

**MINUTES OF THE REGULAR MEETING OF
THE ELOY CITY COUNCIL
CITY OF ELOY
595 NORTH C STREET
AUGUST 14, 2023
6:00 P.M.**

Staff Present: David Malewitz-City Manager, Stephen R. Cooper-City Attorney, Mary Myers-City Clerk, Christopher Vasquez-Police Chief, Paul Anchondo-Community Services Director, Brian Wright-Finance Director, Matt Rencher-Public Works Director/City Engineer, Jon Vlaming-Community Development Director

I. CALL TO ORDER

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

II. ROLL CALL

Council Members Present: Mayor Micah Powell, Vice Mayor Sylvia Guanajuato Rodriguez, Councilmember Andy Sutton, Councilmember Sara Curtis, Councilmember Dan Snyder, Councilmember Jose Garcia, Councilmember Michelle McKinley-Tarango

Council Members Absent: None

III. INVOCATION

Ms. Maria Hernandez 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

- Councilmember Sutton conveyed that he met with a representative from APS about the planned outage that occurred July 20th. Based on his background in power distribution, Councilmember Sutton expressed his satisfaction with the steps taken by APS to achieve the goals they wanted to accomplish. Councilmember Sutton gave a brief technical overview of what APS did during the outage.
- Councilmember Sutton conveyed that he and Councilmember Snyder met with Congressman Juan Ciscomani, CAIDD representatives, ED4 representatives, and local business owners and farmers, to discuss future water, water availability and wastewater plans. He said there was also brief discussion on housing and I-10 widening.

B. Mayor Announcements

Mayor Powell conveyed the following communications:

- He and Vice Mayor G. Rodriguez, along with several staff members attended a roundtable discussion with Senator Kyrsten Sinema regarding transportation in Pinal County. Mayor Powell conveyed that other cities were invited as well.
- He and Vice Mayor G. Rodriguez were invited to roundtable discussion last week at Governor Katie Hobbs office to discuss the state funding the city received for border security.
- The recent monsoon storm caused damage at the cemetery. Mayor Powell said several trees were damaged and some headstones. The cemetery staff have cleared the debris and is currently assessing damages.
- Arizona @Works hosted a successful job fair at city hall on August 11th. Mayor Powell said 20 employers participated and over 200 job seekers attended.
- The Pinal Regional Transportation Authority met today and voted to leave CAG to go under Pinal County. Mayor Powell said the county will have a general manager who would oversee the operations of the organization. Current board members would remain on the board.

C. City Manager Announcements

Mr. Malewitz made the following announcements:

- Renovations for the basketball court at Jones Park is moving along
- The League of Arizona Cities and Towns annual conference will be held August 29th - September 1st in Tucson.
- The police department's annual G.A.I.N. event is scheduled to be held October 4, 2023.

- The city will host a flu shot clinic for city employees and the public free of charge on September 27th, from 10:00 a.m. to 2:00 p.m. in the city hall community room.
- The Planning and Zoning Commission will meet on Wednesday, at 6:00 p.m. to discuss the Love's Travel Center expansion.
- Phase one design package for the hybrid beacon on Main and Frontier Streets will be due on or before August 23, 2023.
- The monthly Pinal Partnership breakfast is Friday, August 18th, at 7:30 a.m., at Robson Ranch.
- He is scheduled to speak at the Pinal Alliance for Economic Growth annual meeting luncheon, August 17th, at Francisco Grande Resort. Topic of discussion will be the rapid growth in Pinal County.
- He reminded the public of the utility rate increase effective the end of the month. Mr. Malewitz stated that notices have been sent out to all utility customers of the increase.

