



STATEMENT OF LEGAL ACTIONS

PUBLIC NOTICE THE ELOY CITY COUNCIL

Meets
MONDAY, AUGUST 11, 2025
6:00 PM

ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131

For a
REGULAR MEETING

AGENDA

- I. Call to Order *6:06 P.M*
- II. Roll Call *Mayor Andrew Sutton; Vice-Mayor Michelle McKinley-Tarango; Councilmember Michael Vodrazka; Councilmember Jose Garcia; Councilmember JoAnne Galindo; Councilmember Dan Snyder; Councilmember Sara Curtis*
- III. Moment of Silence
- IV. Pledge of Allegiance
- V. Public Appearances

Those wishing to ADDRESS THE CITY COUNCIL may do so by signing in on a form provided by the City Clerk, identifying the topic(s) or agenda item(s). **ACTION** taken as a result of public comment regarding non agenda items will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.
SPEAKERS SHALL BE LIMITED TO THREE (3) MINUTES.

 - A. Scheduled
 - B. Unscheduled
- VI. Reports and Announcements
 - A. Mayor's Announcements
 - B. Council Members' Announcements
 - C. City Manager's Announcements
 - 1. Presentation from Human Resources Director Sylvia Lopez on New Recruitment Portal NeoGov
 - 2. Eloy Police Chief Council Briefing
- VII. Consent Agenda *Approved 7-0 (roll call)*

ALL ITEMS LISTED WITH AN ASTERISK(*) ARE CONSIDERED TO BE ROUTINE MATTERS AND WILL BE ENACTED BY ONE MOTION AND ONE ROLL CALL VOTE OF THE COUNCIL. THERE WILL BE NO SEPARATE DISCUSSION OF

THESE ITEMS UNLESS A COUNCIL MEMBER SO REQUESTS, IN WHICH EVENT THE ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED IN ITS NORMAL SEQUENCE ON THE AGENDA.

- *A. Approval of Minutes - July 14, 2025, Regular Meeting
- *B. Adopt Resolution No. 25-1618 approving Case No.
GPA2025-002: Silverado RV Resort and adopt Ordinance No. 25-992 approving Case No.
RZPAD2025-001: Silverado RV Resort, requests by the Rose Law Group, PC on behalf of MAR-RV- Silverado, LLC, for a Minor General Plan Amendment from General Industrial to High Density Residential, and a request to rezone from Multiple Family Residential (R-3) with a Manufactured Home (MH) overlay to R-3 with the Manufactured Home Park (MHP) overlay and the Planned Area Development Overlay (PAD) with modified design, development, and land use standards on approximately 27.5 acres located west of the intersection of N La Brea St and W Tonto Rd. Furthermore, adopt Resolution No. 25-1627 declaring as a public record for that certain document filed with the City Clerk and entitled "RZPAD2025-001 Silverado Resort PAD Development Plan."
- *C. Adopt Resolution No. 25-1619 approving Case No. CUP2025-001: Continental Supply of Arizona. A request for a Conditional Use Permit to allow outdoor storage on the property zoned Light Industrial (I-1) located at 1520 W Battaglia Road.
- *D. Adopt Resolution No. 25-1620 approving Case No.
CUP2025-004: Flying J 609. A request for a Conditional Use Permit to allow a Truck Stop on a property zoned General Commercial (C-2) located at 1005 S. Sunshine Blvd.
- *E. Approval of a Final Plat, Case No. FP2025-003: Flying J 609. The proposed final plat is a request to combine five (5) parcels into 1 lot consisting of approximately twenty-three (23) acres located on the southeast corner of Interstate-10 (I-10) and South Sunshine Boulevard. Project.
- *F. Adopt Resolution No. 25-1621, authorizing the Mayor to execute Contract No. 2025-011-COE, a Development Agreement between City of Eloy and CCAZ Holdings, LLC regarding the types and timing of improvements to use an approximately 11- acre property located east and north of the northeast corner of S. Guano Road and W. Adams Road for a new manufacturing use.
- *G. Consideration of Declaring Three Pieces of Unused and Aged-out Equipment and Thirteen Vehicles as Surplus from the City Fleet and Authorizing the Public Works Department to Dispose of Surplus Items by Public Auction.

VIII. Business: Possible Discussion and/or Action on the Following:

- A. Conduct a Public Hearing for Water and Wastewater Systems increases.
Public Hearing Only
- B. Discussion and Possible Action on Selection of Funding Scenario for Proposed Water and Wastewater Rate Adjustments *Discussion Only*
- C. Authorization to award a contract to Danson Construction, LLC, Phoenix, Arizona, for improvements to the Toltec Senior Center via Job Order Contract# PW24-JOC01 and financed through FY24 CDBG Pinal County Subrecipient Agreement project No. 30122, and the Community Services FY 25/26 budget in the amount of \$195,205 *Approved 7-0 (roll call)*
- D. Discussion and Consideration of Accepting the Proposal Submitted by WestLand Resources, Inc. Under a Cooperative Purchasing Agreement with the Town of Oro Valley to Provide Civil Engineering Consulting Services at an Amount Not To Exceed \$100,000 to Assist the City of Eloy in

