PUBLIC NOTICE
THE ELOY CITY COUNCIL
Meets
FRIDAY, FEBRUARY 13, 2026
10:00 AM
ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131
For a
WORK SESSION

AGENDA

I. Call to Order - Welcome Remarks

II. Roll Call

III. Discussion Items

A. City Council FY2026-2027 Budget Retreat & FY2027 - 2031 Five-Year Capital Improvement Plan Discussion

IV. Adjournment - Retreat Concludes

POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE: www.eloyaz.gov

THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR "REASONABLY ANTICIPATED ATTENDANCE."

Celine A. Kidwell

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.

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: III.A.
Date: 2/13/2026

Date submitted: 02/09/2026 **Date requested:** 2/13/2026	**Action:** Other	**Subject: City Council FY2026-2027 Budget Retreat & FY2027 - 2031 Five-Year Capital Improvement Plan Discussion**

TO: Mayor and City Council

FROM: Mackenzie Letcher, Assistant City Manager

RECOMMENDATION:
No Recommendation. The Budget Retreat is for Discussion Purposes Only.

DISCUSSION:

The FY 2026–27 Budget Retreat provides an opportunity for City leadership and the City Council to come together to review financial conditions, align priorities, and discuss key issues that will shape the upcoming fiscal year. This retreat is intended to promote transparency, thoughtful planning, and collaboration in support of the City's long-term financial health and service delivery.

The retreat will include discussion on the following key topics:

- **Budget and Financial Overview** – An overview of current financial trends, revenue outlook, and anticipated expenditures for the upcoming fiscal years.
- **Revenue, Expenditure Pressures, and Fiscal Challenges** – A discussion of cost drivers, funding limitations, and challenges impacting the City's financial sustainability.
- **Economic Development and Growth Opportunities** – Exploration of strategies to support economic growth, expand the tax base, and encourage responsible development.
- **Capital Improvement Plan (CIP)** – Review and prioritization of planned infrastructure projects and how they align with strategic plan pillars and City goals.

This retreat is designed to encourage open dialogue and ensure alignment between policy goals and financial realities. Input from the Mayor and City Council will be

instrumental in guiding the development of a responsible, balanced, and forward-looking budget for the City.

FISCAL IMPACT:
No fiscal impact. The Budget Retreat is for discussion purposes only.

Approved as to Form:

Stephen R. Cooper, City Attorney

CITY OF ELOY
ARIZONA

City Council FY2026-2027 Budget Retreat
& FY2027-2031 Five-Year Capital Improvement Plan Discussion
Friday, February 13, 2026

Strategic Plan Mission Statement:
The City of Eloy will provide exceptional municipal services and promote a quality environment to enhance our community's prosperity while looking toward the future and embracing our culture.

Budget Retreat Goals

Theme of Retreat:
Aligning Priorities with Resources: Planning for a Resilient and Sustainable Future

1. **Shared Understanding of the City's Financial Condition**
   Goal: Establish a clear, common understanding of the City's current and projected financial position to inform policy and budget decisions.

   a. Review current financial trends, fund balances, and multi-year forecasts.
   b. Discuss the revenue outlook and assumptions influencing the FY 2026-27 budget.
   c. Identify key expenditure drivers and anticipated cost increases.
   d. Ensure transparency in financial information to support informed decision-making by the Mayor and City Council.

2. **Revenue, Expenditure Pressures & Fiscal Challenges**
   Goal: Identify and evaluate fiscal pressures and challenges affecting the City's ability to maintain service levels and long-term financial sustainability.

   a. Examine structural budget challenges and funding limitations.
   b. Discuss rising operational costs, contractual obligations, and external economic factors.
   c. Evaluate potential risks to revenue stability and service delivery.
   d. Explore strategies to balance fiscal responsibility with community needs.

3. **Economic Development & Growth Opportunities**

Goal: Support economic vitality by aligning financial strategies with opportunities for responsible growth and tax base expansion.

a. Review current and emerging economic development activity.
b. Discuss strategies to diversify and strengthen the City's revenue base.
c. Identify opportunities to encourage responsible development and private investment.
d. Ensure financial policies support long-term economic competitiveness.

4. **Capital Improvement Plan (CIP) Alignment & Prioritization**
Goal: Develop a CIP that aligns with the city's long-term growth and competitiveness.

a. Review proposed capital projects and funding strategies.
b. Prioritize infrastructure investments that support service delivery and growth.
c. Discuss the timing and affordability of planned CIP projects.
d. Ensure alignment between the operating budget, CIP, and long-term financial planning.

5. **Policy Alignment & Collaborative Budget Direction**
Goal: Promote collaboration and alignment between policy goals and financial realities to guide development of a balanced, forward-looking budget.

a. Optimize revenue generation strategies to fund infrastructure and service expansion.
b. Implement cost-saving efficiencies without compromising service quality.
c. Monitor economic trends and financial risks to adjust fiscal strategies proactively.

BUDGET CALENDAR

CITY OF ELOY - BUDGET CALENDAR 2026 - 2027

CRITICAL BUDGET EVENTS	January	February	March	April	May	June	July
City Council Budget Retreat - from 10 am - 2 pm		February 13th					
Send letters out to organizations seeking Outreach Program Funding. Staff will review applications and bring recommendations to Council in March.	January - March						
City Council Budget Study Session - Revenue Projections, Capital Improvement Program, Property Taxes, and Utility Charges held at 5 pm			March 30th				
City Council budget work sessions with City Manager, Assistant City Manager and Finance Director				April 20th - 30th			
City Council budget work session. Present budget to Council at Special Council Meeting					May 19th & 20th		
Adoption of the Tentative budget						June 8th	
First publication of tentative budget, Truth in Taxation, and notice of public hearing – (Not less than fourteen nor more than twenty days before tax levy hearing).						June 11th	
Second publication of tentative budget, Truth in Taxation, and notice of public hearing (Not less than seven nor more than ten days before tax levy hearing).						June 18th	
Hold public hearing on budget and property tax levy - "Truth in Taxation" - **Special Council meeting on June 25th**						June 25th	
Adoption of final budget - **Special Council Meeting on June 25th at 6 pm**						June 25th	
Adoption of property tax levy							July 13th

Budgeting and Financial Planning Overview

This presentation frames key budget considerations and financial planning strategies to support elected officials in making sound, forward-looking fiscal decisions.

By: Brian Wright, Finance Director

Budgeting and Financial Planning Agenda

City Council Budget Retreat

1

Welcome and Introduction

Overview of the session's purpose and objectives.

2

Evaluation of Current Fiscal Year

Review of financial performance and budget adherence.

3

City Sales Tax Overview

Review City Sales Tax collection and performance.

4

Property Tax

Overview of the City's property.

5

State-Shared Revenues

Overview of revenues and what lies ahead.

6

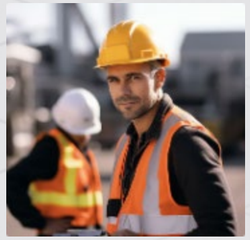
Looking Ahead

Discussion assumptions and outlook for FY 26-27.

Personnel Highlights as of December 31, 2025

Key Highlights

Full-time positions



- 125 Full-time (FTE) positions budgeted
- 115 positions filled, showcasing effective workforce management.

Part-Time positions

- 9 Part-Time (PTE) positions budgeted
- 7 positions filled, showcasing continual strength in the workforce.

Cost of Living Adjustment

A 4% Cost of Living Adjustment has been successfully implemented for all city employees, effective July 2025.

One-Time Bonus

A one-time bonus check to all full-time and part-time employees in December, showcasing dedication and appreciation.

Council Supports

A strong benefits package with exceptional health benefits, retirement programs and annual personal leave.

Operational Highlights as of December 31, 2025

Grant Management

13 active grants emphasizing community enhancements in infrastructure and equipment.

Strategic Plan

Council adopted the 2024-2027 Strategic Plan focuses on fiscal sustainability, economic vitality, safe and active community, innovative and high-performing organization and infrastructure.

Financial Reporting Excellence

Awarded the Certificate in Excellence in Financial Reporting for 13 consecutive years, reflecting transparency.

Popular Annual Financial Report

Awarded for Outstanding Achievement in Popular Annual Financial Reporting for the 2nd year in a row

Active Development

Since July, 68 new residential home permits have been issued, with commercial development stable due to Kitt Solar, 8 Ten Business Park, and Loves Travel.

Economic Development

Eloy continues to attract interest in industrial and residential growth, highlighting its strong future potential.

Eloy Capital Projects Overview

FY 25-26 Budget Highlights

Strategic Investment -

1 Reflect on a strategic investment aimed at enhancing infrastructure and community services.

72 projects approved

2 The FY 25-26 budget is $33,214,520.

3 projects completed and paid

3 $966,410 has been successfully completed, and all associated payments have been processed.

2 project awaiting invoicing

4 Equipment is delivered with an invoice estimated at around $500 k.

39 projects in progress

5 Active projects are either in engineering, design, securing equipment, or out to bid. These projects total $15 million.

28 projects with no start date

6 Projects that have either been placed on hold or are still being evaluated, but no timeline has been identified. These projects total $6.7 million.

City Progress Report FY 2025-2026

Financial Update as of December 31, 2025

- **Positive Net Position**

  All funds, except the Sanitation Fund, are reporting a positive net position.

- **Positive Local Tax Collections**

  1-2% growth in retail, manufacturing, and Communication/Utilities tax categories.

- **Active Residential Development**

  Residential development remains stable, with 68 building permits issued so far this fiscal year, indicating ongoing construction activity.

- **State-Shared Revenue Declining**
  - Due to the San Tan Valley Incorporation, distributions for Vehicle Licensing and State Sales Tax have started to decline.
    - VLT is $42,000 below budget expectations.
    - SST is $$22,000 below budget expectations.

- **Higher Investment Income**

  Continual strong investment returns in PFM, LGIP, Western Alliance, Enterprise Trust and Bank have produced solid investment income.

- **Utility Rates and Fees**

  In November 2025 implemented the new water and wastewater rate and fee increase covering operational and capital needs

- **Utility Obligation Bond**

  Working work Bond Counsel and Financial Advisors on issuing $20 million Water and Wastewater Obligation Bond for Capital Infrastructure for sewer main upgrades, water main upgrades, and odor control.

General Fund Financial Update

Overview of Financial Health and Revenue Sources

General Fund Balance

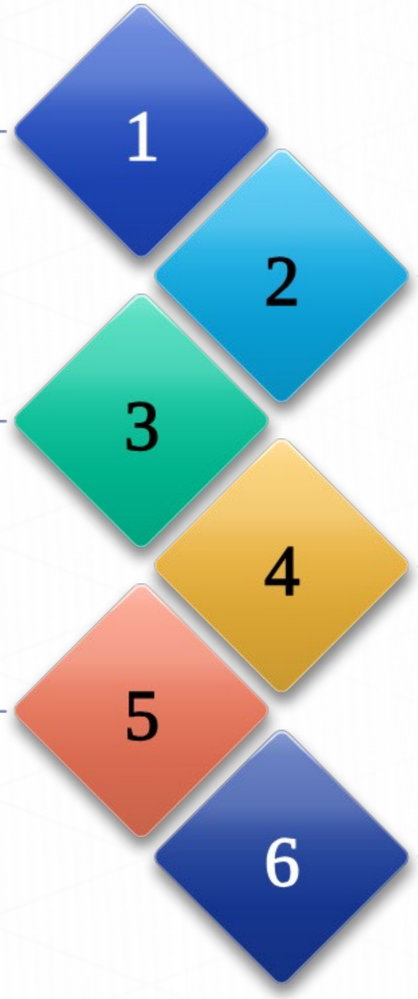
The General Fund holds a robust balance of $37,866,377, ensuring fiscal stability.

Committed or Assigned Funds

$18,877,390 of the total fund balance is committed to Economic Development and Water/Wastewater Infrastructure projects.

Sales Tax Performance

Local sales taxes are meeting expectations, but only growing at 1-2%.



Uncommitted Funds

$18,988,987of the total fund balance is uncommitted, providing flexibility for future allocations.

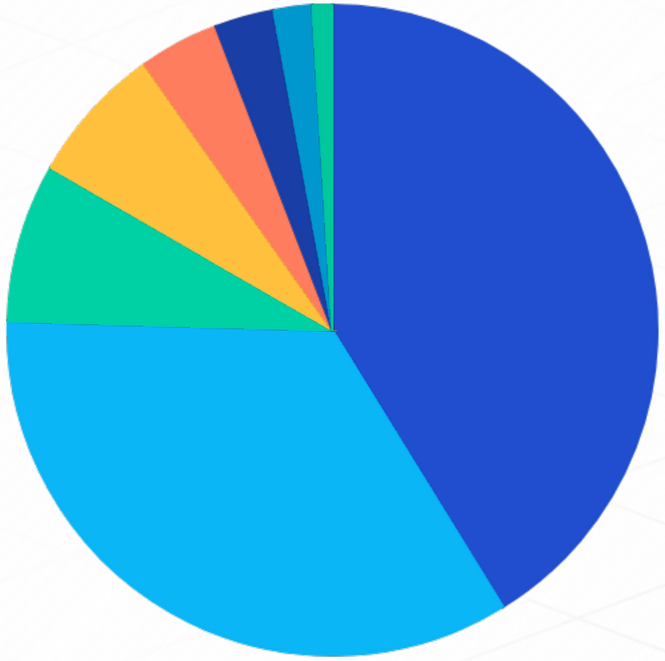
Bond Rating

The city's bond rating is A+, indicating strong creditworthiness and fiscal management.

Revenue Contribution

The San Tan Valley (STV) Incorporation is affecting State-Shared revenue distribution. STV is now receiving funds, which has decreased distributions to VLT and SST.

