

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

Staff Present: Stephen R. Cooper-City Attorney; Mary Myers-City Clerk; Brian Wright-Finance Director; Paul Anchondo-Community Services Director; Sylvia Payne-HR Director; Brian; David Malewitz-Assistant City Manager; Jon Vlaming-Community Development Director; Keith Brown-Public Works Director/City Engineer; Byron Gwaltney-Police Lieutenant

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; Vice Mayor Andrew Rodriguez; Mayor Micah Powell; Councilmember Dan Snyder; Councilmember Jose Garcia; *Councilmember Sylvia Guanajuato Rodriguez
**Participated via telephone*

Council Members Absent: None

III. INVOCATION

Mr. Ron Srajer gave tonight's invocation.

IV. PLEDGE OF ALLEGIANCE

Vice Mayor Rodriguez led the Council and the public in the Pledge of Allegiance.

V. PUBLIC APPEARANCES

A. Scheduled
None.

B. Unscheduled

Per Mayor Powell's request, public comments are transcribed verbatim.

1. Ralph Atchue – 3968 W. Mustang Court, Eloy

Mayor Powell and City Councilmembers, my wife and I have lived full time in Eloy since 2006. And during those past 15 years, I can't remember how many times we've been asked, "Why the heck do you live in Eloy?" Most of the time we've taken a moment to let people know a little bit about what made Eloy our retirement choice. It's getting more difficult however, to make that argument now. In truth, Eloy's image and public perception is not very good, and it's not improving. The once extremely popular golf course at Grande Valley Ranch is now nothing but a wasteland. The shutter businesses along Main Street are nothing but reminders of prosperous times long ago forgotten. The huge prison population doesn't do anything to improve our image, and is nothing to brag about. And while Eloy's airport skydiving business is internationally renowned, the city has done very little to promote what many of us believe is a high flying image lifting opportunity. While a new city hall and city facilities were overdue and they look great, they won't change Eloy's image or the public's perception now one iota. However, if Eloy becomes synonymous with an expanded garbage dump, that image and perception would be even more negative. I'm asking you, Mayor Powell, and each city councilmember to carefully consider the long term impact of your decision regarding the landfill and future of Eloy. I'm asking you to look beyond short term expediency and revenue. I'm asking you to look in the mirror and ask yourself if the image and public perception of the city you represent, is best served by dumping more trash on its name. Your legacy as mayor and city council will be forever linked to that decision. This could be a new opportunity to unite; and public and business interests in getting more people involved with their imagination. We here this evening are hoping you'll choose a path forward that looks for new and extraordinary ways to make Eloy's image and perception soar to new heights. We're asking you to have the courage and foresight to not rush to an easy out, but work outside the box. The residents of Eloy want to be proud of our city. Please make us proud of you. And judging by tonight's turnout, we will be paying attention. Thank you.

2. Ron Serva – 1259 N. Fairway Dr, Eloy

My question would be if it's not on the agenda tonight, which I thought it would be, when will that be? If it goes before the council and before the mayor and when do we get to talk about it? Or do we? That's my question.

Mayor Powell: We haven't even...it's under contract negotiations, so we have discussed anything right now.

Mr. Serva: But will there be a time we would...

Mayor Powell: Oh, absolutely. Very transparent; we're going to make this very transparent.

3. Mrs. Rick Jellen – 1054 N. Fairway Dr., Eloy

I'm glad to see that we have an open discussion tonight. It is about the landfill. I thank you for allowing us to express our opinions and our concerns. I've lived in Eloy now for 9 years, and the entire time that I've lived in Eloy, we were under the constant questioning of when we're going to get this highway; our road put in on Toltec Road. And it took all of that time that I have lived here until we got that road. And now, you want to bring down garbage trucks. That road is not equipped for heavy duty garbage trucks; 100 trucks a day. That road will be chewed up in months at that rate. My question is, if Eloy is over 110 square miles, why have you chosen that area, that location? There are only two gated communities in all of Eloy. We're the second one. Why not put it over by Robson Ranch? Oh no, you live over at Robson Ranch. You don't care about Grande Valley Ranch. And the point that we're upset about is hundreds and hundreds of square yardage out there that's just desolate; has nothing. Why would you want to put it near our community? It will bring down our prices or houses, and think about taxes. When our values goes down, your tax revenue goes down. You keep increasing the sales tax; all that does is keep businesses going into Casa Grande. They don't even want to open businesses in Eloy because the sales tax is so high. So, there are many other opportunities to put a landfill and it certainly should be investigated and not just dumped because we happen to have a landfill right there. Why not just move the whole thing to another location where it doesn't upset anybody? How about off of Jimmie Kerr? There's lots of places along those areas. There's many, many places to put it. And I just say, please investigate a better location for all of our sakes. Thank you.

