

**MINUTES OF THE REGULAR MEETING OF
THE ELOY CITY COUNCIL
CITY OF ELOY
595 NORTH C STREET
JANUARY 25, 2021
6:00 P.M.**

Staff Present: Harvey Krauss-City Manager; Stephen R. Cooper-City Attorney; Mary Myers-City Clerk; Jillian Childress-Management Assistant; Christopher Vasquez-Police Chief; Jon Vlaming-Community Development Director; Keith Brown-Public Works Director/City Engineer; Brian Wright-Finance Director; Regis Reed-Project Manager

I. CALL TO ORDER

Mayor Micah Powell called the meeting to order at approximately 6:01 p.m.

II. ROLL CALL

Council Members Present: Councilmember George Reuter; Councilmember Sara Curtis; Vice Mayor Andrew Rodriguez; Mayor Micah Powell; Councilmember Dan Snyder; Councilmember Jose Garcia; Councilmember Sylvia Guanajuato Rodriguez

Council Members Absent: None

III. INVOCATION

Mrs. Mary Beth Fisher gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Councilmember Jose Garcia led the Council and the public in the Pledge of Allegiance.

V. PUBLIC APPEARANCES

A. Scheduled – Mary Beth Fischer FISHER– COVID-19 Vaccinations

Mrs. Fisher read a letter she wrote to the Council inquiring about Eloy's preparedness to administer shots when more vaccines are made available. She said there are a number of retired health professionals (including herself) living at Robson Ranch, who are ready to volunteer to give the injections. She and Dr. Brian Young, and several others at Robson Ranch, are volunteers with the Arizona National Guard Force Medical. They assist with vaccinations at the Dignity Health Center at Chandler Community College. Mrs. Fisher said with there being two new vaccines on the horizon, there will be an opportunity for residents to get vaccinated quickly, and stressed the importance of the city having a contingency plan. She said if the city does not have a plan, she asked could the city create one, and if not, why.

B. Unscheduled – Dr. Brian Young - Vaccines

Dr. Young, a retired physician and resident of Robson Ranch, expressed interest in assisting the city with administering the vaccine to citizens in the community. He said he is hoping the city can establish vaccine lanes like in Phoenix, but on a smaller scale (mini lanes). Dr. Young said the vaccine would be administered much quicker than going to grocery stores, pharmacies and clinics. He stressed the importance of people getting vaccinated as soon as possible to save lives. Dr. Young said for every 1,000 people who are vaccinated, one life is saved. He said management at Robson Ranch is prepared to have a site. He is also working with several people from the medical community to bring mass vaccinations to the area.

Mayor Powell thanked Dr. Young and Mrs. Fisher for their comments. He said the city is in talks right now to do something in the city.

VI. REPORTS AND ANNOUNCEMENTS

A. Council Members' Announcements

1. Councilmember Curtis, ex officio to the Planning and Zoning Commission, gave a brief report on the commission's meeting held last week.
2. Councilmember Snyder gave a report on the Pinal Alliance for Economic Growth meeting held earlier this month through Zoom.

B. Mayor's Announcements

1. Mayor Powell updated the Council and public on the number of COVID-19 cases and deaths in Pinal County and Eloy. He said there has been a total of 2,731 cases reported in Eloy; Pinal County reported a total of 39,841 cases and 546 deaths. The total number of COVID tests taken in Pinal County is 228,661, and as of today, there were 91 new cases with no reported deaths (deaths that occurred over the weekend are not reported until Tuesday). Mayor Powell said vaccines are being distributed by Pinal County. He said it has been reported that the county is receiving a limited supply of vaccines from the state and that the city has no control on how and where the vaccines are distributed. Mayor Powell said he is

not happy that Eloy has not been designated as a vaccine site, especially with the city having a health department and a SunLife medical facility in the city. Mayor Powell conveyed that he directed Mr. Krauss to find out what needs to be done to have a site in Eloy for residents and city staff.

2. Mayor Powell conveyed that city staff and Council held a retreat on Saturday to discuss priorities for the city.
3. Xpress Fuel and Trucker Burger held a grand opening on January 20. Mayor Powell thanked the Pilot Corporation for their donation of \$5,000 to the Eloy Santa Cruz High School.
4. Mayor Powell announced that two inmates escaped from the Florence prison on Saturday and have not been found. Mayor Powell cautioned the public to be aware of their surroundings when going out.