How is the General Fund Money Collected



- 39.87% City Sales Tax
- 36.71% State-Shared Revenue
- 7.17 % Property Tax
- 5.44% Investment Income
- 4.31 % Charges for Services
- 3.08% Other Revenue
- 2.25% License and Permits
- 1.16 % Fines

General Fund Revenues by Category

	Actual FY 22-23	Actual FY 23-24	Actual FY 24-25	Budget FY 25-26	Projected FY 25-26
City Sales Tax	$10,414,756	$9,987,864	$8,343,990	$8,700,000	$8,934,076
Property Tax	$1,325,947	$1,377,201	$1,456,565	$1,564,785	$1,540,306
License and Permits	$441,733	$425,724	$827,728	$491,250	$828,662
Charges for Services	$226,723	$443,709	$510,817	$941,500	$1,487,398
State-Shared Revenues	$6,359,073	$8,393,439	$8,212,869	$8,010,780	$7,847,793
Investment Income	$191,342	$1,031,612	$1,466,444	$1,186,995	$1,578,210
Other Revenue	$913,185	$931,091	$1,339,913	$924,620	$1,194,334
Total General Fund Revenues	$19,872,759	$22,590,640	$22,158,326	$21,819,930	$21,356,489

Total City Sales Tax by Business Class Code

	Actual FY 22-23	Actual FY 23-24	Actual FY 24-25	Projected FY 25-26
Construction	$4,130,093	$3,511,030	$1,674,827	$2,352,375
Retail Trade	$2,591,620	$2,567,020	$2,711,966	$2,635,425
Restaurants and Bars	$1,466,478	$1,250,694	$1,305,943	$1,345,250
Trans Communication/Utilities	$894,277	$913,816	$1,039,492	$1,053,275
Manufacturing	$616,133	$821,382	$909,831	$943,250
Services	$861,915	$850,384	$713,771	$690,200
All Others Not Specified	$950,135	$1,088,912	$1,127,954	$965,105
	$11,510,651	$11,003,299	$9,483,784	$9,984,880

City Sales Tax

What is City Sales Tax?

A tax that is collected from the sales of goods and materials, food sold in stores, alcohol purchases, sale of food in restaurants, or staying the night in a hotel.

Percent of Revenue Source

- 40% of General Fund
- 100% of Streets One-Time Fund
- 100% of Economic/Community Development Fund

Where is the City Sales Record for the City?

- General Fund
- Streets One-Time Fund
- Economic/Community Development Fund

How is City Sales Tax Distributed in the General Fund

$10.024 Million (average) over last 4 years

- $9.008 million is General Fund
- $513,852 is Streets One-Time Fund
- $403,720 is Econ/Community Dev Fund

1

2

Breakdown of the General Funds $9.008 Million

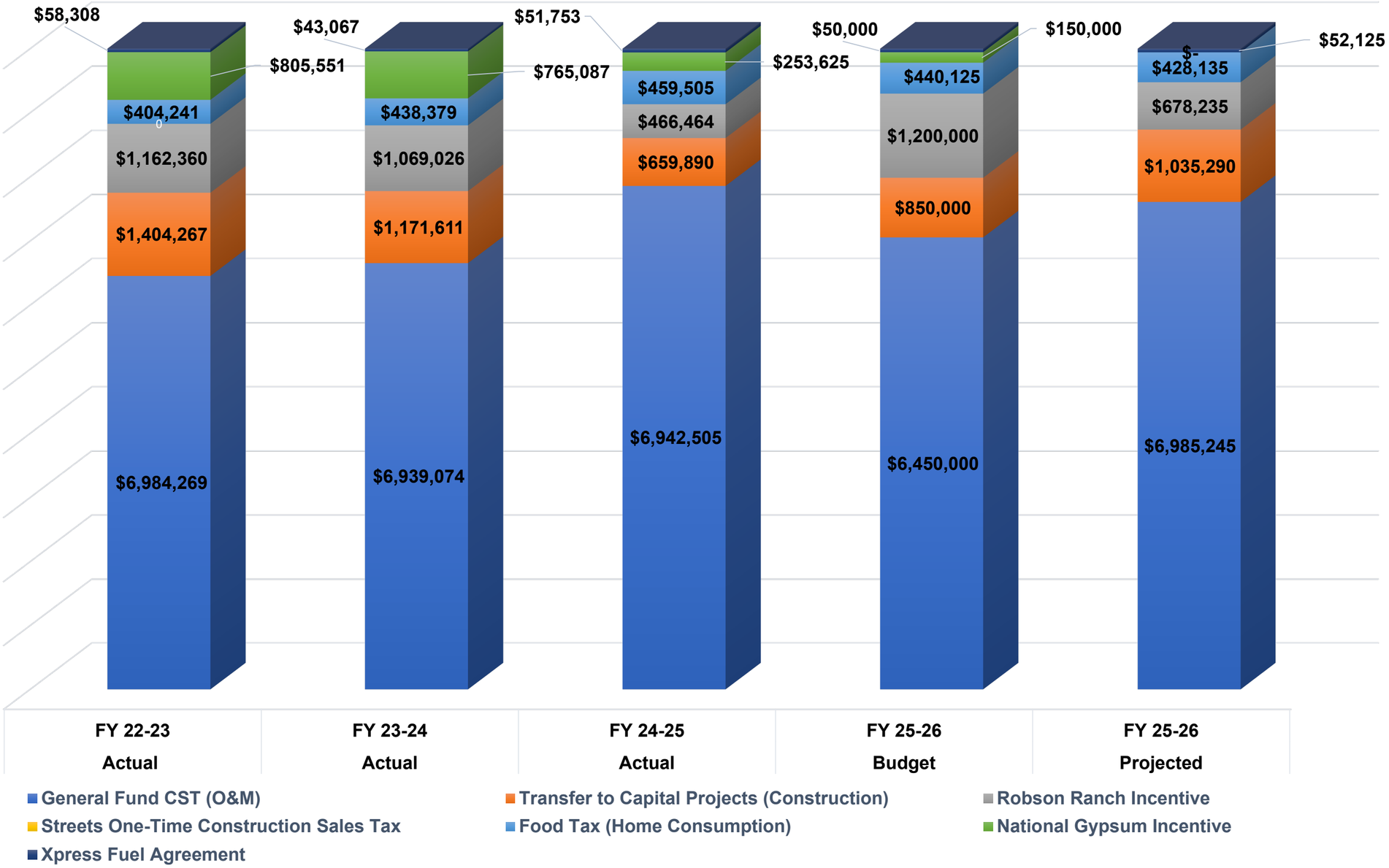
- **$6.094** million for ongoing maintenance and operations
- $**1.043** million is transferred to the Capital Projects Fund for Capital
- **$874,585** is allocated for the Robson Ranch Incentive Agreement
- **$456,065** is allocated for the National Gypsum Incentive Agreement
- **$54,155** is allocated for the Xpress Fuels Incentive Agreement

3

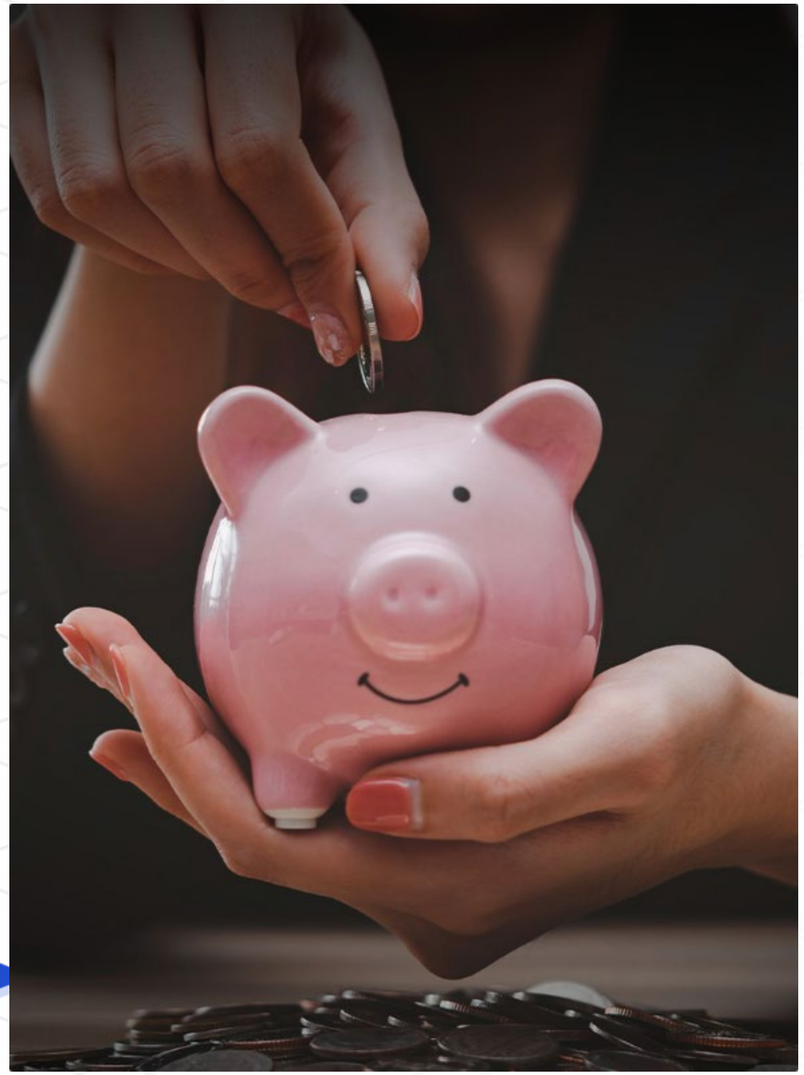
Incentive Agreements

Incentive agreements rebate a portion of all construction sales tax back to the respective party.

- Robson Ranch **67%** of construction sales tax.
- National Gypsum (is done now) was at **75%** of construction sales tax.
- Xpress Fuels **50%** of Used Tax, Retail Tax, Restaurant/Bar Tax, and Food for Home Consumption Tax .


$58,308
$805,551
$404,241
$1,162,360
$1,404,267
$6,984,269
$43,067
$765,087
$438,379
$1,069,026
$1,171,611
$6,939,074
$51,753
$253,625
$459,505
$466,464
$659,890
$6,942,505
$50,000
$150,000
$440,125
$1,200,000
$850,000
$6,450,000
$-
$52,125
$428,135
$678,235
$1,035,290
$6,985,245
FY 22-23 Actual
FY 23-24 Actual
FY 24-25 Actual
FY 25-26 Budget
FY 25-26 Projected
General Fund CST (O&M)
Transfer to Capital Projects (Construction)
Robson Ranch Incentive
Streets One-Time Construction Sales Tax
Food Tax (Home Consumption)
National Gypsum Incentive
Xpress Fuel Agreement

City Sales Tax Considerations FY 26-27



1 Construction

- Interest Rates
- Residential Projects
- Commercial Projects

2 Inflation

- 2.70% as of December 2025
- 2% if Federal Reserve Target
- Food Index: 3.1%
- Energy Index: 2.3%

3 Economic Development

- Kitt Solar
- Freepoint
- Maverick
- AutoZone

4 Legislative Actions

- No Tax on Overtime and Tips
- Food for Home Base Consumption possibly on the Ballot

5 Tax Increase

- Could generate funds for O&M
- Infrastructure Expansion
- Supplements revenue loss

Property Tax Overview

Key Details and Council Decisions

Primary Property Tax Rate

1

FY 24-25 is $0.9769 per $100 assessed valuation.

Absence of Secondary Tax

2

No secondary property tax for the FY 25-26.

Council's Future Decisions

3

Does the City Council adopt the maximum property tax for FY 26-27?

Property Tax Comparison

4

- Eloy's Property tax rates are lower than most of the Cities in Pinal County

What does the Primary Property Taxes Fund?

5

- Pubic Safety
- Community Service Programs
- General Government

Robson/Toltec - Property Tax Distributions

Eloy Proper – Property Tax Distributions

State-Shared Revenues

What makes up State-Shared Revenues

- State Income Tax
- State Sales Tax
- Vehicle Licensing Tax
- Highway User Revenue

How is it distributed to Cities/Towns?

- As directed by statute, the city and town population figures used for the distribution of state shared revenues are the official U.S. Census Bureau population estimates for each municipality as of July 1st of the prior year.
- The allocated amounts in the preliminary report were calculated using the Census Bureau's July 2023 population estimates figures

Population

- Overall, the State incorporated population increased 2% from 5,955,436 to 6,079,887.
- Eloy population increased 3.6% from 18,528 to 19,199