4. Helen Sutt – 1134 N. Fairway Dr, Eloy

When Dan and Harvey and David came out; that was so sweet of you. I'm so happy you did that because I love Eloy. I wanted to say if you ask somebody with a 30 year mortgage what a 15 year mortgage is like because they had mentioned that Coolidge had taken 15 years to close their dump, you know they'd be thrilled. To us old folks, 15 years – we're like woohoo! I call the City of Coolidge; Matt Rancher and he was kind of enough to give me some time. Because I want to know when we talk to people and they say, "Well, that's going to raise my bill," and it might; you can choose – if you did mothball; I'm talking about mothballing it. Because I don't want to come up here with just complaints. So, he said for 17 acres it was under \$1.0 million. They set aside money in the capital improvement plan for five to six years and the last year and half in earnest and should be closed in February. They didn't raise the rates. And to close it there was a headache with the ADEQ, but they were circumvented by partnership with Arizona Water. Arizona Water had all this landfill to cover all the lining requirements and they got a large (inaudible) so the ADEQ was fine with it. And Arizona Water is redoing the basin within five years, so it may be worth talking to them because

they will have this landfill and then you get the ADEQ off your back and it will be cheaper. They said large housing developers or Bureau of Indian Affairs canal is also coming in. He said they also utilized the existing cooperative purchasing clause with Pinal County, and they were able to piggyback with solid waste consultants to mitigate the liner and company called Alta Arizona. So, my take on that it was cheaper because they could do that with Pinal and work – and they already had like a contract. So, anyways, I know you were kicking the can and you guys are diligently looking at maybe the lease, but how can we help you to kick the can to the mothball? Thank you.

5. Ken Blondeaux – 1458 N. Fairway Dr., Eloy

City staff and council and mayor, thank you again for always allowing us to voice our concerns, thoughts, praises or anything. And I do have to praise you. There are some decisions that have been made in recent years that have brought industry back up or taking out of mothball bringing them back in. New industry in the area and some lipstick on Main Street has helped some of the image that we have. I remember reading a book when I first got here, called “Eloy.” And the image Eloy had in the 40s and 50s with the crime rate that was compared to per capita Chicago and New York. So, the image was not a great image obviously. And that image has gotten greater since then and better. It’s taken a hit from here and there and we do love the image of Eloy that’s trying to be. And we firmly believe that this decision of leasing and bringing the possible landfill donations from Phoenix and Tucson would not help that image. A bumper sticker thought – maybe a little tongue in cheek, but I’d rather be known as skydive Arizona than dumpster dive Arizona. Bringing a little fact to the table; a report that you got from Alta in 2019, at the conclusion, one of their lean into options that they thought would be best was mothballing it. In their conclusion statement towards one of their last pages as they concluded the report to you in 2019, mentioned the mothballing be cost effective for the city to bite into. I think many of us would prefer that option. Many of us if not all of us here are hoping that the lease option becomes a non-option. I pray that you will continue to listen to us and I encourage as it does come to that point; I’ll back up a minute. Hearing that we’re already in negotiating contract, that doesn’t; I know what that means, but it sounds not great. That’s sort of frustrating to hear that; that we’re at that stage versus sooner, but anyways, you’re giving us opportunity and it still has to come to you for a vote from this end of the desk to this end, and so we appreciate that and we look forward to that. Anything we can do to help nurture this along and put wing in the sails, we would appreciate six noes across the board for leasing. Thank you.

6. Mark Sprinkles – 3833 Fairway Dr., Eloy

It does bother me hearing the contract is under negotiations. I’m involved with Salt Lake City, Utah; all the dumps are 50 miles out, Mobile. We had issues with Mobile up in Phoenix. I don’t understand; the only thing that I heard that is really a turnoff is that you’re appropriating bad money for good money. You don’t have

a contractor coming in here, building a site on their own dime. I have no use for anybody coming in your existing dump that you say loses money. You don't chase bad money with good money. And there's plenty of product out here if you need to put a dump site like Mobile in out here. You can appropriate it by them financing it and them running it and this city has nothing to do with the damn thing. So, that's the only thing that I got to say about it. And have never seen; like they say; when I mention this in Casa Grande. All they say about Eloy is, "If it's free, give me three." It's never been a financial gold mine here and never will be. So, you've got a park over here that's a loser, you got a golf course that's a loser; everything that you've appropriated – you had a race track here that was a loser. Everything you ever had here has never made any money. So, if you're going to chase bad money with good money, I have a real issue with it. And I'm going to say no, hell no, don't do it. Thank you.

