

**MINUTES OF THE REGULAR MEETING OF
THE ELOY CITY COUNCIL
CITY OF ELOY
595 NORTH C STREET
JULY 8, 2024
6:00 P.M.**

Staff Present: Mackenzie Letcher-Assistant City Manager, Stephen R. Cooper-City Attorney, Mary Myers-City Clerk, Sylvia Payne-HR Director; Dan Symer-Community Development Director, Matt Rencher-Public Works Director/City Engineer, Byron Gwaltney-Interim Police Chief, Paul Anchondo-Community Services Director; Brian Wright-Finance 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 Sara Curtis, Councilmember Sylvia G. Rodriguez, Councilmember Andy Sutton, Councilmember Jose Garcia, Councilmember Michelle McKinley-Tarango; Councilmember Dan Snyder

Council Members Absent: None

III. INVOCATION

Mayor Powell asked for a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Councilmember Snyder 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 Sutton made the following announcements:

- July 4th - Attended the activities at Main Street Park. Had a great time. Congratulated Mr. Anchondo and his staff for putting on an amazing event for the community.
- July 6th – Recognized Ms. Carol Simmons and Dave Dempsey for sponsoring a water drive to benefit Eloy first responders. Councilmember Sutton said he and others loaded 4,552 bottles of water, and 392 bottles of Gatorade, which were delivered to the police and fire departments.

2. Councilmember Garcia conveyed that school will be back in session in a couple of weeks. He asked the public to stay vigilant watching the children who are walking to school to keep them safe.

B. Mayor Announcements

Mayor Powell made the following announcements:

- He also applauded the Community Services staff for doing another outstanding job with the 4th of July activities. He said he sat in the dunk tank again this year, and had a great time.
- Reminded the public of the excessive heat the state is experiencing at this time. He asked everyone to check on their neighbors, specifically the elderly and pets.

Mayor Powell asked if the city was prepared for an extreme heat incident.

Mr. Letcher conveyed that staff has had preliminary meetings with APS, and ED2, including police and fire staff for summer preparedness.

Councilmember G. Rodriguez inquired about sandbags for the monsoons.

Mr. Rencher conveyed that his staff has order sandbags and will be prepared for when the storms come in.

Councilmember Sutton wanted what other city buildings besides the police have a backup generator.

Mr. Anchondo said at this time the police department is the only facility with one. A generator for city hall is budgeted in the next fiscal budget.

- A Sun Corridor Metropolitan Planning Organization (SCMPO) meeting is scheduled for tomorrow, at 10:00 a.m., in the Eloy Council Chambers. The meeting is open to the public.

C. City Manager Announcements

Mr. Letcher made the following announcements:

- City Manager, David Malewitz is out of the city for the month of July. He is attending a prestigious leadership program at Harvard University. Mr. Malewitz was awarded a full scholarship through the Arizona City Managers Association (ACMA).
- Brian Wright has agreed to return to the employ of the city. Mr. Wright has a wealth of financial experience that has helped Eloy sustain fiscal responsibility for over 19 years. Mr. Letcher said the entire staff is happy to have Mr. Wright back at the city.
- The city's 4th of July event was a great success that garnered a large attendance.
- Youth soccer registration opened July 1st.
- Community services will be hosting a senior casino trip to Harrah's, July 12th. Seniors interested in attending should be at the community center building or the Toltec Community Center for pick up at 9:00 a.m.

VII. CONSENT AGENDA

- A. Approval of Minutes: 6/24/24 (regular) & 6/27/24 (special)
- B. Adoption of Resolution No. 24-1583 appointing Brian Wright, Finance Director, as the designated authorizing agent to submit the Annual Expenditure Limitation Report (AELR) as the Chief Fiscal Officer (CFO) for the City of Eloy for Fiscal Year 2024-2025.
- C. Adoption of Ordinance No. 24-973, levying upon the assessed valuation of the property within the City of Eloy, subject to taxation of \$1.0115 per one hundred dollars (\$100) of valuation sufficient to raise the amount estimated to be required in the annual budget, less the amount estimated to be received from other sources of revenue; providing funds for various bond redemptions, to pay interest upon bonded indebtedness and provide for funds for general municipal expenses; all for fiscal year ending the 30th day of June 2025.
- D. Adoption of Resolution No. 24-1582 approving the submission of an application on behalf of the Eloy Fire District for Proposition 202 Grant Funds from the Ak-Chin Indian Community in the amount of \$38,651.49 for purchasing a washing machine and two firefighter drying cabinets.

There were no requests for removal of any item(s) from the Consent Agenda for separate discussion(s).

A motion was made by Councilmember Garcia and seconded by Councilmember Tarango to approve the Consent Agenda items as presented, passed unanimously by roll call vote (7-0).

VIII. BUSINESS

- A. CONSIDERATION OF ACCEPTING THE BID PROVIDED BY HAWK CONTRACTING, LLC., AND REJECTING ALL OTHER BIDS, AND AWARDING A CONTRACT TO HAWK CONTRACTING, LLC., FOR AN AMOUNT NOT TO EXCEED \$300,000 FOR THE INSTALLATION OF THE IMPROVEMENTS TO THE PEDESTRIAN HYBRID BEACON -- PHASE 2 PROJECT; AND AUTHORIZING THE MAYOR TO SIGN THE NECESSARY CONTRACT DOCUMENTS.**

Staff Cover Sheet Report: *Staff recommends that Council approve the bid submitted by Hawk Contracting, LLC. and reject all other bids, and award the Contract to Hawk Contracting, LLC. for an amount not to exceed \$300,000 for the installation of the improvements to Phase 2 of the pedestrian hybrid beacon.*

In February 2019, the City Council approved entering into a contract with Horrocks Engineers to complete an intersection design study to increase the safety of pedestrians due to several vehicle/pedestrian incidents in the years leading up to the approval of this design contract. The project was presented to the Council with "several options to reduce the width of these streets to optimize the pedestrian crossing safety" (Council Action Form, 2/25/2019). According to the Council Action Form, the "most viable of these options [would] be presented to Council for consideration and discussions." (The Contract approved in 2019 is attached for reference and information.) This design contract also contained provisions for designing the pedestrian hybrid beacon and a City Council presentation.

