

**MINUTES OF THE REGULAR MEETING OF
THE ELOY CITY COUNCIL
CITY OF ELOY
595 NORTH C STREET
JUNE 14, 2021
6:00 P.M.**

Staff Present: Harvey Krauss-City Manager; Stephen R. Cooper-City Attorney; Mary Myers-City Clerk; Jon Vlaming-Community Development Director; Christopher Vasquez-Police Chief; Tammy Valadez Paz-Public Works Project Engineer; David Malewitz-Assistant to the City Manager

I. CALL TO ORDER

Mayor Micah Powell called the meeting to order at approximately 6:00 p.m.

II. ROLL CALL

Council Members Present: Councilmember George Reuter; Councilmember Sara Curtis; Mayor Micah Powell; Vice Mayor Andrew Rodriguez (arrived at 6:12 p.m.); Councilmember Dan Snyder; Councilmember Jose Garcia; Councilmember Sylvia Guanajuato Rodriguez

Council Members Absent: None

III. INVOCATION

Father Marco gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Councilmember Snyder led the Council and the public in the Pledge of Allegiance.

V. PUBLIC APPEARANCES

A. Scheduled

1. Presentation from representatives of AARP Experience Corps Reading program, a project of the Pinal Alliance for Economic Growth, regarding an expansion of their Third Grade Reading Program into the City of Eloy for the 2022-2023 school year.

Ms. Patty King and Mr. Jerry Stabley from the Pinal Alliance organization presented a video and slide presentation of the AARP Experience Corps reading program. Ms. King and Mr. Stabley talked about expanding the project to the Eloy Elementary schools.

After their presentations, the Council wanted to know:

- Would the reading program work in sync with existing programs schools have in place;
- How would students be assessed; pre-test and post-test to measure progress;
- What curriculum is used for the reading program; and
- The success rate of students who complete the program

Mr. Stabley conveyed that the program said the program is not designed for students who need special education attention. The program is focused on students who are on the cusp of being able to read. He said approximately 60% of the funding would come from donations and grants; and 40% from school districts, municipalities and supervisory districts.

Ms. King told the Council that since Eloy is an investor in Pinal Alliance, there would be no request for the city to contribute additional monies, except to fund the program at a prorated basis based on the number of children participating from Eloy. She said cities who are interested in the program, but are not members of Pinal Alliance would be required to join the organization and invest in the county as much as Eloy.

B. Unscheduled - None

VI. REPORTS AND ANNOUNCEMENTS

A. Council Members' Announcements - None

B. Mayor's Announcements - Mayor Powell reminded the Council and the public of the ribbon cutting ceremony for the new police station on Friday, at 8:00 a.m.

C. City Manager's Announcements

1. Check Register for May 2021 - Mr. Krauss conveyed that the check registered is included in the packet for Council review.

2. Mr. Krauss announced that employees and Council are now able to access their paystubs and W-2s electronically. Mr. Krauss said employees will have written instructions on how to set up a password to access their information.
3. Mr. Krauss introduced new city employee, Mr. David Malewitz to the Council and the public. Mr. Krauss stated that Mr. Malewitz started his new position as Assistant to the City Manager today.

Mr. Malewitz gave a brief overview of his experience and knowledge in municipal government.

VII. CONSENT AGENDA

- A. Approval of Minutes: 5/24/2021 (regular) and 6/7/2021 (special)
- B. Recommendation to the Arizona Department of Liquor Licenses and Control (ADLLC) for issuance of a Series 10 license (beer and wine) to Multi Mart, located at 3902 W. Frontier Street, Eloy, Arizona.
- C. Approval of the Map of Dedication, submitted by West Line Solar LLC., for the dedication of Rights-of-Way and Public Utility Easements along Cornman Road, Estrella Road, Hanna Road, and Tweedy Road
- D. Approval of an Encroachment Permit Agreement, submitted by West Line Solar LLC., for the installation of Communication and Electric Utilities across Cornman Road and Eleven Mile Corner Road.
- E. Reappointment of William B. Carnell and Ramon Lopez as regular members of the Building Code Board of Appeals for three-year terms, with the terms of appointment for Mr. Carnell and Mr. Lopez expiring on January 1, 2024.
- F. Appointment of Council Member Sylvia G. Rodriguez as the City's nonvoting (ex-officio) member on the Board of Directors for the Eloy Chamber of Commerce.