7. Steve Maginnis – 3825 W. Fairway Dr., Eloy

You know, I just moved here three years ago from the Seattle area. And I've seen what happened in Seattle in the outlying areas. What's going on in Phoenix right now, people are going to start moving out. They're going to be in Casa Grande, they're going to be in Arizona City; you see it happening right now. The population is coming our way. Is that how you want to be, as a garbage dump? I mean, I don't understand it. Our housing values are going to go down. It's funny, my wife and I were looking at where we were going to live on YouTube. I hate to say it but there's a group of kids going down the road, going down the center of Eloy. And somebody in the background said, 'Wow, what a crap hole.' Not crap hold. I said, wow, what's that all about. We ended up moving here, checking around Casa Grande and we found this nice area. Village of the Grande and we're really happy there. It's actually; I thought it was kind of nice to have a dump kind of close, but then I heard this was going on and I thought, wow, that's just too bad. It's really too bad. I'd like to see this place turn into a nice area and it could be and it will be. Give it 10, 20 years, people are going to come out here. I just don't think (inaudible) dumps are the right thing to do right now. Thank you.

VI. REPORTS AND ANNOUNCEMENTS

A. Council Members' Announcements

1. Councilmember Snyder gave a brief report on the Pinal Partnership breakfast he attended with Mr. Malewitz and Councilmember Garcia last Friday. The topic of discussion was transportation in Pinal County.
2. Councilmember Guanajuato Rodriguez requested Council consider revisiting the mural painting that is part of the downtown revitalization beautification project. She would like Jeff Fairman, the city's economic development specialist, to provide the council with an update at the next meeting.

3. Vice Mayor Rodriguez announced that the Santa Cruz Valley Union High School football team could possibly be region champions if they win this Friday's game. He encouraged the public to attend the game to support the team.
4. Councilmember Curtis reminded the Council and the public that the United States Parachuting Association Skydiving National Championship is still going on at Skydive Arizona. She said several local teams and individuals have medaled in the event. She invited the public to come watch.

B. Mayor's Announcements

Mayor Powell had no announcements.

C. City Manager's Announcements

1. Mr. Malewitz conveyed that last Saturday's community cleanup focused on three properties in the community. Approximately six trailers with materials was transported to the landfill. Special thanks were given to the fire district, city staff, high school honor society and individuals who helped.
2. Mr. Malewitz conveyed to the Council that the first quarter financial report is in their packet. He said Mr. Wright is available to any questions about the report. Mr. Malewitz also pointed out that the check register is also in the packet for review.

VII. CONSENT AGENDA

- A. Approval of Minutes: 10/11/2021 (regular)
- B. Appointment of David Rhea to the Municipal Airport Advisory Board for a three-year term expiring on December 31, 2024, or until a successor has been appointed by City Council.

Mayor Powell asked the Council if there were any items to remove from the Consent Agenda for separate discussion.

There being no requests, Mayor Powell called for a motion to approve.

Motion by Councilmember Snyder, seconded by Councilmember Reuter to approve the Consent Agenda items as presented, passed unanimously by roll call vote (7-0).

VIII. BUSINESS

A. APPOINTMENT OF A COUNCIL SUBCOMMITTEE FOR THE REVIEW OF APPLICANTS TO FILL A VACANCY ON THE PARKS, RECREATION AND LIBRARY ADVISORY BOARD.

Staff Cover Sheet Report: *Council to consider establishing a subcommittee for the review of applicants to fill a vacancy on the Parks, Recreation and Library Advisory Board.*

The Parks, Recreation and Library Advisory Board is an eight member that provides input pertaining to parks, recreation and library services. Board members are appointed by the council and serve three (3) year terms. There is currently one vacant seat remaining on the board.

The City received two applications to fill this vacancy- Ronda Olson and Jerrel Tidwell. Copies of their applications have been provided to Council.