VII. CONSENT AGENDA

- A. Approval of Minutes: 7/24/2023 (regular)
- B. A recommendation to the Arizona Department of Revenue (ADOR) for issuance of a bingo license to Robson Ranch - CG HOA.
- C. A recommendation to the Arizona Department of Liquor Licenses and Control (ADLLC) for an Acquisition of Control application for TravelCenters of America, located at 2949 S. Toltec Road, Eloy, Arizona.
- D. A recommendation to the Arizona Department of Liquor Licenses and Control (ADLLC) for an Acquisition of Control application for Petro Stopping Centers, located at 5235 N. Sunland Gin Road, Eloy, Arizona.
- E. Authorization for the Eloy Police Department to renew the Federal Equitable Sharing Agreement and Annual Certification Report for fiscal year 2023-2024
- F. Council authorize the sale of a Sig Sauer P320, serial # 58J338681 to retiring Chief of Police Chris Vasquez.
- G. Mayor and Council to consider appointing Aurelia Saucedo to fill a current vacancy on the Parks, Recreation and Library Board as a regular member to serve the remainder of such term to expire on August 9, 2024.
- H. Mayor and Council to consider appointing Tanya Cruz to fill a current vacancy on the Parks, Recreation and Library Board as a regular member to serve the remainder of such term to expire on August 9, 2024.

Councilmember Snyder noted a clerical error in the last sentence in the first paragraph of the staff report. He pointed out that the report states "...Ms. Saucedo..." It should state, "Ms. Cruz" to reflect the applicant's correct name.

The city clerk noted the correction for the record.

With there being no further corrections, comments, or item(s) to remove from the Consent Agenda, Mayor Powell called for a motion.

Motion by Councilmember Snyder, seconded by Councilmember Garcia to approve the Consent Agenda items with an amendment to item H as noted by Councilmember Snyder, passed unanimously by roll call vote (7-0).

VIII. BUSINESS

A. STAFF TO PRESENT THE FINDINGS OF THE ULI ARIZONA TECHNICAL ASSISTANCE PANEL (TAP) UPDATE CONDUCTED BY THE ARIZONA CHAPTER OF THE URBAN LAND INSTITUTE ON APRIL 18, 2023.

Staff Cover Sheet Report: *There is not a recommendation at this time.*

In 2015, the Urban Land Institute conducted a technical assistance panel (TAP) focused on Downtown Eloy. This TAP was memorialized in a report (which is attached) that was prepared at that time. Over the past eight years, Staff was worked to implement the actions identified in that report (status report spread sheet attached). With the support of Council, City staff have worked closely with the ULI Staff and its Technical Advisory Panel to organize and hold an updated panel day, which occurred at City Hall on April 18, 2023. The daylong session not only reviewed the status of implementation of the previous report's actions, but also determined appropriate next steps to focus upon that would enhance the Downtown Area in the near future. The successful working session was moderated by Mark Stapp and supported by five other subject matter experts who served as panelists. The results of the TAP have been memorialized in a PowerPoint which is attached.

FISCAL IMPACT: *There is not a direct fiscal impact associated with this discussion.*

Mr. Vlaming narrated a PowerPoint presentation that provided updated information on the ULI Arizona Technical Assistance Panel 2015 report, regarding its findings and recommendations in developing a strategic plan for the long-term future of the city's downtown area and residential rehabilitation. Mr. Vlaming also highlighted the panel's purpose which is to provide strategic advice on complex land use and development issues; to identify Eloy's strengths, challenges and opportunities.

Councilmember Snyder said he read the 2015 report and it projected Eloy's population to be over 25,000 by now, however, the city has not grown in population. He said city staff needs to start looking at what is impeding the city's growth. Councilmember Snyder pointed out that in order for the city to get the in-fill and the businesses that it needs, the city has to have the population. He also pointed out that

the original airport master plan also over projected the amount of activity that would be occurring at the airport at this time. He said the projections consultants are making are not happening the way they see it, which is why he would like staff to take a look at what is preventing people and businesses from coming to Eloy.

