

**MINUTES OF THE REGULAR MEETING OF
THE ELOY CITY COUNCIL
CITY OF ELOY
595 NORTH C STREET
MAY 28, 2019
6:00 P.M.**

Staff Present: Harvey Krauss-City Manager; Stephen R. Cooper-City Attorney; Mary Myers-City Clerk; Keith Brown-Public Works Director/City Engineer; Christopher Vasquez-Police Chief; Brian Wright-Finance Director; Jon Vlaming-Community Development Director; Paul Anchondo-Community Services Director; Lori Francisco-Grants Coordinator; Rus Ketcham-Library Director; Sylvia Payne-HR Director; Jeff Fairman-Economic Development Specialist

I. CALL TO ORDER

Mayor Joel Belloc called the meeting to order at approximately 6:00 p.m.

II. INVOCATION

Invocation was given by Father Alonzo Garcia.

III. PLEDGE OF ALLEGIANCE

Mr. Stephen Cooper led Council and the public in the Pledge of Allegiance.

IV. ROLL CALL

Council Members Present: Mayor Joel Belloc; Vice Mayor Micah Powell; Councilmember George Reuter; Councilmember Andrew Rodriguez; Councilmember Dan Snyder; Councilmember Jose Garcia; Councilmember J.W. Tidwell

Council Members Absent: None

V. COMMUNICATIONS

1. Councilmember Rodriguez, Mayor Belloc, Vice Mayor Powell and Mr. Fairman all gave a brief report on their travel to Las Vegas last week to attend the ICSC ReCon

2. Convention. The convention is a retail real estate convention with more than 30,000 attendees who gather to network and discuss bringing retail to cities nationwide. Mr. Fairman handed out a large number of flash drives and brochures containing information about Eloy at the convention. They also met with representatives who expressed an interest in Eloy. They all agreed the trip was productive and that they obtained some good information on how to proceed with bringing retail to the community in the future.
3. Councilmember Tidwell thanked Mr. Anchondo and his department for the outstanding job they did yesterday (May 27th) in preparing the memorial park for the beautiful turnout for the Memorial Day services. He said over 75 people attended the event. Councilmember Tidwell also thanked Councilmember Garcia for helping him put up the flags along Main Street.
4. Councilmember Snyder commended Chief Vasquez and his staff for the success of the "*Coffee with the Cop*" event held at Robson Ranch this morning. He said approximately 40 people attended and that it was standing room only.

Mr. Krauss conveyed the following communications to Council:

- He provided Council with a listing of billed utility customers from April 2017 to April 2019 who no longer have service with the city. At the last budget work session staff talked about the loss of water customers over the last couple of years. Mr. Krauss said Vice Mayor Powell requested information on this which he has provided.
- There was an error in the Sunday edition of the Casa Grande Dispatch. Mr. Krauss said there was an article about the fastest growing cities in the state, particularly in Pinal County. He said the newspaper erroneously put 12,993 which is the exact population of Coolidge. Eloy's population from the actual census bureau is 19,391. Mr. Krauss said he hopes the newspaper will correct the record.
- He attended a graduation ceremony for Chief Vasquez last Friday in Marana. He said Chief Vasquez and other command staff from various agencies graduated from the Northwestern Center for Public Safety. Mr. Krauss and Council commended Chief Vasquez for his accomplishment.

VI. APPEARANCES FROM THE FLOOR

Mr. Richard Rosales from APS Community Affairs, thanked the city for the use of its community room to host the "*APS 100 Days of Helping*" campaign last week. Mr. Rosales said the program prepares their customers for higher summer bills and assist their limited income customers with signing up for the E3 energy support program which offers a 25% discount. He said they help approximately 76 customers signed up for the energy support program. Mr. Rosales said customers who missed the open house can always go onto their website, www.APS.com/helping to view eligibility requirements.

