por el Ayuntamiento en 2008 para financiar los servicios. Se está considerando nuevamente un aumento.



Es importante actuar ahora para evitar un déficit anual del fondo de desechos sólidos que podría pagar reparaciones menores a banquetas, luces de la calle, señales de tráfico y de las calles, y reparaciones menores de baches. Su opinión es importante para nosotros. Indíquenos cual posible aumento de tarifa * prefiere y por qué.

*Basado en el servicio estándar de un bote de basura a \$20.75 por mes.

Por favor denos su respuesta por teléfono, correo electrónico o sitio web antes del 22 de abril de 2021.

Teléfono

480-730-3080

Correo electrónico

services@guadalupeaz.org

Encuesta en línea

www.guadalupeaz.org

Seeking Public Input: Waterbill flyer March 23, April 6, 13, 20

Options:

Email:

services@guadalupeaz.org

Website Survey:

www.guadalupeaz.org

Phone:

480-730-3080

Through April 22, 2021.

June 24, 2021 Council Meeting



The Town of Guadalupe is considering a possible increase to trash service fees.

The last solid waste fee increase of 7.8% (\$1.50 increase/month) was approved by Town Council in 2008 to fund services. An increase is being considered again.



Acting on this now avoids an annual solid waste fund deficit that could pay for minor sidewalk repairs, street lights, street & traffic signs, and minor pothole repairs. Your opinion is important to us. Please tell us which possible rate increase* you prefer and why.

*Based on standard one bin service at \$20.75 per month

Please respond by phone, email, or website survey by April 22, 2021.

Phone	Email	Website Survey
480-730-3080	services@guadalupeaz.org	www.guadalupeaz.org

SOLID WASTE POLL RESULTS

Through April 22, 2021



Total Votes: 45

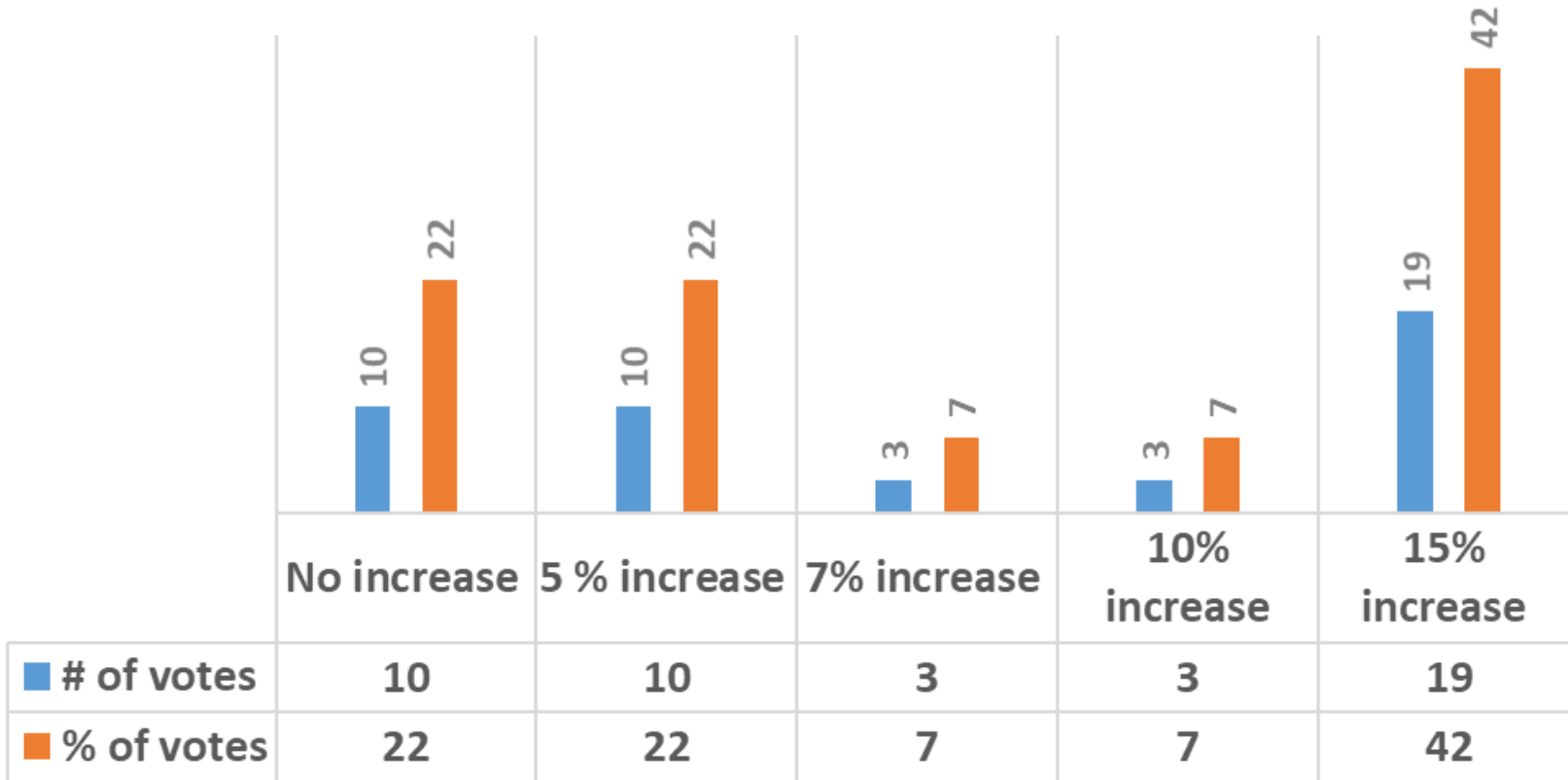
Option	Monthly \$ increase	# of votes	% of votes
No increase	\$0.0	10	22
5 % increase	\$1.04	10	22
7% increase	\$1.45	3	7
10% increase	\$2.08	3	7
15% increase	\$3.11	19	42
TOTAL		45	100

SOLID WASTE POLL RESULTS



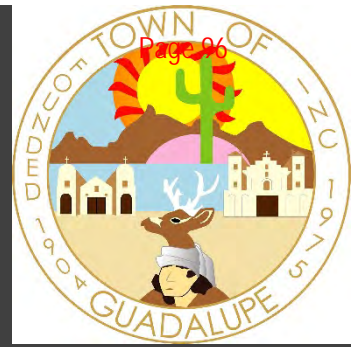
SOLID WASTE RATE -SURVEY POLL RESULTS AS OF 12 PM, APRIL 22, 2021

■ # of votes ■ % of votes



SOLID WASTE RATE OPTION

Next Steps



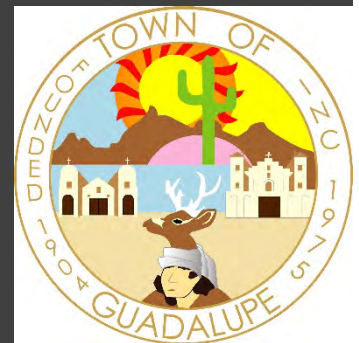
- Select Solid Waste Rate effective July 1, 2021
- February 11: Introduce rate options
- March 11: Review information
- March 23 – April 21: Solicit public input
 - Website, Facebook, survey, waterbill
 - Waterbill insert due to printer March 8
- April 8: Update Town Council
- April 22: Council rate decision
 - With FY2021/2022 proposed budget introduction
- April 23: Publish proposed rate / 60 day public notice (A.R.S. 9-449.15)
- **June 24: Council considers FY2021/2022 budget and solid waste rate fee**
- July 1: Rate effective

Town of Guadalupe

SOLID WASTE FINANCIAL REPORT & RATE ANALYSIS

Questions & Comments

June 24, 2021



RESOLUTION NO. R2021.15

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GUADALUPE,
ARIZONA, CONCERNING THE SALE OF EXCESS TOWN-OWNED RIGHT OF
WAY OVER A PART OF APN 301-42-001D.**

WHEREAS, A.R.S. § 9-402 (E) allows but does not require a municipality to abandon easements; and

WHEREAS, A.R.S. § 28-7205 likewise allows but does not require a municipality to vacate and abandon right of way, but pursuant to A.R.S. § 28-7208 does require that, upon vacation or abandonment of right of way, that the municipality be paid reasonable compensation; and

WHEREAS, excess right of way generally has no value to anyone other than the Town of Guadalupe or an abutting landowner; and

WHEREAS, the Town of Guadalupe has identified excess right of way not needed by the Town for future right of way uses, said property and legal description set forth on Exhibit A is attached hereto and incorporated by reference herein; and

WHEREAS, the right of way set forth on Exhibit A is too small for any public use, currently has no future use by the Town and is a burden for the Town to maintain; and

WHEREAS, MAVLIFE1 LLC, the owner of the abutting property adjoining the right of way has a use for the property and is willing to pay reasonable compensation for said property partly by cash, and partly by an "in kind" contribution – namely the construction of a security gate over other Town property that would be a benefit to the Town.

Further details are set forth in a document entitled the Right of Way Abandonment Agreement attached hereto as Exhibit B, and Exhibit C, entitled Proposal For A Security Gate, and Exhibit D, Right of Way aerial view – all are incorporated herein by reference.

WHEREAS, the Town Council of Guadalupe, Arizona specifically finds the Agreement set forth in Exhibit B provides adequate compensation to the Town for the land described in Exhibit A.