Later, in January 2023, the City Council approved submitting an application for a Community Development Block Grant with the design completed for the pedestrian hybrid beacon. The City of Eloy was awarded a Community Development Block Grant for installing a pedestrian hybrid beacon at Frontier Street and Main Street Intersection. Since the CDBG Funding requires that all Federal Guidelines be met for the project (including the Environmental Clearances under the National Environmental Policy Act), the staff felt it was in the best interest of the City to break the project into 2 phases, with the first phase being the curb, gutter, sidewalk, pavement markings, and signage necessary for the installation of the pedestrian hybrid beacon signals and signal supports. The Phase 1 Improvements were completed in February.

The City was awarded the Community Development Block Grant (CDBG) from Pinal County for \$300,000. The Public Works Department advertised for the Phase 2 Improvements in June 2024. Bids for the Phase 2 portion of the Project were due on Friday, June 28, 2024. Three firms submitted bids for the Phase 2 Improvements.

*The Bid Results were received as follows:
AJP Electric with a Bid of \$187,260.00;*

*Hawk Contracting with a Bid of \$148,148.00; and
William Charles Construction with a Bid of \$172,485.60*

All bidders appear to have met the requirements outlined in the RFP, and the staff recommends that the Council accept the bid from Hawk Contracting, LLC. The Public Works Department has allocated \$500,000 for the Phase 2 Improvements in the Capital Improvement Projects Plan under the Streets Department. Even though the Bids all came in well under \$300,000, Public Works Staff requests a total contract amount to allow for the amount of the CDBG Award up to \$300,000.

FISCAL IMPACT: *An Amount Not to Exceed \$300,000 to be paid from the Public Works Streets Capital Improvement Project fund.*

Mr. Rencher gave an overview of the bids submitted for the lighted pedestrian sidewalk project located at the intersection of Frontier and Main Streets. He pointed out that hybrid beacon would complete the lighted sidewalk project that has been ongoing since 2019. Mr. Rencher presented a short video that explained how the pedestrian hybrid beacon would work and how it would look on Frontier Street. He said staff is recommending awarding the bid for the hybrid beacon to Hawk Construction in the amount of \$148,148.00. He also asked the Council to approve entering into the contract for up to \$300,000.00, which is the maximum amount of the CDBG grant to cover possible change orders that may occur.

After his presentation, Mr. Rencher fielded questions from the Council related to:

- Possible additional work to complete the project;
- Curbing of 3rd Street (per original plans in 2019)
- Replacing yellow barriers with more aesthetically appealing safety barriers
- Options to return the intersection of Frontier and Main Streets back to two lanes, traveling east and west.
- Adding more lighting at the crosswalk intersection (both sides of Frontier Street)

Mayor Powell recommended creating a public service announcement (PSA) video of the new lighted crosswalk.

There being no further questions or comments, Mayor Powell asked Council for direction.

A motion was made by Councilmember Garcia and seconded by Councilmember Tarango to accept the bid provided by Hawk Contracting, LLC and reject all other bids and award a contract to Hawk Contracting LLC for an amount not to exceed \$300,000 for the installation of the improvements to the pedestrian hybrid beacon-

Phase 2 project; and authorize the Mayor to sign the necessary contract documents, passed unanimously by roll call vote (7-0).

NOTE: *Mayor Powell announced that he would be moving agenda item VIII-D before agenda item VIII-C on tonight's agenda.*

- B. ADOPTION OF RESOLUTION NO. 24-1574, APPROVING CASE NO. GPA2024-001: SAWTOOTH ENERGY CENTER, AN APPLICATION FOR A MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO ESTATE RESIDENTIAL ON APPROXIMATELY 50.61 ACRES LOCATED APPROXIMATELY 1,325 FEET WEST OF THE SOUTHWEST CORNER OF WEST MILLIGAN ROAD AND SOUTH TOLTEC ROAD IN THE CITY OF ELOY, PINAL COUNTY, ARIZONA. APPLICANT CONTACT: THE ROSE LAW GROUP, PC, C/O COURT RICH.**

Staff Cover Sheet Report: *The staff recommends that the City Council adopt Resolution No. 24-1574 approving a Minor General Plan Amendment as outlined in Case No. GPA2024-001 (Sawtooth Energy Center), and finding that the criteria of the Amendment Guidelines specified in the General Plan have been met.*

Request:

The applicant, Rose Law Group, PC, c/o Court Rich, on behalf of Sawtooth Solar, LLC, a subsidiary of EDF Renewables, Inc., has submitted an application for a Minor General Plan Amendment from Medium Density Residential to Estate Residential on approximately 50.61 acres located approximately 1,325 feet west of the southwest corner of West Milligan Road and South Toltec Road. The purpose of this application is to allow the property to be rezoned to Estate Residential (R1-43) with the Planned Unit Overlay (PAD) zone as part of a Zoning Map Amendment to incorporate the property into the Eloy Valley Specific Plan PAD (Case No. RZPAD2024-001). Also incorporated as part of the related Zoning Map Amendment is a provision to allow the development of the property for a utility-scale solar generation facility with related equipment on the property.

General Plan:

As indicated above, the General Plan's Land Use Element designates the property as Medium Density Residential. This land use category includes areas designated for single-family detached and attached residential homes with a density ranging between three (3) and six (6) dwelling units per gross acre. Furthermore, the existing designation is intended to accommodate areas suitable for single-family, townhome, patio home, and duplex-type dwelling unit developments. The development potential of properties within this designation is determined by location, access, availability of

existing or proposed public facilities and utilities, existing land use patterns, and natural or human-made constraints.

The applicant's proposed land use designation for the site is Estate Residential. This land use category includes areas designated for large-lot, single-family residential developments with a density range of 0.05 dwelling units per acre (du/ac) (i.e., 1 dwelling unit per 20 acres) to 1 du/ac. In addition, the Estate Residential land use category is intended to portray a rural setting with home sites and development providing a more open environment. The category may also serve as a transitional land use buffer between lower-density residential uses and higher residential-density developments.

Context:

Located approximately 1,325 feet west of the southwest corner of West Milligan Road and South Toltec Road, the site is surrounded by undeveloped and vacant land. The land uses adjacent to the site and areas are primarily medium-density residential, with limited areas designated as Commercial, Medium-High Density Residential, and Parks/Open Space. The General Plan land use map designations, zoning, and land uses of the property abutting and adjacent to the property are identified in the table below.

