



Minutes Town Council Regular Meeting September 12, 2019

Minutes of the Guadalupe Town Council Regular Meeting held on Thursday, September 12, 2019, at 6:00 P.M., at Guadalupe Town Hall, 9241 South Avenida del Yaqui, Guadalupe, Arizona, in the Council Chambers.

Valerie Molina
Mayor

Ricardo Vital
Vice Mayor

Mary Bravo
Councilmember

Anita Cota
Councilmember

Gloria Cota
Councilmember

Elvira Osuna
Councilmember

Joe Sánchez
Councilmember

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

A. CALL TO ORDER

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

B. ROLL CALL

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

Councilmembers Absent: Councilmember Anita Cota

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

C. INVOCATION/PLEDGE OF ALLEGIANCE

Mayor Molina called for a moment of silence in observance and remembrance of 9/11 and for the loss of a Town employee's family member. Mayor Molina then led the Pledge of Allegiance.

D. APPROVAL OF MINUTES

1. Motion by Councilmember Bravo to approve the August 8, 2019, Town Council Regular Meeting minutes; second by Vice Mayor Vital. Motion passed unanimously 6-0.

Approved the August 8, 2019, Town Council Regular Meeting Minutes.

2. Motion by Vice Mayor Vital to approve the August 22, 2019, Town Council Regular Meeting minutes; second by Councilmember Sánchez. Motion passed unanimously 6-0.

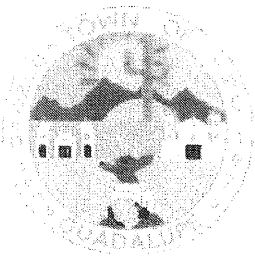
Approved the August 22, 2019, Town Council Regular Meeting Minutes.

E. CALL TO THE PUBLIC: None.

F. MAYOR and COUNCIL PRESENTATIONS: None.

G. DISCUSSION AND POSSIBLE ACTION ITEMS:

1. INTERGOVERNMENTAL AGREEMENT FOR SERVICES BETWEEN MARICOPA COUNTY ADMINISTERED BY ITS HUMAN SERVICES DEPARTMENT AND THE TOWN OF GUADALUPE (RESOLUTION NO. R2019.17): Councilmembers adopted RESOLUTION NO. R2019.17 which authorizes the Town of Guadalupe to enter into an Intergovernmental Agreement (C2019-24) for services between Maricopa County, administered by its Human Services Department, for the Guadalupe Street Repavement Project Phase VII (CDBG19GD). This project consists of removing and replacing approximately 11,673 square yards of asphalt on six (6) 30-foot streets from curb to curb. The streets are Calle Fortunado Serrano, Calle Juan Taeva, Calle Brigido Valenzuela, Calle Maximo Solarez, Ciculo S. Hernandez, and Jimenez Circle. The Mayor is now authorized to execute all



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documents in furtherance of this agreement for the Town of Guadalupe to accept \$438,873 of U.S. Department of Housing and Urban Development Community Block Grant funds.

Jeff Kulaga, Town Manager / Clerk, stated that this agenda item is for the Town to accept \$438,873 in grant funding for street repaving projects from the U.S. Department of Housing and Urban Development Community Block Grant funds. Six streets in Town would be impacted. If approved, the intergovernmental agreement would go before the Maricopa County Board of Supervisors for their review and approval. Since 2011, the Town has received \$3.1 million for street repaving projects, with no local match of funds. Mr. Kulaga recognized Town staff and Dibble Engineering for their efforts to secure grant funding. This will be the last phase of street repaving.

Mr. Kulaga stated that staff anticipates returning to Council in November to discuss sewer pipe replacement needs and proposing sewer line replacements for the upcoming year CDBG grant cycle.

In response to a question, Mr. Kulaga stated that there are limited local funds available for slurry sealing of streets; and, that Public Works staff will be operating the street sweeper on residential streets on Friday, September 13.

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

2. EDUCATE, EMPOWER, SUCCEED PRESENTATION: Representatives from Educate, Empower, Succeed (EES) presented program information related to vocational rehabilitation, tutoring, and pre-employment transitional services that are available to community members.

Gena Verdugo, Unit Supervisor, Vocational Rehabilitation Services, Department of Economic Security, stated that Educate, Empower, Succeed (EES) supports youth that live within the Tempe school districts that qualify for program benefits. There are many youth that live in the Town of Guadalupe that are interested in, and potentially eligible for, EES services. EES would like to expand its community outreach efforts in Guadalupe. Ms. Verdugo outlined the types of programs EES offers to youth. EES also partners with employers within the community and prepares youth for employment opportunities with those employers.