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

1. The Town of Guadalupe Right of Way described in Exhibit A shall be abandoned and vacated pursuant to the right of way agreement set forth in Exhibit B between the Town of Guadalupe and MAVLIFE1 LLC.
2. The consideration to be provided by MAVLIFE1 LLC as set forth in Exhibit B is deemed to be reasonable compensation to the Town for said right of way.
3. The Mayor of Guadalupe is authorized to sign this Resolution and the Right of Way Agreement (Exhibit B).
4. Upon receipt of the payment of \$5,000.00 and the completion of the security gate described in the Right of Way Agreement (Exhibit B), the Town Manager/ Town Clerk is directed to sign and record a Quit Claim Deed to MAVLIFE1 LLC, and to record this Resolution. Said recordings shall be at the Office of the Maricopa County Recorder.

5. Once the Resolution and Quit Claim Deed are recorded, the Town of Guadalupe shall have no further interest in the right of way described in Exhibit A.

PASSED by the Town Council of the Town of Guadalupe, Arizona, this 24th day of June, 2021.

Valerie Molina, Mayor

ATTEST:

Jeff Kulaga
Town Manager/Clerk

Approved as to Form:

David E. Ledyard, Esq.
FAITH, LEDYARD & FAITH, PLC
Town Attorneys

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
RIGHT OF WAY
OVER A PART OF APN 301-42-001D

A PARCEL OF LAND SITUATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 31 MINUTES 38 SECONDS WEST, A DISTANCE OF 2654.98 FEET;

THENCE UPON AND WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, SOUTH 89 DEGREES 31 MINUTES 38 SECONDS WEST, A DISTANCE OF 1327.24 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE AFORESAID NORTHEAST QUARTER;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 04 MINUTES 52 SECONDS EAST, A DISTANCE OF 1330.32 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE UPON AND WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SOUTH 89 DEGREES 28 MINUTES 50 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 28 MINUTES 50 SECONDS WEST, A DISTANCE OF 131.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 04 MINUTES 52 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT 2020-1063909, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE UPON AND WITH THE SOUTH LINE OF SAID PARCEL, NORTH 89 DEGREES 28 MINUTES 50 SECONDS EAST, A DISTANCE OF 131.00 FEET TO THE WEST RIGHT OF WAY LINE OF CALLE BELLA VISTA AND THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 00 DEGREES 04 MINUTES 52 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 3,930 SQUARE FEET OR 0.090 ACRES OF LAND, MORE OR LESS.



FD BRASS CAP, FLUSH
N 1/4 COR SECTION 8,
T1S, R4E

FD CITY OF TEMPE
BRASS CAP IN HANDHOLE
NEC SECTION 8, T1S, R4E
POINT OF COMMENCEMENT

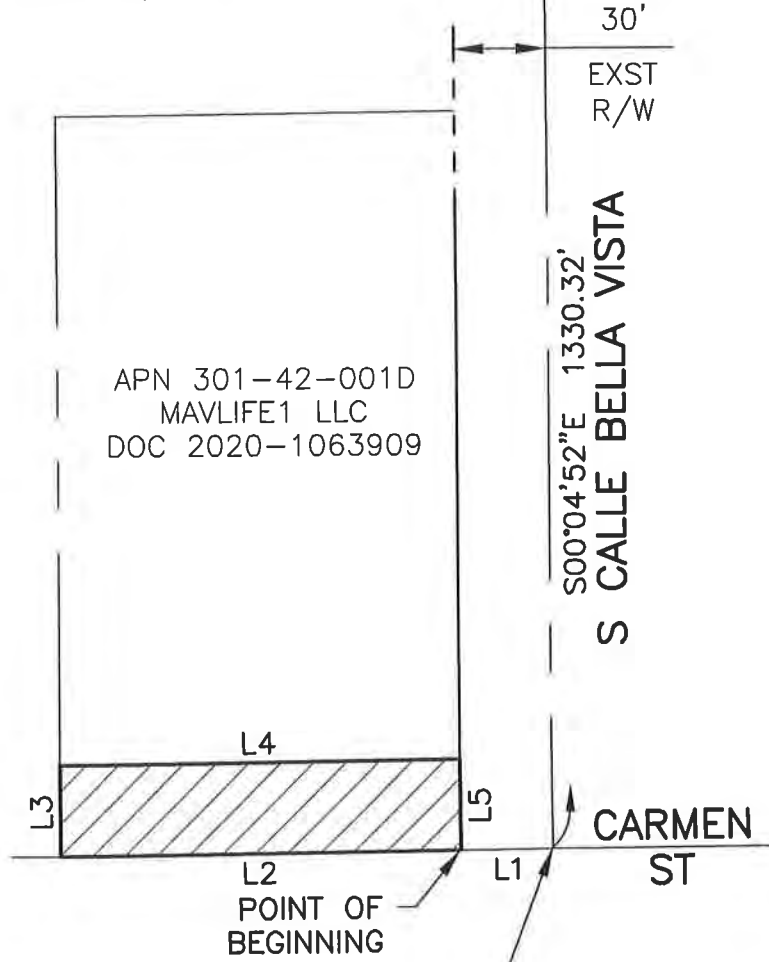
E CALLE GUDALUPE

BASIS OF BEARINGS
S89°31'38"W 2654.98'
1327.24'

NE COR OF THE NW 1/4 OF
THE NE 1/4 SEC 8, T1S, R4E

1327.24'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S89°28'50"W	30.00'
L2	S89°28'50"W	131.00'
L3	N00°04'52"W	30.00'
L4	N89°28'50"E	131.00'
L5	S00°04'52"E	30.00'



NTS

PARCEL AREA:
3,930 SF OR
0.090 ACRES

**THIS IS NOT A PROPERTY
BOUNDARY SURVEY.**

SE COR OF THE NW 1/4 OF
THE NE 1/4 SEC 8, T1S, R4E

FILEC:\Users\beverly.rossi\AppData\Local\Temp\AcPublish_25740\301-42-001D_ROW.dwg DATE: May. 14. 2021 TIME: 11:44 am

DIBBLE



EXHIBIT "A"
RIGHT OF WAY
APN 301-42-001D
A PART OF NORTHEAST 1/4 SECTION 8,
T1S, R4E, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Dibble Project No
1016014.13

DATE: MAY 2021
DRN: BAR CHK: CSD

PAGE 2

EXHIBIT B

RIGHT OF WAY ABANDONMENT AGREEMENT

The parties herein are the Town of Guadalupe, an Arizona Municipal Corporation, and MAVLIFE1 LLC, an Arizona Limited Liability Company, hereby agree and contract:

1. The Town of Guadalupe is the legal owner of certain real property which is excess right of way.
2. MAVLIFE1 LLC is the owner of real property that abuts the right of way. SAID MAVLIFE1 LLC Property is Maricopa County Assessor Parcels 301-42-001 D and 301-42-021.
3. The Town would like to vacate and abandon the excess property to MAVLIFE1 LLC and MAVLIFE1 LLC would like to acquire said property.
4. Arizona Revised Statutes A.R.S. § 28-7205 allows such transaction but requires that the Town be reasonably compensated as forth in Arizona Revised Statutes A.R.S. § 28-7208.
5. MAVLIFE1 LLC has offered to pay the sum of \$5,000 to the Town and to construct a security gate on other Town property as “in kind” compensation. The cost of the gate is estimated at \$7,000 and the total consideration is therefore \$12,000 which the parties agree is reasonable consideration to the Town.
6. This Agreement must be approved by a Resolution of the Town Council of Guadalupe. Upon approval, MAVLIFE1 LLC will transmit the \$5,000 and construct the gate in accordance with the plans set forth on Exhibit C.
7. Once construction is complete and the funds have been transferred, the Town shall record the Resolution and Exhibits A, B, C, and D and a Quit Claim deed transferring the title to MAVLIFE1 LLC.
8. The provisions of ARS § 38-511 apply to this Agreement.