<i>Direction</i>	<i>General Plan Land Use Map Designation</i>	<i>Existing Property Zoning</i>	<i>Existing Use of the Property</i>
<i>North</i>	<i>Medium Density Residential and Community Commercial</i>	<i>Single-family Residential (R1-6) PAD and General Commercial (C-2) PAD</i>	<i>Vacant land</i>
<i>South</i>	<i>Medium Density Residential</i>	<i>Single-family Residential (R1-43) and Single-family Residential (R1-6) PAD</i>	<i>Vacant land</i>
<i>East</i>	<i>Medium Density Residential and Community Commercial</i>	<i>General Commercial (C-2) and Single-family Residential (R1-43)</i>	<i>Vacant land</i>
<i>West</i>	<i>Medium Density Residential</i>	<i>Single-family Residential (R1-43)</i>	<i>Vacant land</i>

General Plan Amendment Criteria and Guidelines

Based upon the criteria outlined in Section 2.2 of the General Plan, the applicant's request is considered a Minor General Plan Amendment. Furthermore, in accordance with Section 2.3 of the General Plan, changes to the General Plan must also meet the following guidelines outlined below (Staff's analysis of the guidelines is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

- 1. That the City has not provided adequate land uses [sic] designated [sic] that would allow the proposed use to be sited as proposed.*
 - The property currently has a land use designation of Medium Density Residential and the proposed land use designation of Estate Residential. With the adoption of Solar, Utility Scale Generation and Battery Energy Storage System Facilities (hereafter, "Utility Scale Solar") provisions into the Zoning*

Ordinance, the regulations limit the use to properties with the Single-family R1-43, R1-54, RR2.5, RR-5, or RR-20 zones, which corresponds to the General Plan's Estate Residential land use designation. It should be noted that the Utility Scale Solar may also be allowed in other land use designations when incorporated as an allowed use of a PAD zone.

Currently, approximately 52% of the city's total planning area is designated with Estate Residential land use designation, although approximately 13.4% of the current City of Eloy's corporate limits has this designation. A substantial amount of land with the Estate Residential designation that is in Eloy's Planning Area is not contiguous with Eloy's corporate limits, which significantly limits the ability of property owners to annex into Eloy. Therefore, there currently exists a limited amount of property with the Estate Residential land use designation in the City to allow the associated zoning designations and allowed uses. Although not substantial, the area of the proposed Estate Residential land use designation would be increased by 50.61 acres - which is an increase of 0.06%. The amount of Medium Density Residential would be decreased by 0.1%. Even though the proposed use of the property will be for Utility Scale Solar, according to the applicant, the use is interim until such time that the development of the property as residential use is more viable, and utilities are available. Also, since the property would be incorporated in the Eloy Valley Specific Plan PAD as part of the associated Zoning Map Amendment (Case No. RZPAD2024-001), the addition of the Estate's Residential land use would provide additional diversity of residential development options and land uses within the PAD. By adding the additional Estate Residential land use designation within Eloy's corporate limits and to the area containing the Eloy Valley Specific Plan PAD, the proposed amendment directly contributes to the General Plan's Goal 3.1.1.1. to "provide a range of residential ... and uses to encourage and maintain a sustainable community," and Goal 3.5.1.2. to "encourage a variety of housing types."

2. *That the amendment constitutes an overall improvement to the General Plan and will benefit the City in general.*
- *The proposed 50.61 acres, 0.02%, increase in the Estate Residential land use designation within Eloy's Planning area is not anticipated to have a substantial impact on the land use diversity that is currently planned. On a macro level, the property that is to contain the Estate Residential land use designation is proposed to be added to the Eloy Valley Specific Plan PAD with the concurrent rezoning application (Case No. RZPAD2024-001). Therefore, the additional Estate Residential land use designation incorporation of the proposed amendment directly contributes to the General Plan's Goal 3.1.1.1. (GP 3.1.1.1.) to "provide a range of residential ... uses to encourage and*

maintain a sustainable community," and Goal 3.5.1.2. to "encourage a variety of housing types."

3. *The amendment will not adversely impact any portion of the community by:*
 - a. *Creating incompatible land use patterns;*
 - b. *Requiring additional and more expensive infrastructure improvements to roads, sewer, or water delivery systems that are needed to support the prevailing land uses unless mitigated by the applicant and demonstrated to benefit the City;*
 - c. *Adversely impacting existing or planned land uses through an unreasonable increase in traffic generated by the proposed use unless mitigated by the applicant; or*
 - d. *Adversely affecting the livability of an area or the health and safety of existing residents.*
- ***The proposed Estate Residential land use designation change from the Medium Density Residential designation actually decreases development intensity and aligns with the property's current zoning designation. In addition, the property owner/developer is responsible for constructing all infrastructure improvements required to serve the property. Therefore, the proposed Estate Residential land use designation and associated uses are not anticipated to require additional and more expensive infrastructure improvements, adversely impact the area with unreasonable traffic, or affect the livability of an area or the health and safety of existing residents.***
4. *That the amendment is consistent with the General Plan's overall intent and other adopted plans, codes, and ordinances.*
 - ***The proposed Estate Residential land use designation change from Medium Density Residential will assist in providing a range of residential and uses that are allowed within the implementing Zoning Districts (Single-family R1-43, R1-54, RR2.5, RR-5, or RR-20) to encourage and maintain a sustainable community (GP 3.1.1.1. and Goal 3.5.1.2.).***

Zoning Ordinance Issues for Consideration:

In determining whether to approve, approve with conditions, or deny proposed General Plan amendments, issues for consideration shall include but not be limited to (Staff's analysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

- A. *Whether the development pattern contained in the future land use plan provides appropriate optional sites for the use proposed in the amendment.*

- *Currently, approximately 52% of the city's total planning area is designated with Estate Residential land use designation, although approximately 13.4% of the current City of Eloy's corporate limits has this designation. A substantial amount of land with the Estate Residential designation that is in Eloy's Planning Area is not contiguous with Eloy's corporate limits, which significantly limits the ability of property owners to annex into Eloy. Therefore, there currently exists a limited amount of property with the Estate Residential land use designation in the City to allow the associated zoning designations and allowed uses.*

B. That the amendment constitutes an overall improvement to the Eloy General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.

