

**MINUTES OF THE REGULAR MEETING OF
THE ELOY CITY COUNCIL AND
ORGANIZATIONAL MEETING OF THE COUNCIL-ELECT
CITY OF ELOY
595 NORTH C STREET
MONDAY, NOVEMBER 14, 2022
6:00 P.M.**

Staff Present: David Malewitz-City Manager; Kazi Haque-Assistant City Manager; Mary Myers-City Clerk; Paul Anchondo-Community Services Director; Jon Vlaming-Community Development Director; Brian Wright-Finance Director; Matt Rencher-Public Works Director/City Engineer; Sylvia Payne-HR Director; Christopher Vasquez-Police Chief; Roger Valdez-City Magistrate

I. CALL TO ORDER

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

II. ROLL CALL

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

Council Members Absent: None

III. INVOCATION

Pastor Eliu Ibarra gave tonight's invocation.

IV. PLEDGE OF ALLEGIANCE

Mayor Powell led the Council and the public in the Pledge of Allegiance.

V. PUBLIC APPEARANCES

A. Scheduled – None

B. Unscheduled – None

VI. REPORTS AND ANNOUNCEMENTS

A. Council Member Announcements

1. Councilmember Reuter congratulated Councilmember Rodriguez on the huge success of the Eloy Glow event last Saturday. He said the event was probably one of the largest attended events in Eloy's history.
2. Councilmember Curtis announced that next week, Skydive Arizona would be hosting the Women's Vertical World Record, celebrating the centennial of the 19th Amendment. She invited the public to attend the big event.

B. Mayor Announcements

Mayor Powell made the following announcements;

- Attended the annual Veterans Day parade last Friday. He thanked Mr. J.W. Tidwell for placing flags along Main Street to honor our veterans.
- Echoed Councilmember Reuter's congratulations to Councilmember Rodriguez about the Eloy Glow event. Mayor Powell said he was told that approximately 5,000 to 7,000 people attended the event and vendors ran out of food.
- Proctor and Gamble will be constructing a manufacturing plant in the City of Coolidge. Mayor Powell said Eloy is very supportive of Coolidge and Pinal County securing the company. Proctor and Gamble plan to invest \$500,000,000 to build the plant on property located caddy corner to CoreCivic on Highway 87. Mayor Powell said the new plant is expected to create 500 jobs for the county. He said Eloy will prosper from this by way of sales tax, jobs and housing.
- The new Circle K is scheduled to have its ribbon cutting ceremony, December 16th.

C. City Manager Announcements

Mr. Malewitz made the following announcements:

- Chief Vasquez and Kent Volkmer, county attorney, will be hosting a law enforcement update and prosecutorial meeting at Robson Ranch, tomorrow from 9:00 a.m. to 10:30 a.m. Coffee and doughnuts will be served.
- A public meeting for the Community Development Block Grant (CDBG) is scheduled for tomorrow from 5:00 p.m. to 6:00 p.m., in the community room

at city hall. City staff will present different project ideas to Pinal County's HUD program managers to be included in an upcoming budget presentation.

Mr. Malewitz said the city was awarded \$130,000 in funding. He encouraged the public to attend to give input to staff on which city projects to fund.

VII. CONSENT AGENDA

A. Approval of Minutes: 10/24/2022 (regular)

There being no requests from the Council to remove item A from the Consent Agenda, Mayor Powell called for a motion to approve.

Motion by Vice Mayor Snyder, seconded by Councilmember Guanajuato Rodriguez to approved the Consent Agenda as presented, passed unanimously by roll call vote (7-0).

VIII. BUSINESS

A. COUNCIL TO CONDUCT A PUBLIC HEARING (NO ACTION) FOR CASE NO. GPA2022-029, PICACHO HEIGHTS GENERAL PLAN AMENDMENT SUBMITTED BY THE CITY OF ELOY FOR THAT PORTION OF THE CITY'S PLANNING AREA LOCATED EAST OF VAIL ROAD, WEST OF THE CENTRAL ARIZONA PROJECT CANAL, SOUTH OF THE SANTA ROSA CANAL, AND NORTH OF PRETZER ROAD CONSISTING OF APPROXIMATELY 36,000 ACRES WITHIN THE FOLLOWING TOWNSHIPS/RANGES T.7S.,R.9E.; T.7S.,R.8E.; T.8S.,R.9 E., T.8S.,R.8E.; T.9S.,R.8E., T.9S.,R.9E. OF THE GILA & SALT RIVER BASE AND MERIDIAN.