Mayor Powell agreed with Councilmember Snyder about the population, but said the city can only do so much with residential rehabilitation. He has seen a large number of in-fills in the Toltec area, and believes the city is in a better place than it was eight years ago. Mayor Powell said people are starting to understand the Council's vision because they are taking the initial steps in investing in the community. He said this is something that is not going to happen overnight, but it is getting better.

Councilmember Curtis pointed out that in Mr. Vlaming's presentation tonight, he mentioned the Dust Bowl Theater as being the gateway to downtown and saving an element as a downtown entry monument which she supports. She and Vice Mayor G. Rodriguez met with Mr. Malewitz recently about some of the same issues that were in the presentation. Councilmember Curtis said as work begins on the theater - demolition costs and determining what will replace the theater, this would be a nice option to consider.

Mr. Vlaming agreed. He stressed the importance of the city waiting for the right project or partnership for this.

B. CONSIDER APPROVAL TO ACCEPT THE PROPOSAL FROM CACTUS ASPHALT IN THE AMOUNT NOT TO EXCEED \$1,300,000 FOR THE PAVEMENT PRESERVATION PROJECTS FOR THE FISCAL YEAR 2023-2024; AND AUTHORIZING THE MAYOR TO SIGN THE NECESSARY CONTRACT DOCUMENTS

Staff Cover Sheet Report: *Staff recommends that Council approve to accept the proposal submitted by Cactus Asphalt in an amount not to exceed \$1,300,000 for the annual pavement preservation program and authorize the Mayor to execute the necessary agreements.*

With the FY 22-23 and FY23-24 budgets, the Public Works Department has removed individual pavement preservation projects from the capital budget unless there is a specific project that is more involved than a simple chip or double chip seal pavement preservation project. The intent was to request \$1M per year for pavement preservation projects and subsequently identify the need for annual maintenance through an objective analysis of the roadways within the City of Eloy and bring those identified projects to Council for approval prior to the chip seal season, which is typically between February and April of the year.

This year, the Public Works Department has identified the following areas that are in need of pavement preservation and maintenance:

- *Battaglia Road between Eleven Mile Corner Road and Sunshine Boulevard (Single chip seal, fog seal, and striping)*
- *Toltec Road between Tonto Road and the railroad tracks (Single chip seal, fog seal, and striping); and*
- *7th, 8th, 9th, 10th, and 11th Streets between Sunshine Boulevard and Main Street (Surface patch, scrub seal, single chip seal, fog seal, and striping).*

The Public Works Department also continues to list in the Capital budget(s) specific projects that require more than just a simple chip seal and fog seal overlay for proper pavement preservation. These projects typically will include a mill and overlay of the existing asphalt pavement or a full reconstruction. This type of project is substantially more involved, both financially and logistically, and will generally cost significantly more than if it were a simple chip seal project.

One such project identified in this year's Capital Budget is as follows:

- *Stuart Boulevard between Frontier Street and 5th Street (Asphalt mill and overlay)*

The total cost of all the pavement preservation projects for FY 23-24 is not to exceed \$1,300,000.

Fiscal Impact: *Not to exceed \$1,300,000 from the Streets Capital Fund*

Mr. Rencher gave an overview of the streets in the city that are in need of chip sealing, fogging and repaving. He said staff is currently working with Sun Corridor MPO for a transportation alternative grant to have sidewalk put in along Battaglia Road, from Eleven Mile Corner Road to Sunshine Boulevard.

Councilmember Snyder was concerned that the project would conflict with the upcoming Eloy Glow event.

Mr. Rencher said it would not conflict with the event because chip sealing is usually done in February and March.

Mayor Powell asked about chip sealing Aztec Road, going north.

Mr. Rencher said staff is working with Robson Ranch developers to get some funding for this road.

With there being no further questions from the Council, Mayor Powell called for a motion.