- *The proposed Estate Residential land use designation change from the Medium Density Residential would allow an additional increase in the amount of property within Eloy's corporate limits to be developed with one of the implementing Zoning Districts (Single-family R1-43, R1-54, RR2.5, RR-5, or RR-20). In addition, the proposed amendment would bring the plan into conformance with the property's existing zoning designation. Contextually, in conjunction with the associated Zoning Map Amendment (Case No. RZPAD2024-001), the proposed amendment is an overall improvement since it would assist in providing a range of residential and uses that are allowed within the implementing Zoning Districts (Single-family R1-43, R1-54, RR2.5, RR-5, or RR-20) to encourage and maintain a sustainable community (GP 3.1.1.1. and Goal 3.5.1.2.).*

C. The degree to which the proposed amendment will impact the City as a whole or a portion of the City by:

- 1. Significantly altering acceptable existing land use patterns.*
- 2. Requiring larger and more extensive improvements to roads, sewer, or water systems than are needed to support the prevailing land uses in which, therefore, may negatively impact development of other lands. The commission and/or the City Council may also consider the degree to which the need for such improvements will be mitigated pursuant to binding commitments by the applicant, a public agency, or other sources when the impacts of the uses permitted pursuant to the General Plan amendment will be realized.*
- 3. Adversely impacting existing uses due to increased traffic on existing systems.*
- 4. Affecting the livability of the surrounding area or the health and safety of present or future residents.*

- *The proposed Estate Residential land use designation change from the Medium Density Residential designation is anticipated to decrease the*

development intensity in the area and align the property with its current zoning designation. In addition, the proposed land use is anticipated to have a lower impact on infrastructure improvements and traffic since the associated zoning districts of the Estate Residential have lower density allowance (1.0 to 3.0 du/ac) and allow less intensive uses when compared to the associated zoning districts (Single-family R1-6, R1-12) density (3.0 to 6.0 du/ac) and uses. Also, the Estate Residential land use designation is not anticipated to affect the livability in area or effect the health and safety of present or future residents.

- D. *That the amendment is consistent with the overall intent of the adopted Eloy General Plan.*
- The proposed amendment appears to be consistent with the overall intent of the General Plan and will assist in providing a range of residential and uses that are allowed within the implementing Zoning Districts (Single-family R1-43, R1-54, RR2.5, RR-5, or RR-20) to encourage and maintain a sustainable community (GP 3.1.1.1. and Goal 3.5.1.2.).*
- E. *Whether there was an error or oversight in the original Eloy General Plan adoption that did not fully consider facts, projects or trends which could reasonably exist in the future.*
- The proposed amendment does not correct or address an error or oversight in the General Plan, although it should be noted that the Plan did not contemplate the use of any property within Eloy for a utility-scale solar generation facility. The proposed interim use of the property as a utility-scale solar generation facility is contemplated until such time as the development of the property as residential use is more viable and utilities are available.*
- F. *Whether events subsequent to the Eloy General Plan adoption have superseded the original premises and findings made upon plan adoption.*
- After the adoption of the General Plan, the City Council has adopted provisions into the Zoning Ordinance that allow properties zoned Single-family R1-43, R1-54, RR2.5, RR-5, or RR-20 or with the PAD to be used as a utility-scale solar generation facility. The General Plan's Estate Residential land use designation is implemented by the Single-family R1-43, R1-54, RR2.5, RR-5, or RR-20 zoning districts.*
- G. *Whether events subsequent to the Eloy General Plan adoption may have changed the character and/or condition of the area so as to make the application acceptable.*

- *The area's character and/or condition have remained unchanged since the adoption of the general plan. The proposed Estate Residential land use designation and the allowed uses of the associated implementing Zoning Districts (Single-family R1-43, R1-54, RR2.5, RR-5, or RR-20 zoning districts) would contribute to the area's rural and agricultural character.*

H. The extent to which the benefits of the plan amendment outweigh any of the impacts identified in subsections A through G of this section.

- *The proposed Estate Residential land use designation would allow the future development of residential uses in a development pattern that would provide a broader range of densities associated with the implementing Zoning Districts (Single-family R1-43, R1-54, RR2.5, RR-5, or RR-20) and assisting in contributing to maintaining a sustainable community (GP 3.1.1.1. and Goal 3.5.1.2.). Furthermore, the Estate Residential zone would allow the property to maintain its existing zoning designation of Single-Family (R1-43) and be used as a utility-scale solar generation facility - which would also contribute to maintaining a sustainable community (GP 3.1.1.1.).*

Planning and Zoning Commission

On June 20, 2024, the Planning and Zoning Commission held a public hearing on the above reference application. One member of the public spoke at the meeting, although their comments were specific to the associated zoning case, Case No. RZPAD2024-001. The Planning and Zoning Commission recommended approval of this application to the City Council with a unanimous vote of 3-0.

FISCAL IMPACT: *There are no anticipated fiscal impacts associated with this discussion.*

Mr. Symer gave an overview of a request from applicant, EDF Renewables, for a minor general plan amendment, changing the land use for a utility-scale solar generated facility from medium density residential (R1-43) to estate residential. Mr. Symer conveyed that staff and the Planning and Zoning Commission recommends approval of the request.

Mr. Court Rich from the Rose Law Group came forward on behalf of the applicant, to provide the Council and the public with an overview of the proposed solar project. However, before beginning his presentation, Mr. Rich informed the mayor that for clarification purposes, the applicant has two applications on tonight's agenda that facilitates the same project. Item VII-B is a small parcel that needs a change of the minor general plan designation. The second application is a PAD amendment for the entire project (VIII-C). Mr. Rich said he is aware there is an issue with the project that involves a resident which he wants to address his concerns. He said his

presentation included talking about both at the same time, which he can do. Mr. Rich suggested with the mayor's approval is to give the presentation on both all at once. He pointed out that it was determined prior to the start of tonight's meeting, that it would be in the best interest to ask for a continuance for item VIII-C in order to continue working with the neighbor to address his concerns about the project.

Mayor Powell explained that he moved the items because he knows discussion for item C will take a little longer.

It was at this time that Mr. Rich presented an overview of the applicant's solar project and request to amend the minor general plan for a land designation change.

After Mr. Rich's presentation, Mayor Powell wanted to clarify that this item is a request to change the minor general plan amendment from medium density residential (R1-43) to estate residential on approximately 50.61 acres. Mayor Powell called for a motion to read the resolution by title.