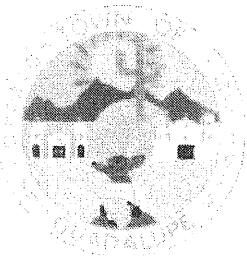
Sonya Beck, Program Director, Educate, Empower, Succeed, stated that EES provides free tutoring and workshops to youth that qualify for services. EES recognizes that transportation may be challenging for some youth, therefore, EES can bring its services to Town. EES also provides services to adults with disabilities and individuals that reside in group homes. Ms. Beck discussed the criteria for qualifying for EES services.

Councilmembers invited Ms. Verdugo and Ms. Beck to attend an upcoming community partnership meeting with the Pascua Yaqui Tribe on Thursday, September 26. Ms. Verdugo stated that EES can assess the community needs for tutoring services; and, can provide program information in a bilingual format.

Councilmembers directed the Town Manager to coordinate partnership opportunities and identify office space in Guadalupe for the EES program to utilize.

3. BOYS AND GIRLS CLUB PRESENTATION: David DeBruin, Branch Manager, Guadalupe Thunderbirds Branch Boys and Girls Club (Club) provided an organizational update related to programming and services offered by the Club. Mr. DeBruin stated that the Club offers its services to youth ages 5-19 years old, with the intent of preparing program participants for transitioning to job/career opportunities. Mr. DeBruin stated that the Club serves youth in the Tempe and Kyrene school districts, youth. Since May 31, 2019, the Club has served 119 Town residents.

Mr. DeBruin discussed hours of operation, bussing and transportation, the variety of activities and programs available, the Club's mission statement, priority outcomes, core beliefs, Club rules, and membership and fees.



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In response to questions, Mr. DeBruin stated that Frank Elementary School and Fees Middle School students are eligible to be members of the Club. In response to increasing the Club participation rate of 119 Guadalupe youth of the 1,300 youth that reside in Guadalupe, Mr. DeBruin stated that the Club is offering free use of the sports field for soccer and flag football. The Club has received grant funding from various entities, which will be spent on improving various amenities in the Teen Center, offering free food, and improving community outreach. Mr. DeBruin outlined the benefits of the Workforce Development Program and the Youth of the Year Program. The goal is to reintegrate the Club into the Town.

There was no action taken on this agenda item.

4. LEASE AGREEMENT AMENDMENT – CONRADO F. BILDUCIA AMERICAN POST LEGION 124: Jeff Kulaga, Town Manager / Clerk, discussed a request to amend the lease agreement with the Conrado F. Bilducia American Legion Post 124 (Post) to extend their the lease from a 50 year lease to a 60 year lease for use of the Guad Building, 8419 S. Avenida del Yaqui, Guadalupe, Arizona. The request to extend the lease is requested by the Conrado F. Bilducia American Legion Post 124. The request seeks to extend the initial term of the lease from 25 years to 35 years.

Mr. Kulaga stated that he has consulted with David Ledyard, Town Attorney, regarding this request. Section 9 of the existing lease agreement states: "Lease may not be assigned to anyone without the express permission of the Town. The Post will take no action that will allow anyone to record a lien of any sort, or a judgment against the leased property. Should there be default, there could be a judgment."

Staff recommends further review and analysis of the loan's impact on the existing lease agreement, and potential risk to the Town; and, that this agenda item be continued to a future meeting date to allow staff additional time to work with the Town Attorney and Post officials on the request. David Ledyard, Town Attorney, discussed the financial aspect of the Post request; and, if a loan default were to occur, then the loan from the United States Department of Agriculture could place a lien on the property and could become the entity responsible for finding a new tenant.

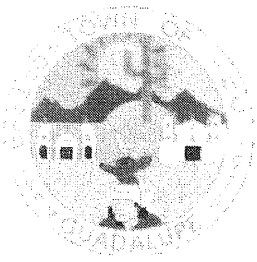
In response to questions, Mr. Kulaga stated that the Post has a mission statement and a vision for how the facility will be utilized. Last February, a general contractor estimated that rehabilitation of the building would cost approximately \$670,000. Another option would be to demolish the building for approximately \$275,000 and rebuild. The Post would prefer to rehabilitate the existing structure, which is costly. The front portion of the building may be salvageable.

Motion by Councilmember Bravo to continue this agenda item to a future Council meeting date; second by Councilmember Osuna. Motion passed unanimously 6-0.

5. EAST VALLEY REGIONAL HOMELESS COLLABORATION (RESOLUTION NO. R2019.18): Councilmembers adopted **RESOLUTION NO. R2019.18** which authorizes the Town of Guadalupe to join a coalition of East Valley jurisdictions that will collaborate on data sharing to find solutions to homelessness issues.

Jeff Kulaga, Town Manager / Clerk, stated that various east valley cities have been working on homelessness problems for some time. The goal is to formalize this effort to work together, share resources, and collaborate on identifying regional solutions to the homelessness concerns facing all cities and towns. The proposed resolution includes the language 'to the extent possible' for the Town of Guadalupe participating in this regional effort.