Motion by Councilmember Garcia, seconded by Vice Mayor G. Rodriguez to approve the proposal from Cactus Asphalt in the amount not to exceed \$1,300,000 for the pavement preservation projects for the fiscal year 2023-2024; and authorizing the Mayor to sign the necessary contract documents, passed unanimously by roll call vote (7-0).

C. APPROVAL OF A CONTRACT WITH ELLISON-MILLS CONSTRUCTION LLC., FOR AN AMOUNT NOT TO EXCEED \$75,000, TO REPLACE AND ABANDON AN EXISTING WATER LINE ALONG EAST ELEVENTH STREET, AND TO RECONNECT THE EXISTING SERVICE CONNECTIONS TO A LARGER WATER LINE ALONG EAST ELEVENTH STREET.

Staff Cover Sheet Report: *Staff recommends that Council accept the proposal from Ellison-Mills Construction, LLC. and approve a Contract for Ellison-Mills to replace and abandon an existing water line along East Eleventh Street and reconnect the existing services to a larger water main along East Eleventh Street.*

The City of Eloy has a 6-inch water main that goes along East 11th Street that was installed in the early 1960s. This line currently services the Eloy Elementary School District offices, and has been leaking for some time because the existing water line runs directly below the sidewalk. Because of the location of the existing water line, any repairs to the water line would require removal and replacement of the existing sidewalk as well. A portion of this line has already been abandoned, and the services for the school facilities have been connected to a larger water main that runs parallel to the existing line that will be abandoned/ replaced.

Staff is proposing to finish abandoning the existing (and leaking) water line and reconnecting the remaining services to the larger 12-inch water main. An estimate to complete the repairs was provided by Ellison-Mills Construction, LLC. under a Cooperative Purchasing Contract with the City of Casa Grande.

Fiscal Impact: *Not to exceed \$75,000 to be paid for from the Water Department Capital Fund*

Mr. Rencher gave a brief overview of a proposed request to replace and abandon an existing leaking water line located near the elementary school district administrative offices. He said the water line is old and leaking at the joints for some time.

Mayor Powell wanted to know how long would the school district and residents in the area be without water while the work is being performed.

Mr. Rencher said water interruption to the school and residents in the area should be minimal, if any. He said the crew can remove the services and tap them to the live line. As soon as the new service is put in, the old service would be discontinued and

everyone would be tapped onto the new service line. Mr. Rencher said there should be minimal interruption, if any.

Mayor Powell asked Councilmember Garcia would students be in school.

Councilmember Garcia said school break is around September 22nd.

Mr. Rencher said the start date for the work would be two months out due to other projects the contractor has. Mr. Rencher said he would coordinate the project with the school district.

With there being no further questions from the Council, Mayor Powell called for a motion.

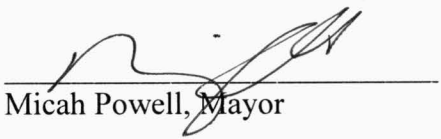
Motion by Councilmember Curtis, seconded by Councilmember Garcia to approve a contract with Ellison-Mills Construction LLC, for an amount not to exceed \$75,000 to replace and abandon an existing water line along E. 11th Street, and to reconnect the existing service connections to a larger water line along E. 11th Street, passed unanimously by roll call vote (7-0).

IX. EXECUTIVE SESSION

No executive session requested by Council or staff.

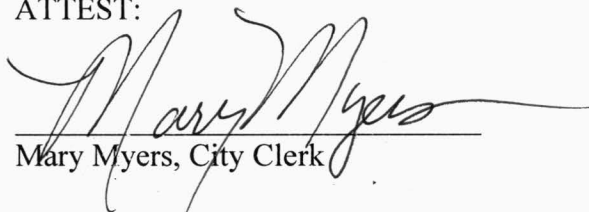
X. ADJOURNMENT

With there being no further business, Mayor Powell adjourned the meeting at approximately 6:49 p.m.



Micah Powell, Mayor

ATTEST:



Mary Myers, City Clerk