Staff Cover Sheet Report: *Due to the fact that there is a public hearing with no action at this time, a recommendation is not presented at this time. However, this item will be presented at another public hearing by the Council on November 28, 2022 and approval will be requested at that time. Staff is recommending approval of this major general plan amendment.*

The Picacho Heights Major General Plan Amendment has been prepared to re-evaluate the area west of Vail Road in the City's Planning Area. The recent location of the North-South Corridor, large land holdings in this area, and adjacency of proposed open space offered the right opportunity to create a new blueprint for this important region of the City's Planning Area as identified specifically below:

Expansion of the City's Planning Area - City staff reviewed the existing eastern boundary of the City's planning Area (one mile east of Citrus Heights Drive) and is proposing that it be extended slightly to the east based on the fact that it is entirely owned (like much of the land to the west) by the Arizona State Land Department. The boundary, as proposed in this major amendment, terminates at the Central Arizona Project Canal as it is a significant elevated, man-made element. The Picacho Mountains are located to its immediate east, which are identified as a future regional park by Pinal County. This expansion totals approximately eight square miles. Staff also recommends a slight reduction (approximately 189 acres) in the current planning area boundary. This area consists of land to the east of the intersection of the Santa Rosa Canal and Central Arizona Project Canal, due to the fact it is separated by the two canals.

Future North/South Corridor - Its corridor has now been established as the recommended corridor alignment in the Record of Decision in the Tier One environmental review process. The City intends to utilize its strategic location to identify an appropriate mix of residential, employment and supportive land uses to set a viable blueprint for high quality growth in the future.

Important Regional Roadway Connection-With the proposed location of the North/South Corridor, it is imperative to provide additional regional connectivity south of both interstate 10 and SR-87 such that it connects with the future Interstate 11, which is planned to transect across the City's southern planning area in a general southeast to northwest orientation.

Supportive Arterial and Collector Roadway Network - The ability to locate the desired arterial roadway connections to the access controlled North/South Corridor also provided the impetus to determine the major and minor collector roadway network to serve this area. In particular, the northerly extension of Wheeler Road (across the Santa Rosa Canal) to provide regional connections to communities to the north, and the easterly extension of Houser Road to SR-79, are viewed as important arterial connections to foster county-wide mobility.

Transit Ready Community - The location of the North/South Corridor, and its use as the future corridor for high capacity transit, will effectively put a place holder for mass transit service in the future to serve this area. The City also envisions a linkage of this high capacity transit system with a local system to provide connections to major community originations and destinations.

Well Planned Future Land Use - Currently, the Eloy General Plan Identifies most of the area with a mix of very low density residential uses north of Milligan Road, which is not in conformance with portions of the City's incorporated area that have been rezoned. The proposed Future Land Use Plan sets the approved location of the

North-South Corridor and provides a mix of residential, employment and supportive uses that leverage the access and visibility of the future high capacity roadway that links Interstate 10 with Williams Gateway Airport and US 60 to the north in the East Valley.

Significant Land Ownership: The City recognizes the large land holdings of the Arizona State Land Department and private owners within the study area. City staff and consultants have worked closely with ASLD staff to identify a balanced and improved mix of land uses conducive to both the City's and ASLD's interests and objectives. Staff has received limited feedback from private property owners throughout the formal review process for this major general plan amendment, but generally, it appears that they understand the benefit of the City in proactively planning this area for the future.

Solution for Regional Drainage: The presence of McClellan Wash, which drains from southwest to northwest through the study area, has been the subject of significant planning by the Pinal County Flood Control District. The land uses identified in the Future Land Use Plan recognize and acknowledge the selected flood control solution for this area as well as compatible adjacent and proximate land uses.

Address Military Compatibility - The Picacho Peak Stagefield is generally located at the intersection of the Fast Track and Hotts Road intersection. Its land area has recently been expanded with the acquisition of additional land from the Arizona State Land Department. Pinal County has been engaged in planning and implementation efforts over the last several years to protect the existing and potential future mission of this facility for the Arizona Army National Guard and fostering compatible community growth. While the existing land use map provides compatible uses, the proposed land use plan builds on these uses to accommodate both military mission and community growth objectives.