Mayor Valerie Molina
Town of Guadalupe

ATTEST

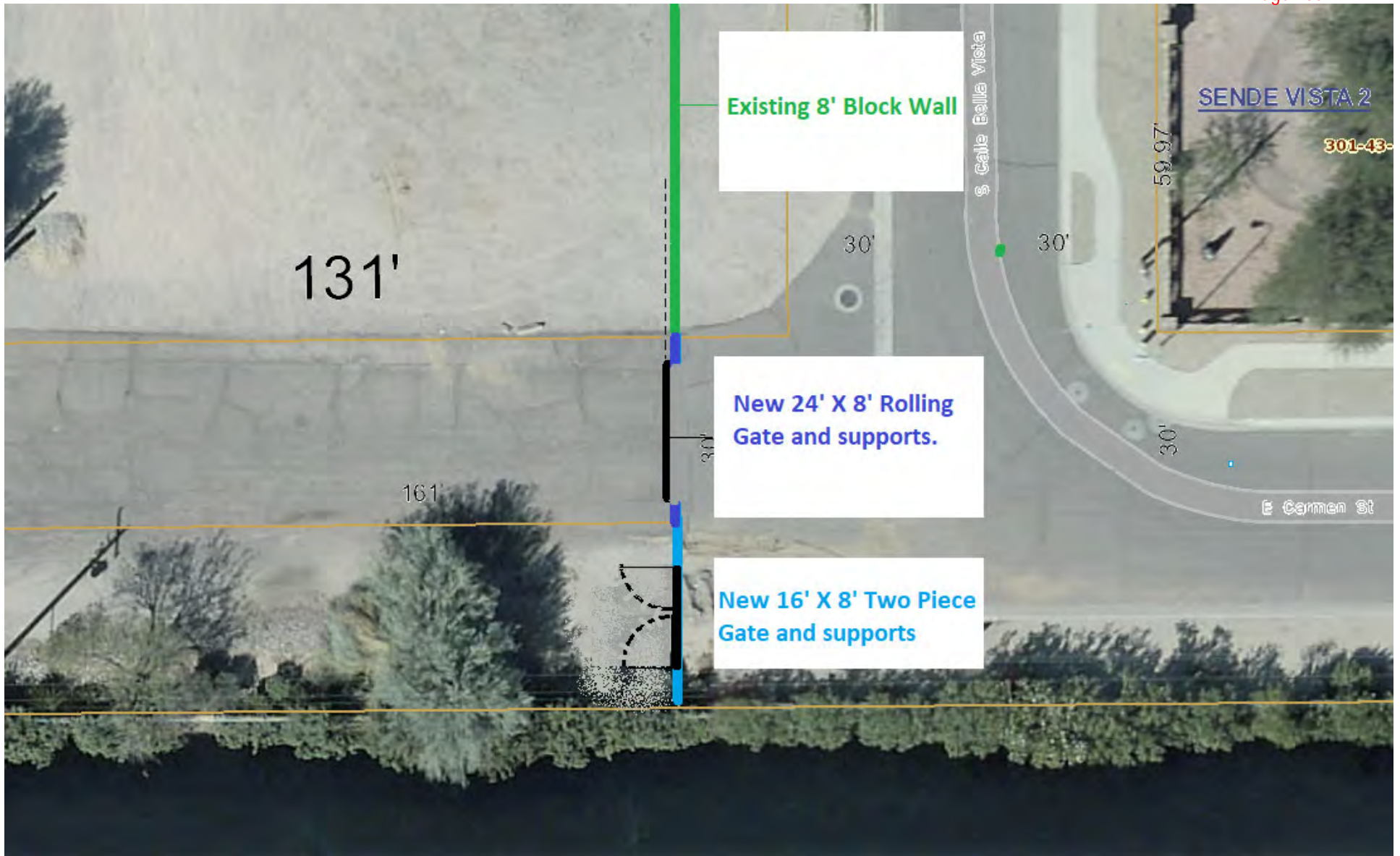
Jeff Kulaga
Town Manager/Clerk

Approved as to Form

David E. Ledyard, Esq.
FAITH, LEDYARD & FAITH, PLC
Town Attorneys

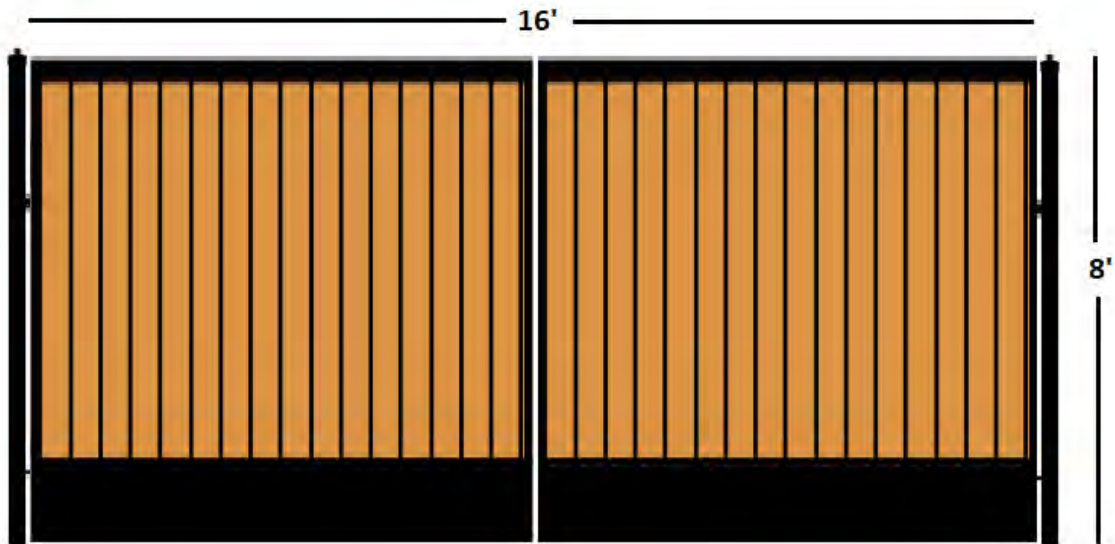
MAVLIFE1 LLC







GATE TO BE CONSTRUCTED ON TOWN OF GUADALUPE PARCEL



GATE WILL BE 16FT WIDE BY 8 FT HIGH

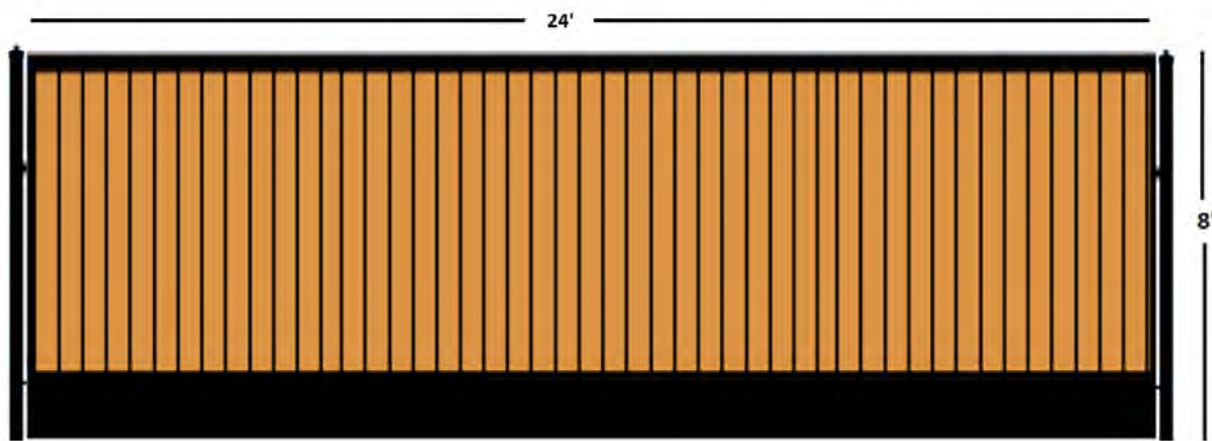
TWO PIECE GATE WITH TWO 8 FT SECTIONS

THE OUTER FRAME WILL BE MADE TO 1 1/2"X 1 1/2" WITH PAINTED WOODEN SLABS IN-BETWEEN
WILL HAVE 5/8" WROUGHT IRON STRIPS IN BETWEEN WOODEN SLABS -BOTTOM SECTION OF GATE

8"x8"x16" STANDARD CONCRETE BLOCK SUPPORTS THAT WILL BE PAINTED

FOOTINGS 16" DEEP AND 14" WIDE WITH REBAR #4

GATE TO BE CONSTRUCTED ON CURRENT RIGHT OF WAY



GATE WILL BE 24 FT WIDE BY 8 FT HIGH

THE OUTER FRAME WILL BE MADE TO BE 2"X 2" WITH PAINTED WOODEN SLABS IN-BETWEEN

WILL HAVE 5/8" WROUGHT IRON STRIPS IN BETWEEN WOODEN SLABS -BOTTOM SECTION OF GATE

8"x8"x16" STANDARD CONCRETE BLOCK SUPPORTS THAT WILL BE PAINTED

FOOTINGS 16" DEEP AND 14" WIDE WITH REBAR #4

Exhibit D

Feature Information
(1 of 1) Clear

301-42-001D

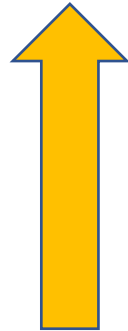
Owner Information
Owner Name: MAVLIFE1 LLC
Property Address: 9438 S CALLE BELLA VISTA GUADALUPE 85283
Mailing Address: 7302 E HELM DR STE 2002 SCOTTSDALE AZ 85260
Deed Number: 201063909
Sale Date:
Sale Price: \$

Property Information
Lat/Long: 33.360401, -111.967807
S/T/R: 8 15 4E
Jurisdiction: GUADALUPE
Zoning: R1-6
PUC: 1074
Lot Size (sq ft): 27,878
MCR #:
Subdivision:
Lot #:
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information
Tax Year: 2022 2021
FCV: \$63,000 \$63,000
LPV: \$34,953 \$33,289
Legal Class: M M

Zoom to ...

The aerial view shows a residential neighborhood with several lots outlined in yellow. The lot 301-42-001D is highlighted with a blue border. A red shaded area is visible on the right side of the lot, indicating a right-of-way sale. The surrounding area includes streets like Calle Bella Vista, Calle Mariposa, and E Carmen St. A large white building is visible at the bottom of the image.