C. City Manager's Announcements

1. Mr. Krauss conveyed that the check register, as well as quarterly reports from the Pinal Alliance for Economic Growth, Sunland Visitor Center, Inc., and the Eloy Chamber of Commerce are in Council's packets for review. He said representatives from each organization is on the phone to answer questions from the Council regarding their respective reports.

There were no questions or comments from the Council.

2. Chief Vasquez introduced Mr. Byron Gwaltney as the new lieutenant for the police department. Chief Vasquez conveyed that Mr. Gwaltney is retired from the Pima County Sheriff department and brings 33 years of law enforcement experience and training to the department. He said Mr. Gwaltney was selected from a number of applicants who went through a lieutenant promotional process.

Mr. Gwaltney told the Council that he is excited to be part of the organization and looks forward to serving the citizens of Eloy to the best of his ability.

VII. CONSENT AGENDA

Councilmember Garcia requested item E removed from the Consent Agenda.

Mayor Powell pointed out the following corrections to items B and F:

Item B – Staff report states amount for the VirTra as “\$59,977.00.” Correct amount is **\$57,977.00** as shown in the subject box of the agenda item;

Item F – Paragraph 4 in the staff report states, “...*eight thousand three hundred (5,300)*...” Correct wording should read, “**five thousand three hundred (5,300)**...”

- A. Approval of Minutes: 1/11/2021 (regular)
- B. Authorization to purchase a firearm simulator from VirTra in the amount of \$57,977.00 using Proposition 202 - 12% Grant Program Funds. (*amended*)
- C. Acceptance of 2018 Operation Stone Garden Reallocation Grant funds in the amount of \$82,352.00 for equipment expenses and \$90,145.00 for police officer mileage and overtime expenses from the Arizona Department of Homeland Security.
- D. Authorization to purchase Automated License Plate Reader (ALPR) equipment from Vigilant Solutions in the amount of \$63,842.41 using Operation Stone Garden Reallocation grant funds.
- E. ~~Authorization to purchase and install fitness equipment from Gym Source in the amount of \$65,932.35 in Phase 2 of the Police Department remodel/rebuild construction project. (*Removed for discussion*)~~
- F. Approval of a Final Plat for Robson Ranch Unit Twenty "D" (20D) subdividing 7.16 acres into 41 residential lots. (*amended*)
- G. Authorization to enter into a Letter of Engagement with Douglas A. Jorden with the law firm of Jorden, Hiser & Joy, PLC to provide legal services pertaining to the possible sale or lease of the Eloy Municipal Landfill.

Motion by Councilmember Reuter, seconded by Councilmember Garcia to remove item E from the Consent agenda; approve items B & F with amendments as stated by Mayor Powell; and approve the remaining Consent Agenda items as presented, passed unanimously by roll call vote.

E. AUTHORIZATION TO PURCHASE AND INSTALL FITNESS EQUIPMENT FROM GYM SOURCE IN THE AMOUNT OF \$65,932.35 IN PHASE 2 OF THE POLICE DEPARTMENT REMODEL/REBUILD CONSTRUCTION PROJECT.

Staff Cover Sheet Report: *Council authorize the expenditure of \$65,932.35 for the purchase and installation of fitness equipment from Gym Source in Phase 2 of the Police Department remodel/rebuild construction project.*

During the past several months staff has worked with Gym Source in the design, selection and costing for the Public Safety Facility's fitness equipment. Gym Source has worked with City staff to ensure the equipment selected is a good fit for the Police Department and City staff in general. The construction and design team have coordinated items such as electrical and data connections. Equipment placement and overall aesthetics were reviewed for the best equipment placement allowing for circulation and proper clearances to perform the desired workout.

Procurement of this furniture is through a Mohave Cooperative Agreement 17H-GSRC-0930. The entire agreement is uploaded and can be viewed in the Procurement "P" file under Gym Source.

FISCAL IMPACT: *The funds for this \$65,932.35 expenditure are available this fiscal year in GL# 41-485-9700 and were included as part of the overall project budget.*

Councilmember Garcia conveyed that several of the dumb bells on the list are only being purchased in groups of two. He was concerned that there may be more than one person who want to use the same weight dumb bell at the same time. Councilmember Garcia wanted to know if more could be purchased or be reviewed at a later date and added in. He said he does not want city employees having to go to another gym because the city is unable to service their needs.

Mr. Reed conveyed that more dumb bells could be added to accommodate city employees if needed.