A motion was made by Councilmember Snyder and seconded by Councilmember Garcia to read Resolution No. 24-1574 by title only, passed unanimously (7-0).

The city clerk read the resolution title into the record.

Mayor Powell requested direction from the Council.

A motion was made by Councilmember Snyder and seconded by Councilmember Sutton to adopt Resolution No. 24-1574 as presented, passed 6-1 by the following roll call vote:

Yeas: Councilmember Tarango, Councilmember Sutton, Councilmember Snyder, Vice Mayor Curtis, Councilmember G. Rodriguez, Mayor Powell

Nays: Councilmember Garcia

D. ADOPTION OF:

- 1. RESOLUTION NO. 24-1578 DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED "1ST AMENDMENT TO THE COOLEY ELOY 640 PLANNED AREA DEVELOPMENT," AND**
- 2. ORDINANCE NO. 24-972, APPROVING AN AMENDMENT TO THE ZONING MAP, CASE NO. RZPAD2009-018.A1: COOLEY ELOY 640 PLANNED AREA DEVELOPMENT – SHAY SOLAR, TO ADD THE SOLAR, UTILITY SCALE GENERATION, AND BATTERY ENERGY STORAGE SYSTEM FACILITY AS AN ALLOWED USE ON AN APPROXIMATELY 651-ACRE SITE LOCATED BETWEEN W. SHAY**

ROAD AND W. PHILLIPS ROAD, AND S. TWEEDY ROAD AND S. ELEVEN MILE CORNER ROAD, IN THE CITY OF ELOY, PINAL COUNTY, ARIZONA (APPLICANT CONTACT: THE ROSE LAW GROUP, PC, C/O COURT RICH); AND

Staff Cover Sheet Report: *The staff recommends that the City Council adopt Resolution No. 24-1578 declaring a public record that certain document filed with the City Clerk and entitled "1st Amendment to the Cooley Eloy 640 Planned Area Development"; and, adopt Ordinance No. 24-972, approving an Amendment to the Zoning Map as outlined in Case No. RZPAD2009-018.A1: Cooley Eloy 640 Planned Area Development – Shay Solar and in accordance with the attached Conditions of Approval.*

Request:

The applicant, Rose Law Group, PC, c/o Court Rich, on behalf of Shay Solar, LLC, a subsidiary of RWE Clean Energy, LLC, has submitted an application for a Zoning Map Amendment to modify the existing Cooley Eloy 640 Planned Area Development (PAD). The purpose of the amendment is to incorporate Solar, Utility Scale Generation, and Battery Energy Storage System Facility, also known as Solar Generation Facility in the Zoning Ordinance (hereafter, "Utility Scale Solar") as an allowed use.

Context

The site is primarily surrounded by farms and vacant land. The surrounding properties are primarily zoned Single-family Residential, Open Space Recreational, and a small location of General Commercial on the northwest corner of W. Philips Road and S. Tweedy Road. The General Plan land use map designations adjacent to the site are primarily Estate Residential, Low Density Residential, Medium Density Residential, with limited areas designated Commercial, and High Density Residential. The General Plan land use map designations, zoning, and land uses of the property abutting and adjacent to the property are identified in the table below and in the attachments.

<i>Direction</i>	<i>General Plan Land Use Map Designation</i>	<i>Existing Property Zoning</i>	<i>Existing Use of the Property</i>
<i>North</i>	<i>Estate Residential</i>	<i>Single-family Residential (R1-54)</i>	<i>Farmland</i>
<i>South</i>	<i>Estate Residential, Low-Density Residential, High-Density Residential and Community Commercial</i>	<i>Single-family Residential (R1-43)</i>	<i>Farm and vacant land</i>
<i>East</i>	<i>Estate Residential, Medium Density Residential, High Density Residential and Community Commercial</i>	<i>Pinal County General Rural</i>	<i>Farm and vacant land</i>
<i>West</i>	<i>Low-Density Residential and Medium-Density Residential</i>	<i>Single-family Residential (R1-43) and Single-family Residential (R1-43) PAD</i>	<i>Farm and vacant land</i>

Zoning Ordinance Issues for Consideration:

In determining whether to approve, approve with conditions, or deny proposed Official Zoning Map amendments, issues for consideration shall include but not be limited to: (Staff's analysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

- A. *Consistency (or lack thereof) with the adopted Eloy General Plan, and other adopted plans;*
 - ***The Utility Scale Solar use may also be allowed in any zoning district and land use designations when incorporated as an allowed use of a PAD zone. Adding the Utility Scale Solar to the PAD will assist in providing for a more sustainable community as specified in the General Plan Goal 3.1.1.1. It should be noted that according to the applicant, the Utility Scale Solar use is interim until such time that the development of the property for the zones and uses specified in the PAD is more viable and utilities are available.***
- B. *Compatibility with the existing zoning and conforming uses of nearby property and with the character of the neighborhood;*
 - ***The proposed Zoning Map Amendment and associated uses are consistent and compatible with the abutting and adjacent properties and character of the area/neighborhood.***
- C. *Suitability of the subject property for uses permitted by the proposed zoning district;*
 - ***The property is relatively flat farmland. To develop the property as a Utility-Scale Solar site and to develop it in the future for the uses allowed in its designated zoning, the property owner/developer will be required to provide all necessary infrastructure improvements to serve the property.***
- D. *Suitability of the subject property for uses permitted by the existing district; and*
 - ***The approximate 640-acre subject site is currently zoned Single-family Residential (R1-6) and General Commercial. The property may be developed under its existing zoning designations, provided that the property owner/developer provides all necessary infrastructure improvements to serve it.***
- E. *Availability of sewer and water facilities.*

- *The approximate 640-acre subject site currently does not have Eloy water or sewer/wastewater service. The nearest water service line is located on W. Milligan Road, approximately 950 feet east of the W. Milligan Road and E. Eleven Mile Corner Road intersection. The nearest sewer/wastewater service is located near the intersection of N. Sunshine Boulevard and E. Milligan Road. Several private well locations exist on the site. With the development of the property as a Utility Scale Solar use, the property owner/developer will be required to provide septic infrastructure for sewer/wastewater and a minimum of 25,000-gallon water storage tank for landscaping, restrooms, fire suppression, etc. purposes. When the property is developed for any other use, the property owner/developer will be required to provide all sewer/wastewater and water facilities to serve the development in accordance with city, county, and state requirements.*