9438 Calle Bella Vista Right of Way Sale

Accounts Payable

Checks by Date - Detail by Check Number

User: jdrury
 Printed: 6/11/2021 4:15 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
66214	AMLEGALP 6861	American Legal Publishing Corp 2021 S-3 Supplement editing pages	05/07/2021 2021 S-3 Supplement editing	1,073.30
Total for Check Number 66214:				1,073.30
66215	AZPREMLA 04162021	Arizona Premier Labs LLC refund business license fee: not an allowable bus	05/07/2021 refund business license fee: not	55.00
Total for Check Number 66215:				55.00
66216	BOUNDTRE 84034692 84037822 84039837	Bound Tree Medical, LLC syringes o-ring gaskets and wrench for cylinders gloves	05/07/2021 syringes o-ring gaskets and wrench for gloves	19.17 66.23 458.67
Total for Check Number 66216:				544.07
66217	CENTRO 222929 222930	Centro Print Solutions design and print payroll checks design and print accounts payable checks	05/07/2021 design and print payroll check design and print accounts pay:	210.99 370.70
Total for Check Number 66217:				581.69
66218	CHANMED Mar 21	Chandler Regional Medical Center pharmacy charges Mar 21	05/07/2021 pharmacy charges Mar 21	164.28
Total for Check Number 66218:				164.28
66219	CINTAS 5059655531 5059655531	Cintas Corporation refill first aid kit Apr 21 refill first aid kit Apr 21	05/07/2021 refill first aid kit Apr 21 refill first aid kit Apr 21	172.34 39.03
Total for Check Number 66219:				211.37
66220	DAILYJOU A3463345	Daily Journal Corporation advertise RFP for town owned property	05/07/2021 advertise RFP for town owned	9.85
Total for Check Number 66220:				9.85
66221	DELPUEB 04282021	Del Pueblo Tire Shop joe's truck: new tires	05/07/2021 joe's truck: new tires	600.00
Total for Check Number 66221:				600.00
66222	DIBBLENG 1016014.11-7 1016014.12-3 1016014.13-1 1016014-65 1016014-65 1016014-65	Dibble & Associates Consulting Engineers change order: additional construction managem highline canal lighting: evaluation & concept sol legal property descriptions inspection services 3/29-4/23/21 sr center freezer/mercado roof: engineer and proj Avenida plan review: engineer	05/07/2021 change order: additional const highline canal lighting: evalua legal property descriptions engineering services Apr 21 engineering services Apr 21 engineering services Apr 21	1,104.80 8,145.52 3,143.00 5,985.00 1,045.00 390.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	1016014-65	highline canal lighting: engineer	engineering services Apr 21	195.00
Total for Check Number 66222:				20,008.32
66223	EWING 13996961 13996961	Ewing Irrigation Products, Inc % pop up rotors, bubblers, riser extension, pvc c % pop up rotors, bubblers, riser extension, pvc c	05/07/2021 pop up rotors, bubblers, riser c pop up rotors, bubblers, riser c	290.64 290.65
Total for Check Number 66223:				581.29
66224	FIERROME 629 629 630 630	Fierro Media HD LLC av support for council meeting 4/8 discount discount av support for council meeting 4/22	05/07/2021 av support for council meeting av support for council meeting av support for council meeting av support for council meeting	3,000.00 -1,500.00 -1,500.00 3,000.00
Total for Check Number 66224:				3,000.00
66225	GFFA 05072021 KF	Guadalupe Firefighters Associa PR Batch 00807.05.2021 Kitty Fund	05/07/2021 PR Batch 00807.05.2021 Kitt	86.00
Total for Check Number 66225:				86.00
66226	GFFA 05072021 UD	Guadalupe Firefighters Associa PR Batch 00807.05.2021 Union Dues	05/07/2021 PR Batch 00807.05.2021 Unic	165.00
Total for Check Number 66226:				165.00
66227	HOLGUING 24	Holguin, Graciela coordinate COVID19 services w/ TOG, clients, e	05/07/2021 coordinate COVID19 services	800.00
Total for Check Number 66227:				800.00
66228	HOME2871 0020941 0621579 0621579 0621579 0621579 2610748 2610748 4022608 5620899 7023354 7023354 7023354 7023354 7023354 7023354 8510162 8510162 9617163 9617163 9617163 9617163	Home Depot Credit Services concrete to install library sign on street % wall base adhesive, water pump, spout oiler, a % wall base adhesive, water pump, spout oiler, a % wall base adhesive, water pump, spout oiler, a clerk's office: wall plate, switch plate screws, anc tube cutter san diego bay: 1/4" nuts, 1/4" tubing, 1/4" brass c grave diggers: recipricating saw, prning sheers, t grave diggers: canopy spider snake tube cooler pads % sr center cooler pads % sr center cooler pads % sr center cooler pads % sr center men's restroom: lights and ballasts san diego bay: cooler pads, pump basket, and ev brase hose y w/ shutoff, pistol grip nozzle, and 1 fence post driver stott park: deadbolt lock and strike plate Guad bld: combo lock drill bit clerk's office: light sensor	05/07/2021 concrete to install library sign swamp cooler parts & auto lig swamp cooler parts & auto lig swamp cooler parts & auto lig swamp cooler parts & auto lig nuts, tubing, tube adapter, con nuts, tubing, tube adapter, con grave diggers: recipricating saw grave diggers: canopy cooler pads, pump basket, pur cooler pads, pump basket, pur cooler pads, pump basket, pur cooler pads, pump basket, pur cooler pads, pump basket, pur cooler pads, pump basket, pur brass hose, pistol grip nozzle, brass hose, pistol grip nozzle, light sensor, lock, strike plate, light sensor, lock, strike plate, light sensor, lock, strike plate, light sensor, lock, strike plate,	11.19 37.06 9.27 46.34 56.90 16.20 14.57 525.08 117.83 6.46 6.25 7.82 1.57 56.51 45.93 34.48 42.16 39.02 20.45 9.70 46.45
Total for Check Number 66228:				1,151.24
66229	INTERIMP 2636	Interim Public Management, LLC retainer for code enforcement officer	05/07/2021 retainer for code enforcement	1,500.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 66229:	1,500.00
66230	MCSHER MAY21PATROL	MCSO Patrol and Per Diem Billing patrol services May 21	05/07/2021 patrol services May 21	171,328.61
			Total for Check Number 66230:	171,328.61
66231	MINERT 305719	Minert & Associates random alcohol & drug test SG	05/07/2021 random alcohol & drug test SG	99.00
			Total for Check Number 66231:	99.00
66232	NATWIDE 05072021	Nationwide Retirement Solution PR Batch 00807.05.2021 Nationwide (PEBSCO)	05/07/2021 PR Batch 00807.05.2021 Nati	780.00
			Total for Check Number 66232:	780.00
66233	NW-ASRS 05072021	Nationwide Retirement Solutions PR Batch 00807.05.2021 Nationwide ASRS	05/07/2021 PR Batch 00807.05.2021 Nati	302.02
			Total for Check Number 66233:	302.02
66234	PEREZV 25	Perez, Veronica coordinate COVID19 services w/ TOG, clients, &	05/07/2021 coordinate COVID19 services	1,375.00
			Total for Check Number 66234:	1,375.00
66235	PALS 1075	Pet & Animal Lovers Service dead animal pick up Apr 21	05/07/2021 dead animal pick up Apr 21	133.00
			Total for Check Number 66235:	133.00
66236	PETTYC Apr 21 Apr 21 Apr 21 Apr 21 Apr 21 Apr 21 Apr 21 Apr 21 Apr 21 Apr 21 Apr 21	Petty Cash Fund, Town Hall % cilantro, green onions, lettuce, lemons, tomato Excursion title reprint Truck title reprint car wash - hdm vehicle % black t-shirt bags % black t-shirt bags % black t-shirt bags CAP truck title reprint % cilantro, green onions, lettuce, lemons, tomato food handler card TA	05/07/2021 petty cash disbursements Apr petty cash disbursements Apr petty cash disbursements Apr petty cash disbursements Apr petty cash disbursements Apr petty cash disbursements Apr petty cash disbursements Apr petty cash disbursements Apr petty cash disbursements Apr petty cash disbursements Apr petty cash disbursements Apr	108.12 4.00 4.00 3.00 7.91 1.13 7.10 4.00 28.73 7.99
			Total for Check Number 66236:	175.98
66237	RAD 3726974	Right Away Disposal residential trash pick up Apr 21	05/07/2021 residential trash pick up Apr 2	27,703.48
			Total for Check Number 66237:	27,703.48
66238	SCHADE R7P2202 R7P2202 R7P2385 R7P2385	Riviera Finance % milk 4/14 % milk 4/14 % milk 4/28 % milk 4/28	05/07/2021 milk 4/14 milk 4/14 milk 4/28 milk 4/28	66.01 17.54 17.54 66.01
			Total for Check Number 66238:	167.10
66239	ROTOR 511-22879682	Roto-Rooter Service sewer line snake, camera, excavation, repair, and	05/07/2021 sewer line snake, camera, exci	15,579.43