There being no requests for removal of any item from the Consent Agenda, Mayor Powell called for a motion to approve.

Motion by Councilmember Reuter, seconded by Councilmember Garcia to approve the Consent Agenda items as presented, passed unanimously by roll call vote.

VIII. BUSINESS

- A. **COUNCIL DECLARE AS SURPLUS 21 CITY OWNED PARCELS, LOCATED IN THE TOLTEC AREA, AND DIRECT STAFF TO RELEASE A REQUEST FOR PROPOSAL (RFP) FOR THEIR DISPOSITION AND DEVELOPMENT AS SINGLE FAMILY DETACHED RESIDENTIAL HOUSING UNITS.**

Staff Cover Sheet Report: Council declare as surplus 21 city owned parcels, located in the Toltec Area, and direct staff to release a Request for Proposal (RFP) for their disposition and development as single family detached residential housing units.

Over the past several years, City staff has responded to numerous inquiries on its parcels located in the Toltec Area. In fact, in the Spring of 2018, the City conducted an auction of properties it held in the Downtown Area, which resulted in the sale of all of the properties identified. Now, Staff has identified a block of 21 lots in the Toltec Area and would like Council to review and approve Staff's request to solicit interest from the development community (with the financial capacity to purchase in a bulk sale all 21 lots), submit plans and fees, and receive building permits to construct a single family detached houses on each lot. Disposal of these properties now, while the housing market is robust in the region, would allow the property to transition to private ownership where they can be developed and add population to our community as well as place the property back on the County tax roll.

The excess property includes 21 lots, located in Toltec/Arizona Unit Twenty Two, within the north ½ of Section 27, of T.7 S, R. 7 E. of the Salt River Base and Meridian as shown on the table below:

Assessor Parcel Number (APN)	Address	Size (w x l)	General Plan Designation ⁽¹⁾	Zoning ⁽²⁾
404-18-1170	3940 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-1140	3945 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-1130	3935 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-1120	3925 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-1110	3915 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-1100	3845 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-1090	3835 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-1080	3825 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-1070	3815 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-1060	3755 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-1050	3745 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-1040	3735 N. Turquoise Dr.	100' x 154'	MDR	R1-12
404-18-0830	3940 N. Tamarax Dr.	100' x 154'	MDR	R1-12
404-18-0840	3930 N. Tamarax Dr.	100' x 154'	MDR	R1-12
404-18-0850	3920 N. Tamarax Dr.	100' x 154'	MDR	R1-12
404-18-0860	3910 N. Tamarax Dr.	100' x 154'	MDR	R1-12
404-18-0870	3840 N. Tamarax Dr.	100' x 154'	MDR	R1-12
404-18-0880	3830 N. Tamarax Dr.	100' x 154'	MDR	R1-12
404-18-0900	3820 N. Tamarax Dr.	100' x 154'	MDR	R1-12
404-18-0910	3810 N. Tamarax Dr.	100' x 154'	MDR	R1-12
404-18-0920	3750 N. Tamarax Dr.	100' x 154'	MDR	R1-12

1) General Plan: MDR=Medium Density Residential (3.0-6.0 dwelling units per acre)
 (2) Zoning: R1-12 Single Family Residential (min. 12,000 sq. ft. lot)

All 21 parcels are located within the jurisdictional boundaries of the City of Eloy. The Eloy General Plan identifies these lots as Medium Density Residential ranging from 3-6 dwelling units per acre. The Eloy Zoning Ordinance identifies these lots with R1-12, Single Family Residential zoning. The General Plan and Zoning are consistent in their current condition, which the City expects to be maintained.