Update the Growth Areas Element - The final location of the North/South Corridor creates the opportunity to establish another growth area on Figure GA-1, Growth Area Map. The intent is to accommodate the anticipation of a Master Planned Community Area approach for this area that also integrates employment and other supportive land uses adjacent and proximate to the future North South Corridor.

Update the Economic Prosperity Element - The final location of the North/South Corridor and anticipated linkages of it, SR-87 and Interstate 11 provide the basis to amend Figure E-2, Economic Prosperity Map. In this manner, the economic development element, the circulation element, and the land use element of the General Plan are in conformance and provide mutual support for sustainable future growth.

This proposal was transmitted out for its mandated 60 day review period as mandated by Arizona Revised Statutes in July 2022. At the conclusion of this review period, no formal comments were submitted to the City. In addition, a community meeting was held and held on Wednesday, October 5, 2022 to provide information to attendees and accept comments at that time. There were not any attendees at this meeting. This requested major amendment was placed on the Eloy Planning & Zoning Commission's agenda at their September 21st and August 17th meetings. No comments were made by the public at those meetings. A public hearing for this item was held by the Eloy Planning & Zoning Commission on October 19th, 2022. No member of the public spoke on this item. The Commission subsequently recommended that the Council approve this item on a vote of 5-0.

FISCAL IMPACT: *There is not a fiscal impact of the discussion of this proposed amendment.*

Mr. Vlaming gave a brief overview of the proposed staff initiated major general plan amendment request for Picacho Heights, located east of Vail Road.

Mayor Powell declared a public hearing open after the presentation to allow comments and questions from the Council and the public regarding the proposed amendment.

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

- B. COUNCIL TO CONDUCT A PUBLIC HEARING (NO ACTION) FOR CASE NO. GPA2022-025 SUBMITTED BY CVL CONSULTANTS ON BEHALF OF THE BARNES FAMILY FOR THAT PORTION OF THE CITY'S PLANNING AREA LOCATED AT THE SOUTHWEST CORNER OF ARICA ROAD AND SUNSHINE BOULEVARD, CONSISTING OF APPROXIMATELY 663 ACRES AND INCLUDING PINAL COUNTY ASSESSOR'S PARCEL NUMBERS 401-48-031C, 401-08-0320, 401-48-0290 AND 401-08-0300 LOCATED IN SECTION 19 OF T.7S., R.8E. OF THE GILA & SALT RIVER BASE AND MERIDIAN.**

Staff Cover Sheet Report: *Due to the fact that there is a public hearing with no action at this time, a recommendation is not presented at this time. However, this item will be presented at another public hearing by the Council on November 28, 2022 and approval will be requested at that time. Staff is recommending approval of this major general plan amendment.*

The Arica & Sunshine Major General Plan Amendment has been prepared and submitted by the existing property owners who intend to propose a master-planned residential community including a mix of supportive uses.

The property is currently designated within the City of Eloy General Plan's Estate Density Residential land use category, which allows for a density of up to 1.0 du/ac. The intent of this Major General Plan Amendment is to revise the existing land use designation to a combination of Medium Density Residential, Mixed Use, Public/Institutional, and Parks/Open Space general plan land use designations.

The property is zoned R1-43, Estate Residential. The zoning entitlements necessary to achieve this project vision will be governed by future application(s) to rezone the Property from the current R1-43, Estate Residential zoning district to the appropriate district(s) required to permit the intended variety of land uses for development of the Property.

This proposal was transmitted out for its mandated 60 day review period as mandated by Arizona Revised Statutes in July 2022. At the conclusion of this review period, no formal comments were submitted to the City. In addition, a community meeting was held and held on Wednesday, October 5, 2022 to provide information to attendees and accept comments at that time. There were not any attendees at this meeting. This requested major amendment was placed on the Eloy Planning & Zoning Commission's agenda at their September 21st and August 17th meetings. No comments were made by the public at those meetings. A public hearing for this item was held by the Eloy Planning & Zoning Commission on October 19th, 2022. No member of the public spoke on this item. The Commission subsequently recommended that the Council approve this item on a vote of 5-0.