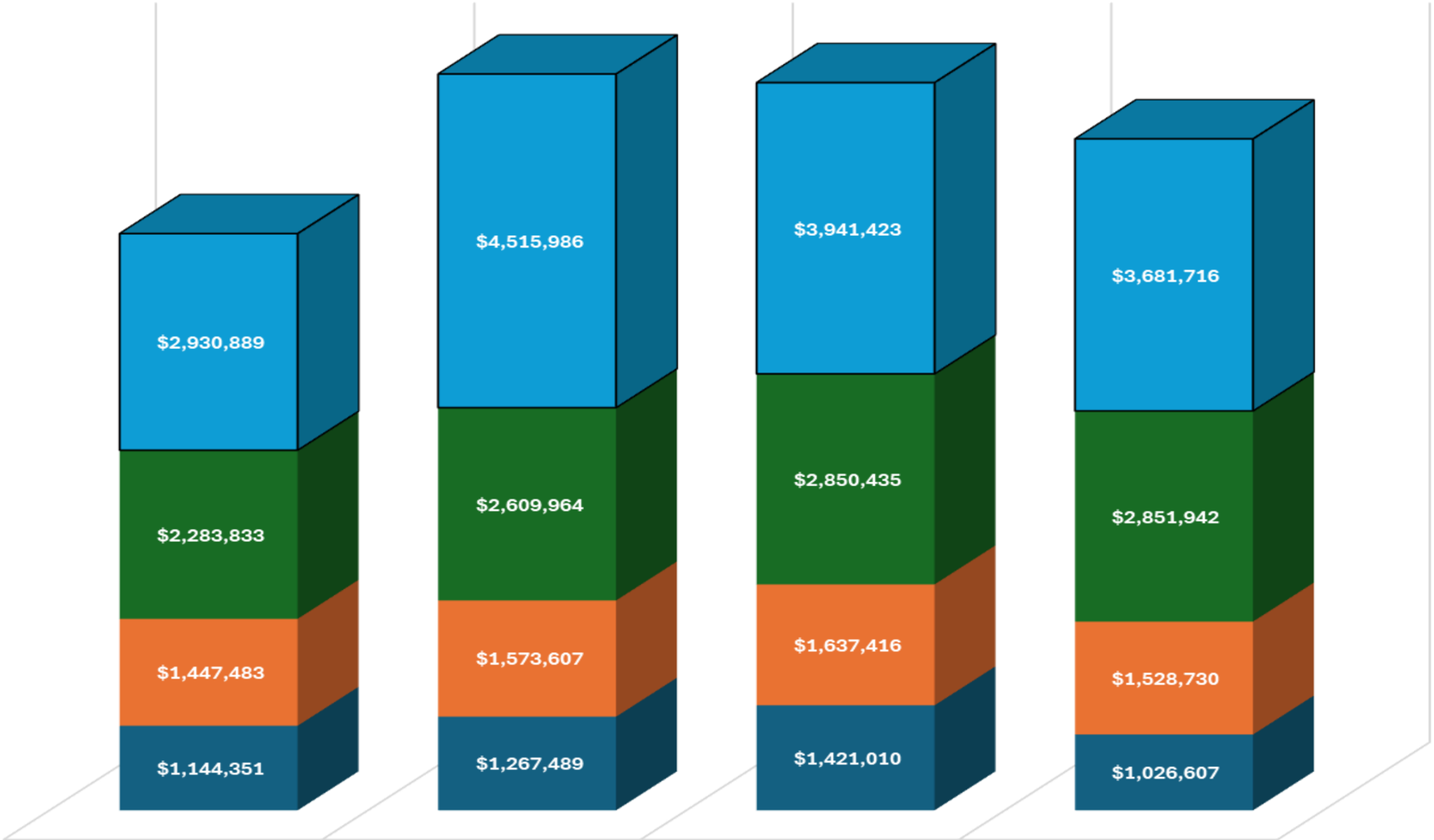
What Eloy Receiving in FY 25-26

- State Income Tax - $3,742,208
- State Sales Tax - $2,898,850
- Vehicle Licensing Tax - $1,422,316
- Highway User Revenue - $1,816,818

Impacts that have effected State-Shared Revenues

- In January 2023, Governor Ducey implemented a 2.5% flat income tax.
- San Tan Valley Incorporation
  - Total State Shared Revenue loss - **$791,227**
    - VLT loss - $395,739
    - TPT loss - $46,908
    - Income Tax loss - $60,493
    - HURF loss - $288,088

State-Shared Revenues



	Actual 22-23	Actual 23-24	Actual 24-25	Budget 25-26
State Income	$2,930,889	$4,515,986	$3,941,423	$3,681,716
State Sales	$2,283,833	$2,609,964	$2,850,435	$2,851,942
HURF	$1,447,483	$1,573,607	$1,637,416	$1,528,730
VLT	$1,144,351	$1,267,489	$1,421,010	$1,026,607

Fiscal Health and Strategic Growth of Eloy

Key Challenges and Future Directions

- **Fiscal Position**

  Stable fiscal outlook after San Tan Valley Incorporation, with minimal growth locally.

- **Infrastructure Demands**

  Continuing to address **KEY** infrastructure demands for Water and Wastewater for sustainable development.

- **Wage Increases**

  Managing competitive market adjustments and general wage increases is necessary to maintain workforce stability and retention.

- **Utility Cost Escalation**
  - Electric costs have increased 6-9%
  - Local utility rates have increased 11-14%

- **Optimizing Fund Balances**

  Future discussions will explore better utilization of uncommitted fund balances.

- **Exploring Debt Options**

  The city continues to seek various debt options to finance necessary projects.

Challenges Facing the City of Eloy

Key Issues and Implications for FY 26-27

1. **Inflationary Costs**

   Rising costs due to inflation and economic challenges, straining budgets and resources.

2. **Employee Retention Challenges**

   Must maintain competitive wages for the ever-changing employee base.

3. **Infrastructure Expansion Needs**

   Must expand its infrastructure to support growth and development plans.

4. **State Legislative Actions**

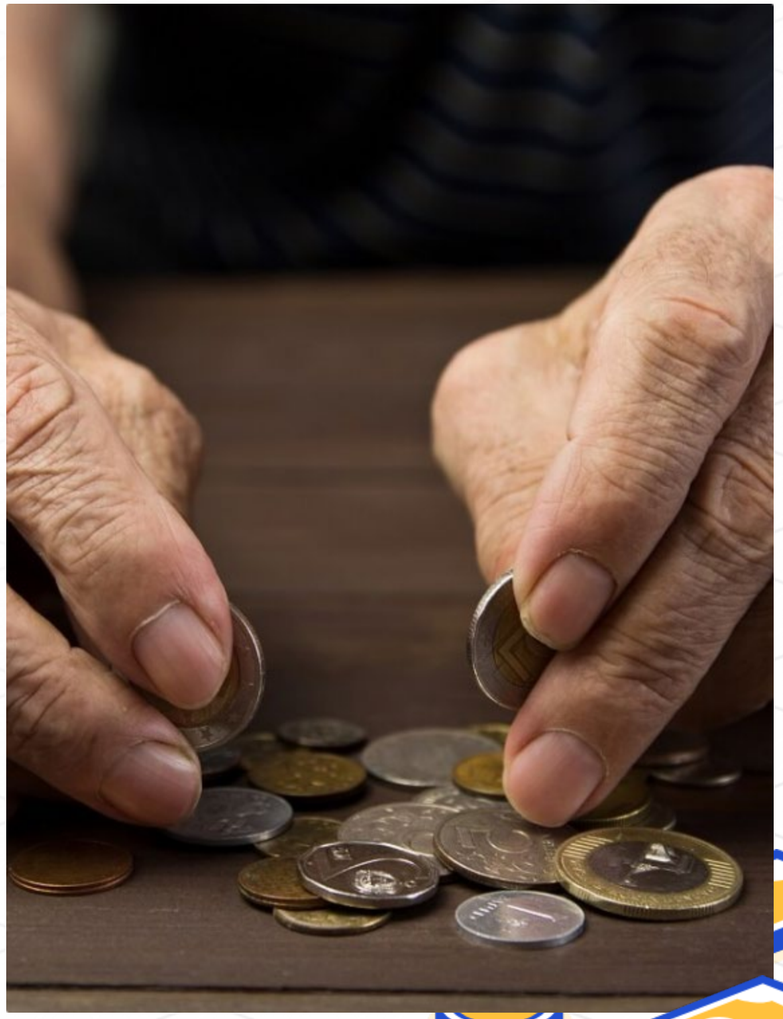
   City Council must press State officials on the negative impacts affecting Eloy. For example, talks to reduce the Food for Home Base Consumption and adjust tax laws to match Federal tax laws.

5. **Growth**

   Are we prepared or ready for growth?

6. **San Tan Valley Incorporation**

   - Loss of State-Shared revenue - $791,227
   - Loss of ½ Pinal Road Tax - $500,000 (This has not been decided by Board of Supervisors)



Revenue Loss - By Situation

Types of Revenue Loss Situations	Reason for Loss	Effective Date	FY 23-24	FY 24-25	Estimated FY 25-26	Projected FY 26-27
Restaurant/Bar Tax (6%-5%)	City Council voted to reduce the tax by 1%	8/1/2023	$ 245,525	$ 263,905	$ 291,178	$ 314,472
Flat Tax (State Income Tax)	Governor reduce income tax to a flat 2.5%	1/1/2023	$ -	$ 855,887	$ 365,545	$ 175,000
Elimination of Rental Tax	Governor eliminated rental tax on rentals over 30 days	1/1/2025	$ -	$ 65,000	$ 151,250	$ 158,250
San Tan Valley Incorporation	Incorporated in August 2025 with a population of 100,000	8/15/2025	$ -	$ -	$ 791,227	$ 798,250
Total Estimated Revenue Loss			$ 245,525	$ 1,184,792	$ 1,599,200	$ 1,445,972

Revenue Assumptions for FY 2026-2027

Key Financial Insights

- **Positive Local Sales Tax Outlook**

  Local Taxes show a growth trajectory of 1-2%

- **Building Permits and Plan Reviews will increase**

  Permits and Fees are expected to increase driven by solar and commercial projects

- **Stable Construction Activity**

  Residential construction remains steady, with several solar, manufacturing, and commercial construction activities contributing to one-time revenue increases.

- **State Shared Revenues will decline**

  Will decrease by 8% from current-year projections. This is due to the San Tax Valley Incorporation.

- **Investment Income Uptick**

  Despite interest rates decreasing, Investment Income will remain strong.

- **Utility Rate Increases**

  November 1, 2026, Water (14%) and Wastewater (11%) rates will increase to cover operational and debt capacity needs.

- **Initiating Fees and Rates Updates**

  Studies will be initiated for Impact Fees, Airport, and Capacity Fees.

Recap Summary

Strong Fiscal Health

City's General Fund balance is strong with committed funds improving infrastructure and capital needs.

Primary Property Tax

Does Council stay committed to maximizing Property Tax limits?

State Shared Revenues Are Declining

Declining revenue distributions will be felt due to the San Tan Valley Incorporation

Revenue Challenges

State Legislative bodies continue to attack local revenues. Local officials need to voice concerns and issues to local representatives.

CHEERS
IT'S FINALLY FRIDAY

FY26-27 Revenue and Expenditure Challenges

Strategically navigating fiscal headwinds while analyzing revenue impacts rising employment costs and strategic funding scenarios for the City Council.

By: Brian Wright, Finance Director

Budget Retreat Strategic Agenda

Mapping our path through fiscal constraints to maintain essential municipal services.

1

Revenue Loss Drivers

2

San Tan Valley Impact

3

Personnel Challenges

4

Funding Allocation

5

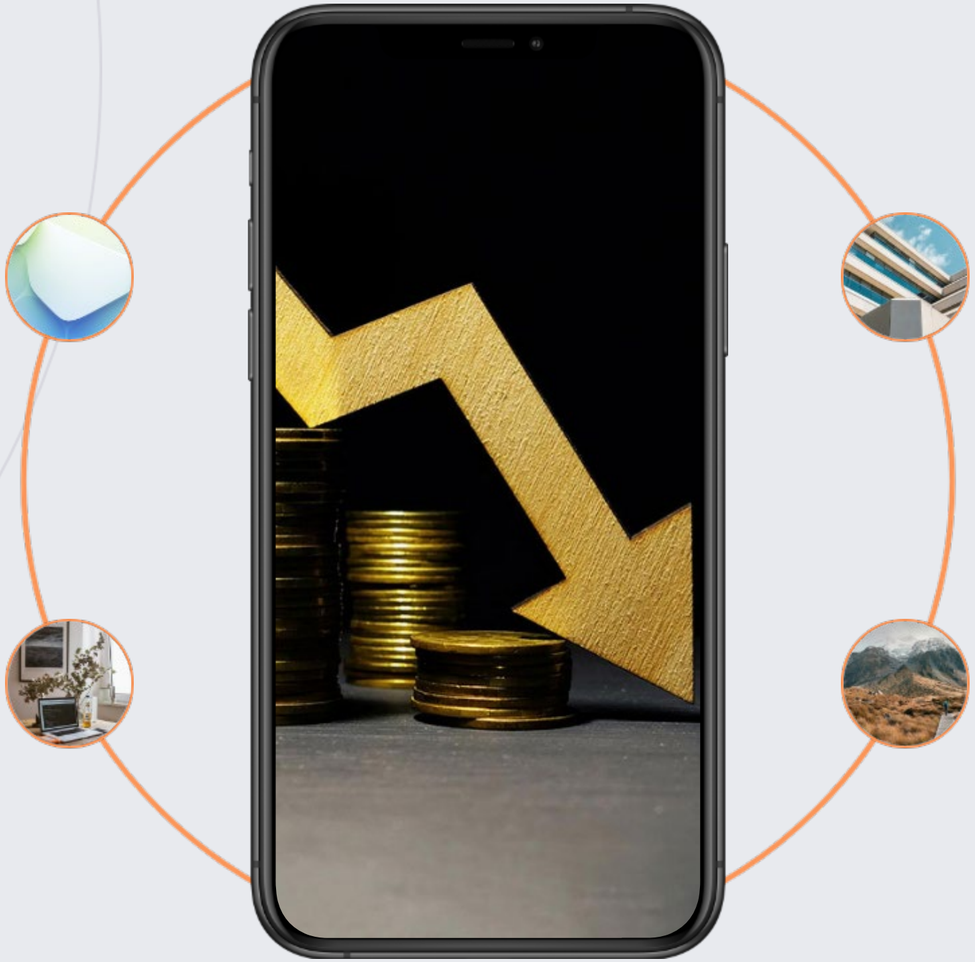
Questions

Drivers of Municipal Revenue Loss

Internal policy decisions and external legislative mandates are reducing Eloy's available operating capital.

External revenue dilution from the **San Tan Valley Incorporation**, effective August 2025.

City Council reduced the **Restaurant/Bar Tax** from 6% to 5% effective August 2023.