Motion by Councilmember Garcia, seconded by Councilmember Snyder to authorize the purchase and install of fitness equipment from Gym Source in the amount of \$65,932.35 in Phase 2 of the Police Department remodel/rebuild construction project, passed unanimously by roll call vote.

VIII. BUSINESS

A. PRESENTATION AND ACCEPTANCE OF THE COMPREHENSIVE ANNUAL FINANCIAL AUDIT FOR FISCAL YEAR 2019-2020 AS COMPLETED BY HEINFELD, MEECH & CO.P.C

Staff Cover Sheet Report: *Council accept the Comprehensive Annual Financial Audit for Fiscal Year 2019-2020 as completed by Heinfeld, Meech & Co.P.C.*

The City's auditing firm, Heinfeld, Meech & Co. P.C., has completed its annual audit of the City of Eloy financial statements for fiscal year ending June 30, 2020. Eugene Park, with Heinfeld, Meech & Co., will present the annual audit and highlight any significant issues regarding the audit to the Mayor and City Council.

This is the seventh year in which Heinfeld, Meech & Co. has audited the financial statements for the City of Eloy. The auditing staff was very professional and met all of the required timelines, which allowed the City to submit successfully the City's Comprehensive Annual Financial Report ending June 30, 2020 to the Government Finance Officers Association for consideration for the Award of Financial Reporting Achievement. If the City receives this award, it would be the ninth year in a row for this award.

A management letter for the period ending June 30, 2020, noted two findings that if improved, would further strengthen the City's accounting system, control over its assets and compliance with laws or contracts. Those areas dealt conflict of interest and Human Resource personnel documents. A response letter from staff is provided in the packet on ways in which the findings will be addressed. City staff strives to resolve all recommendations made by the City's auditors with the goal of continuously improving the City's internal controls over financial reporting and compliance matters.

FISCAL IMPACT: N/A

Mr. Wright gave a brief overview of the city's working relationship with Heinfeld, Meech & Co. as well as a brief explanation of the documents in the Council packet.

Mr. Wright introduced Mr. Eugene Park from the auditing firm, who gave a PowerPoint presentation to the Council and the public on the results of the city's audit for FY2019-2020. Mr. Park could not attend tonight's meeting in person and therefore gave his presentation via teleconference.

Mr. Wright fielded several questions from the Council.

There being no further questions, Mayor Powell called for a motion.

Motion by Councilmember Snyder, seconded by Councilmember Curtis to accept the Comprehensive Annual Financial Audit for FY2019-2020 as completed by Heinfeld, Meech & Co. P.C., passed unanimously by roll call vote.

B. PUBLIC HEARING TO DISCUSS THE APPLICATION SUBMITTED BY UPFRONT PLANNING & ENTITLEMENTS, LLC IN CARE OF JESSICA SARKISSIAN ON BEHALF OF HANNA 10 LLC TO REZONE PINAL COUNTY ASSESSOR'S PARCEL NUMBERS: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q, AND 511-33-001R FROM GR (GENERAL RURAL) A PINAL COUNTY ZONING DESIGNATION TO I-1 (LIGHT INDUSTRIAL), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HANNA ROAD AND SUNLAND GIN ROAD, IN A PORTION OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 EAST, G&SRB&M, PINAL COUNTY, ARIZONA.

Staff Cover Sheet Report: *Council conduct a public hearing, allowing for public testimony for Case No.: RZ2020-025, a request to rezone approximately 10.7 +/- acres from GR (General Rural) a Pinal County Zoning Designation to I-1 (Light Industrial) District*

The proposed rezoning would change the zoning district designation from GR (General Rural), a Pinal County Zoning Designation to I-1 (Light Industrial). The

subject property consists of five parcels, located at the southwest corner of Hanna Road and Sunland Gin Road; Pinal County Assessor's Parcel Numbers: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q and 511-33-001R located at the southwest corner of Hanna Road and Sunland Gin Road in a Portion of Section 13, Township 7 South, Range 6 East of the G&SRB&M, Pinal County, Arizona (Project Name: Hanna 10 Industrial-Rezoning, Case No. RZ2020-025).

The purpose of this Industrial Zoning District is to provide for a mix of assembly and non-intensive manufacturing and office park uses. Such uses are located in an attractive, planned development setting with proper screening and landscaping; all compatible with adjacent uses. It is intended that this zoning district designation will allow for employment growth through the establishment of high quality, planned industrial centers for corporate offices and indoor manufacturing and well screened storage uses.