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 66239:	15,579.43
66240	SECURITY 301-08-010-008	Security Title Agency, Inc AdY project: property purchase @ 8203 S Aveni	05/07/2021 AdY project: property purchas	2,161.00
			Total for Check Number 66240:	2,161.00
66241	SHAMROCK 22552083 22552083 22552083 22552083 22552083 22552083 22552083 22552083 22584960 22584960 22584960 22584960 22584960 22584960 22584960 22584960 22584960	Shamrock Foods Company % foam containers, plastic containers, and food s % foam containers, plastic containers, and food s % foam containers, plastic containers, and food s % apple juice, fruit punch, american sliced chees % pine sol and gloves % pine sol and gloves % apple juice, fruit punch, american sliced chees % pine sol and gloves % poly aprons, foam containers, kitchen cutlery, % poly aprons, foam containers, kitchen cutlery, % trash can liners % poly aprons, foam containers, kitchen cutlery, % trash can liners % apple juice, fruit punch juice, very berry juice, % trash can liners % apple juice, fruit punch juice, very berry juice.	05/07/2021 food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su food, kitchen, and janitorial su	11.97 83.83 75.27 225.48 73.60 43.90 848.22 11.62 46.59 41.83 7.75 6.65 49.08 259.94 29.27 977.85
			Total for Check Number 66241:	2,792.85
66242	SITTON 2488 2492 2503 2503	Sitton Security LLC rekey restroom @ mercado and duplicate keys rekey mailbox key @ mercado mercado master duplicate CAP door rekey and labor to adjust door closer	05/07/2021 rekey restroom @ mercado an rekey mailbox key @ mercad mercado master door and CAI mercado master door and CAI	158.10 110.00 3.50 167.80
			Total for Check Number 66242:	439.40
66243	SPRBRKSW TM INV-003913	SpringBrook Holding Company, LLC migration professional services 17.75 hrs	05/07/2021 migration professional service	1,945.40
			Total for Check Number 66243:	1,945.40
66244	SUNSHINE 9979 9979 9979 9979 9979 9979 9979 9979 9979 9979 9979 9979 9979 9979 9979 9979 9979 9979 9979	Sunshine Pest Control extermination services May 21 maint office extermination services May 21 stott/biehn park extermination services May 21 library extermination services May 21 %sr center extermination services May 21 mercado extermination services May 21 fire extermination services May 21 cap extermination services May 21 rodent control extermination services May 21 Headstart outside extermination services May 21 %sr center extermination services May 21 Headstart inside extermination services May 21 maint yd extermination services May 21 TH extermination services May 21 %sr center	05/07/2021 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2 extermination services May 2	54.07 54.07 27.79 5.61 145.98 28.98 75.71 150.00 54.07 5.61 14.37 128.25 64.88 5.61
			Total for Check Number 66244:	815.00
66245	TCI 35610	TCI Security alarm monitoring Apr 21	05/07/2021 alarm monitoring Apr 21	8.95

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	35610	alarm monitoring Apr 21	alarm monitoring Apr 21	8.95
	35610	alarm monitoring Apr 21	alarm monitoring Apr 21	24.28
	35610	alarm monitoring Apr 21	alarm monitoring Apr 21	67.12
	35610	alarm monitoring Apr 21	alarm monitoring Apr 21	14.28
	35610	alarm monitoring Apr 21	alarm monitoring Apr 21	8.95
Total for Check Number 66245:				132.53
66246	TEPOWER	Tempe Power Equipment	05/07/2021	
	329982	% chainsaw chains	chainsaw chains	25.49
	329982	% chainsaw chains	chainsaw chains	25.49
	330898	% weed eater: air filter, spark plug, and filter ass	oscilattng hoe, air filter, sparl	4.78
	330898	% oscilattng garden hoes	oscilattng hoe, air filter, sparl	69.29
	330898	% weed eater: air filter, spark plug, and filter ass	oscilattng hoe, air filter, sparl	4.78
	330898	% speed feed trim head bulk	oscilattng hoe, air filter, sparl	12.42
	330898	% oscilattng garden hoes	oscilattng hoe, air filter, sparl	69.29
	330898	% speed feed trim head bulk	oscilattng hoe, air filter, sparl	12.43
	330944	% weed eater: air filter	weed eater: air filter	8.32
	330944	% weed eater: air filter	weed eater: air filter	8.32
Total for Check Number 66246:				240.61
66247	TEWBILLS	Tempe, City of (Resident)	05/07/2021	
	04222021	water bills collected 4/22	water bills collected 4/22	50.86
	05032021	water bills collected 5/3	water bills collected 5/3	105.82
	05062021	water bills collected 5/6	water bills collected 5/6	100.00
Total for Check Number 66247:				256.68
66248	UNSITE	United Site Services	05/07/2021	
	114-11895105	port a potty May 21	port a potty May 21	204.43
Total for Check Number 66248:				204.43
66249	USINTERN	US Internet	05/07/2021	
	2701833	monthly email monitoring May 21	monthly email monitoring Ma	4.70
	2701833	monthly email monitoring May 21	monthly email monitoring Ma	14.15
	2701833	monthly email monitoring May 21	monthly email monitoring Ma	51.85
	2701833	monthly email monitoring May 21	monthly email monitoring Ma	7.05
Total for Check Number 66249:				77.75
66250	WAXIE	Waxie Sanitary Supply	05/07/2021	
	79967982	hand soap	hand soap	66.31
	79971294	sm waxed trash liners	sm waxed trash liners	19.20
Total for Check Number 66250:				85.51
66251	WESTTECH	Western Technologies	05/07/2021	
	21810165	guad bldg: comprehensive asbestos survey	guad bldg: comprehensive ast	2,320.00
Total for Check Number 66251:				2,320.00
66252	ZAMORAS	Zamora,Stephanic	05/07/2021	
	2021-TOG-12	public information officer services 4/5-4/23/21	public information officer serv	375.00
	2021-TOG-13	public information officer services 4/26-4/30/21	public information officer serv	200.00
Total for Check Number 66252:				575.00
66253	ALESNAR	Alesna, Romell	05/14/2021	
	05082021	security for highline canal grafitti cover up	security for highline canal gra	200.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 66253:	200.00
66254	BOUNDTRE 84042869 84048268	Bound Tree Medical, LLC O2 ED masks and exhalation filters O2 cylinder wrench	05/14/2021 O2 ED masks and exhalation O2 cylinder wrench	624.10 31.44
			Total for Check Number 66254:	655.54
66255	CEI 210408S-834.01	Consultant Engineering, Inc right of way acquisition services April 21	05/14/2021 right of way acquisition servic	22,570.00
			Total for Check Number 66255:	22,570.00
66256	FAITH 1066255 1066255 1066255 1066255 1066255	Faith,Ledyard, Faith legal services Apr 21 % sr center legal services Apr 21 legal services Apr 21 % sr center legal services Apr 21 office supplies legal services Apr 21 % sr center	05/14/2021 legal services Apr 21 legal services Apr 21 legal services Apr 21 legal services Apr 21 legal services Apr 21	33.34 10,574.00 33.33 105.64 33.33
			Total for Check Number 66256:	10,779.64
66257	GASTELOL 11082851	Gastelo, Lydia reimburse homeowner for camer and cable of sev	05/14/2021 reimburse homeowner for can	225.00
			Total for Check Number 66257:	225.00
66258	H&EEQUIP 95831424	H & E Equipment Exchange LLC la france: dash gauges, diagnose lack of power, a	05/14/2021 la france: dash gauges, diagno	2,468.27
			Total for Check Number 66258:	2,468.27
66259	KLEES 3016	Klee's Climate Control LLC pm all ac units on top of mercado, replace run ca	05/14/2021 pm all ac units on top of merc	1,535.00
			Total for Check Number 66259:	1,535.00
66260	LINCOLN 17067	Lincoln Electric Door repair n. engine door: labor, trave, lube, torsion t	05/14/2021 repair n. engine door: labor, tr	905.95
			Total for Check Number 66260:	905.95
66261	OFFDEPOT 167041024-001	Office Depot aa batteries, post its, envelopes, and sharpies	05/14/2021 aa batteries, post its, envelope	72.46
			Total for Check Number 66261:	72.46
66262	REDDY 2031147944	Reddy Ice Corporation ice 60 units	05/14/2021 ice 60 units	123.15
			Total for Check Number 66262:	123.15
66263	RICOH 5061928826 5061928826	Ricoh USA, Inc copy machine maint May 21 copy overages Apr 21	05/14/2021 copy overages Apr 21 copy overages Apr 21	44.76 280.57
			Total for Check Number 66263:	325.33
66264	SECURITY 301-08-021	Security Title Agency, Inc AdY improvement project: payment for purchase	05/14/2021 AdY improvement project: pa	2,000.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	ORD0033587	library signage	library signage	173.76
			Total for Check Number 66273:	173.76
66274	DAILYJOU A3468082 A3470200 A3470201	Daily Journal Corporation advertising increase of fees advertising variance application V2021-03 advertising rezoning request RZ 2021-02	05/21/2021 advertising increase of fees advertising variance applicati advertising rezoning request R	2.61 1.91 2.61
			Total for Check Number 66274:	7.13
66275	DOMINSAL 981511	Dominguez, Salvador highline canal: labor to remove fencing from pro	05/21/2021 highline canal: labor to remov	2,000.00
			Total for Check Number 66275:	2,000.00
66276	GFFA 05212021 KF	Guadalupe Firefighters Associa PR Batch 00821.05.2021 Kitty Fund	05/21/2021 PR Batch 00821.05.2021 Kitt	86.00
			Total for Check Number 66276:	86.00
66277	GFFA 05212021 UD	Guadalupe Firefighters Associa PR Batch 00821.05.2021 Union Dues	05/21/2021 PR Batch 00821.05.2021 Unic	165.00
			Total for Check Number 66277:	165.00
66278	HOLGUING 25	Holguin, Graciela COVID19: coordinate w/ TOG, PYT, and clients	05/21/2021 COVID19: coordinate w/ TOG	900.00
			Total for Check Number 66278:	900.00
66279	MCHOUSIN 9210	Housing Authority of Maricopa County rental assistance JJ	05/21/2021 rental assistance JJ	1,000.00
			Total for Check Number 66279:	1,000.00
66280	LINCOLN 17405	Lincoln Electric Door n engine bay door: replace broken cables, reset s	05/21/2021 n engine bay door: replace br	214.52
			Total for Check Number 66280:	214.52
66281	LNCURTIS INV489126 INV489752	LN Curtis and Sons adapters MSA SCBA flow testing	05/21/2021 adapters MSA SCBA flow testing	112.51 765.00
			Total for Check Number 66281:	877.51
66282	MCPRIS AUG20-MAR21HSN	MCSO Patrol and Per Diem Billing detention services Aug 20 - Mar 21	05/21/2021 detention services Aug 20 - M	25,280.56
			Total for Check Number 66282:	25,280.56
66283	NATWIDE 05212021	Nationwide Retirement Solution PR Batch 00821.05.2021 Nationwide (PEBSO)	05/21/2021 PR Batch 00821.05.2021 Nati	780.00
			Total for Check Number 66283:	780.00
66284	NW-ASRS 05212021	Nationwide Retirement Solutions PR Batch 00821.05.2021 Nationwide ASRS	05/21/2021 PR Batch 00821.05.2021 Nati	302.02
			Total for Check Number 66284:	302.02
66285	PEREZV	Perez, Veronica	05/21/2021	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	26	COVID19: coordinate w/ TOG, PYT, and clients	COVID19: coordinate w/ TOG	1,575.00
			Total for Check Number 66285:	1,575.00
66286	PRINTSPE 105314	Printing Specialists Letterhead (2 boxes) & envelopes (2 boxes)	05/21/2021 Letterhead (2 boxes) & envelc	313.86
			Total for Check Number 66286:	313.86
66287	RENJOY 05192021	Ren, Joy managment analyst 5/10-5/19/21	05/21/2021 managment analyst 5/10-5/19/21	486.00
			Total for Check Number 66287:	486.00
66288	RIDER 11204PHX20	Rider Levett Bucknall, Ltd TH cost consultancy services for TH/CAP	05/21/2021 TH cost consultancy services	4,860.00
			Total for Check Number 66288:	4,860.00
66289	RITEWAY 5320	Rite Way Communications front desk: service calls, relocating phone and ne	05/21/2021 front desk: service calls, reloc	219.78
			Total for Check Number 66289:	219.78
66290	SCHADE R7P2291 R7P2291 R7P2468 R7P2468 R7P2549 R7P2549	Riviera Finance % milk 4/21 % milk 4/21 % milk 5/5 % milk 5/5 % milk 5/12 % milk 5/12	05/21/2021 milk 4/21 milk 4/21 milk 5/5 milk 5/5 milk 5/12 milk 5/12	17.54 66.01 65.17 18.38 65.17 18.38
			Total for Check Number 66290:	250.65
66291	SPRBRKSW TM INV-003996	SpringBrook Holding Company, LLC Migration services	05/21/2021 Migration services	2,959.20
			Total for Check Number 66291:	2,959.20
66292	TEPOWER 331396 331396	Tempe Power Equipment % oscillating hoes % oscillating hoes	05/21/2021 oscillating hoes oscillating hoes	51.97 51.97
			Total for Check Number 66292:	103.94
66293	TEWBILLS 05122021 05132021 05172021 05182021 05192021	Tempe, City of (Resident) water bills collected 5/12 water bills collected 5/13 water bills collected 5/17 water bills collected 5/18 water bills collected 5/19	05/21/2021 water bills collected 5/12 water bills collected 5/13 water bills collected 5/17 water bills collected 5/18 water bills collected 5/19	254.44 167.20 97.40 98.95 273.69
			Total for Check Number 66293:	891.68
66294	UNFIRE 731655	United Fire Equipment Co coat, pants, and boots DB	05/21/2021 coat, pants, and boots DB	2,712.26
			Total for Check Number 66294:	2,712.26
66295	DOMKATH 1	Dominguez, Kathleen HDM delivery driver 5/10-5/21/21	05/28/2021 HDM delivery driver 5/10-5/2	604.46