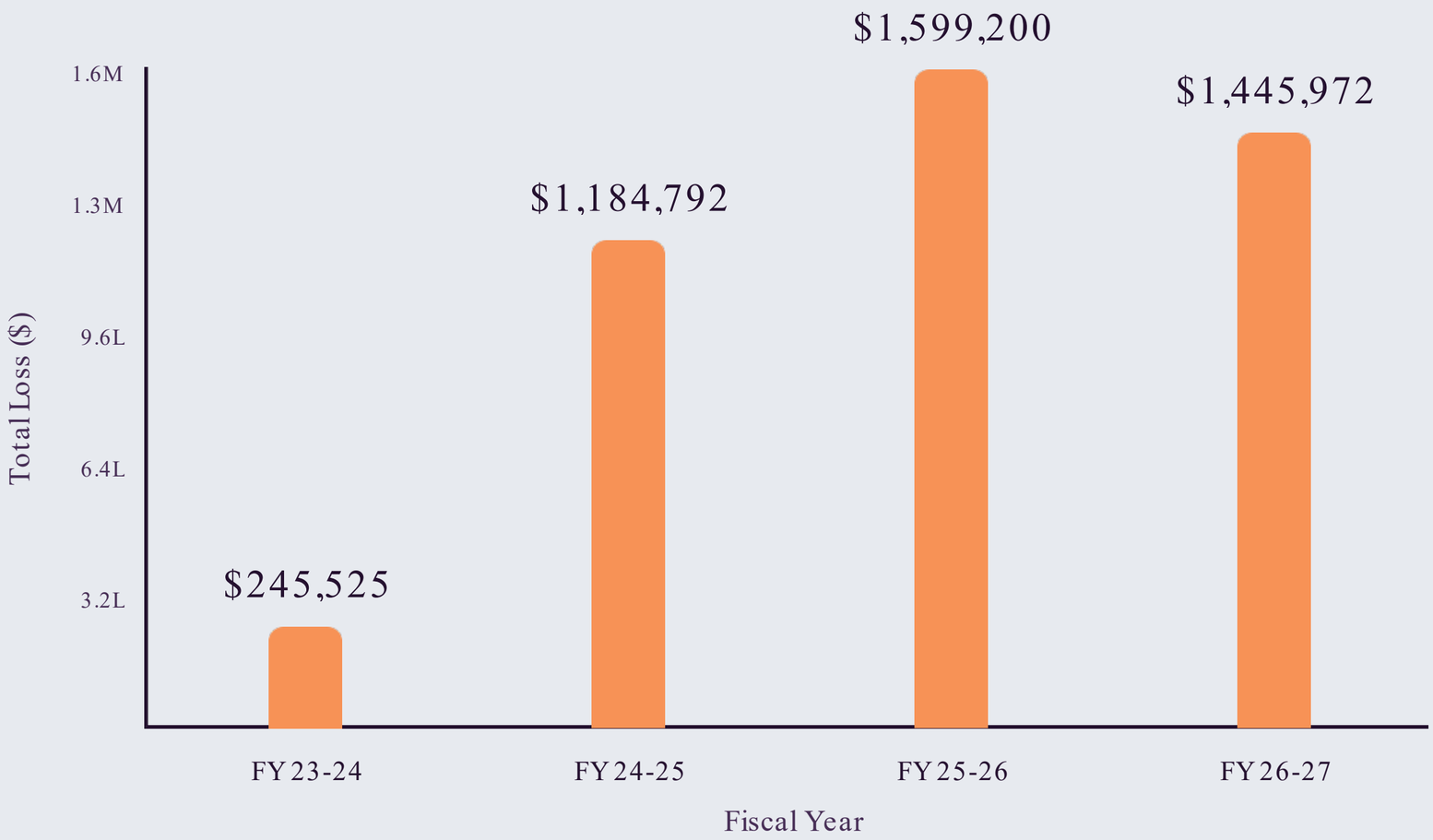


State-mandated **Elimination of Rental Tax** on rentals exceeding 30 days, effective January 2025.

State-mandated implementation of the **Flat 2.5% Income Tax,** reducing shared revenue effective 2024.

Revenue Loss

Cumulative revenue losses are estimated to reach over $1.4 million by FY 26-27.



San Tan Valley Incorporation Impact

State-shared revenue losses specifically targeting the General Fund and Streets Fund starting August 2025.

$508K

General Fund Loss

Reduction in state-shared revenue for main city operations.

$290K

Streets Fund Loss

Direct reduction in funding for street operations maintenance and capital.

$500K

Pinal Road Tax Exposure

Potential loss from the 1/2 Road Tax distribution which would be a reduction in street operations maintenance and capital.

Personnel Challenges

Market adjustments and general cost-of-living increases are required to maintain a competitive workforce. Implication cost range from as low as $437K to as high as $575k

Market Adjustments

- 61 positions are currently below market conditions
- Consult recommends:
  - **100%** of Market
  - **3%-5%** General Increase

General Increase Options

- 3% General Increase: **$261,300**
- 4% General Increase **$339,835**
- 5% General Increase: **$419,800**

100% of Market Options

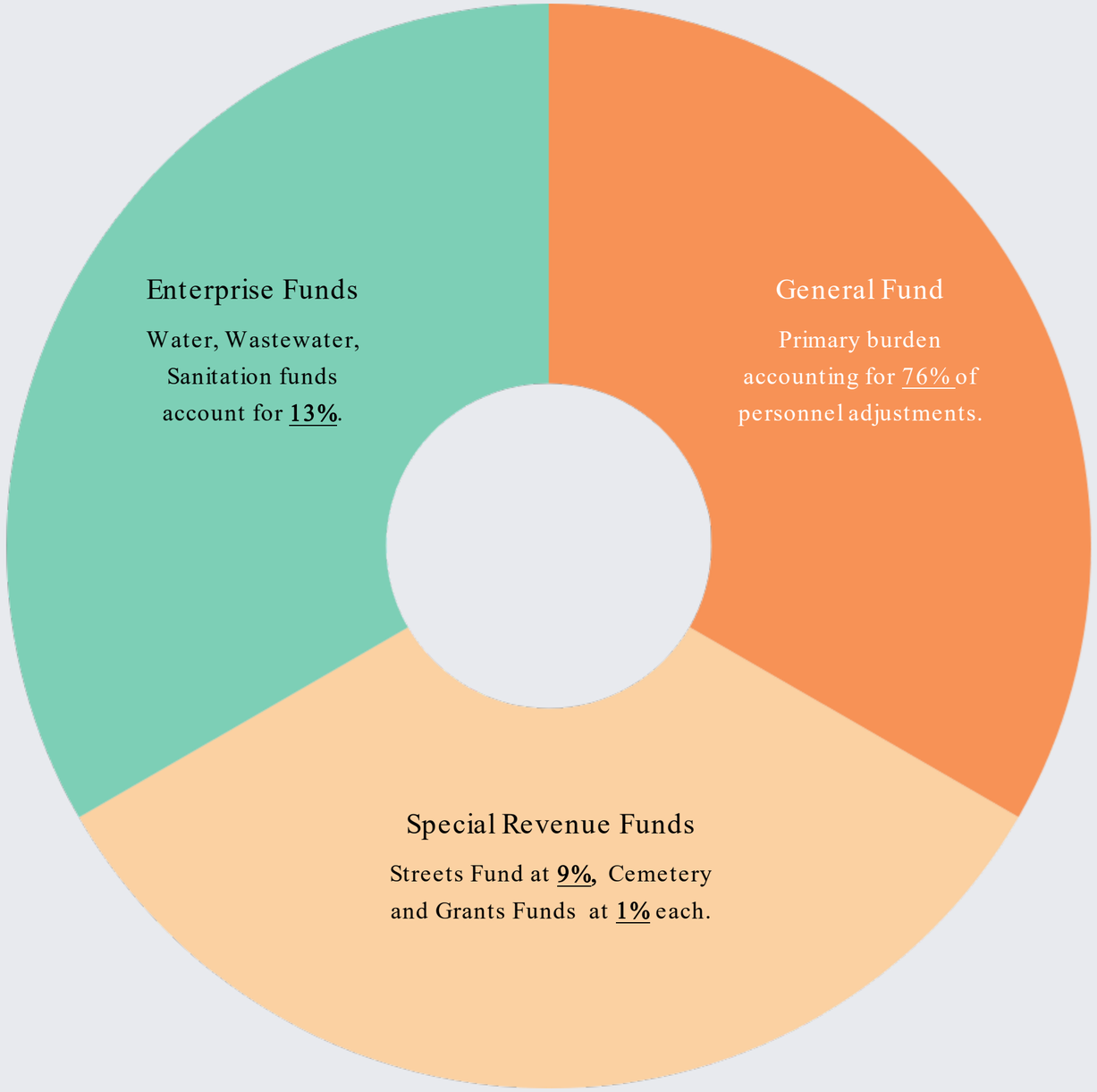
3% - $232,275
4% - $193,720
5% - $155,170

75% of Market Options

3% - $176,150
4% - $154,855
5% -: $133,580

Funding Allocation Framework

The General Fund bears the majority of the personnel and market adjustment costs.



How do we account for all this?

Funding Scenarios

Scenario 1: Department shifts and Tradeoffs

Moves and eliminations that yield **$1,103,990** in annual savings

Move the Economic Development Department to the Economic/Community Development Fund

- Funded by 2% Food Tax on Home-Based Consumption
- Economic Development Budget: savings **$353,990**
- Economic/Community Development Fund budget: **$440,000**
- Reduces funds available for community and economic projects

1

Move Enterprise Lease Program expenses to Capital Projects Fund

- Capital Projects Fund supported by One-Time Construction Sales Tax
- Enterprise Lease Program: savings **$300,000**
- Reduces capital projects available for General Fund purposes

2

Eliminate Funding for PSPRS Unfunded Liability

- Created to keep the Eloy Police's unfunded liability at 100% coverage
- PSPRS Unfunded Liability: savings **$200,000**

3

Eliminate Contingency for Insurance

- Buffer against year-over-year insurance cost increases
- Contingency-Insurance: savings $250,000

4

Total Scenario 1 Savings

- $1,103,990 total savings

5

Scenario 2: One-Time Reserves to Reduce General Fund Pressure

Use reserves, fund shifts, and targeted eliminations to save **$1,136,200**

Pay off 2017 General Excise Tax Bond

- Use General Fund Reserves to pay off the 2017 Excise Tax Bond at $4,705,000
- Recognize the Budget Savings of **$386,200** annually

Eliminate contingency for insurance

- Remove buffer for rising insurance costs
- Realize **Budget Savings** of $**250,000**

Move Enterprise Lease Program to Capital Projects Fund

- Shift expenses to Capital Projects
- Reduce General Fund by **$300,000**; will affect future General Capital Projects

Total Scenario 2 savings

Aggregate savings: $1,136,200

Eliminate funding for PSPRS unfunded liability

- Remove line intended to keep police unfunded liability at 100%
- Realize **Budget Savings** of $**200,000**

Scenario 3: Increase Local Sales Tax to Boost Revenue

Raise rate from 3.0% to 3.5% and use reserves for one year

Raise Local Sales Tax rate from 3.0% to 3.5%

Applies to manufacturing, utilities, communications, wholesale, retail, real estate, services categories only

Estimated additional collections: $900,000–$1,050,000

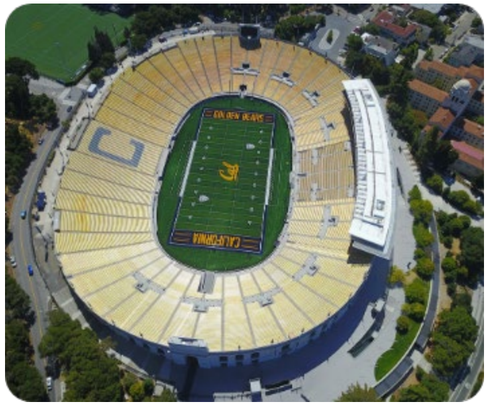
Projected annual revenue range

Use General Fund Reserves to offset revenue timing and increased expenses for one year

Temporary use of General Fund Reserves to draw to smooth the implementation

No other funding eliminated or realignment

Existing allocations remain unchanged



Scenario 4: Targeted General Fund Reductions and Program Savings

General Fund Reductions through critical analysis and program savings to **$1,250,000**

General Fund expense reductions

- 3%-5% cuts for all General Fund Departments
- Budget Savings: **$500,000**

Enterprise Lease Program reclassification

- Move lease expenses to Capital Projects Fund
- Enterprise Lease Savings: **$300,000**
-

Eliminate PSPRS unfunded liability

- Line created to keep Police unfunded liability at 100%
- PSPRS Unfunded Liability Savings: **$200,000**

Remove contingency for insurance

- Buffer against year-over-year insurance increases
- Contingency-Insurance Savings: **$250,000**

Total Scenario 4 savings

- Combined savings: **$1,250,000**

What does staff Recommendation?

Options, tradeoffs, and recommended action for City Council

Mixture of Scenarios 1, 2 and 4

- General Fund Department Expenditure Reductions
- Realignment of the Economic Development budget to the Community/ Economic Development Fund
- Pay off the 2017 Excise Tax Bond
- Reduce $100,000 from the PSPRS Unfunded Liability budget
- Reduce $100,000 from the Insurance Contingency budgetEstimated Budget Savings: **$1,200,000**

1

Ability to function without limitations

- Staff's recommendation would not reduce programs, services, or personnel.
- Funds Capital Projects based on revenue funding levels
- Give Council the ability to analyze future tax increases further

2

Sustainable Path Forward

- Developing a balanced budget that addresses revenue shortfalls while maintaining municipal excellence.
- Council direction is requested on the preferred funding scenario to finalize the FY 26-27 plan.

ECONOMIC SNAPSHOT ELOY, ARIZONA

FY26-27 Budget Retreat

Mackenzie Letcher
Presenter

1 **Introduction**

Overview of Eloy's economic development activity.

2 **Project Forecast**

Discussion on ongoing projects aimed at boosting local economy.

3 **Future Economic Initiative**

Exploration of proposed plan for long-term economic growth.