Mr. Rosales said they ran into a situation with using their cell phones inside city hall. They tried connecting to the Wi-Fi system within city hall, but unfortunately were not able to do so. He suggested the city have a public Wi-Fi within city hall or have cell phone repeaters inside the building so visitors can have service.

VII. EXECUTIVE SESSION

Mayor Belloc used the chair's discretion to move Executive Session before Adjournment on the agenda.

VIII. CONSENT AGENDA

Vice Mayor Powell requested item C removed from the Consent Agenda for discussion.

- A. Approval of Minutes: 4/9/19 (regular)
- B. Approval of an Intergovernmental Agreement with the Arizona Department of Revenue related to the uniform administration of the City's Transaction Privilege Tax
- C. ~~Adoption of Resolution No. 19-1455 in support of the Interstate 10 widening improvement project located between Casa Grande and Chandler, Arizona~~
(removed for discussion)
- D. Adoption of Resolution No. 19-1457 in support of the Recommended Alternative (Green Alternative) of the proposed Interstate 11 (I-11) as identified in the Tier One Draft Environmental Impact Statement (DEIS).
- E. Adoption of Resolution No. 19-1458 authorizing submittal of the Owner Occupied Housing Rehabilitation program for funding from the State Special Project (SSP) Community Development Block Grant (CDBG) program for FY2019; and adoption of Resolution No. 19-1459 committing \$55,000 of leverage funds from the City toward this CDBG grant application.
- F. Conditional Use Permit 19-001, a request by Campbell A & Z, representing AT & T Mobility, to remove a 62'-8" APS power pole and replace it with a 75'-6" APS power pole generally located at the northeast corner of the intersection of La Palma Road and the Arica Road alignment (a portion of Assessor's Parcel Number 401-48-024P).
- G. Adoption of Resolution No. 19-1460, authorizing the submittal of a grant application to the Tohono O'Odham Nation for the acquisition of a firearms training simulator to adequately train officers in the continuum of force ranging from officer presence to life-threatening real-time decision making situations.

Motion by Vice Mayor Powell, seconded by Councilmember Garcia to remove item C from the Consent Agenda and to approve remaining Consent Agenda items as presented, passed unanimously by roll call vote.

C. ADOPTION OF RESOLUTION NO. 19-1455 IN SUPPORT OF THE INTERSTATE 10 WIDENING IMPROVEMENT PROJECT LOCATED BETWEEN CASA GRANDE AND CHANDLER, ARIZONA.

Staff Cover Sheet Report: *Council adopt Resolution No. 19-1455 in support of the Interstate 10 widening improvement project located between Casa Grande and Chandler, Arizona.*

In the spring of 2019, the Arizona Department of Transportation solicited a request for proposals and selected a firm to assist in the preparation of an environmental study and design concept report to add one lane in each direction of Interstate 10 and improve the associated interchanges within the defined corridor. The study will require an 18 to 24 month timeframe to complete.

The Pinal Alliance for Economic Growth has requested a resolution in support of this improvement project that would benefit the central Pinal County communities, including Eloy, as well as the entire State. The City's support would assist in the provision of additional roadway capacity on Interstate 10, reduction in vehicle/semi-truck crashes, increase air quality and promote enhanced trade and commerce inter- and intrastate.

FISCAL IMPACT: *The potential future fiscal impact to the City, if the widening project is not implemented, is a transportation corridor that exhibits constricted mobility to move goods and people across and through the City and the State of Arizona.*

Vice Mayor Powell said he thought Council approved this project last year.

Mr. Krauss conveyed that it was in the preliminary stages when Council approved this. He said the state legislature has now approved \$10 million for a concept plan. Through Pinal Alliance, they are going out to stakeholders and asking for funding for this effort to promote the widening of I-10. He said this resolution is to reinforce this.

Vice Mayor Powell asked would approval of this resolution supersede the other.

Mr. Krauss said he believes that both resolutions are substantively the same; the resolution before Council tonight is more detailed. He pointed out that the resolution is being adopted by both Casa Grande and Pinal County.