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	17458137	local telephone service Apr 21	local telephone service Apr 21	87.68
	17458137	local telephone service Apr 21	local telephone service Apr 21	17.34
	17458137	local telephone service Apr 21	local telephone service Apr 21	121.41
	17458137	local telephone service Apr 21	local telephone service Apr 21	69.38
	17458137	local telephone service Apr 21	local telephone service Apr 21	190.79
	17458137	local telephone service Apr 21	local telephone service Apr 21	36.39
	17458137	local telephone service Apr 21	local telephone service Apr 21	17.34
	17458137	local telephone service Apr 21	local telephone service Apr 21	34.69
	17458137	local telephone service Apr 21	local telephone service Apr 21	34.69
	17458137	local telephone service Apr 21	local telephone service Apr 21	17.34
	17458137	local telephone service Apr 21	local telephone service Apr 21	52.03
	17458137	local telephone service Apr 21	local telephone service Apr 21	36.72
	17458137	local telephone service Apr 21	local telephone service Apr 21	34.69
	17458137	local telephone service Apr 21	local telephone service Apr 21	72.97
			Total for Check Number 5202102:	1,056.44
5202103	AUTOZONE 2758501254	AutoZone windshield washer fluid, fix a flat, oil, ac gauge	05/31/2021 windshield washer fluid, fix a	187.01
			Total for Check Number 5202103:	187.01
5202104	AVESIS	Avesis Insurance	05/31/2021	
	2713102	vision insurance May 21	vision insurance May 21	3.71
	2713102	vision insurance May 21	vision insurance May 21	2.77
	2713102	vision insurance May 21 COBRA	vision insurance May 21	9.38
	2713102	vision insurance May 21	vision insurance May 21	13.93
	2713102	vision insurance May 21 ee dep	vision insurance May 21	31.60
	2713102	vision insurance May 21	vision insurance May 21	6.57
	2713102	vision insurance May 21	vision insurance May 21	13.93
	2713102	vision insurance May 21	vision insurance May 21	14.58
	2713102	vision insurance May 21	vision insurance May 21	23.26
	2713102	vision insurance May 21	vision insurance May 21	1.41
	2713102	vision insurance May 21	vision insurance May 21	61.18
	2713102	vision insurance May 21	vision insurance May 21	2.31
	2713102	vision insurance May 21	vision insurance May 21	1.41
	2713102	vision insurance May 21	vision insurance May 21	0.94
	2713102	vision insurance May 21	vision insurance May 21	10.81
	2713102	vision insurance May 21	vision insurance May 21	4.69
	2713102	vision insurance May 21	vision insurance May 21	9.84
	2713102	vision insurance May 21	vision insurance May 21	1.88
			Total for Check Number 5202104:	214.20
5202105	AZSRS	AZ State Retirement System	05/31/2021	
	05072021	PR Batch 00807.05.2021 Retirement-20/20 ASR	PR Batch 00807.05.2021 Reti	35.11
	05072021	PR Batch 00807.05.2021 Retirement-20/20 ASR	PR Batch 00807.05.2021 Reti	35.11
	05072021	PR Batch 00807.05.2021 Retirement-ASRS	PR Batch 00807.05.2021 Reti	2,639.57
	05072021	PR Batch 00807.05.2021 Long Term Disability	PR Batch 00807.05.2021 Reti	0.52
	05072021	PR Batch 00807.05.2021 Alternate Contribution	PR Batch 00807.05.2021 Reti	536.66
	05072021	PR Batch 00807.05.2021 Long Term Disability I	PR Batch 00807.05.2021 Reti	39.45
	05072021	PR Batch 00807.05.2021 Retirement-ASRS-Emj	PR Batch 00807.05.2021 Reti	2,639.57
	05072021	PR Batch 00807.05.2021 Long Term Disability 2	PR Batch 00807.05.2021 Reti	0.52
	05072021	PR Batch 00807.05.2021 Long Term Disability	PR Batch 00807.05.2021 Reti	39.45
	05212021	PR Batch 00821.05.2021 Long Term Disability I	PR Batch 00821.05.2021 Lon	38.13
	05212021	PR Batch 00821.05.2021 Retirement-ASRS	PR Batch 00821.05.2021 Reti	2,551.75
	05212021	PR Batch 00821.05.2021 Retirement-ASRS-Emj	PR Batch 00821.05.2021 Reti	2,551.75
	05212021	PR Batch 00821.05.2021 Alternate Contribution	PR Batch 00821.05.2021 Alte	535.39
	05212021	PR Batch 00821.05.2021 Long Term Disability	PR Batch 00821.05.2021 Lon	38.13