ACA & GPEC PIF ACTIVITY

2023

No documentation of any

2024 (30% – SV)

1. Project FROZEN
2. Project Prismatic (Site Visit)
3. Project A1
4. Project Box
5. Project Vanadium
6. Project Helix – (National Finalist)
7. Project Amplification
8. Project Podium
9. Project Precision (Site Visit)
10. Project Sunrise – (Site Visit/shortlisted)
11. Project Stainless – (Site Visit/Shortlisted)
12. Project Differentiator
13. Project Neighborhood
14. Project Civil
15. Project LiB
16. Project Premium
17. Project High Purity (Site Visit)

2025 (40% – SV)

1. Project Stainless –*Freeberg Industrial Fabrication* (Eloy Selected)
2. Project Silver
3. Project Magenta – (Site Visit)
4. Project Saline
5. Project Apex – (Site Visit)
6. Project Cobra
7. Project Microna
8. Project Ammo
9. Project OC
10. Project Double – (State Finalist)
11. Project Micro Maverick
12. Project Seven
13. Project Independence 2
14. Project Capacitor
15. Project Grenada – (Site Visit/Shortlisted)
16. Project Polyester – (Site Visit)
17. Project Gamma
18. Project Force
19. Project Precision Steel (Site Visit/Shortlisted)
20. Project Verdant – (National Finalist)

ACA & GPEC PIF ACTIVITY

2025 Cont. (40% - SV)

21. Project EB
22. Project Aurora
23. Project Cicero – (Site Visit)
24. Project Slipstream
25. Project Equipment – (Site Visit)

ELOY RECENT LOCATES & ANNOUNCED EXPANSIONS	ANTICIPATED CAPITAL INVESTMENT	ANTICIPATED NUMBER OF EMPLOYEES
freepoint ECO-SYSTEMS	$300,000,000	100
National Gypsum®	$250,000,000	115
FREEBERG	$40,000,000	200
EXCEPTIONAL COMMUNITY HOSPITAL	$15,000,000	100
DESERT PIPE	$5,000,000	40
CONCAST	$5,000,000	30

RECENT ACTIVITY

QUALITY OF LIFE

1. **Exceptional Community Hospital** – Surgery wing currently under construction.
2. **Autumn Cottages** – Under Construction.
3. **Pinal Hispanic Tiny Homes Project** – Groundbreaking 2/23/2026.
4. **Grande Valley Ranch** – 13+ units Completed of 43.
5. **Hideout Ranch Application** – approved.
6. **Palmilla Subdivision** – Submitted GPA request.
7. **First Available Print and Apparel** – Opened Location Downtown.
8. **Houser Crossing** – GPA submitted, DA currently under negotiation.
9. **AutoZone** – Currently negotiating property acquisition on Sunshine.

INDUSTRIAL

1. **National Gypsum GoldBond** – Fully operational.
2. **Freepoint Eco-Systems** – Construction expected Q4 2026.
3. **BHI Trucking** – Identifying additional property for potential expansion.
4. **Osterkamp** – Colocation at GoldBond facility, future facility on hold.
5. **Southwest Crossing** – Has initiated investment in electrical infrastructure at risk.
6. **Sonoran Desert Pipe**
7. **AZ Trailer Supply**
8. **Daybreak Industrial Park**
9. **Park 8-TEN Logistics** – Freeberg, first tenant currently under construction.
10. **ConCast** – Currently under construction.

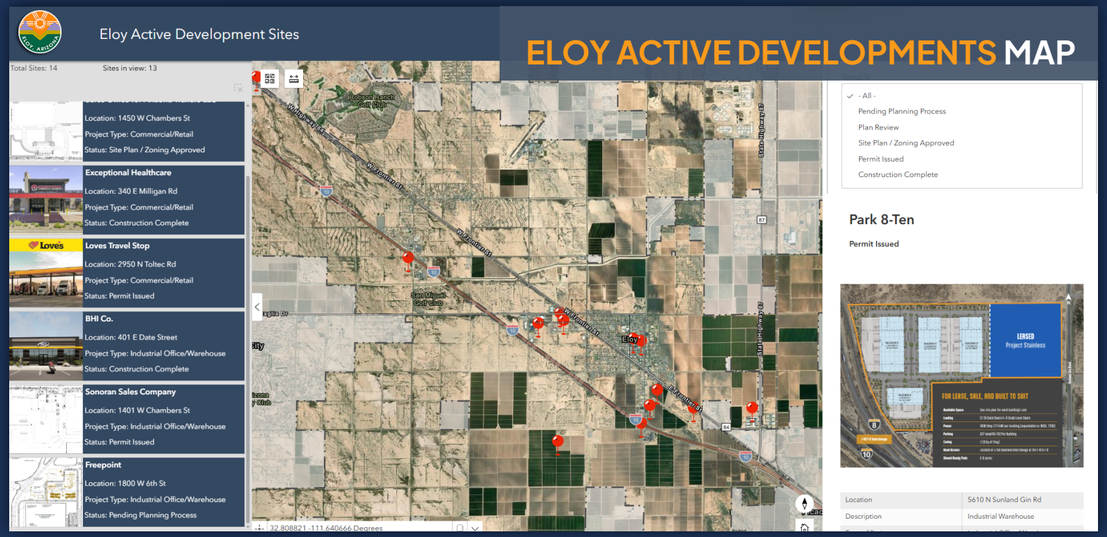
INTERSTATE COMMERCE

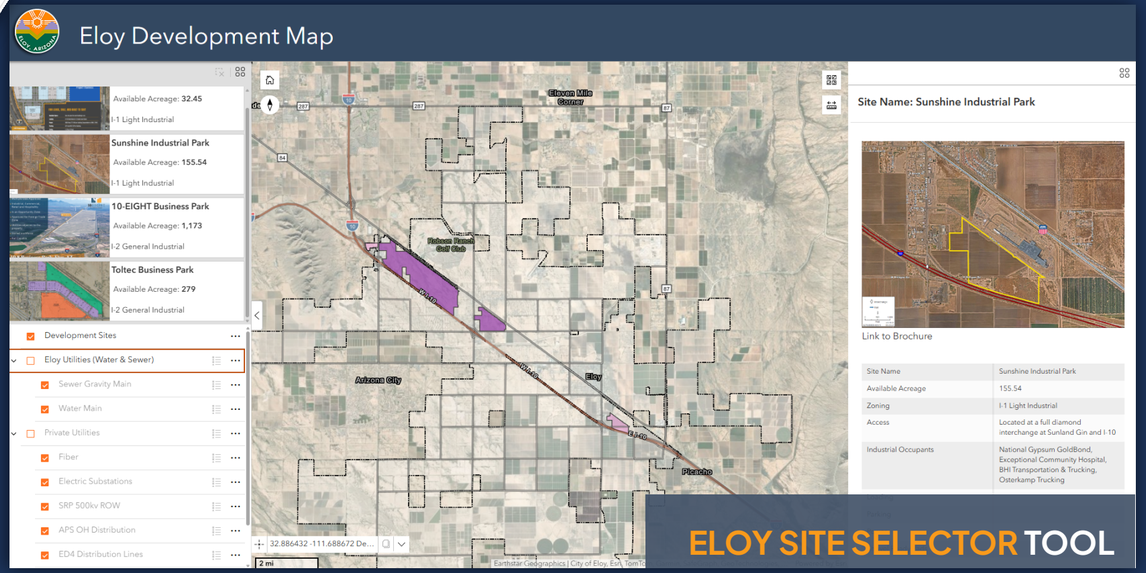
1. **Maverik** – Going through Comprehensive sign approval process.
2. **Loves SWC N Toltec** – Completed.
3. **Loves Sunland Gin** – No news on remodel.
4. **Flying J Remodel** – No news on remodel.

IMAGE

REDEFINING ELOY

1. Website Redesign
2. Site Selector Map
3. Active Development Map
4. Local, State, and National Exposure





OBSOLETE SUBDIVISION PROGRAM

OBSOLETE SUBDIVISION

A strategic initiative to address long-standing undeveloped subdivisions and revitalize Eloy's residential landscape.Targeting 26 obsolete subdivisions and 7,200+ lots activating property for residential development and reducing blight.

WHY THIS MATTERS

Undeveloped subdivisions hinder Eloy's fiscal health and limit the community's potential for growth.

- Lack of revenue from undeveloped land
- Severely limits housing availability for current and future residents
- Hinders economic development and local job growth opportunities
- If not now, when?

CITY-LED SOLUTION

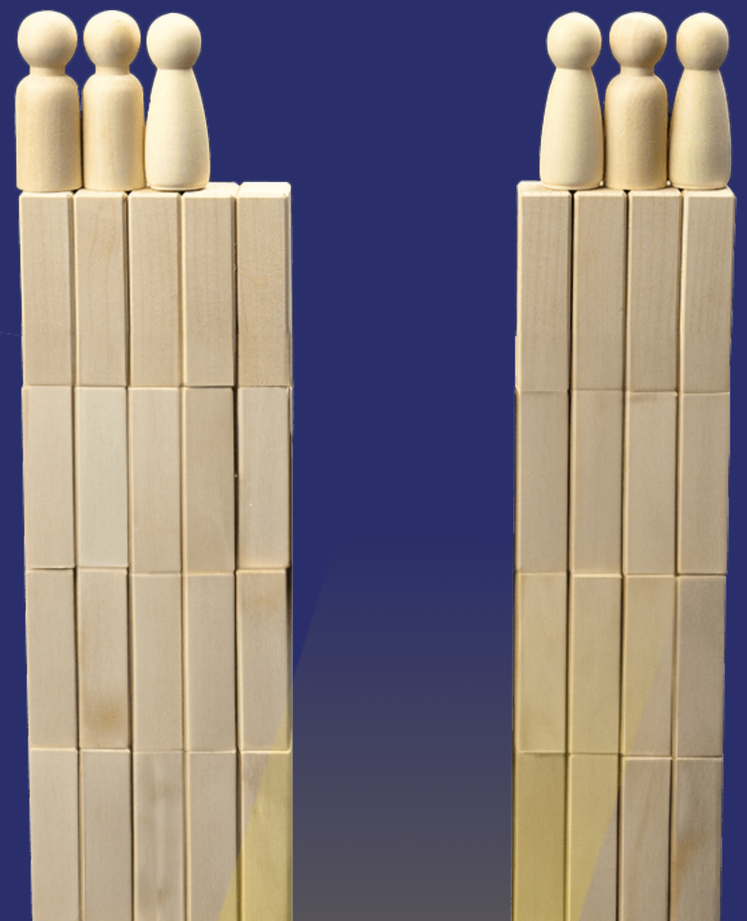
Eloy is taking a proactive role in land assemblage and partnership development to unlock modern housing opportunities.

ACQUISITION AND ASSEMBLAGE

Consolidating lots via negotiated purchases, tax liens, and eminent domain as a last

DEVELOPMENT PARTNERSHIPS

Replatting land for modern standards and partnering with private builders via performance agreements.



INITIAL FOCUS SITES

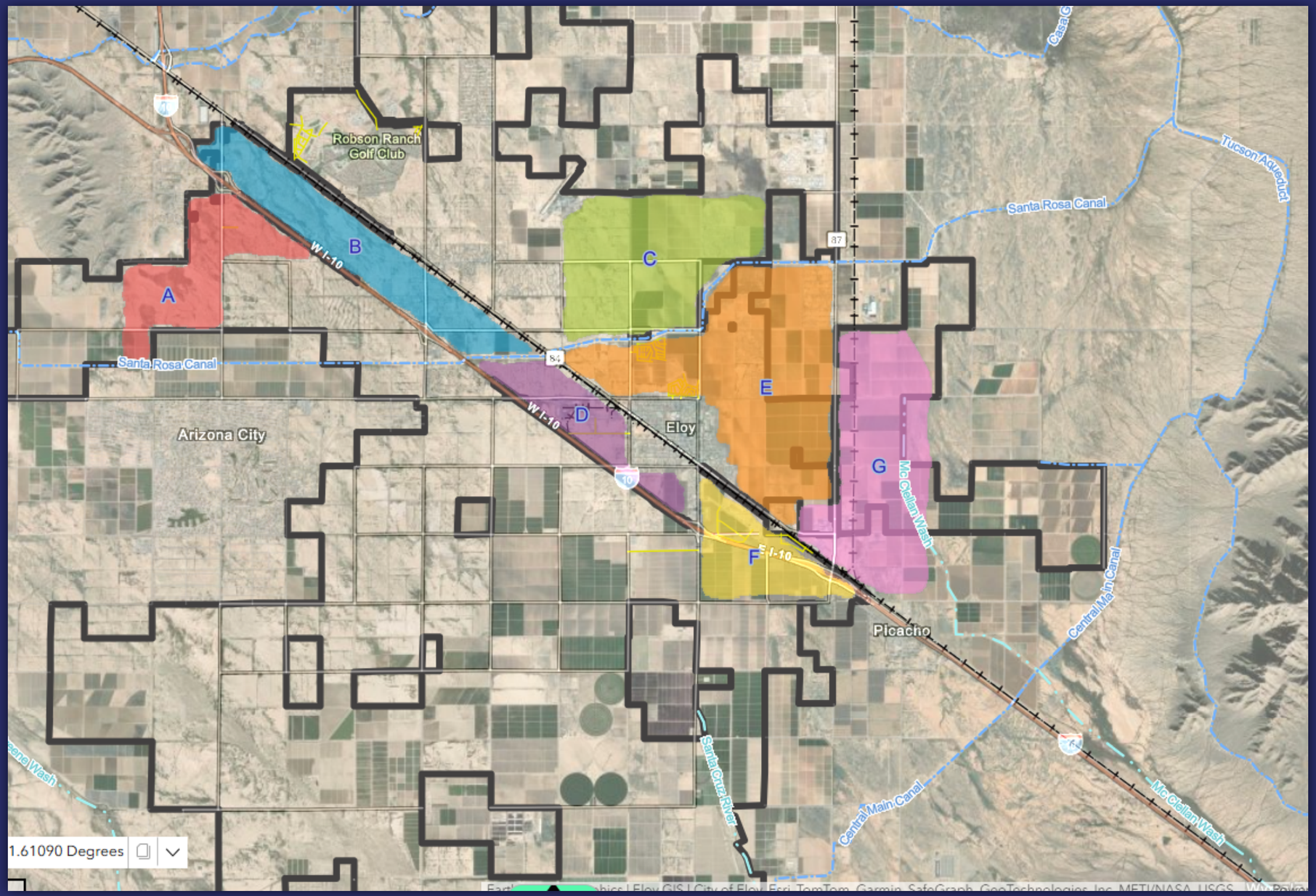
The program begins with two high-potential sites strategically located for infrastructure access and scale.