There is an existing 4" PVC water line in the alleys of North Turquoise Drive and North Tamarax Drive. Sewer service is stubbed in at Shedd Road. Both North Turquoise Drive and North Tamarax Drive are unimproved. There are not any fire hydrants or street lights serving these streets at the current time. The City will be requiring that new 6" PVC water lines and associated facilities (i.e. valves, fire hydrants, services) be installed within the street rights-of-way; sewer collection lines will need to be extended south from Shedd Road and sized at 6" vitreous clay pipe (VCP). The streets will need to be paved. However, sidewalks will not be required. Fire hydrants will be required, and preliminary analyses indicate that a total of four (4) hydrants will adequately serve this area. Streetlights will also be required, and the City will require a total of five (5) street lights to adequately illuminate this neighborhood. The City understands that the improvement of the subject lots will also provide improvements and services to several lots not subject to this agreement. When such a condition occurs, the City will establish mutually acceptable reimbursement provisions in the Purchase Agreement to provide for the reimbursement of the proportionate cost of the off-site improvements serving those benefitted lots not owned by the successful Proposer.

If approved, the Request for Proposal will be posted on the City's bid portal on June 15, 2021 and advertised and published in the Casa Grande Dispatch and Eloy Enterprise under the legal notice sections and on the City of Eloy Website Home Page in the coming weeks. A project information meeting will also be conducted (via Zoom) by Staff, which is tentatively scheduled for late June.

Responses to the Request for Proposal are due on July 30, 2021. Staff will then evaluate the responses, and make a recommendation to the Mayor and Council on a qualified developer/homeowner to enter into negotiations with on a Purchase Agreement. It is important that the selected proposer have experience in homebuilding and infrastructure development, and the financial capability to perform within a reasonable amount of time. The City Council is under no obligation to accept any proposal, or may reject all proposals.

FISCAL IMPACT: *The proceeds from the sale of these properties will be deposited in the City's General Fund. It is not known how much revenue may accrue from this disposition of city property due to the partial off-set of providing infrastructure improvements to serve these properties.*

Mr. Vlaming gave a brief overview of the proposed city-owned lots that staff is requesting Council approve to sell as bulk through a competitive solicitation process.

Mr. Vlaming said there are cost efficiencies and benefits to the city and the development community by selling the lots as a bulk purchase. He said there would be no minimum bid identified on the lots because the city would require the developer to provide infrastructure enhancements. Mr. Vlaming said the staff desires to dispose of the lots and have the development community take advantage of the robust single family development market that is happening in the city at this time.

Mr. Krauss added that staff would seek proposals from qualified builders who may want to build on the lots. The builders would submit a proposal to the city to install the infrastructure (street lights, roads, fire hydrants, water, sewer) as well as build homes. Mr. Krauss said the builder would not be given a specific timetable. Instead, the builder would inform staff what their timetable would be based on what they think is the market absorption. Mr. Krauss stated the lots would be purchased with the stipulation that the builder would construct homes and provide examples of the type of homes that would be built.

Vice Mayor Rodriguez commended the staff for bringing this request to the Council.

Councilmember Snyder pointed out that improving the area might be an impetus for others who own multiple properties adjacent to the lots to build.

Mayor Powell also supported staff's proposal. Mayor Powell wanted to know if duplexes could be constructed on some of the lots.

Mr. Vlaming said the current zoning in the area is R-12 only. He said he is not sure if the city should explore a rezoning alternative at this time.

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

Motion by Councilmember Garcia, seconded by Councilmember Reuter to declare as surplus 21 city owned parcels, located in the Toltec area, and direct staff to release a Request for Proposal (RFP) for their disposition and development as single family detached residential housing units, passed unanimously by roll call vote.

IX. EXECUTIVE SESSION

No executive session requested by the Council or city staff.

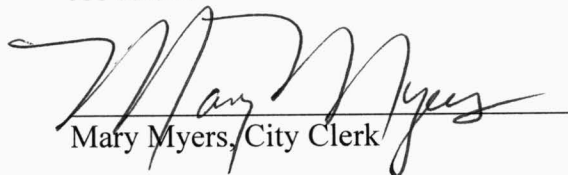
X. ADJOURNMENT

There being no further business, Mayor Powell adjourned the meeting at approximately 6:47 p.m.



Micah Powell, Mayor

ATTEST:



Mary Myers, City Clerk