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 5202105:	11,681.11
5202106	BLUECBS	Blue Cross/Blue Shield of AZ	05/31/2021	
	May 21	dental insurance May 21	dental insurance May 21	334.13
	May 21	dental insurance May 21	dental insurance May 21	1,117.72
	May 21	dental insurance May 21	dental insurance May 21	205.55
	May 21	dental insurance May 21	dental insurance May 21	2,133.56
	May 21	dental insurance May 21	dental insurance May 21	1,002.22
	May 21	dental insurance May 21	dental insurance May 21	128.58
	May 21	dental insurance May 21	dental insurance May 21	171.44
	May 21	dental insurance May 21	dental insurance May 21	127.30
	May 21	dental insurance May 21	dental insurance May 21	85.72
	May 21	dental insurance May 21	dental insurance May 21	1,800.42
	May 21	dental insurance May 21	dental insurance May 21	4,736.11
	May 21	dental insurance May 21 ee	dental insurance May 21	311.12
	May 21	dental insurance May 21	dental insurance May 21	110.75
	May 21	dental insurance May 21	dental insurance May 21	248.40
	May 21	dental insurance May 21 ee dep	dental insurance May 21	1,278.60
	May 21	dental insurance May 21	dental insurance May 21	594.93
	May 21	dental insurance May 21	dental insurance May 21	891.12
	May 21	dental insurance May 21	dental insurance May 21	428.60
			Total for Check Number 5202106:	15,706.27
5202107	CENTURY	Centurylink	05/31/2021	
	Apr 21 TH	alarm pad Apr 21	alarm pad Apr 21	58.96
	May 21 Fire	dedicated line May 21	dedicated line May 21	92.22
			Total for Check Number 5202107:	151.18
5202108	CHASE	Chase Bank	05/31/2021	
	Apr 21 BC	bank fees Apr 21	bank fees Apr 21	185.17
	Apr 21 TH	credit card machine TH Apr 21	credit card machine TH Apr 2	44.38
	Apr 21 TH onlin	credit card machine TH online Apr 21	credit card machine TH online	32.50
			Total for Check Number 5202108:	262.05
5202109	CHASEMC	Chase Card Services	05/31/2021	
	Apr 21	% pasta, salad, water, chicken bouillon, cheese, t	credit card purchases Apr 21	217.85
	Apr 21	% postage to return mailbox	credit card purchases Apr 21	34.00
	Apr 21	alkaline water, smart water, cheerios, and water	credit card purchases Apr 21	110.41
	Apr 21	% gloves	credit card purchases Apr 21	20.22
	Apr 21	access to secure email Mar 21	credit card purchases Apr 21	6.49
	Apr 21	uniform: polo shirts, long sleev shirts, jackets, sh	credit card purchases Apr 21	847.27
	Apr 21	COVID19: signs for community	credit card purchases Apr 21	1,245.26
	Apr 21	% nifty nabbers (4)	credit card purchases Apr 21	43.17
	Apr 21	remainder of balance for sheriff's window	credit card purchases Apr 21	165.00
	Apr 21	O2 cylinder refill and blood glucose strips	credit card purchases Apr 21	191.32
	Apr 21	29" fire hose strap and bolt cutters	credit card purchases Apr 21	252.90
	Apr 21	% gloves	credit card purchases Apr 21	2.89
	Apr 21	% gloves	credit card purchases Apr 21	18.16
	Apr 21	COVID19: hand sanitizer and face masks	credit card purchases Apr 21	155.48
	Apr 21	% postage to return mailbox	credit card purchases Apr 21	42.49
	Apr 21	02 excursion: oil change, ac service, fuel filter, fl	credit card purchases Apr 21	767.44
	Apr 21	% nifty nabbers (4)	credit card purchases Apr 21	43.18
	Apr 21	% pasta, salad, water, chicken bouillon, cheese, t	credit card purchases Apr 21	57.91
	Apr 21	% postage to return mailbox	credit card purchases Apr 21	8.50
	Apr 21	otterbox case for ipad mini	credit card purchases Apr 21	54.04
	Apr 21	COVID19: car wash	credit card purchases Apr 21	49.00
	Apr 21	set up new fire logo for screen printing	credit card purchases Apr 21	75.67

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	Apr 21	training KS	credit card purchases Apr 21	25.00
	Apr 21	tablecloths	credit card purchases Apr 21	8.14
	RET May 21	returned blood glucose strips	returned blood glucose strips	-149.90
Total for Check Number 5202109:				4,291.89
5202110	COX	Cox Communications, Inc	05/31/2021	
	May 21 FF	tv & internet services May 21	tv & internet services May 21	378.81
	May 21 SC	tv service May 21	tv service May 21	31.10
	May 21 TH	internet service May 21	internet service May 21	325.00
Total for Check Number 5202110:				734.91
5202111	EQUITABL	Equitable Financial Life Insurance Compan	05/31/2021	
	1213806	life insurance May 21	life insurance May 21	10.98
	1213806	life insurance May 21	life insurance May 21	12.38
	1213806	life insurance May 21	life insurance May 21	6.85
	1213806	life insurance May 21	life insurance May 21	6.75
	1213806	life insurance May 21	life insurance May 21	0.52
	1213806	life insurance May 21	life insurance May 21	4.39
	1213806	life insurance May 21	life insurance May 21	62.17
	1213806	life insurance May 21	life insurance May 21	5.91
	1213806	life insurance May 21	life insurance May 21	2.82
	1213806	life insurance May 21	life insurance May 21	4.65
	1213806	life insurance May 21	life insurance May 21	0.78
	1213806	life insurance May 21	life insurance May 21	0.78
	1213806	life insurance May 21	life insurance May 21	1.04
	1213806	life insurance May 21	life insurance May 21	3.66
	1213806	life insurance May 21	life insurance May 21	2.62
	1213806	life insurance May 21	life insurance May 21	2.55
Total for Check Number 5202111:				128.85
5202112	GENUINE 4851-103398	Genuine Parts Co 00 dodge: battery exchange and battery cleaner	05/31/2021 00 dodge: battery exchange ar	5.93
Total for Check Number 5202112:				5.93
5202113	METLIFE	Metropolitan Life Ins Co	05/31/2021	
	May 21	dental insurance May 21	dental insurance May 21	29.04
	May 21	dental insurance May 21	dental insurance May 21	7.20
	May 21	dental insurance May 21 COBRA	dental insurance May 21	27.67
	May 21	dental insurance May 21	dental insurance May 21	2.77
	May 21	dental insurance May 21	dental insurance May 21	71.69
	May 21	dental insurance May 21 ee dep	dental insurance May 21	187.23
	May 21	dental insurance May 21	dental insurance May 21	11.35
	May 21	dental insurance May 21	dental insurance May 21	4.15
	May 21	dental insurance May 21	dental insurance May 21	8.60
	May 21	dental insurance May 21	dental insurance May 21	33.28
	May 21	dental insurance May 21	dental insurance May 21	25.40
	May 21	dental insurance May 21	dental insurance May 21	36.76
	May 21	dental insurance May 21	dental insurance May 21	19.80
	May 21	dental insurance May 21	dental insurance May 21	4.15
	May 21	dental insurance May 21	dental insurance May 21	165.49
	May 21	dental insurance May 21	dental insurance May 21	5.53
	May 21	dental insurance May 21	dental insurance May 21	36.92
	May 21	dental insurance May 21	dental insurance May 21	13.84
Total for Check Number 5202113:				690.87
5202114	MYTEK	Mytek Network Solutions	05/31/2021	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	68339	sr center wireless access point	sr center wireless access point	476.20
	68403	IT services: mytek butler ultimate May 21	IT services May 21	3,148.13
	68403	IT services: securrence email filtering May 21	IT services May 21	125.93
	68403	IT services: hosted server May 21	IT services May 21	1,539.31
	68403	IT services: microsoft office 365 license May 21	IT services May 21	552.06
	68403	IT services: axcient backup, appliance rental, ad	IT services May 21	637.18
	68416	% assist wayne with setting up new/old compute	assist with computer issues TN	262.50
	68416	% onsite assistance with TM's computer and inst	assist with computer issues TN	262.50
	68421	2 additional users in TOG system: access to butl	2 additional users in TOG syst	60.51
	68433	downpayment for 2 new computers	downpayment for 2 new comp	1,547.19
Total for Check Number 5202114:				8,611.51
5202115	PRTAXF	PAYROLL TAXES-FEDERAL	05/31/2021	
	05072021	PR Batch 00807.05.2021 Medicare Employee Pc	PR Batch 00807.05.2021 Fed	792.40
	05072021	PR Batch 00807.05.2021 Federal Income Tax	PR Batch 00807.05.2021 Fed	3,851.65
	05072021	PR Batch 00807.05.2021 Medicare Employer Po	PR Batch 00807.05.2021 Fed	792.40
	05072021	PR Batch 00807.05.2021 FICA Employer Portio	PR Batch 00807.05.2021 Fed	3,388.31
	05072021	PR Batch 00807.05.2021 FICA Employee Portio	PR Batch 00807.05.2021 Fed	3,388.31
	05212021	PR Batch 00821.05.2021 FICA Employer Portio	PR Batch 00821.05.2021 Fed	3,774.75
	05212021	PR Batch 00821.05.2021 Medicare Employer Po	PR Batch 00821.05.2021 Fed	882.78
	05212021	PR Batch 00821.05.2021 Federal Income Tax	PR Batch 00821.05.2021 Fed	3,976.98
	05212021	PR Batch 00821.05.2021 FICA Employee Portio	PR Batch 00821.05.2021 Fed	3,774.75
	05212021	PR Batch 00821.05.2021 Medicare Employee Pc	PR Batch 00821.05.2021 Fed	882.78
Total for Check Number 5202115:				25,505.11
5202116	PRTAXS	PAYROLL TAXES-STATE	05/31/2021	
	05072021	PR Batch 00807.05.2021 State Income Tax	PR Batch 00807.05.2021 Stat	1,541.46
	05212021	PR Batch 00821.05.2021 State Income Tax	PR Batch 00821.05.2021 Stat	1,751.82
Total for Check Number 5202116:				3,293.28
5202117	PSPRS	Public Safety Personnel Retire	05/31/2021	
	05072021	PR Batch 00807.05.2021 Retirement-PSPRS-Enr	PR Batch 00807.05.2021 Reti	4,021.54
	05072021	LESS FIRE INSURANCE PREMIUM TAX CR	PR Batch 00807.05.2021 Reti	-192.84
	05072021	PR Batch 00807.05.2021 Retirement-PSPRS	PR Batch 00807.05.2021 Reti	1,262.58
Total for Check Number 5202117:				5,091.28
5202118	SRP1277	Salt River Project	05/31/2021	
	Apr 21	utility: water Apr 21 mercado	utility: water Apr 21	2,113.77
	Apr 21	utility: water Apr 21 sprinklers @ street	utility: water Apr 21	31.80
	Apr 21	utility: water Apr 21 cemetery	utility: water Apr 21	34.04
	Apr 21	utility: water Apr 21 stott park restrooms	utility: water Apr 21	38.16
	Apr 21	utility: water Apr 21 fire dept security	utility: water Apr 21	17.40
	Apr 21	utility: water Apr 21 marquee	utility: water Apr 21	81.10
	Apr 21	utility: water Apr 21 Library	utility: water Apr 21	279.37
	Apr 21	utility: water Apr 21 ret basin @ pitaya	utility: water Apr 21	31.17
	Apr 21	utility: water Apr 21 TH	utility: water Apr 21	814.84
	Apr 21	utility: water Apr 21 maint yd	utility: water Apr 21	115.76
	Apr 21	utility: water Apr 21 street light	utility: water Apr 21	284.21
	Apr 21	utility: water Apr 21 % sr center	utility: water Apr 21	38.56
	Apr 21	utility: water Apr 21 ret basin @ vaou nawi	utility: water Apr 21	32.39
	Apr 21	utility: water Apr 21 biehn park lights	utility: water Apr 21	302.70
	Apr 21	utility: water Apr 21 Headstart	utility: water Apr 21	329.77
	Apr 21	utility: water Apr 21 biehn park security/street li	utility: water Apr 21	254.45
	Apr 21	utility: water Apr 21 % sr center	utility: water Apr 21	192.78
	Apr 21	utility: water Apr 21 biehn park restrooms	utility: water Apr 21	31.80
	Apr 21	utility: water Apr 21 straw bale house maint yd	utility: water Apr 21	46.47
	Apr 21	utility: water Apr 21 CAP	utility: water Apr 21	69.84