In lieu of making an appointment at this time, the council may wish to form a subcommittee to review the applications and make a recommendation to the City Council on an appointment.

FISCAL IMPACT: *There is no fiscal impact with an appointment to this board.*

Mr. Anchondo conveyed that the Parks, Recreation and Library Advisory Board currently has one vacancy. The city received two applications for the vacancy; Mr. J.W. Tidwell and Ms. Rhonda Olson. Mr. Anchondo said he is requesting Council assistance with forming a subcommittee to interview the applicants and make a recommendation to the Council. He said in the past, the Council has appointed up to three Councilmembers and a staff person to serve on similar subcommittees.

Mayor Powell said he would like to have a five member subcommittee.

Councilmember Guanajuato Rodriguez, who serves as ex-officio to the board requested to serve on the subcommittee.

Councilmember Garcia volunteered to serve on the subcommittee.

Mayor Powell told Mr. Anchondo that he could select two members from the advisory board and a staff member to serve on the subcommittee.

Mayor Powell called for a motion to approve.

Motion by Councilmember Snyder, seconded by Councilmember Reuter to approve appointing Councilmembers Guanajuato Rodriguez, Councilmember Garcia, two Parks, Recreation, Library Advisory board member and one staff member to serve on

a subcommittee to review and interview applicants to fill a vacancy, passed unanimously by roll call vote (7-0).

B. APPROVAL FOR A LEASE AGREEMENT BETWEEN THE CITY OF ELOY AND STEPHANIE BLANCO OF BLANCO & ASSOCIATES REALTY & NOTARY SERVICES TO OCCUPY 200 SQ.FT. OF OFFICE SPACE IN THE CITY-OWNED BUILDING LOCATED AT 515 N. MAIN STREET EFFECTIVE NOVEMBER 1, 2021.

Staff Cover Sheet Report: *Council approves a lease agreement between the City of Eloy and Stephanie Blanco of Blanco & Associates Realty & Notary Services to occupy 200 sq. ft. of office space in the City-owned building located at 515 N. Main Street effective November 1, 2021.*

The City was recently contacted by Stephanie Blanco inquiring about renting office space for her business in downtown Eloy. Ms. Blancos' business specializes in realty and notary services. Her search for accommodation led her to inquire about renting office space inside the city-owned building at 515 N. Main Street currently being partially leased by the Eloy Chamber of Commerce. The Eloy Chamber of Commerce occupies one-half of the overall 2,295 square feet of building. Ms. Blanco's request is to occupy 200 square feet of an interior office for her business purposes. Ms. Blanco will additionally share common areas of the building with the Chamber, as well as negotiate payment of utility fees with the Chamber. Both Ms. Blanco and the Executive Director of the Eloy Chamber of Commerce are aware of the aforementioned conditions and have agreed to negotiate terms and conditions for the use of shared spaces and utility fees separate from the Agreement with the City of Eloy. The City will be responsible for reasonable and appropriate repairs and upkeep of the building at its expense.

The term of the Agreement is for six-months beginning November 1st with the option to renew successive six-month terms given the intent to renew is provided in writing to the City of Eloy City Manager within 30 days of the current term expiration and subject to approval by the City of Eloy City Council. Either party may terminate the agreement with a 30-day written notification.

FISCAL IMPACT: *The City will receive \$250 per month in rent payment for the first six months. The Community Services Department will fund any repairs and routine maintenance of the building from its annual operating budget.*

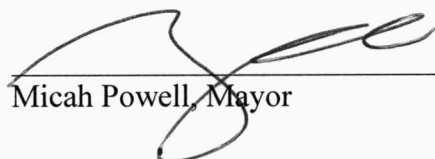
Mayor Powell announced that Ms. Blanco has requested this item be withdrawn.

IX. EXECUTIVE SESSION

No executive session requested by the Council or city staff.

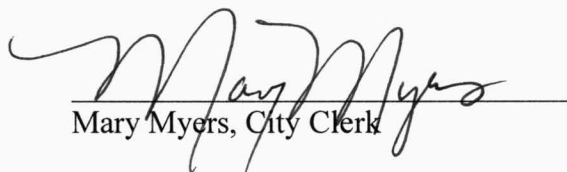
X. ADJOURNMENT

There being no further business, Mayor Powell adjourned the meeting at approximately 6:30 p.m.



Micah Powell, Mayor

ATTEST:



Mary Myers, City Clerk