The subject property was recently included as a part of Annexation Case No.: A2020-014 to annex approximately 73.559 acres that included Hotel Blue Stone (north of Burger King Restaurant), and vacant property (north of Las Colinas RV Park) up to Hanna Road and was approved by the City Council on December 14, 2020. The annexation became final on January 13, 2021.

The applicant has requested that the City staff expedite this rezoning application so they can take advantage of their property's proximity to the Lucid Motors warehouse building in Casa Grande. As economic development opportunities increase in Eloy, City staff expects to receive similar requests.

FISCAL IMPACT: *There is not a direct fiscal impact related to this item. However, future development of the property would generate construction sales tax and increased jobs and wages in Eloy.*

Mayor Powell declared a public hearing open.

Mr. Vlaming gave a PowerPoint presentation on the proposed rezoning request by Hanna 10 LLC. Mr. Vlaming conveyed that Jessica Sarkissian from UPFRONT Planning & Entitlements, who represents Hanna 10 LLC, is participating via teleconference to answer questions from the Council regarding this request.

Mr. Vlaming replied to questions from the Council regarding county islands and water and sewer lines to the parcels.

Mayor Powell opened the floor to the public for questions and comments.

There being no questions or comments from the public, Mayor Powell declared the public hearing closed.

C. ADOPTION OF ORDINANCE NO.: 21-903, AN ORDINANCE TO REZONE PINAL COUNTY ASSESSOR'S PARCEL NUMBERS: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q, AND 511-33-001R FROM GR (GENERAL RURAL) A PINAL COUNTY ZONING DESIGNATION TO I-1 (LIGHT INDUSTRIAL). PROJECT NAME: HANNA 10 INDUSTRIAL, CASE NO.: RZ2020-025.

Staff Cover Sheet Report: *Council adopt Ordinance No.: 21-903, an Ordinance to rezone Pinal County Assessor's Parcel Numbers: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q, and 511-33-001R from GR (General Rural) a Pinal County Zoning Designation to I-1 (Light Industrial). Project Name: Hanna 10 Industrial, Case No.: RZ2020-025.*

The proposed rezoning would change the zoning district designation from GR (General Rural), a Pinal County Zoning Designation to I-1 (Light Industrial). The subject property consists of five parcels, located at the southwest corner of Hanna Road and Sunland Gin Road; Pinal County Assessor's Parcel Numbers: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q and 511-33-001R located at the southwest corner of Hanna Road and Sunland Gin Road in a Portion of Section 13, Township 7 South, Range 6 East of the G&SRB&M, Pinal County, Arizona (Project Name: Hanna 10 Industrial-Rezoning, Case No. RZ2020-025).

The purpose of this Industrial Zoning District is to provide for a mix of assembly and non-intensive manufacturing and office park uses. Such uses are located in an attractive, planned development setting with proper screening and landscaping; all compatible with adjacent uses. It is intended that this zoning district designation will allow for employment growth through the establishment of high quality, planned industrial centers for corporate offices and indoor manufacturing and well screened storage uses.

The subject property was recently included as a part of Annexation Case No.: A2020-014 to annex approximately 73.559 acres that included Hotel Blue Stone (north of Burger King Restaurant), and vacant property (north of Las Colinas RV Park) up to Hanna Road and was approved by the City Council on December 14, 2020. The annexation became final on January 13, 2021.

The applicant has requested that the City staff expedite this rezoning application so they can take advantage of their property's proximity to the Lucid Motors warehouse building in Casa Grande. As economic development opportunities increase in Eloy, City staff expects to receive similar requests.

FISCAL IMPACT: *There is not a direct fiscal impact from this recommendation. However, future development would generate construction sales tax and add jobs and wages to Eloy.*

Motion by Councilmember Garcia, seconded by Councilmember Snyder to read Ordinance No. 21-903 by title only, passed unanimously.

The city clerk read the ordinance title into the record.

Motion by Councilmember Garcia, seconded by Councilmember Snyder to adopt Ordinance No. 21-903, passed unanimously by roll call vote.

D. COUNCIL TO CONSIDER THE PERMANENT CLOSURE OF 3RD STREET AT THE MAIN STREET AND FRONTIER STREET INTERSECTION AS PART OF AN OVERALL SAFETY IMPROVEMENT PLAN AT THIS INTERSECTION.