Site #1: 80 acres

Strong infrastructure access for Site #1

Site #2: 1,000 + acres

Potential for a massive Master Planned



GROWTH AREA MAP

EXPECTED OUTCOMES

Revitalizing Eloy through expanded housing, a broader tax base, and improved long-term economic growth. **Our goal is to deliver**

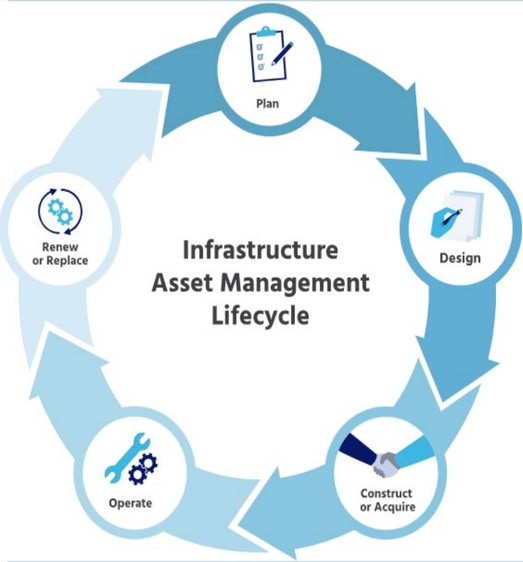
City of Eloy 2026 - 2027 Capital Improvement Plan

A roadmap of plans, studies, infrastructure, equipment, and visioning focusing on the Strategic Initiative Plan Pillars

By Brian Wright,Finance Director

Capital Improvment Plan

The Capital Improvements Plan (CIP) contains all the City's individual capital projects, equipment purchases, and major studies in conjunction with financing plans for the next five (5) years. The CIP plan provides a working blueprint for sustaining and improving the community's infrastructure and service delivery equipment. The success of a plan or a planning process is measured by the degree of its implementation. Since resources are limited, it is crucial for the City of Eloy to follow a consistent, objective path to allocate funding for future capital improvements. The following implementation program outlines the specific steps necessary to implement the CIP and perform the annual update.



Strategic Pillar Areas - Capital Projects for FY 26 -27

Capital Projects are driven by the five core strategic values relating to the Strategic Initiative Plan

1. Fiscal Sustainability
2. Economic Vitality
3. Safe and Active Community
4. Innovative Organization
5. Infrastructure

Fiscal Sustainability Action Items

Projects slated for FY 26 - 27 to ensure robust financial management.

Project Scope	Lead Department	Timeframe
Impact Fee	City Manager/Finance	FY27
Airport Policy and Fee	City Manager/Public Works	FY27
Landfill Rate	Public Works	FY27
Financial Policy Update	Finance	FY27

Economic Vitality Action Items

Initiatives to drive business investment and modernize development processes.

Project Scope	Lead Department	Timeframe
Toltec Redevelopment Plan and Feasibility Study	Community Development	FY27
Sunland Visitor Center Property Designation	Community Development	FY27
Blighted and Neglected Properties	Community Development	FY27
Economic Development Master Plan	Economic Development	FY27
Airpark Master Plan	Community Development	FY27

Safe and Active Community Action Items - Public Safety

Major initiatives for the Police Department and public safety infrastructure through FY26.

Project Scope	Lead Department	Timeframe
Police Equipment and Vehicles	Police	FY27
Community Policing	Police	FY27
Citizen Police Academy	Police	FY27
Animal Control Options	Police	FY27

Safe and Active Community Action items - Community Service

Recreational facility upgrades and master planning activities scheduled for FY27.

Project Scope	Lead Department	Timeframe
Shumway Park Playground Replacement	Community Services	FY27
Toltec Senior Center Interior Renovations	Community Services	FY27
250 July 4th Celebration	Community Services	FY27
General Plan Update	Community Development	FY27
CDBG ADA Ramp Improvements	Public Works	FY27

Innovative and High -Performing Organizational Action Items

Human resources and management initiatives focused on workforce excellence.

Project Scope	Lead Department	Timeframe
Customer Service Training	Human Resources	FY27
Personnel Policy Update	Human Resources	FY27
Strategic Plan Update	City Manager	FY27

Infrastructure Action Items

Strategically planning and maintaining infrastructure to support quality of life and economic viability. Engineering and construction projects focused on water and sewer expansion.

Project Scope	Lead Department	Timeframe
Sunland Gin Road Improvements	Streets	FY27
Annual Pavement Preservation Project	Streets	FY27
Sunland Gin Water Line Upgrade - Mountain View to Tonto	Water	FY27
Water Line Extension to Loop Sunland Gin System (North)	Water	FY27
Water Well from CAIDD - Frontier/Santa Rosa	Water	FY27

Continued Infrastructure Action Items

.

Project Scope	Lead Department	Timeframe
Upsizing Battaglia Sewer Line from 8" to 24" from 11 Corner to Sunshine	Wastewater	FY27
Rehabilitate South Aeration Basin at Treatment	Wastewater	FY27
Odor Control System for Belt Filter Press	Wastewater	FY27

Continued Infrastructure Action Items

Airport Master Plan Projects

Project Scope	Lead Department	Timeframe
Phase 3 of Drainage Improvement Project	Airport	FY27
Phase 4 of Drainage Improvement Project	Airport	FY27
Design of Apron Rehab	Aiport	FY27
Rehabilitate t-Hangers	Airport	FY27
Hanger 1 Demo	Airport	FY27

A Future Built on Excellence

Through visionary capital planning and a commitment to excellence, we're not just building projects —we're building Eloy's future .

CITY OF ELOY

CAPITAL IMPROVEMENT PLAN

Fiscal Years 2027 - 2031

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Introduction to the Capital Improvement Plan

Residents and Stakeholders of the City of Eloy,

The Mayor and Council are excited to introduce you to an important initiative that will shape the future of our community—the City of Eloy's Capital Improvement Plan (CIP). As a growing and vibrant city, we are committed to ensuring that our infrastructure, services, and amenities meet the evolving needs of our residents, businesses, and visitors. The CIP is a vital roadmap to our Strategic Plan.

What is the Capital Improvement Plan? The CIP is a strategic document that identifies, prioritizes, and guides investments in essential infrastructure projects over a five-year period. This plan provides a working blueprint for sustaining and improving the community's infrastructure and service delivery equipment. These projects include improvements to roads, water and sewer systems, parks, public safety facilities, and other critical assets that enhance the quality of life and support the economic growth of Eloy.

The success of a plan or planning process is measured by the degree to which it is implemented. Since resources are limited, the City of Eloy must follow a consistent, objective path to allocate funding for future capital improvements. The following implementation program outlines the specific steps necessary to implement the CIP and perform the annual update.

Purpose and Goals of the CIP The primary purpose of the CIP is to plan for the city's future needs while managing resources responsibly. By addressing both current demands and anticipated growth, the CIP ensures that our infrastructure remains safe, efficient, and sustainable. Key goals of the plan include:

- **Enhancing public safety and resilience** through the development and maintenance of reliable infrastructure.
- **Improving quality of life** by creating and upgrading recreational spaces, transportation networks, and community facilities.
- **Supporting economic development** by investing in infrastructure that attracts businesses and fosters job creation.
- **Promoting sustainability** by incorporating environmentally responsible practices and technologies into city projects.

Benefits to Our Community The implementation of the CIP brings numerous benefits, including:

- Increased safety and accessibility for all residents.
- Enhanced opportunities for recreation, leisure, and community engagement.
- Strengthened local economy through improved infrastructure and business support.
- Proactive management of resources to prevent costly emergency repairs and disruptions.

Introduction to the Capital Improvement Plan

The Capital Improvements Plan (CIP) contains all the City's individual capital projects, equipment purchases, and major studies in conjunction with financing plans for the next five (5) years. The CIP plan provides a working blueprint for sustaining and improving the community's infrastructure and service delivery equipment.

The success of a plan or a planning process is measured by the degree of its implementation. Since resources are limited, it is crucial for the City of Eloy to follow a consistent, objective path to allocate funding for future capital improvements. The following implementation program outlines the specific steps necessary to implement the CIP and perform the annual update.

Capital Project Definition

In order to distinguish between capital items and operating items, the following capital project definition was developed:

Projects included in the City of Eloy CIP are non-consumable items with a useful life of more than one year and an initial individual price exceeding $5,000, including expenditures for major capital projects and items such as city buildings, parks, acquisition of land, major street construction and reconstruction, water and sewer lines and any other project which adds to the capital assets or infrastructure of the City. All other projects shall be included in departmental operating budgets. The CIP is to be used as a guide in decision-making. The CIP is intentionally developed in the most a-political environment possible with the full knowledge that the final decisions will be made in the political arena. The CIP is an objective basis for making decisions in a very subjective environment.

The process for developing the CIP is divided into four key phases, culminating in the presentation of a Capital Improvements Plan to the City Council for approval.

1. Financial Analysis. Examined the City's recent revenues, expenditures, current debt, and bonding capacity.
2. Needs Assessment. Future needs were outlined by the Council and Department Heads.
3. Capital Project Evaluation Criteria. Management evaluated and prioritized CIP projects using pre-defined evaluation criteria.
4. Capital Improvements Plan. All the preceding steps culminated in the development of the plan document that is updated on an annual basis.

Financial Analysis

When attempting to determine what resources are available to fund needed infrastructure improvements, it is important to carefully examine the current financial condition of the City as well as possible funding alternatives. Like most communities, the City of Eloy will most likely always have more wants and needs than financial resources.

A complete financial analysis is conducted when developing the CIP. Funding options, municipal revenue trends, the community's borrowing capacity, and current debt are reviewed.

Funding Options

The City of Eloy has been funding capital improvement projects for many years. The key to implementing the CIP is consistent, systematic funding. The following options are considered when analyzing potential funding sources for CIP Projects.

- **Pay-As-You-Go Out of Current Revenues** - The City currently receives the bulk of its revenues through local sales taxes, state sales tax, and state income tax. The City also receives funding from state fuel taxes which are restricted for transportation-related expenditures.
- **Construction Sales Tax** - The City collects a 4.5% sales tax on construction, which is classified as one-time revenue. This tax is used to fund Capital Projects. Of the total tax collected, 67% is allocated to General Government capital projects, while the remaining 33% goes toward street improvements.
- **Municipal Bonds** - The City can issue bonds for capital projects. Municipal bonds are paid back over a period of time with interest. The City's ability to bond is discussed in more detail in the bonding capacity section. The voters must approve the issuance of municipal bonds.
- **Certificates of Participation/Municipal Property Corporations** - These are funding mechanisms used by many municipal governments that allow the municipality to borrow funds without voter approval. The debt is paid back much like a bond – over time with interest. The City does not currently qualify for this option.
- **Lease-Purchase Agreements** - This is a method of financing capital projects that lessens the up-front costs to the municipality. While interest is paid, the payoff period is typically a shorter period than bonds, and the municipality will own the project at the termination of the agreement.
- **Improvement Districts** - This financing method is used to raise capital for projects where the residents who benefit from the improvements pay for them over time.
- **Grants** - Federal, state, and county grants are available to finance capital projects. Many of these grants require the municipality to participate either financially or through "in-kind" matches. The City is currently aggressively attempting to obtain county, state, and federal grants.
- **User Fees** - Fees paid by service users to maintain existing facilities and develop additional capacity.

Bonding Capacity

The most commonly utilized large project municipal financing method in the United States of America is the General Obligation Bond (G.O. Bond). This is the most inexpensive way to finance projects because the bond's repayment is based on the full taxing authority of the municipality backed by real property. Voters have to approve any property taxes (secondary) instituted to support the issuance of G.O. Bonds. The State of Arizona places limits on this type of financing. Before planning to finance future capital improvement through this mechanism, it is important to know how much authority is available under State Statutes. Under Arizona Law, municipalities may issue G.O. Bonds for purposes of water, wastewater, artificial light, open space preserves, and parks and recreational facilities up to an amount not exceeding 20 percent of the assessed value. In addition, Arizona Law allows municipalities to issue G.O. Bonds for all other purposes not listed above up to an amount not exceeding six percent of assessed valuation.

The City of Eloy has no voter-approved debt.

One Year Plan

The **City of Eloy's One-Year Capital Improvement Plan (CIP)** is a strategic investment blueprint designed to enhance infrastructure, public facilities, and essential services that support the community's growth and long-term sustainability.

The CIP aligns with **Eloy's Strategic Plan** by prioritizing projects that foster economic development, improve public safety, and enhance residents' quality of life. Key investments include roadway enhancements, water and wastewater system upgrades, park improvements, and public facility renovations. These projects not only address immediate infrastructure needs but also lay the groundwork for future development, ensuring Eloy remains a vibrant and attractive place for businesses and families.

By integrating financial planning with long-term goals, the One-Year CIP ensures that municipal resources are allocated efficiently, reinforcing Eloy's commitment to smart growth, fiscal responsibility, and community well-being.

