



Minutes Town Council Regular Meeting August 22, 2019

Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Anita Cota
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

Minutes of the Guadalupe Town Council Regular Meeting held on Thursday, August 22, 2019, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Guadalupe, Arizona, in the Council Chambers.

A. CALL TO ORDER

Vice Mayor Vital called the meeting to order at 6:00 P.M.

B. ROLL CALL

Councilmembers Present: Vice Mayor Ricardo Vital, Councilmember Mary Bravo, Councilmember Anita Cota, Councilmember Elvira Osuna, and Councilmember Joe Sánchez

Councilmember Absent: Mayor Valerie Molina and Councilmember Gloria Cota

Staff Present: Jeff Kulaga – Town Manager / Clerk, Wayne Clement – Fire Chief, Jennifer Drury – Assistant to the Town Manager, Nancy Holguin, Community Development, Catalina Alvarez – CAP Director, Kay Savard, Deputy Town Clerk, and David Ledyard – Town Attorney

C. INVOCATION/PLEDGE OF ALLEGIANCE

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

D. APPROVAL OF MINUTES: None.

E. CALL TO THE PUBLIC: None.

F. MAYOR and COUNCIL PRESENTATIONS: None.

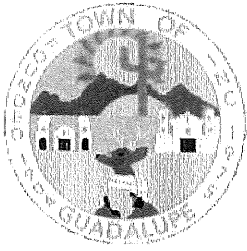
G. DISCUSSION AND POSSIBLE ACTION ITEMS:

1. **DOLLY PARTON IMAGINATION LIBRARY PRESENTATION:** Terrie Sanders, Sun Lakes Rotary Club representative, discussed a partnership opportunity in bringing the Dolly Parton Imagination Library Program to the Town of Guadalupe. Ms. Sanders provided an overview of the Dolly Parton Imagination Library Program (Program). The Program provides free books to community members that are up to five years of age. Aside from the age requirements, parents must sign their child up for the program. Books are mailed to program members, monthly. Ms. Sanders discussed the benefits derived from the program and marketing methods utilized to attract program participants. With Council concurrence, the Sun Lakes Rotary Club would partner with Town staff on marketing this program at special events and by providing program marketing literature to be placed in Town facilities. The focus of these efforts are on the Town of Guadalupe youth; and, there is no limit to the number of youth that the Program will serve.

There was no action take on agenda item G1.

Online agendas and results
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Town Council Chambers
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Guadalupe, AZ 85283
Phone: (480) 730-3080
Fax: (480)-505-5368



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2. BOARD OF ADJUSTMENT – CONDITIONAL USE PERMIT REQUEST, 5519 EAST CALLE SONORA: Held a public hearing to consider the issuance of a Conditional Use Permit (#CU2019-03) to locate a 16 foot x 76 foot manufactured home at 5519 East Calle Sonora, Guadalupe, AZ 85283. The property is zoned R-2 Residential; and, the lot is currently vacant. Per Resolution 95-19, Conditional Use Permits will be issued only upon substantial justification and where the manufactured home is owner occupied. The Applicant is James Gardner. *Agenda items G2 & G3 are related.*

The public hearing was opened.

Jeff Kulaga, Town Manager / Clerk, stated that agenda item G2 is a public hearing to garner testimony regarding a request for a conditional use permit for the installation of a manufactured home. The Town Council is acting in the capacity of the Town of Guadalupe Board of Adjustment. To date, no public comment has been received concerning this request.

Celeste Garza stated that she is associated with the Applicant and is present to answer questions about the conditional use permit request.

In response to questions regarding property setback requirements, Mr. Kulaga stated that the current proposed location of the manufactured home is in compliance with R-2 zoning code setback requirements.

Councilmembers discussed the installation requirements of manufactured homes.

Angie Perez, community member, stated that the request is in compliance with Town regulations.

Motion by Vice Mayor Vital to close the public hearing; second by Councilmember Anita Cota. Motion passed unanimously 5-0.

3. BOARD OF ADJUSTMENT – CONDITIONAL USE PERMIT REQUEST, 5519 EAST CALLE SONORA: The Guadalupe Town Council, acting as the Town of Guadalupe Board of Adjustment, approved the issuance of a Conditional Use Permit (#CU2019-03) to locate a 16 foot x 76 foot manufactured home at 5519 East Calle Sonora, Guadalupe, AZ 85283. The property is zoned R-2 Residential. Per Resolution 95-19, Conditional Use Permits will be issued only upon substantial justification and where the manufactured home is owner occupied. The Applicant is James Gardner. *Agenda items G2 & G3 are related.*

Jeff Kulaga, Town Manager / Clerk, stated that Resolution 95-19 requires that a condition of approval for conditional use permits for manufactured homes is that the home remain owner-occupied.

David Ledyard, Town Attorney, stated that if the Council wishes to approve the conditional use permit, the stipulation that it remain owner-occupied should be included in the motion. The property owner is Francisco Perez Soto.

In response to a question about the applicant not being the property owner, Mr. Ledyard stated that the applicant, James Gardner, provides assistance for these types of permit requests. Mr. Gardner is not involved with the manufactured home installation process.

Motion by Councilmember Anita Cota to approve the conditional use permit to locate a manufactured home at 5519 East Calle Sonora providing that the home be owner-occupied; second by Councilmember Sánchez. Motion passed unanimously 5-0.

H. TOWN MANAGERS' COMMENTS

Jeff Kulaga, Town Manager / Clerk

- o Thanked staff for their work.

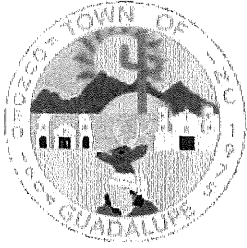
I. COUNCILMEMBERS' COMMENTS

Councilmember Bravo

- o Thanked staff members and the public for attending the Council meetings.

Councilmember Anita Cota

- o Thanked staff members and the public for attending the Council meetings.



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Councilmember Sánchez

- Thanked staff for their upkeep on cemetery maintenance.
- Reported recent burglaries; requested that Maricopa County Sheriff's Office increase patrol activity.

Councilmember Osuna

- Thanked staff for their work.

Vice Mayor Vital

- Thanked staff and the community for their support.
- September 27, 2019 – Avenida de Arte event.

J. ADJOURNMENT

Motion by Councilmember Bravo to adjourn; second by Councilmember Osuna. Motion passed unanimously 5-0.

The meeting was adjourned at 6:26 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 August 22, 2019, 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