Motion by Vice Mayor Powell, seconded by Councilmember Rodriguez to read Resolution No. 19-1455 by title only, passed unanimously.

The city clerk read the resolution title into the record.

Motion by Vice Mayor Powell, seconded by Councilmember Snyder to adopt Resolution No. 19-1455, passed unanimously.

IX. BUSINESS

A. APPROVAL OF A SETTLEMENT AGREEMENT WITH LAWRENCE E. HILL AND LILIANE A. HILL IN THE AMOUNT OF \$220,000, WHICH INCLUDES STATUTORY INTEREST, FOR ACQUISITION OF APPROXIMATELY 11.5 ACRES OF LAND AT THE ELOY MUNICIPAL AIRPORT, AND AUTHORIZE THE ATTORNEYS FOR THE CITY OF ELOY TO FILE THE STIPULATED JUDGMENT WITH THE PINAL COUNTY SUPERIOR COURT.

Staff Cover Sheet Report: *Council approve a settlement with Lawrence E. Hill and Liliane A. Hill in the amount of \$220,000, which includes statutory interest, for acquisition of approximately 11.5 acres of land at the Eloy Municipal Airport, and authorize the attorneys for the City of Eloy to file the Stipulated Judgment with the Pinal County Superior Court.*

The FY 2019 - 2023 Airport Capital Improvement Program identified two high priority projects, and funding has been allotted for these projects by ADOT and FAA – 1) Airport Drainage Improvements; and 2) Relocation of Taxiway “A”. Drainage improvements include approximately 2,600 linear feet of drainage channel and a box culvert as designated within the approved Drainage Master Plan. The relocation of Taxiway “A” is necessary to meet or exceed current FAA design standards. The FAA minimum standard separation distance between the runway and taxiway for the Eloy Municipal Airport requires a distance of 240 feet.

On January 9, 2017 the Council adopted Resolution No. 17-1408 authorizing the City to acquire parcels of land through negotiation or condemnation for these projects. In January 2019 the City completed its acquisition of 5.61 acres of land for this project from Toltec Airpark LLC. The other properties needed for this project are owned by Larry Hill and Liliane Hill.

On April 26, 2019 Larry Hill and staff agreed to terms for the acquisition of three parcels of land totaling approximately 11.5 acres of land at \$220,000, which includes the required statutory interest amount.

On June 15, 2018 the City posted a bond with Pinal County in the amount of \$95,093.00 for 7.796 acres (28 cents per square foot) which was based upon an appraisal completed by Dennis Lopez on behalf of the City. Through negotiations with Larry Hill, a remnant parcel containing approximately 3.7 acres needed to be acquired by the City as part of the settlement terms. Thus, the total acquisition is 11.503 acres at approximately 41 cents per square foot.

With these land acquisitions, the City is now in a position to proceed with engineering design of the taxiway relocation and drainage improvements. The City has been awarded Federal and State grants totaling \$450,000 plus a local match to complete design services.

FISCAL IMPACT: *In December 2018 the City was awarded an FAA grant of \$450,000 for land acquisition, and most of the costs associated with the land acquisition will be funded by the FAA.*

Mr. Krauss gave an overview of the provisions in the settlement agreement with the Hills. He said Mr. Hill is satisfied with the settlement amount.

There being no questions or comments from Council, Mayor Belloc called for a motion.

Motion by Councilmember Snyder, seconded by Councilmember Rodriguez to approve a settlement agreement with Lawrence E. Hill and Liliame A. Hill in the amount of \$220,000, which includes statutory interest, for acquisition of approximately 11.5 acres of land at the Eloy Municipal Airport, and authorize the attorneys for the City of Eloy to file the Stipulated Judgement with the Pinal County Superior Court, passed unanimously by roll call vote.

B. REVIEW AND DISCUSSION OF THE FINDINGS AND RECOMMENDATIONS OF THE SUNLAND GIN ROAD AND ARICA ROAD INTERSECTION TRAFFIC ANALYSIS.