FISCAL IMPACT: *There is not a fiscal impact of the discussion of this proposed amendment.*

Mr. Vlaming briefly highlighted the proposed request by the Barnes Family for a major general plan amendment for property located southwest of Arica Road and Sunshine Boulevard.

Mayor Powell declared a public hearing open after the presentation to allow comments and questions from the Council and the public regarding the proposed amendment.

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

IX. EXECUTIVE SESSION

There were no requests from the Council or city staff for an executive session.

X. PRESENTATION OF PLAQUE TO OUTGOING COUNCILMEMBER ANDREW RODRIGUEZ

Mayor Powell presented Councilmember Rodriguez with a plaque and a gift from the city, for 8 years of dedicated public service while serving on Council. Mayor Powell stated that Councilmember Rodriguez is a long time personal friend of his and is proud of him for being a voice for the city and residents.

Councilmember Rodriguez thanked city staff, the Mayor Powell and Council. He considers the Council not just his colleagues, but his friends as well. Councilmember Rodriguez said although he will no longer be sitting at the dais, he will remain active representing over 150 businesses through his job at the Eloy Chamber of Commerce. He thanked his family and friends for being a constant source of support for him.

Vice Mayor Snyder told Councilmember Rodriguez that he considers him to be a senior member of the Council because of his years of serving. He said the Council is made up from different backgrounds, and that it has been enjoyable sharing their differences. Vice Mayor Snyder conveyed to Councilmember Rodriguez that he has brought ideas and experiences that he had never experienced and hope that he has done the same for him.

XI. MAYOR'S COMMENTS

Mayor Powell said the last two years as mayor has been a roller coaster for him. With a record number of business prospectives and housing permits, he said the city is moving forward in a positive direction, but there is still much to do. He thanked his family for their continued support; his employer, city staff, current Council and incoming Council for working together to bring Eloy into a positive light in the county and state. Mayor Powell also thanked the residents for entrusting him with leading the city and look forward to serving as mayor the next two years.

XII. SINE DIE

There being no further business, Mayor Powell announced Sine Die at approximately 6:22 p.m.

At this time, the following former members of the Council stepped down from the dais:

Micah Powell, Andrew Rodriguez, Jose Garcia, and George Reuter

ORGANIZATIONAL MEETING OF THE COUNCIL-ELECT

XIII. CALL TO ORDER

Vice Mayor Snyder called the meeting to order at approximately 6:24 p.m.

XIV. ADMINISTRATION OF THE LOYALTY OATH OF OFFICE TO MAYOR-ELECT MICAH POWELL

The city clerk administered the Loyalty Oath of Office to Micah Powell as mayor.

Mayor Powell took his respective seat at the dais and chaired the rest of the meeting.

XV. ADMINISTRATION OF THE LOYALTY OATH OF OFFICE TO COUNCIL-ELECTS MICHELLE McKINLEY-TARANGO AND JOSE GARCIA

The city clerk administered the Loyalty Oath of Office to Michelle McKinley-Tarango and Jose Garcia as councilmembers.

Councilmembers McKinley-Tarango and Garcia took their respective seats at the dais.

XVI. BUSINESS

A. COUNCIL TO RATIFY THE APPOINTMENT OF GEORGE REUTER ON OCTOBER 3, 2022, TO SERVE AS COUNCILMEMBER FOR A TERM OF TWO (2) YEARS, EFFECTIVE NOVEMBER 14, 2022.

Mayor Powell called for a motion.

Motion by Vice Mayor Snyder, seconded by Councilmember Guanajuato Rodriguez to ratify the appointment of George Reuter on October 3, 2022, to serve as Councilmember for a term of two (2) years, effective November 14, 2022, passed 6-0 by roll call vote.

Note: Councilmember Reuter was not considered a voting member of the Council until administered the Loyalty Oath of Office.

B. ADMINISTRATION OF THE LOYALTY OATH OF OFFICE TO COUNCIL-APPOINTEE GEORGE REUTER.

The city clerk administered the Loyalty Oath of Office to George Reuter as Councilmember for the City of Eloy.

Councilmember Reuter took his respective seat at the dais.

In Accordance with Section 2-6 (D) of the Eloy City Code

C. REAPPOINTMENT OF CITY CLERK – MARY MYERS

Has served as City Clerk since January 1991

Mayor Powell called for a motion to reappoint Mrs. Myers as city clerk.