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



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6. COUNCIL MEETING SCHEDULE: Councilmembers discussed the Town Council Regular Meeting schedule for September 2019 through December 2019.

Jeff Kulaga, Town Manager / Clerk, stated that the October 24, 2019, Regular Council Meeting is scheduled on the same date as the annual Spooktacular event. Councilmembers may reschedule or cancel that meeting. Should Council cancel that meeting, there will only be one Council meeting in the months of October, November, and December. Currently, there are no agenda items that would require a meeting on October 24.

Motion by Councilmember Sánchez to cancel the October 24, 2019, Regular Council Meeting; second by Councilmember Gloria Cota. Motion passed unanimously 6-0.

7. SALE OF SURPLUS FIRE TRUCK: Councilmembers approved the sale of a 1996 Ferrera Pumper truck through public auction and in compliance with all public property statutes.

Jeff Kulaga, Town Manager / Clerk, stated that staff is seeking Council authorization to sell a 1996 Ferrera Pumper truck through public auction and in compliance with all public property statutes. The vehicle has been retired from Town service and is now considered a surplus vehicle.

In response to questions, Mr. Kulaga stated that the revenue generated from the sale of the fire truck would be deposited into the General Fund. Wayne Clements, Fire Chief, stated that the fire truck is worth \$15,000 - \$20,000.

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

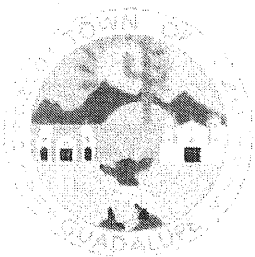
8. SOLID WASTE, RECYCLING, AND DISPOSAL SERVICES REQUEST FOR PROPOSALS: Councilmembers approved a solicitation for solid waste, recycling and disposal services through a Request for Proposals (RFP). Staff anticipates distributing the RFP on Monday, September 16, 2019, with a response due date of Friday, October 18, 2019.

Jeff Kulaga, Town Manager / Clerk, stated that the Town has contracted with its current service provider since 2002; and, that since 2002 there have been five amendments to the original contract. Costs continue to increase. The residential rate for solid waste services is \$20.75 per household, which has remained the same for the past ten years. Mr. Kulaga reviewed the scope of work, which includes various combinations of services; and, the RFP seeks costs for the various services.

Mr. Kulaga noted that the market for recycled materials is diminishing, which increases costs. As a result, cities and towns are beginning to eliminate recycling services.

During the past fiscal year, the Town utilized \$27,000 of retained earnings to supplement residential solid waste costs. Expenditures were exceeding revenues. When the \$20.75 rate was set, the actual cost of service was approximately \$15.00 which created a cash surplus; however, the cost of services by the provider has increased over the past ten years, creating a funding gap. The roll off service rate has increased dramatically.

In response to a question, for the program to break even, residential solid waste bills would need to be increased by an estimated \$3.61 based on analysis done during budget preparation.



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Mr. Kulaga stated that the current contract with Waste Management expires in March, 2020. Waste Management has provided solid waste services to the Town for the past 17 years. The current process is that residents pay their solid waste fees to the City of Tempe, which is included in the utility bill. Tempe collects the \$20.75 per household. Tempe returns those fees to the Town and the Town forwards the fees to Waste Management. Since there are three entities involved in the process, it is challenging to track how many cans Waste Management is picking up. With the new system, the resident would pay the hauler directly. Residents would still pay their water and sewer bills to the City of Tempe; and, residents would receive a separate bill for solid waste, directly from the hauler.

Motion by Vice Mayor Vital to approve agenda item G8; second by Councilmember Osuna. Motion passed unanimously 6-0.

9. **TOWN SPEED HUMPS/BUMPS AND TRAFFIC CONTROL:** Councilmembers discussed the use of speed humps/bumps to control traffic speeds in Town.

Jeff Kulaga, Town Manager / Clerk, stated that he recently received a request for the installation of speed humps/bumps from the Pascua Yaqui Tribe (PYT). This discussion is the broader discussion of engineering, enforcement, and education that work together to provide safe traveling through neighborhoods.

Mr. Kulaga stated that the City of Mesa's neighborhood traffic calming policy is included in the Council meeting packet. Key components of speed hump/bump programs begin with identifying a demonstrated need; community input/support; assessment of secondary effects such as the potential displacement of the speeding traffic to a nearby location; traffic speed, volume, accident data, and cut through traffic are additional areas of consideration.

A Councilmember discussed alley cut through traffic in the vicinity of Frank Elementary School.

Mr. Kulaga reviewed various traffic calming techniques; discussed a street in Town where several speed bumps have been installed; and, stated that the cost of speed humps/bumps is \$5,000 - \$6,000 each.