Approval Criteria for a PAD

In determining whether to approve, approve with conditions, or deny a proposed Zoning Map Amendment for a PAD, the City Council shall make a determination in accordance with the provisions specified below (Staff's analysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

- A. *A PAD District may be approved only when the City Council determines that the proposed PAD would result in a greater benefit to the City as a whole than would development under conventional zoning district regulations and would not adversely affect the existing and/or future permissible uses of adjacent properties. Such greater benefits may include the implementation of adopted planning policies/design standards, natural resource preservation/conservation, enhanced provision of utilities, urban design, neighborhood/community amenities, or an overall level of increased development quality.*
- *The incorporation of the Utility Scale Solar facility as an allowed use in the Cooley Eloy 640 PAD will assist in providing a sustainable community through the provision of enhanced/alternative utility-scale solar energy production (GP Goal 3.1.1.1.). The proposed modifications to the PAD are not anticipated to alter the City Council's previous determination of the PAD Approval Criteria when the Eloy Valley Specific Plan PAD was originally approved.*

Planning and Zoning Commission

On June 20, 2024, the Planning and Zoning Commission held a public hearing on the above-referenced application and recommended approval to the City Council

in accordance with the attached Conditions of Approval with a unanimous vote of 3-0.

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

Mr. Symer conveyed that approval of Resolution No. 24-1578 declaring the zoning amendment a public record would eliminate the need to publish Ordinance No. 24-972 in its entirety, thereby saving on publishing cost.

Mr. Symer briefly reviewed the proposed ordinance to amend the zoning map at the request of RWE Clean Energy for a solar, utility, scale generation, and battery energy storage system facility. He said city staff and the Planning and Zoning Commission both recommend approval of the request.

Mr. Court Rich from Rose Law Group, representing applicant, RWE Clean Energy, provided a historical background of the company and a brief summary of the applicant's request to rezone 651 acres.

Mayor Powell wanted to know would this be a long term lease between RWE Clean Energy and the property owner.

Mr. Rich said yes. Approximately a 30 to 35 year life for the project. He said when the solar ordinance was adopted by the Council last year, strict requirements were put in place around decommissioning to ensure these types of projects would leave and the land repaired to do something else.

There being no further questions or comments, Mayor Powell called for a motion to read the resolution by title.

A motion was made by Councilmember Snyder, and seconded by Councilmember Sutton to read Resolution No. 24-1578 by title only, passed unanimously (7-0).

The city clerk read the resolution title into the record.

Mayor Powell called for direction from Council.

A motion was made by Councilmember Snyder, seconded by Councilmember Sutton to adopt Resolution No. 24-1578 as presented, passed 4-3 by the following roll call vote:

Yeas: Councilmember Sutton, Councilmember Snyder, Vice Mayor Curtis, Mayor Powell

Nays: Councilmember G. Rodriguez, Councilmember Garcia, Councilmember Tarango

Mayor Powell asked for a motion to read the ordinance by title.

A motion was made by Councilmember Snyder, seconded by Councilmember Snyder to read Ordinance No. 24-972 by title only, passed unanimously (7-0).

The city clerk read the ordinance title into the record.

Mayor Powell called for direction from the Council.

A motion was made by Councilmember Snyder and seconded by Councilmember Sutton to adopt Ordinance No. 24-972 as presented passed 4-3 by the following roll call vote:

Yeas: Vice Mayor Curtis, Councilmember Sutton, Mayor Powell, Councilmember Snyder

Nays: Councilmember Tarango, Councilmember G. Rodriguez, Councilmember Garcia

C. ADOPTION OF:

- 1. RESOLUTION NO. 24-1577 DECLARING AS A PUBLIC RECORD OF THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED "ELOY VALLEY SPECIFIC PLAN A "PLANNED AREA DEVELOPMENT" - 1ST AMENDMENT - SAWTOOTH ENERGY CENTER," AND**
- 2. ORDINANCE NO. 24-971, APPROVING AN AMENDMENT TO THE ZONING MAP, CASE NO. RZPAD2024-001: ELOY VALLEY SPECIFIC PLAN PAD - SAWTOOTH ENERGY CENTER, AN APPLICATION TO REZONE APPROXIMATELY 50.61 ACRES OF LAND FROM SINGLE-FAMILY (R1-43) TO SINGLE-FAMILY (R1-43) PAD SITUATED ABOUT 1,325 FEET WEST OF THE SOUTHWEST CORNER OF WEST MILLIGAN ROAD AND SOUTH TOLTEC ROAD AND TO INCORPORATE THE PROPERTY INTO THE ELOY VALLEY SPECIFIC AREA PLAN PLANNED AREA DEVELOPMENT (PAD). IN ADDITION, THE PROPOSED AMENDMENT TO THE ZONING MAP IS TO ADD THE SOLAR, UTILITY SCALE GENERATION, AND BATTERY ENERGY STORAGE SYSTEM FACILITY AS AN ALLOWED USE ON THE NORTHERN APPROXIMATELY 2,106 GROSS ACRES OF THE PAD LOCATED ON AN IRREGULAR-SHAPED SITE LOCATED BETWEEN W. SHAY ROAD AND W. ALSDORF ROAD, AND S. TOLTEC BUTTES ROAD AND S. CURRY ROAD, IN THE CITY OF ELOY, PINAL**

COUNTY, ARIZONA (APPLICANT CONTACT: THE ROSE LAW GROUP, PC, C/O COURT RICH); AND

Staff Cover Sheet Report: *The staff recommends the following options:*

Continue the application to the August 12, 2024, City Council hearing to provide the applicant additional time to resolve the abutting property concerns pertaining to the proposed Solar, Utility Scale Generation, and Battery Energy Storage System Facility; or,

Adopt Resolution No. 24-1577 declaring a public record that certain document filed with the City Clerk and entitled "Eloy Valley Specific Plan a "Planned Area Development" - 1st Amendment - Sawtooth Energy Center"; and, adopt Ordinance No. 24-971 approving the Amendment to the Zoning Map outlined in Case No. RZPAD2004-001: Eloy Valley Specific Plan PAD—Sawtooth Energy Center and in accordance with the attached Conditions of Approval.