Staff Cover Sheet Report: *Council approve the permanent closure of 3rd Street at the Main Street and Frontier Street Intersection as part of an overall safety improvement plan at this intersection and approve the expenditure of funds not to exceed \$20,000.*

City staff has been working with Horrocks Engineering to evaluate the intersection of Main Street, Frontier Street, and 3rd Street to identify safety improvements that could be implemented at this 5-way intersection. The intersection has five (5) different approaches at various angles of each other. This creates a challenge to motorists and pedestrians as they travel through the intersection. Frontier Street has a width of five lanes (two through lanes in each direction and one turn lane), while Main Street has three lanes of traffic with additional width on either side for parking. Pedestrians crossing Frontier Street and Main Street must travel 75 to 80 feet to cross each street, while watching for traffic from five different directions.

Several options were considered to improve the safety at this intersection, including signalizing the intersection, a roundabout, and narrowing the streets. The recommended solution includes reducing the lanes along Frontier Street from 2 lanes in each direction to 1 lane in each direction, installing a pedestrian crossing signal across Frontier Street, reducing the width of Main Street at the intersection, and closing off access to 3rd Street from the intersection.

Staff is recommending that we begin to implement to the intersection improvements in phases due to budgeting constraints to complete the entire roadway intersection improvements this fiscal year.

City staff will work with Horrocks Engineering to complete the final design plans for the pedestrian crossing signal and the interim roadway width reductions. In addition, City Streets department will install removable bollards and signage to close off access to 3rd Street from the Main Street and Frontier Street intersection.

Currently 3rd Street is a one way street between Main Street and Stuart Street, with traffic accessing from the intersection of Main and Frontier and traveling east to Stuart Street. The City has received comments of concern from the school for the Pinal Gila Community Child Services located along this section of 3rd Street that vehicles do not obey the one-way traffic and there is a concern with speeding as vehicles use this section of street as a short cut. Eliminating access to 3rd Street from the intersection improves safety at the intersection and addresses the concerns of the school. This section of 3rd Street would return to a two-way street.

Upon approval of Council, City staff will begin acquiring the necessary bollards and signage to complete the installation. Public Works staff will utilize the new traffic message boards to notify residents and motorists to this change of access. Staff will also continue coordinating with Horrocks Engineers to complete the design of the pedestrian traffic signal and roadway lane reductions.

FISCAL IMPACT: *The cost of the bollards, sleeves, and installation will be approximately \$20,000. Funding for this work is available in GL# 15-455-6045.*

Mr. Brown gave a PowerPoint presentation on staff's request to close access to 3rd Street at the intersection of Main and Frontier Streets and make 3rd Street a two-way street. He presented two options to the Council; (1) create a roundabout at the intersection or; (2) restripe the area to adjust traffic flow. Mr. Brown recommended the restriping option to Council. Mr. Brown conveyed that he spoke to the operations manager at the head start school located on 3rd Street, and the school is very much in favor of the change for the safety of their students.

After his presentation, Mr. Brown fielded several questions from the Council about the proposal.

- Roundabout option
- Installation of a lighted, signaled crosswalk and relocation of crosswalk
- Ability to remove bollards for parade lineups
- Concerns about possible increased traffic in the alleyway (shortcut)
- Narrowing of lanes on Frontier Street

Councilmember Curtis asked Chief Vasquez for his opinion on the proposed changes.

Chief Vasquez voiced his support for the changes. He said the changes would make the intersection much safer. Chief Vasquez pointed out that the public as well as his officers would have to be educated on the change. In response to Council concerns of people using the alleyway, Chief Vasquez said using an alleyway (private property) to avoid a traffic control device is a violation. He said he could have an

officer at the site for a period of time to issue warnings and educate the public about the violation before citations are issued.

There being no further questions, Mayor Powell asked for a motion.

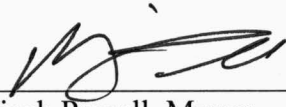
Motion by Councilmember Garcia, seconded by Councilmember Guanajuato Rodriguez to approve the permanent closure of 3rd Street at the Main Street and Frontier Street intersection as part of an overall safety improvement plan at this intersection, passed unanimously by roll call vote.

IX. EXECUTIVE SESSION

No executive session requested by the Council or staff.

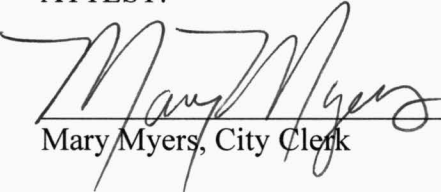
X. ADJOURNMENT

There being no further business, Mayor Powell adjourned the meeting at approximately 8:29 p.m.



Micah Powell, Mayor

ATTEST:



Mary Myers, City Clerk