Preparation of the Underground Storage Facility Credit Application to the Arizona Department of Water Resources *Approved 7-0 (roll call)*

- E. Conduct a public hearing and adopt Resolution No. 25-1616 approving Case No. GPA2024-002: Eloy Commons - North and adopt Ordinance No. 25-990 approving Case No RZPAD2024-003: Eloy Commons - North, requests by XCL Engineering, LLC and LBG Development, LLC, on behalf of Eloy 170, LLC, for a Minor General Plan Amendment from Community Commercial to Medium-High Density Residential and Light Industrial, and an Amendment to the Zoning Map (Rezone) from General Commercial (C-2) to Small Lot Residential (R-2) with the Planned Area Development Overlay (PAD) and Light Industrial (I-1) PAD on approximately 33.86 acres of land located approximately 1,740 feet west of the southwest corner of South Sunshine Boulevard and Interstate 10 (I-10). Furthermore, adopt Resolution No. 25-1625 declaring as a public record for that certain document filed with the City Clerk and entitled "RZPAD2024-003 Eloy Commons – North PAD Development Plan." *Public Hearing Approved 7-0 (roll call)*
- F. Conduct a public hearing and adopt Resolution No. 25-1617 approving Case No. GPA2024-004: Eloy Commons - South and adopt Ordinance No. 25-991 approving Case No RZPAD2024-005: Eloy Commons - South, requests by XCL Engineering, LLC and LBG Development, LLC, on behalf of Eloy 170, LLC, for a Minor General Plan Amendment from Light Industrial to Community Commercial and Medium-High Density Residential, and an Amendment to the Zoning Map (Rezone) from Neighborhood Commercial (C-1) to General Commercial (C-2) and Single-family Residential (R1-6) with Planned Area Development Overlay (PAD), and from C-2 and Light Industrial (I-1) to Single-family Residential (R1-6) with the PAD, on approximately 111.10 acres of land located on the southwest corner of South Sunshine Boulevard and Interstate 10 (I-10). Furthermore, adopt Resolution No. 25-1626 declaring as a public record for that certain document filed with the City Clerk and entitled "RZPAD2024-005 Eloy Commons – South PAD Development Plan." *Public Hearing Approved 7-0 (roll call)*
- G. Conduct a public hearing and consider the adoption of Ordinance No. 25-994 approving Case No. RZPAD2007-016.A1: Tierra Del Sol - Sawtooth East Energy Center, a proposed amendment to the Tierra Del Sol Planned Area Development to allow Solar, Utility Scale Generation, and Battery Energy Storage System facilities as a permitted land use in all underlying zoning districts of the PAD. The property is located on the southeast corner of southwest corner of W Milligan Rd, and S Tweedy Rd, and consists of approximately 320 acres; and, consider the adoption of Resolution No. 25-1624 declaring as a public record for that certain document filed with the City Clerk and entitled "RZPAD2007-016.A1 Tierra Del Sol Pad 1st Amendment-Sawtooth East Energy Center." *Public Hearing Approved 5-2 (roll call)*
- H. Conduct a public hearing and consider the adoption of Ordinance No. 25-993 approving Case No. RZPAD2005-062.A1: Eloy Acres – Sawtooth Central Energy Center, a proposed amendment to the Eloy Acres Planned Area Development (PAD) to allow Solar, Utility Scale Generation, and Battery Energy Storage System facilities as permitted land uses in all underlying zoning districts of the PAD on the southeast corner of W Milligan Rd and S Curry Rd, and consists of approximately 320 acres; and, consider the adoption of Resolution No. 25-1623 declaring as a public record for that certain document filed with the City Clerk and entitled "RZPAD2005-062.A1: 1st Amendment to the Eloy Acres Planned Area Development – Sawtooth Central Energy Center." *Public Hearing Approved 4-3 (roll call)*

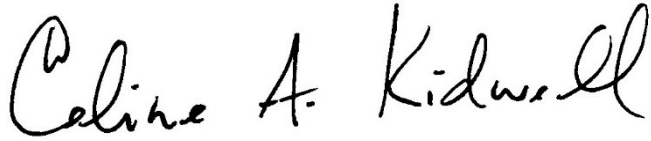
IX. Executive Session

Possible executive session for discussion/consultation for legal advice with the city attorney and/or city staff concerning any of the agenda items, pursuant to A.R.S. §38-431.03 (A) (3) and (4).

X. Adjournment 9:08 P.M

POSTED BY 5:00 P.M. WEDNESDAY, AUGUST 13, 2025, TO THE CITY WEBSITE:

www.elayaz.gov

A handwritten signature in black ink that reads "Celine A. Kidwell". The signature is fluid and cursive, with the first name "Celine" being the most prominent.

Celine A. Kidwell, CMC, FCRM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COUNCIL AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.