Motion by Councilmember Garcia, seconded by Councilmember Curtis to reappoint Mary Myers as city clerk, passed unanimously by roll call vote (7-0).

D. REAPPOINTMENT OF CITY MANAGER – DAVID MALEWITZ

Served as Acting City Manager November, 2021

Has served as City Manager since April, 2022

Mayor Powell called for a motion to reappoint Mr. Malewitz as city manager.

Motion by Councilmember Guanajuato Rodriguez, seconded by Councilmember Reuter to reappoint David Malewitz as city manager, passed unanimously by roll call vote (7-0).

E. REAPPOINTMENT OF CITY ATTORNEY – LAW FIRM OF COOPER AND RUETER, LLP

Has served as City Attorney since July 2000

Mayor Powell conveyed that city attorney, Stephen Cooper could not attend tonight's meeting because he is in the hospital. He asked the public to please keep Mr. Cooper in their thoughts and prayers.

Mayor Powell called for a motion to reappoint the law firm of Cooper and Rueter as city attorney.

Motion by Councilmember Garcia, seconded by Vice Mayor Snyder to reappoint the law firm of Cooper and Rueter, LLP as city attorney passed unanimously by roll call vote (7-0).

In Accordance with Section 2-11.2 of the Eloy City Code

F. SELECTION OF A COUNCILMEMBER TO SERVE AS VICE MAYOR FOR A PERIOD OF ONE (1) YEAE, EFFECTIVE DECEMBER 1, 2022.

Mayor Powell asked Vice Mayor Snyder to give his thoughts on the position.

Vice Mayor Snyder conveyed that serving as vice mayor this year has been very rewarding for him. He said it's good to give everyone on the Council the opportunity to serve in this capacity - to become more involved with city staff and the mayor on what is being brought before the Council. Vice Mayor Snyder wanted people to know that the mayor's position is not an easy one. Mayor Powell is always on the go; the number of people who want to talk and meet with him is nonstop. He thanked Mayor Powell and the Council for selecting him to serve as vice mayor and said he looks forward to supporting the next one.

Mayor Powell opened the floor for nominations for vice mayor.

Vice Mayor Snyder nominated Councilmember Guanajuato Rodriguez. He said it would be nice to have someone of her character as the next vice mayor.

Councilmember Curtis also nominated Councilmember Guanajuato Rodriguez.

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

Motion by Vice Mayor Snyder, seconded by Councilmember McKinley-Tarango, to select Councilmember Guanajuato Rodriguez to serve as vice mayor for a period of one (1) year, effective December 1, 2022, passed unanimously by roll call vote (7-0).

Mayor Powell conveyed that it's been 35-40 years since the city has had a female vice mayor. He said this is something that has been long overdue.

It was at this time that Mayor Powell gave the Council an opportunity to make any comments.

Councilmember McKinley-Tarango said she wanted to thank those who voted for her. And for those who didn't, she wants to prove to them that she will do well for the city. She said she has stood on the other side of the dais as an employee and

considers serving as a member of the Council a great opportunity. Councilmember McKinley-Tarango stated that she looks forward to working with the Council and city staff.

XVII. MAYOR'S COMMENTS

Mayor Powell conveyed that he does not know what the next two years will bring, but is confident that Council will work well together. He thanked Pastor Ibarra for the beautiful prayer tonight, and his family and employer for always supporting him. He stressed the importance of the city retaining great partnerships with the chamber, non-profits, businesses, schools, local, county, state and federal agencies. Mayor Powell said Eloy is a great community to live in, with great family values, and that he and the Council are looking forward to making Eloy better and brighter for everyone.

XVIII. ADJOURNMENT

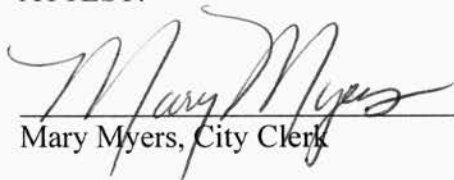
There being no further business, Mayor Powell adjourned the meeting at approximately 6:46 p.m.

Refreshments were served to the public after the meeting.



Micah Powell, Mayor

ATTEST:



Mary Myers, City Clerk