Request:

The applicant, Rose Law Group, PC, c/o Court Rich, on behalf of Sawtooth Solar, LLC, a subsidiary of EDF Renewables, Inc., has submitted an application for a Zoning Map Amendment to modify the existing Eloy Valley Specific Area Plan Planned Area Development (PAD). The purpose of the amendment is to incorporate approximately 50.61 acres of land situated about 1,325 feet west of the southwest corner of West Milligan Road and South Toltec Road into the PAD and to permit a Solar, Utility Scale Generation, and Battery Energy Storage System Facility, also known as Solar Generation Facility in the Zoning Ordinance (hereafter, "Utility Scale Solar") as an allowed use on the northern approximately 2,055.3 gross acres of the PAD. This application has been submitted in conjunction with a Minor General Plan Amendment (Case No. GPA2024-001) to change the land use designation on the 50.61-acre property from Medium Density Residential to Estate Residential, which is necessary for the approval of this Zoning Map Amendment.

Context (50.61 Acre Site)

Located approximately 1,325 feet west of the southwest corner of West Milligan Road and South Toltec Road, the site is surrounded by undeveloped and vacant land. The General Plan land use map designations adjacent to the site are primarily Medium-Density Residential, with limited areas designated Commercial, Medium-High-Density Residential, and Parks/Open Space. The General Plan land use map designations, zoning, and land uses of the property abutting and adjacent to the site are identified in the table below and in the attachments.

<i>Direction</i>	<i>General Plan Land Use Map Designation</i>	<i>Existing Property Zoning</i>	<i>Existing Use of the Property</i>
<i>North</i>	<i>Medium Density Residential and Community Commercial</i>	<i>Single-family Residential (R1-6) PAD and General Commercial (C-2) PAD</i>	<i>Vacant land</i>
<i>South</i>	<i>Medium Density Residential</i>	<i>Single-family Residential (R1-43) and Single-family Residential (R1-6) PAD</i>	<i>Vacant land</i>
<i>East</i>	<i>Medium Density Residential and Community Commercial</i>	<i>General Commercial (C-2) and Single-family Residential (R1-43)</i>	<i>Vacant land</i>
<i>West</i>	<i>Medium Density Residential</i>	<i>Single-family Residential (R1-43)</i>	<i>Vacant land</i>

Context (Eloy Valley Specific Area Plan Planned Area Development - Northern 2055.3 Acre Site of the PAD)

Located on an irregularly shaped site between W. Shay Road and W. Alsdorf Road and S Toltec Buttes Road and S. Curry Road, the site is surrounded by undeveloped and vacant land. The land uses adjacent to the site are primarily Medium-Density Residential, with limited areas designated Commercial, High-Density Residential, Low-Density Residential, Light Industrial, Medium-High Density Residential, and Parks/Open Space. The General Plan Land Use Map designations, zoning, and land uses of the property abutting and adjacent to the site area are identified in the table below.

<i>Direction</i>	<i>General Plan Land Use Map Designation</i>	<i>Existing Property Zoning</i>	<i>Existing Use of the Property</i>
<i>North</i>	<i>Community Commercial, Medium Density Residential, Medium-High Density Residential, Light Industrial, and Parks/Open Space</i>	<i>General Commercial (C-2) PAD, Open Space Recreational (OSR PAD, Single-family, Residential (R1-6) PAD, Single-family Residential (R1-43), Small Lot Residential (R-2), and</i>	<i>Vacant land</i>
<i>South</i>	<i>Community Commercial, Medium Density Residential, and Medium-High Density Residential.</i>	<i>Neighborhood Commercial District (C-1) PAD, Single-family Residential (R1-6) PAD, Single-family Residential (R1-12) PAD, Single-family Residential (R1-43), and Single-family Residential (R1-43) PAD</i>	<i>Vacant land</i>
<i>East</i>	<i>Community Commercial, High Density Residential, Medium Density Residential, and Light Industrial.</i>	<i>General Commercial (C-2), General Commercial (C-2) PAD, Residential (R1-6) PAD, and Single-family Residential (R1-43)</i>	<i>Vacant land</i>
<i>West</i>	<i>Community Commercial, Low Density Residential, Medium Density Residential, Medium-High Density Residential, and Parks/Open Space</i>	<i>General Commercial (C-2), Open Space Recreational (OSR PAD, Single-family Residential (R1-43)</i>	<i>Vacant land</i>

Zoning Ordinance Issues for Consideration:

In determining whether to approve, approve with conditions, or deny the proposed Official Zoning Map amendments, issues for consideration shall include but not be

limited to: (Staff's analysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

A. Consistency (or lack thereof) with the adopted Eloy General Plan and other adopted plans;

- ***The proposed Zoning Map Amendment change of the 50.61 acres of land situated about 1,325 feet west of the southwest corner of West Milligan Road and South Toltec Road will be consistent with the General Plan upon approval of the associated General Plan Amendment (Case No. GPA2024-001). Even though the property is currently zoned Single-family (R1-43), the current General Plan (GP) land use designation for the property is Medium Density Residential, which necessitates the need for the aforementioned General Plan Amendment to change the land use designation of the property to Estate Residential. The Single-family (R1-43) zone is one of the implementing zoning districts for the Estate Residential land use designation, and its approval will assist in providing "a range of residential ... uses to encourage and maintain a sustainable community," and to "encourage a variety of housing types" (GP Goals 3.1.1.1. and 3.5.1.2.)***
- ***The Utility Scale Solar use is allowed with a Conditional Use Permit in the Single-family R1-43, R1-54, RR-2.5, RR-5, or RR-20 zones, corresponding to the General Plan's Estate Residential land use designation. It should be noted that the Utility Scale Solar may also be allowed in any zoning district and land use designations when incorporated as an allowed use of a PAD zone. The addition of the Utility Scale Solar use to the PAD will assist in providing for a more sustainable community as specified in the GP Goal 3.1.1.1. It should be noted that according to the applicant, the Utility Scale Solar use is interim until such time that the development of the property for the zones and uses specified in the PAD is more viable and utilities are available.***

B. Compatibility with the existing zoning and conforming uses of nearby property and with the character of the neighborhood;

- ***The proposed Zoning Map Amendment and associated uses are consistent and compatible with the abutting and adjacent properties and character of the area/neighborhood.***