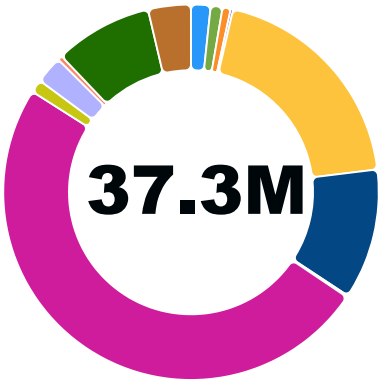
FY27 Total Capital Requested

$37,318,540

FY26 Total Funding Requested

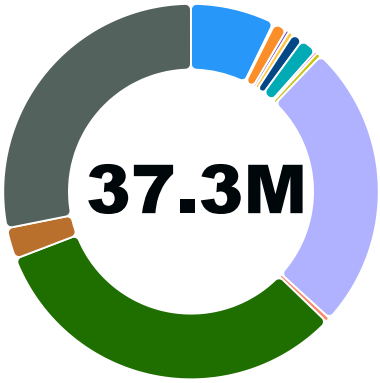
$37,318,540

FY27 Total Funding Requested by Source



Airport Revenue	$625,825	1.68%
Community/Economic Tax - Food	$385,000	1.03%
Enterprise Lease Program	$260,000	0.70%
General Fund Reserves	$75,000	0.20%
Grants	$7,258,175	19.45%
HURF	$4,191,200	11.23%
Impact Fees	$50,000	0.13%
Loans/Bonds	$18,500,000	49.57%
Loans/Bonds/Lease	$425,000	1.14%
One-Time Sales Tax	$883,340	2.37%
Sanitation Revenue	$150,000	0.40%
Sewer Revenue	$3,140,000	8.41%
Water Revenue	$1,375,000	3.68%

FY27 Total Funding Requested by Department



Airport	$2,704,000	7.25%
City Manager	$50,000	0.13%
Community Development	$415,000	1.11%
Community Services	$100,000	0.27%
Economic Development	$150,000	0.40%
Parks	$350,000	0.94%
Public Safety	$543,340	1.46%
Public Works Administration	$75,000	0.20%
Sanitation	$150,000	0.40%
Streets	$9,191,200	24.63%
Vehicle Maintenance	$150,000	0.40%
Wastewater	$11,940,000	31.99%
Wastewater	$1,000,000	2.68%
Water	$10,500,000	28.14%

Capital Improvement Plan By Funding Source

FUNDING SOURCE	City Manager/ Econ Devel	Community Develop.	Community Services	Public Work/ Veh. Maint.	Parks	Public Safety	Airport	Streets	Water	Wastewater	Sanitation	Total Funding Source
General One-Time Sales Tax	$ -	$ -	$ -	$ 225,000	$ 350,000	$ 303,340	$ -	$ -	$ -	$ -	$ -	$ 878,340
Impact Fees	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000
Comm/Economic Revenue	$ 150,000	$ 235,000	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 485,000
Enterprise Fleet Lease	$ -	$ -	$ -	$ -	$ -	$ 240,000	$ -	$ -	$ -	$ -	$ -	$ 240,000
Airport Revenue	$ -	$ 180,000	$ -	$ -	$ -	$ -	$ 445,825	$ -	$ -	$ -	$ -	$ 625,825
HURF Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,210,525	$ -	$ -	$ -	$ 4,210,525
Streets One-Time Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000	$ -	$ -	$ -	$ 150,000
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,830,675	$ -	$ -	$ -	$ 4,830,675
Transfer from General Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000	$ 3,140,000	$ -	$ 3,490,000
Utility Bond Obligation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,125,000	$ 9,800,000	$ -	$ 19,925,000
Federal FAA Grant	$ -	$ -	$ -	$ -	$ -	$ -	$ 912,950	$ -	$ -	$ -	$ -	$ 912,950
State FAA Grant	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,345,225	$ -	$ -	$ -	$ -	$ 1,345,225
Sanitation Revenue	$ -	$ -			$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000	$ 150,000
Water Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000	$ -	$ -	$ 25,000
	$ 200,000	$ 415,000	$ 100,000	$ 225,000	$ 350,000	$ 543,340	$ 2,704,000	$ 9,191,200	$ 10,500,000	$ 12,940,000	$ 150,000	$ 37,318,540

Department	Request Title	FY2027
City Manager		
	Infrastructure Improvement Plan Update (IIP or Impact Fee)	$ 50,000
Total City Manager		**$ 50,000**
Community Development		
	Airpark Growth Area Specific Plan	$ 180,000
	Eloy General Plan Update	$ 100,000
	Sunland Visitor Center Historic Museum History Property Designation.	$ 35,000
	Toltec and Toltec West Redevelopment Plan and Feasibility Study	$ 100,000
Total Community Development		**$ 415,000**
Community Services		
	Toltec Senior Center interior renovations	$ 100,000
Total Community Services		**$ 100,000**
Economic Development		
	Economic Development Masterplan Update	$ 150,000
Total Economic Development		**$ 150,000**
Parks		
	Playground Equipment Replacement, Shumway Park	$ 350,000
Total Parks		**$ 350,000**
Public Safety		
	Police Vehicle Replacement - FY 2027	$ 130,835
	Police Vehicle Replacement - FY 2027	$ 130,835
	Police Vehicle Replacement - FY 2027	$ 130,835
	Police Vehicle Replacement - FY 2027	$ 130,835
	Gym equipment upgrades/replacement	$ 20,000
Total Public Safety		**$ 543,340**
Public Works Administration		
	Automatic gates, Public Works	$ 75,000
Total Public Works Administration		**$ 75,000**
Vehicle Maintenance		
	Shade Structure: North Side of Shop	$ 150,000
Total Vehicle Maintenance		**$ 150,000**

General Fund CIP Totals		$ 1,833,340
Fund Balance as of 12/31/25	**Project Funding Source**	**FY 2027**
$ 2,692,181	Capital Projects Fund - Fund 18	$ 978,340
$ 2,106,560	Community/Economic Food Tax Fund - Fund 19	$ 385,000
$ -	Enterprise Lease Program	$ 240,000
$ 3,491,536	Impact Fee Fund	$ 50,000
$ 897,850	Airport Revenue	$ 180,000
$ -	Future Bonding or Other Funding Options	$ -
	Total General Capital Projects	**$ 1,833,340**

	Request Title	FY2027
	Streets	
	Sunland Gin Rd and Arica Rd Intersection	$ 8,025,000
	Toltec Road -- Chip Seal/Dust Control Mitigation from Aztec Street to Acoma Ave	$ 150,000
	Battaglia Rd Sidewalk: 11 MCR - Sunshine Blvd - Design & Construct	$ 16,200
	Annual Pavement Preservation	$ 1,000,000
	Total Streets	**$ 9,191,200**

Fund Balance as of 12/31/25	Project Funding Source	FY 2027
	HURF Fund - Operational Budget	$ 1,000,000
$ 7,387,701	Fund Balance - HURF	$ 3,210,525
$ 1,449,534	Streets One-Time Fund (16)	$ 150,000
$ 4,830,676	Grant State of Arizona	$ 4,830,675
	Total Streets Capital Projects	**$ 9,191,200**

Department	Request Title	FY2027
	Water	
	Acquisition of Potable Groundwater Well from CAIDD – Frontier St/Santa Rosa Canal Area	$ 1,000,000
	Rehabilitate Water Reservoir at Pump Station #2	$ 250,000
	Replace Well 3: Repair of Well Casing at Well #3	$ 100,000
	Sunland Gin Water Line Upgrade - Mountain View to Tonto	$ 5,250,000
	Water Line Extension to Loop Sunland Gin system - Section B	$ 2,600,000
	Nitrate Treatment Facilities	$ 25,000
	Mini Excavator - Track Hoe	$ 200,000
	Tumbleweed PRV Station	$ 150,000
	Cathodic Protection System	$ 500,000
	Chlorine/Chlorinator Building at Well 3	$ 425,000
	Total Water	**$ 10,500,000**

Fund Balance as of 12/31/25	Project Funding Source	FY 2027
$ -	Utility Obligation Bond	$ 10,125,000
	General Fund Transfer	$ 350,000
	Water Operating Fund	$ 25,000
	Total Water Capital Projects	**$ 10,500,000**

Department	Request Title	FY2027
	Wastewater	
	Repair of Existing Bar Screen and Purchase and Installation of Second Vulcan Bar Screen for Wastewater Treatment Plant Headworks	$ 40,000
	New 36" gravity sewer pipe from the Mid-section at 11 Mile Corner Rd to the WWTP	$ 100,000
	Odor Control System for Belt Filter Press-Construction	$ 1,000,000
	Rehabilitate South Aeration Basin	$ 1,200,000
	Install Belt Filter Press (BFP) Building, New BFP, and Aerated Sludge Holding Tank	$ 3,000,000
	Upsize Battaglia Sewer Line 8" to 24": Eleven Mile Corner to Sunshine	$ 5,000,000
	Lift Stations (9): Inspection & Evaluation	$ 300,000
	Install New SCADA Workstation & RTUs	$ 350,000
	Vactor Truck Acquisition	$ 750,000
	Rehabilitate Lift Stations (9)	$ 1,200,000
	Total Wastewater	**$ 12,940,000**

Fund Balance as of 12/31/25	Project Funding Source	FY 2027
	Utility Obligation Bond	$ 9,800,000
	General Fund Transfer	$ 3,140,000
	Total Wastewater Capital Projects	**$ 12,940,000**

Department	Request Title	FY2027
	Sanitation	
	Landfill Rate Study and Masterplan	$ 150,000
	Total Sanitation	**$ 150,000**

Fund Balance as of 12/31/25	Project Funding Source	FY 2027
	Sanitation Revenue	$ 150,000
	Total Sanitation Capital Projects	**$ 150,000**

Department	Request Title	FY2027
	Airport	
	Airport Policy & Fee Update and Leasing Framework Implementation for Development	$ 150,000
	Drainage Improvements Phase 3 - Design & Construct	$ 950,000
	Hangar 1 Demolition	$ 125,000
	Drainage Improvements Phase 4 - Design & Construct	$ 518,000

	Rehabilitate T-Hangars - Electric, Doors, Pavement, Flooring, Painting - Design & Construct	$ 731,000
	Apron Rehabilitation - Design & Construct	$ 230,000
Total Airport		**$ 2,704,000**

Fund Balance as of 12/31/25	**Project Funding Source**	**FY 2027**
	Federal Share	$ 912,950
	State Share	$ 1,345,225
$ 897,850	City Share - Airport Fund Balance	$ 445,825
	Total Airport Capital Projects	**$ 2,704,000**

Capital Improvement Plan FY 2027 - 2031

The City of Eloy's Multi-Year Capital Improvement Plan (CIP) is a comprehensive, strategic investment framework that guides infrastructure enhancements, public facility improvements, and essential service upgrades over multiple years. This long-term approach ensures that carefully planned, prioritized projects support the city's growth and sustainability. The CIP aligns with Eloy's Strategic Plan by focusing on initiatives that drive economic development, enhance public safety, and improve residents' quality of life.

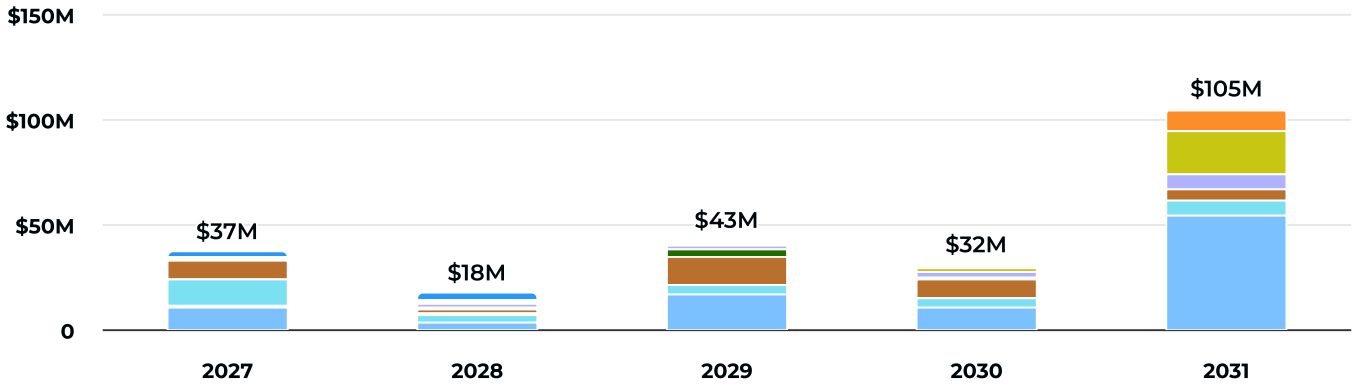
Key investments over the multi-year period include phased roadway improvements, systematic upgrades to water and wastewater systems, expansion and enhancement of parks and recreational facilities, and modernization of public buildings. By planning and executing projects in a structured, fiscally responsible manner, the City ensures immediate infrastructure needs are met while laying a strong foundation for future development.

The multi-year CIP integrates financial planning with long-term municipal goals, enabling efficient resource allocation and adaptability to changing community needs. By adopting this forward-thinking approach, Eloy reinforces its commitment to smart growth, fiscal stewardship, and the continued well-being of its residents and businesses.

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
General Fund	$ 1,833,340	$ 4,537,350	$ 5,020,935	$ 7,308,925	$ 36,687,440	$ 55,397,990
Streets Fund	$ 9,191,200	$ 1,842,975	$ 13,050,940	$ 8,735,000	$ 5,575,000	$ 38,395,115
Water Fund	$ 10,500,000	$ 3,350,000	$ 16,875,000	$ 10,400,000	$ 54,325,000	$ 95,450,000
Wastewater Fund	$ 12,940,000	$ 3,525,000	$ 3,750,000	$ 4,500,000	$ 7,050,000	$ 31,765,000
Sanitation Fund	$ 150,000	$ 700,000	$ 3,380,000	$ -	$ -	$ 4,230,000
Cemetery Fund	$ -	$ -	$ -	$ 75,000	$ 325,000	$ 400,000
Airport Fund	$ 2,704,000	$ 3,600,000	$ 650,000	$ 500,000	$ 1,300,000	$ 8,754,000
	$ 37,318,540	$ 17,565,325	$ 42,726,875	$ 31,518,925	$ 105,262,440	$ 234,392,105

(continued from above)

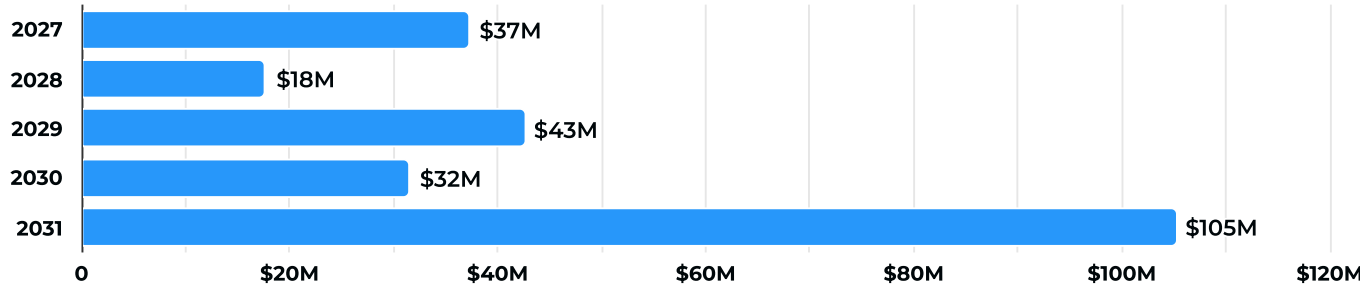
FY27 - FY31 Total Funding Requested by Department