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	Apr 21	utility: water Apr 21 sewer metering station	utility: water Apr 21	33.90
	Apr 21	utility: water Apr 21 security lights @ mercado	utility: water Apr 21	246.75
	Apr 21	utility: water Apr 21 fire dept	utility: water Apr 21	365.73
	Apr 21	utility: water Apr 21 stott park	utility: water Apr 21	218.02
	Apr 21	utility: water Apr 21 ret basin @ guadalupe	utility: water Apr 21	32.39
	Apr 21	utility: water Apr 21 % sr center	utility: water Apr 21	154.22
Total for Check Number 5202118:				6,191.39
5202119	SRP1278 Apr 21	Salt River Project street lights and/or traffic signals Apr 21	05/31/2021 street lights and/or traffic sign	2,336.63
Total for Check Number 5202119:				2,336.63
5202120	SWGAS Mar 21 Mar 21 Mar 21	Southwest Gas Corp utility: natural gas Mar 21 % sr center utility: natural gas Mar 21 % sr center utility: natural gas Mar 21 % sr center	05/31/2021 utility: natural gas Mar 21 % s utility: natural gas Mar 21 % s utility: natural gas Mar 21 % s	46.88 58.60 11.72
Total for Check Number 5202120:				117.20
5202121	TEBLDGS 21442 Mar 21 28842 Mar 21 28842 Mar 21 28842 Mar 21 28842 Mar 21 28842 Mar 21 28842 Mar 21 28842 Mar 21 28842 Mar 21 30103 Mar 21 30103 Mar 21 30103 Mar 21 30103 Mar 21 40103 Mar 21 40103 Mar 21 40103 Mar 21 43524 Apr 21 53814 Mar 21 61814 Mar 21 6891752458Mar21 70212 Mar 21 70255 Mar 21 73212 Mar 21 79822 Mar 21 80212 Mar 21 80814 Mar 21 83403 Mar 21 88103 Mar 21 98252 Mar 21 98252 Mar 21	Tempe, City of utility: water Mar 21 maint yd utility: water Mar 21 % sr center utility: water Mar 21 % sr center utility: water Mar 21 comm refuse % sr center utility: water Mar 21 Headstart utility: water Mar 21 comm refuse % sr center utility: water Mar 21 % sr center utility: water Mar 21 comm refuse % sr center utility: water Mar 21 % sr center utility: water Mar 21 comm refuse % sr center utility: water Mar 21 comm refuse Library utility: water Mar 21 comm refuse Headstart utility: water Mar 21 TH irrigation utility: water Mar 21 comm refuse CAP utility: water Mar 21 comm refuse TH utility: water Mar 21 TH utility: water Mar 21 Library utility: water Mar 21 CAP utility: water Apr 21 hydrant meter utility: water Mar 21 basin @ vaou nawi utility: water Mar 21 basin @ stott park utility: water Mar 21 botanical garden utility: water Mar 21 biehn park sprinklers 1 utility: water Mar 21 stott park restrooms utility: water Mar 21 fire dept utility: water Mar 21 cemetery utility: water Mar 21 biehn park sprinklers 2 utility: water Mar 21 basin @ guadalupe utility: water Mar 21 stott park landscape utility: water Mar 21 basin @ pitaya utility: water Mar 21 mercado comm refuse utility: water Mar 21 mercado	05/31/2021 utility: water Mar 21 maint yd utility: water Mar 21 sr center utility: water Mar 21 sr center utility: water Mar 21 sr center utility: water Mar 21 sr center utility: water Mar 21 sr center utility: water Mar 21 sr center utility: water Mar 21 sr center utility: water Mar 21 sr center utility: water Mar 21 comm re utility: water Mar 21 comm re utility: water Mar 21 comm re utility: water Mar 21 comm re utility: water Mar 21 TH utility: water Mar 21 TH utility: water Mar 21 TH utility: water Apr 21 hydrant r utility: water Mar 21 basin @ utility: water Mar 21 basin @ utility: water Mar 21 botanica utility: water Mar 21 biehn pa utility: water Mar 21 stott parl utility: water Mar 21 fire dept utility: water Mar 21 cemetery utility: water Mar 21 biehn pa utility: water Mar 21 basin @ utility: water Mar 21 stott parl utility: water Mar 21 basin @ utility: water Mar 21 mercado utility: water Mar 21 mercado	60.08 40.28 8.06 7.71 68.90 30.82 32.20 38.53 28.68 86.03 82.10 28.68 28.68 121.20 60.60 20.20 308.57 648.90 1,517.08 97.06 462.37 56.11 210.11 120.02 500.84 892.00 232.42 59.42 482.15 622.39
Total for Check Number 5202121:				6,952.19
5202122	VERIZON 9876964679 9876964679 9876964679 9876964679 9876964679	Verizon Wireless data & cell phone service Mar 21 Fire data & cell phone service Mar 21 maint TOG data & cell phone service Mar 21 maint on call data & cell phone service Mar 21 Comm dev phc data & cell phone service Mar 21 COVID iphone	05/31/2021 data & cell phone service Mar data & cell phone service Mar data & cell phone service Mar data & cell phone service Mar data & cell phone service Mar	40.99 40.99 40.99 40.99 40.99

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	9876964679	data & cell phone service Mar 21 COVID ipad 2	data & cell phone service Mar	38.01
	9876964679	data & cell phone service Mar 21 CAP jetpack	data & cell phone service Mar	40.07
	9876964679	data & cell phone service Mar 21 fire ipad 1	data & cell phone service Mar	38.01
	9876964679	data & cell phone service Mar 21 fire ipad 2	data & cell phone service Mar	38.01
	9876964679	data & cell phone service Mar 21 COVID iphone	data & cell phone service Mar	40.99
	9876964679	data & cell phone service Mar 21 maint ipad	data & cell phone service Mar	38.01
	9876964679	data & cell phone service Mar 21 fire heart moni	data & cell phone service Mar	40.01
	9876964679	data & cell phone service Mar 21 COVID ipad 1	data & cell phone service Mar	38.01
	9876964679	data & cell phone service Mar 21 maint on days	data & cell phone service Mar	30.86
Total for Check Number 5202122:				546.93
5202123	WEX	WEX Bank	05/31/2021	
	71619558	fuel expenses Apr 21 COVID19	fuel expenses Apr 21	40.60
	71619558	fuel expenses Apr 21 % sr center @ 75%	fuel expenses Apr 21	28.87
	71619558	rebate Apr 21	fuel expenses Apr 21	-5.44
	71619558	fuel expenses Apr 21 % sr center @ 25%	fuel expenses Apr 21	9.62
	71619558	fuel expenses Apr 21 fire	fuel expenses Apr 21	1,210.34
	71619558	fuel expenses Apr 21 maint	fuel expenses Apr 21	882.57
Total for Check Number 5202123:				2,166.56
Report Total (111 checks):				487,633.74