Staff Cover Sheet Report: *Staff will present Council with the findings and recommendations of the Sunland Gin Road and Arica Road Intersection Traffic Analysis, and Council may provide direction to staff on recommendations.*

Traffic levels at the intersection of Arica Road and Sunland Gin Road have continued to increase over the past decade. Much of this traffic originates from Arizona City as its residents travel Sunland Gin Road to access the freeway. During peak hours of the day, northbound traffic along Sunland Gin Road will back up beyond Mountain View Avenue, which is approximately one-quarter mile south of Arica Road. This congested situation has made it difficult for vehicles on Arica Road to turn north onto Sunland Gin Road, especially for semi-trucks leaving the Love's truck stop.

Recently the Love's truck stop added additional truck parking which exits onto Arica Road to access northbound Sunland Gin Road. Greyhound bus also recently announced that they will be placing a bus terminal at the Love's truck stop. It is important to the City that its residents and businesses enjoy adequate access to local roads and to the freeway.

Mr. Smigielski conveyed the conceptual designs were taken off of aerials. He said they need to be hashed out a little bit more to see what the true impacts are and to see what other driveways are impacted.

Mr. Krauss briefly talked about funding for alternative #4 which would be done in phases as recommended by the consultant and approaching Pinal County for financial assistance with the project.

Vice Mayor Powell wanted to know how SWE counted the vehicles in the study.

Mr. Smigielski explained the process which included time of day, days and month the count was taken.

Mayor Belloc asked Mr. Krauss would this study be something he could present to the county and eventually to the board of supervisors.

Mr. Krauss said yes; he thought this was a great suggestion. He said staff would talk to county staff first before going before the board of supervisors.

Mr. Krauss informed Council that they could take action on this item and select an alternative tonight if so desired.

Mayor Belloc called for a motion.

Motion by Councilmember Snyder, seconded by Councilmember Garcia to pursue alternative #4 as recommended by staff and Southwest Traffic Engineers for roadway improvement at Sunland Gin Road and Arica Road intersection, passed 6-1 by the following votes:

Ayes: Councilmember Reuter; Councilmember Rodriguez; Mayor Belloc; Councilmember Snyder; Councilmember Garcia; Councilmember Tidwell

Nays: Vice Mayor Powell

Vice Mayor Powell said he does not believe the city is ready to pursue this because the plans are too premature.

X. INFORMATIONAL ITEMS

No informational items submitted.

VII. EXECUTIVE SESSION

Motion by Vice Mayor Powell, seconded by Councilmember Rodriguez to hold an Executive Session at approximately 7:21 p.m. for approximately one hour with the city attorney and city manager for:

A. Discussion of matters affecting employee compensation and performance of City Manager, pursuant to A.R.S. §38-431.03 (A) (1).

Motion passed unanimously.

Note: The city attorney took meeting notes while in Executive Session.

Mayor Belloc reconvened the public meeting at approximately 8:24 p.m.

Mayor Belloc announced that more time is needed in Executive Session. He asked for a motion to return to Executive Session.

Motion by Vice Mayor Powell, seconded by Councilmember Garcia to go back into Executive Session at approximately 8:24 p.m., for approximately 45 minutes with the city attorney and city manager, passed unanimously.

Note: The city attorney took meeting notes while in Executive Session.

Mayor Belloc reconvened the public meeting at approximately 9:10 p.m.

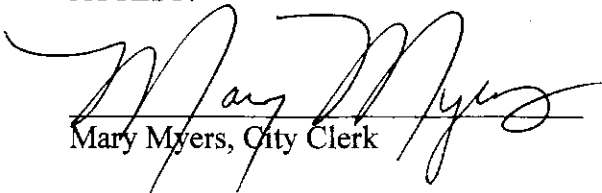
XI. ADJOURNMENT

There being no further business, Mayor Belloc adjourned the meeting at approximately 9:11 p.m.



Joel G. Belloc, Mayor

ATTEST:



Mary Myers, City Clerk