

MINUTES OF A SPECIAL MEETING
OF THE
TOWN OF GUADALUPE COUNCIL

A public meeting of the Town of Guadalupe Council was held on **THURSDAY, FEBRUARY 10, 2011, 6:00 P.M.**, 9241 South Avenida del Yaqui, Guadalupe, Arizona, in the Council Chambers. The following members of council were present:

Mayor Yolanda Solarez
Vice Mayor Lupita Avelar
Councilmember Gloria Cota
Councilmember Joe Sanchez
Councilmember Laura Valencia

Councilmember Rebecca Jimenez participated telephonically.
Councilmember Saturnino Flores was absent due to illness / hospitalized.

Staff:

Town Manager, Bill Hernandez
Town Attorney, David Ledyard
Town Clerk, Rose Mary Arellano
Comm Dev Coord, Gino Turrubiartes

The following matters were discussed considered and decided upon at the meeting.

- A. CALL TO ORDER by Mayor Yolanda Solarez.
- B. ROLL CALL was taken and noted.
- C. 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. Citizens are requested not to exceed a three minute time period for their comments. A total of 3 minutes will be provided for the Call to the Public 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.

- None.

D. DISCUSSION / STUDY SESSION.

- 1. Guadalupe Privilege License Tax – increasing the General Rate of Taxation to Four Percent.

Mr. Hernandez began by stated he recalled the selling point of incorporation was no local property tax would be imposed on the property owners of Guadalupe. He reiterated the town's deficit is approximately \$375,000 and from previous discussions with the Mayor and Council

an ordinance increasing the general rate of taxation to four percent has been drafted for council's consideration. However, prior to amending to the increase of the general rate of taxation a public hearing is required and notice thereof 15 days prior to the hearing and shall be posted on the town's website 60 days prior to the public hearing.

Mayor Yolanda Solarez stated she would like to move forward and increase the sales tax. Councilmember Laura Valencia stated she would not like to have to increase the sales tax but it has become necessary to move forward.

2. SOMO Development – Mercado Development Study.

Mr. Jeffrey Walker, Principal, presented a conceptual design for development of the north east corner of Guadalupe and Avenida which include the north west corner and also the property between Family dollar and the Mercado. An ACE Hardware may be considered on north west corner. Mr. Walker said there are many possibilities. He stated he has an overall passion for integrating and embracing cultural and the uniqueness of a community of development. SOMO Development has redevelopment projects in Peoria and Tolleson; new development in Laveen, Queen Creek, and Florence such as the proposed concept for Guadalupe. He said CPLC has collaborated with his development projects for several years.

Councilmember Laura Valencia questioned the need for the proposed pedestrian crossing bridge. Mr. Hernandez stated the design was just a concept.

Councilmember Rebecca Jimenez questioned if the town has paid for any design or studies on the proposed development and suggested contacting the Cardinals and other stores other than ACE Hardware.

Mr. Hernandez stated the town did not pay for any designs or studies and added, Cardinals may still be a possibility.

Vice Mayor Lupita Avelar stated that Guadalupe was a small town and council is protective of vacant property left and its council responsibility to make the decision to utilize it in the manner that it will benefit the community the most.

Mayor Yolanda Solarez stated she is aware of SOMO's development success with CPLC, California and Salt Lake City. She said Council discussed the development of that property when it was acquired and proposed to council to move forward.

3. Foreclosure Purchase and Rehab – Discussion regarding amending the *purpose of grant* monies received from Gila River Indian Community for infrastructure costs to develop lots to build new homes.

Mr. Hernandez requested amending the purpose of the grant (\$105,00) received from Gila River Indian Community to allow to authorize \$35,000 for purchase of foreclosed homes and renovate for resale; creating a housing revolving fund. It was noted 14 homes are currently in foreclosure in Guadalupe.

Councilmember Rebecca Jimenez cautioned council on the purchase of foreclosed homes because of the *wear-and-tear* of the homes.

Mr. Hernandez stated Jay Vermillion has 30 years of experience in rehab cost estimate to meet the town's building codes and also approval by the County before approval to proceed to purchase.

Mr. Hernandez stated staff has received approval from Gila River and will be finalized upon town Council's approval.

E. ADJOURNMENT.

MOVED by Mayor Yolanda Solarez to adjourn.

SECONDED by Councilmember Joe Sanchez.

MEETING ADJOURNED.

CERTIFIED EXTRACT OF MINUTES

I, Rose Mary Arellano, Town Clerk of the Town of Guadalupe do hereby certify and declare that the attached is an accurate copy of a portion of the minutes of a public meeting held by the Mayor and Council of the Town of Guadalupe on Thursday, February 10, 2011, at 7:00 p.m.

E. DISCUSSION AND POSSIBLE ACTION ITEMS:

1. Guadalupe Housing Department – Public Declaration of Possible Conflict of Interest.
Community Development, Gino Turrubiartes.

Mr. Hernandez stated Maricopa County Community Development requires that in a case where an applicant is related to an employee or an elected official the town must disclose in a public meeting the name of the applicant and reason for requesting an exception. Mr. Hernandez stated that the parents, Samuel and Victoria Holguin, of Nancy Holguin, Housing Coordinator, have applied for the housing rehab program. Ms. Holguin has removed herself from the process of that application.

MOVED by Mayor Yolanda Solarez to declare no conflict and request MCCD grant an exception.

SECONDED by Councilmember Laura Valencia

MOTION CARRIED. 5 - 0 (Councilmember Rebecca Jimenez vote was not heard.)

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SUBMITTED BY: _____
Rose Mary Arellano, Town Clerk

6. Resolution 2011-01 - A Resolution certifying compliance with the Consolidated Plan of Guadalupe, Maricopa County, Arizona, supporting an application for Federal HOME Funds by Guadalupe Community Development Corporation, an Arizona Non-Profit Corporation, to the Maricopa HOME Consortium. CDC representatives, Christina Campoy and Gary Smith.

Ms. Campoy addressed the Mayor and Council stating that Guadalupe Community Development Corporation is submitting an application for CHDO certification and funding with the Maricopa County and the Urban County Consortium. The application requires a resolution certifying the GCDC housing proposal meets the priorities identified in the Town's Consolidated Plan.. GCDC's mission has been to promote availability of affordable low income and moderate-income housing by acquisition and development or construction of affordable homes. Ms. Campoy brief council on other development projects CDC has been involved in and other community events CDC has funded. Ms. Campoy provided a copy of the Certification of Consistency with the Town of Guadalupe's Consolidated Plan issued by Maricopa County.

Councilmember Joe Sanchez asked legal counsel if he being a CDC board member can he vote on the issue.

David Ledyard, town attorney, replied that there is no benefit gained by Councilmember Sanchez, he may vote on the issue.

Councilmember Rebecca Jimenez (present telephonically) and Vice Mayor Lupita Avelar stated that on other occasions CDC has been asked to provide CDC's financial statements and to date have not been provided.

Vice Mayor Avelar also asked if the resolution declares the town is in support of the CDC's application.

Mr. Ledyard clarified that the resolution affirms the activity of the GCDC meets the priorities identified in the Town's Consolidated Plan. Ms. Campoy replied she has provided the website where CDC's financial statements and other information may be obtained.

It was noted the town and CDC will not be competing for the same source of funding.

MOVED by Mayor Yolanda Solarez to approve Resolution 2011-01.

SECONDED by Vice Mayor Lupita Avelar.

MOTION CARRIED. 5 - 0 Councilmember Rebecca Jimenez (telephonically) vote was not heard

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SUBMITTED BY:

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Rose Mary Arellano, Town Clerk