C. Suitability of the subject property for uses permitted by the proposed zoning district;

- *The approximate 50.61 gross-acre property that is proposed to be rezoned to Single-family (R1-43) PAD and the additional northern approximately 2,055.3 gross acres of the Eloy Valley Specific Plan PAD is relatively flat undeveloped/vacant land that has limited marks. With the development of the property as a Utility Scale Solar use and its future development in accordance with its designated zoning, the property owner/developer will be required to provide all necessary infrastructure improvements to serve the property.*

D. *Suitability of the subject property for uses permitted by the existing district; and*

- *The approximate 2105.91-acre subject site is currently zoned in various districts. The property may be developed under its existing zoning designations, provided that the property owner/developer provides all necessary infrastructure improvements to serve it.*

E. *Availability of sewer and water facilities.*

- *The approximate 2105.91-acre subject site currently does not have Eloy water or sewer/wastewater service. The nearest water and sewer/wastewater service is located at the corner of N. Toltec Road and W. Cowboy Tr. There exist several private and public well locations in and near the site area. With the development of the property as a Utility Scale Solar use, the property owner/developer will be required to provide septic infrastructure for sewer/wastewater and a minimum of 25,000-gallon water storage tank for landscaping, restrooms, fire suppression, etc. purposes. When the property is developed for any other use, the property owner/developer will be required to provide all sewer/wastewater and water facilities to serve the development in accordance with city, county, and state requirements.*

Approval Criteria for a PAD

In determining whether to approve, approve with conditions, or deny a proposed Zoning Map Amendment for a PAD, the City Council shall make a determination in accordance with the provisions specified below (Staff's analysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

- A. *PAD District may be approved only when the City Council determines that the proposed PAD would result in a greater benefit to the City as a whole than would development under conventional zoning district regulations and would not adversely affect the existing and/or future permissible uses of adjacent properties. Such greater benefits may include the implementation of adopted*

planning policies/design standards, natural resource preservation/conservation, enhanced provision of utilities, urban design, neighborhood/community amenities, or an overall level of increased development quality.

- *The approximate 50.61 gross-acre property that is proposed to be rezoned to Single-family (R1-43) PAD and incorporated into the northern approximately 2,055.3 gross acres of the Eloy Valley Specific Plan PAD will assist in providing "a range of residential ... uses to encourage and maintain a sustainable community," and "encourage a variety of housing types" (GP Goal 3.1.1.1. and 3.5.1.2.). In addition, the incorporation of the Utility Scale Solar facility across the north section of the Eloy Valley Specific Plan PAD will assist in providing a sustainable community through the provision of enhanced/alternative utility-scale solar energy production (GP Goal 3.1.1.1.). The proposed modifications to the PAD are not anticipated to alter the City Council's previous determination of the PAD Approval Criteria when the Eloy Valley Specific Plan PAD was originally approved.*

Public Comments.

One member of the public spoke at the Planning and Zoning Commission meeting in opposition to the proposed solar facility improvement's proximity to his home. The resident's home is adjacent to the south-easternmost corner of the solar facility abutting South Curry Road. Also, the individual indicated that he did not receive a notice of the proposed application but did see that site posting. Staff confirmed that the applicant had the correct name but was provided with the incorrect mailing address. Since the Planning and Zoning Commission meeting, the resident has submitted a letter (attached) outlining his concerns and requesting this item to be "tabled". The staff has spoken to the applicant and resident and confirmed that they have contacted each other to discuss a resolution.

Planning and Zoning Commission

On June 20, 2024, the Planning and Zoning Commission held a public hearing on the above-referenced application and recommended approval to the City Council in accordance with the attached Conditions of Approval with a unanimous vote of 3-0. Furthermore, the Commission conditioned its recommendation that the applicant address the residents' concerns prior to the City Council meeting. As of the date of this report, staff has not been notified that the applicant and resident have reached a resolution.

FISCAL IMPACT: *There are no anticipated fiscal impacts associated with this discussion.*

Mr. Symer conveyed that approval of Resolution No. 24-1577 declaring the zoning amendment a public record would eliminate the need to publish Ordinance No. 24-971 in its entirety, thereby saving on publishing costs.

Mr. Symer gave a brief synopsis of Ordinance No. 24-971, a request by the applicant, EDF Renewables, to approve a rezoning of approximately 50.61 acres of land from single family (R1-43) to PAD for installation of a solar, utility scale generation, and battery energy storage system facility as an allowed use. Mr. Symer said the Planning and Zoning Commission recommends approval of the request, with the condition that the developer resolve neighborhood concerns prior to approval from the Council.

Mr. Smyer said Council has two option as to how to proceed with this item. Council can table the item to a future date, or approve as recommended by the Planning and Zoning Commission, according to stipulations presented, or with modified stipulations.

Mayor Powell pointed out that Mr. Rich had mentioned earlier that the applicant would like to table this item to have continued discussion with the property owner.

Mr. Rich said this is correct. They would like to request a continuance to a date certain of August 12, 2024.

Mayor Powell asked property owner, Mr. Chacon, who was in attendance if he was in agreement with the continuance.

Mr. Chacon said yes.

Mayor Powell called for a motion to table.

A motion was made by Councilmember Snyder and seconded by Councilmember Sutton to table Resolution No. 24-1577 and Ordinance No. 24-971, to the August 12, 2024, regular city council meeting, passed 6-1 by the following voice votes:

Yeas: Councilmember Sutton, Councilmember G. Rodriguez, Vice Mayor Curtis, Mayor Powell, Councilmember Snyder, Councilmember Tarango

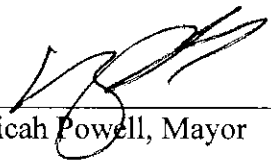
Nays: Councilmember Garcia

IX. EXECUTIVE SESSION

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

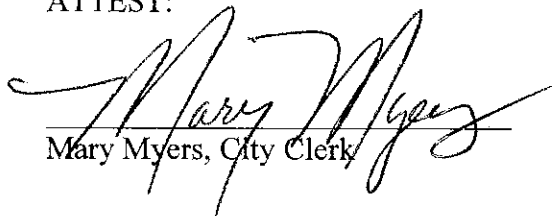
X. ADJOURNMENT

There being no further business, Mayor Powell adjourned the meeting at approximately 7:08 p.m.



Micah Powell, Mayor

ATTEST:



Mary Myers, City Clerk