In response to a question, Mr. Kulaga stated that traffic volume counts are typically done with cameras. With that process comes the potential theft or damage to the camera equipment. It is unknown at this time how many traffic humps/bumps are located in neighborhoods.

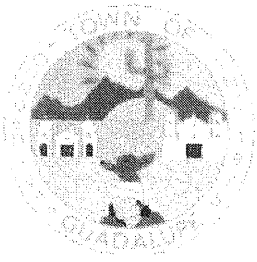
Councilmembers discussed the importance of traffic enforcement by the Maricopa County Sheriff's Office (MCSO).

Mr. Kulaga reviewed the recent speed hump/bump installation request from the PYT. A traffic study of the area would be needed to determine if the installation of speed humps/bumps is appropriate. Dibble Engineering could assist with that process.

In response to a question, Mr. Kulaga stated that there is a traffic generation database that estimates single family homes average 12 trips per day. There would be a different estimate of trips per day for senior housing, commercial properties, etc.

MCSO Deputy Castorena stated that MCSO has experienced an increase the number of traffic citations issued; noted the importance of MCSO having visibility in the community; and, stated that there will be one MCSO Deputy that is assigned to traffic enforcement.

Mr. Kulaga stated that the Avenida del Yaqui street improvement project could take into consideration street calming techniques.



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Sylvia Dawavendewa, PYT Housing Program Development Coordinator, discussed the PYT speed hump/bump installation request; and, the traffic impacts to neighborhoods and residents.

Audience members voiced concerns about speeding vehicles in neighborhoods and the potential harm to children that play in the streets.

In response to a question, Mr. Kulaga stated that the installation of a crosswalk would be at the expense of the Town because it would be located in a right-of-way, which is the responsibility of the Town.

Councilmembers emphasized the importance of MCSO having a visible presence in the community; and, for traffic enforcement.

Mr. Kulaga stated that staff will provide an update at the November Regular Council meeting.

10. **CLAIMS:** Councilmembers approved the check register for August 2019, totaling \$562,484.92.

Motion by Councilmember Bravo to approve agenda item G10; second by Councilmember Gloria Cota. Motion passed unanimously 6-0.

H. TOWN MANAGERS' COMMENTS

Jeff Kulaga, Town Manager / Clerk

- Thanked the Fire Chief for partnering with the Diamond Backs baseball team who will be donating approximately \$100,000 worth of fire equipment and building renovations to the Guadalupe Fire Department.
- Thanked the Assistant to the Town Manager for overseeing the re-roofing of the Senior Center.
- Thanked the Building Inspector for overseeing a sewer line repair on public and private property; the private property owner will be billed for the repair.
- Thanked the Finance Director for his work on the Town budget.
- Thanked the Town Attorney for his work on the Post 124 lease agreement amendment; for his work, along with MCSO officials, on the homeless issues on the Lomita.
- Vendors are needed for the Avenida de Arte event.

I. COUNCILMEMBERS' COMMENTS

Councilmember Osuna

- Thanked staff for their work.

Councilmember Gloria Cota

- Thanked staff for attending the meeting.

Vice Mayor Vital

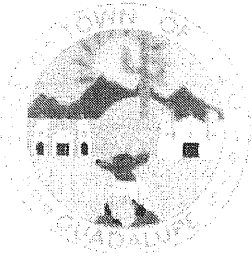
- Thanked staff for attending the meeting.
- Avenida de Arte event is coming up.
- Thursday, October 24, 2019 – Spooktacular.
- December – Christmas party.

Councilmember Sánchez

- Thanked audience members for attending the meeting.
- Thanked staff for their work.
- Concerned about speeding in an alley near Juves.

Councilmember Bravo

- Thanked audience members for attending the meeting.
- Traffic in front of Frank Elementary School is improving.
- Concerned about parked cars in alleys in her neighborhood, which could impact fire truck access.



Mayor Molina

- o Thanked staff for their work.
- o Thanked audience members for attending the meeting.

J. ADJOURNMENT

Motion by Vice Mayor Vital to adjourn; second by Councilmember Sánchez. Motion passed unanimously 6-0.

The meeting was adjourned at 8:01 p.m.

Valerie Molina
Mayor

Valerie Molina, Mayor

Ricardo Vital
Vice Mayor

ATTEST:

Mary Bravo
Councilmember

Jeff Kulaga, Town Manager / Town Clerk

Anita Cota
Councilmember

CERTIFICATION

Gloria Cota
Councilmember

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the September 12, 2019, Town of Guadalupe, Town Council Regular Meeting. I further certify the meeting was duly called and held, and that a quorum was present.

Elvira Osuna
Councilmember

Jeff Kulaga, Town Manager / Town Clerk

Joe Sánchez
Councilmember

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