Funding by Department Totals (all years)

Airport	$8,754,000	3.73%
Cemetery Fund	$400,000	0.17%
City Manager	$10,175,000	4.34%
Community Development	$2,575,000	1.10%
Community Services	$395,000	0.17%
Economic Development	$175,000	0.07%
Facilities	$990,000	0.42%
Finance	$325,000	0.14%
Parks	$23,945,000	10.22%
Public Safety	$14,147,990	6.04%
Public Works Administration	$720,000	0.31%
Sanitation	$4,230,000	1.80%
Streets	$38,395,115	16.38%
Vehicle Maintenance	$1,950,000	0.83%
Wastewater	$30,765,000	13.13%
Wastewater	$1,000,000	0.43%
Water	$95,450,000	40.72%

FY27 - FY31 Capital Cost Breakdown



Capital Cost Totals (all years)

Capital Costs	$234,392,105	100.00%
Operational Costs	$0	0.00%

Capital Projects By Department

Department	Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	Project Total
City Manager							
	Infrastructure Improvement Plan Update (IIP or Impact Fee)	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000
	City Hall Operational Reconfiguration	$ -	$ 125,000	$ -	$ -	$ -	$ 125,000
	Community Center	$ -	$ -	$ -	$ 1,000,000	$ 9,000,000	$ 10,000,000
Total City Manager		**$ 50,000**	**$ 125,000**	**$ -**	**$ 1,000,000**	**$ 9,000,000**	**$ 10,175,000**
Community Development							
	Airpark Growth Area Specific Plan	$ 180,000	$ -	$ -	$ -	$ -	$ 180,000
	Eloy General Plan Update	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
	Sunland Visitor Center Historic Museum History Property Designation.	$ 35,000	$ -	$ -	$ -	$ -	$ 35,000
	Toltec and Toltec West Redevelopment Plan and Feasibility Study	$ 100,000	$ 100,000	$ 100,000	$ -	$ -	$ 300,000
	Code Enforcement Inspector Full Size Work Four-Wheel Drive Truck-Enterprise Lease	$ -	$ 60,000	$ -	$ -	$ -	$ 60,000
	Cosillos Apartments historic structure report, preservation plan, Historic Property Designation	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000
	Picacho - Interchange Specific Area Plan	$ -	$ 100,000	$ 200,000	$ -	$ -	$ 300,000
	Planning, Building, and Public Works Work Order and Permitting Software	$ -	$ -	$ 100,000	$ -	$ -	$ 100,000
	Picacho Peak - Red Rock Growth Area Specific Area Plan	$ -	$ 150,000	$ 200,000	$ -	$ -	$ 350,000
	Interstate 11 Corridor and Arterial Intersection Specific Area Plan	$ -	$ -	$ 150,000	$ 200,000	$ 150,000	$ 500,000
	Growth Area Specific Area Planning	$ -	$ -	$ -	$ 300,000	$ 300,000	$ 600,000
Total Community Development		**$ 415,000**	**$ 460,000**	**$ 750,000**	**$ 500,000**	**$ 450,000**	**$ 2,575,000**
Community Services							
	Toltec Senior Center interior renovations	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
	Christmas tree replacement, Main st Park	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000
	North Toltec/Fire Station Park perimeter wall repair	$ -	$ 25,000	$ -	$ -	$ -	$ 25,000
	Toltec Fire Station Basketball Court restriping and resurfacing	$ -	$ -	$ 20,000	$ -	$ -	$ 20,000
	Installation of a playground splashpad at North Toltec Park	$ -	$ -	$ 200,000	$ -	$ -	$ 200,000
Total Community Services		**$ 100,000**	**$ 75,000**	**$ 220,000**	**$ -**	**$ -**	**$ 395,000**
Economic Development							
	Economic Development Masterplan Update	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000

	Economic Development - Marketing Brochure	$ -	$ 15,000	$ -	$ 10,000	$ -	$ 25,000
Total Economic Development		**$ 150,000**	**$ 15,000**	**$ -**	**$ 10,000**	**$ -**	**$ 175,000**
Facilities							
	Furniture Purchase, Community Services	$ -	$ 15,000	$ -	$ -	$ -	$ 15,000
	Installation of Perimeter Fencing at the Sunland Visitor Center/Museum.	$ -	$ 250,000	$ -	$ -	$ -	$ 250,000
	Building Enhancements PD	$ -	$ 75,000	$ 75,000	$ -	$ -	$ 150,000
	Building Enhancements City Hall	$ -	$ 50,000	$ 75,000	$ -	$ -	$ 200,000
	Park/Facility Parking Lot Improvements	$ -	$ -	$ 75,000	$ 75,000	$ 150,000	$ 300,000
	Demolition of Former Chamber of Commerce Facility	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000
Total Facilities		**$ -**	**$ 390,000**	**$ 225,000**	**$ 225,000**	**$ 150,000**	**$ 990,000**
Finance							
	Server Hardware Replacement	$ -	$ 150,000	$ -	$ -	$ -	$ 150,000
	Connect City Buildings with Fiber	$ -	$ -	$ 120,000	$ -	$ -	$ 120,000
	UPS Backup Device	$ -	$ -	$ -	$ 55,000	$ -	$ 55,000
Total Finance		**$ -**	**$ 150,000**	**$ 120,000**	**$ 55,000**	**$ -**	**$ 325,000**
Parks							
	Playground Equipment Replacement, Shumway Park	$ 350,000	$ -	$ -	$ -	$ -	$ 350,000
	Playground equipment replacement, Trekell Park	$ -	$ 375,000	$ -	$ -	$ -	$ 375,000
	City Parks Sign Replacement	$ -	$ -	$ 25,000	$ -	$ -	$ 25,000
	Ramada at Shumway Park	$ -	$ 65,000	$ -	$ -	$ -	$ 65,000
	Replacement of Park Tables and barbecue grills	$ -	$ 15,000	$ -	$ -	$ -	$ 15,000
	Ball Field Shade Canopy	$ -	$ 60,000	$ 60,000	$ -	$ -	$ 120,000
	Outdoor Fitness Court	$ -	$ -	$ 200,000	$ -	$ -	$ 200,000
	Playground Equipment Replacement, North Toltec Park	$ -	$ -	$ 300,000	$ -	$ -	$ 300,000
	Pavement Slurry Seal, Sunland Visitor Center Park	$ -	$ -	$ 55,000	$ 55,000	$ -	$ 110,000
	Parks and Open Space Master Plan	$ -	$ -	$ -	$ 170,000	$ -	$ 170,000
	Multi-Use Sports Complex	$ -	$ -	$ -	$ 2,000,000	$ 20,000,000	$ 22,000,000
	Sunland Visitor Center Park block wall installation	$ -	$ -	$ -	$ -	$ 215,000	$ 215,000
Total Parks		**$ 350,000**	**$ 515,000**	**$ 640,000**	**$ 2,225,000**	**$ 20,215,000**	**$ 23,945,000**
Public Safety							
	Police Vehicle Replacement - FY 2027	$ 130,835	$ -	$ -	$ -	$ -	$ 130,835
	Police Vehicle Replacement - FY 2027	$ 130,835	$ -	$ -	$ -	$ -	$ 130,835
	Police Vehicle Replacement - FY 2027	$ 130,835	$ -	$ -	$ -	$ -	$ 130,835
	Police Vehicle Replacement - FY 2027	$ 130,835	$ -	$ -	$ -	$ -	$ 130,835

	Gym equipment upgrades/replacement	$ 20,000	$ -	$ 50,000	$ -	$ -	$ 70,000
	UHF Public Safety Bi-Directional Amplifier (BDA) to Improve Radio Reception and Coverage in Eloy PD Headquarters	$ -	$ 110,000	$ -	$ -	$ -	$ 110,000
	FARO crime scene scanner	$ -	$ 170,000	$ -	$ -	$ -	$ 170,000
	Public Safety Surveillance Cameras	$ -	$ 60,000	$ -	$ -	$ -	$ 60,000
	Police facility office furniture replacement & workstation modernization project	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000
	Police Vehicle Replacement - FY 2028	$ -	$ 169,825	$ -	$ -	$ -	$ 169,825
	Police Vehicle Replacement - FY 2028	$ -	$ 169,825	$ -	$ -	$ -	$ 169,825
	Police Vehicle Replacement - FY 2028	$ -	$ 169,825	$ -	$ -	$ -	$ 169,825
	Police Vehicle Replacement - FY 2028	$ -	$ 169,825	$ -	$ -	$ -	$ 169,825
	Police Vehicle Replacement - FY 2028	$ -	$ 169,825	$ -	$ -	$ -	$ 169,825
	Police Vehicle Replacement - FY 2028	$ -	$ 169,825	$ -	$ -	$ -	$ 169,825
	Police Vehicle (marked-volunteer support vehicle) Procurement-Veh #5	$ -	$ 78,400	$ -	$ -	$ -	$ 78,400
	Dispatch Radio Console Replacement / Upgrade	$ -	$ 350,000	$ -	$ -	$ -	$ 350,000
	Upgrades/Replacement-Virtra Use of Force Training Simulator	$ -	$ 150,000	$ -	$ -	$ -	$ 150,000
	Police Drone Program Upgrades/Replacements	$ -	$ -	$ 165,000	$ -	$ -	$ 165,000
	Outdoor employee break area renovation	$ -	$ -	$ 42,000	$ -	$ -	$ 42,000
	Police Vehicle Replacement - FY 2029	$ -	$ -	$ 186,820	$ -	$ -	$ 186,820
	Police Vehicle Replacement - FY 2029	$ -	$ -	$ 186,820	$ -	$ -	$ 186,820
	Police Vehicle Replacement - FY 2029	$ -	$ -	$ 186,820	$ -	$ -	$ 186,820
	Police Vehicle Replacement - FY 2029	$ -	$ -	$ 186,820	$ -	$ -	$ 186,820
	Police Vehicle Replacement - FY 2029	$ -	$ -	$ 198,885	$ -	$ -	$ 198,885
	Police Vehicle (marked-supervisor)	$ -	$ -	$ 198,885	$ -	$ -	$ 198,885
	Police Vehicle (marked-supervisor)	$ -	$ -	$ 198,885	$ -	$ -	$ 198,885
	Microwave Digital Radio Link System-Replacement/Upgrade	$ -	$ -	$ 250,000	$ -	$ -	$ 250,000
	Eloy Police Department Training Facility Building Improvements	$ -	$ -	$ 300,000	$ -	$ -	$ 300,000
	Police Vehicle Replacement - FY 2030	$ -	$ -	$ -	$ 205,535	$ -	$ 205,535
	Police Vehicle Replacement - FY 2030	$ -	$ -	$ -	$ 205,535	$ -	$ 205,535
	Police Vehicle Replacement - FY 2030	$ -	$ -	$ -	$ 205,535	$ -	$ 205,535
	Police Vehicle Replacement - FY 2030	$ -	$ -	$ -	$ 205,535	$ -	$ 205,535
	Police Vehicle Replacement - FY 2030	$ -	$ -	$ -	$ 205,535	$ -	$ 205,535
	Weapons and Equipment-Police Officer staffing increases	$ -	$ -	$ -	$ 1,566,250	$ -	$ 1,566,250
	Field fingerprint capture hardware/software (AFIS) mobile identification system	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000
	Building & Parking area expansion-Police Department	$ -	$ -	$ -	$ -	$ 3,000,000	$ 3,000,000
	Computer Aided Dispatch (CAD, Records Management System	$ -	$ -	$ -	$ -	$ 2,500,000	$ 2,500,000

	(RMS), and Mobile CAD System						
	Police Vehicle Replacement - FY 2031	$ -	$ -	$ -	$ -	$ 216,240	$ 216,240
	Police Vehicle Replacement - FY 2031	$ -	$ -	$ -	$ -	$ 216,240	$ 216,240
	Police Vehicle Replacement - FY 2031	$ -	$ -	$ -	$ -	$ 216,240	$ 216,240
	Police Vehicle Replacement - FY 2031	$ -	$ -	$ -	$ -	$ 216,240	$ 216,240
	Police Vehicle Replacement - FY 2031	$ -	$ -	$ -	$ -	$ 216,240	$ 216,240
	Police Vehicle Replacement - FY 2031	$ -	$ -	$ -	$ -	$ 216,240	$ 216,240
Total Public Safety		**$ 522,505**	**$ 2,008,185**	**$ 2,150,935**	**$ 2,593,925**	**$ 6,872,440**	**$ 14,147,990**
Public Works Administration							
	Automatic gates, Public Works	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000
	Public Works Operations Manager's Truck	$ -	$ -	$ 70,000	$ -	$ -	$ 70,000
	Contractor Water Fill Station Construction	$ -	$ -	$ 75,000	$ 500,000	$ -	$ 575,000
Total Public Works Administration		**$ 75,000**	**$ -**	**$ 145,000**	**$ 500,000**	**$ -**	**$ 720,000**
Vehicle Maintenance							
	Shade Structure: North Side of Shop	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000
	Fleet Shop - 2 Bay Expansion	$ -	$ 730,000	$ -	$ -	$ -	$ 730,000
	Vehicle Maintenance Shop Wash Bay Construction	$ -	$ 100,000	$ 750,000	$ -	$ -	$ 850,000
	Solar Canopy Shade Structure	$ -	$ -	$ 20,000	$ 200,000	$ -	$ 220,000
Total Vehicle Maintenance		**$ 150,000**	**$ 830,000**	**$ 770,000**	**$ 200,000**	**$ -**	**$ 1,950,000**
General Fund CIP Totals		**$ 1,812,505**	**$ 4,568,185**	**$ 5,020,935**	**$ 7,308,925**	**$ 36,687,440**	**$ 55,397,990**
Fund Balance as of 12/31/25	**Project Funding Source**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**Total**
$ 2,692,181	Capital Projects Fund - Fund 18	$ 978,340	$ 3,652,350	$ 3,710,935	$ 3,398,925	$ 1,257,440	$ 12,997,990
$ 2,106,560	Community/Economic Food Tax Fund - Fund 19	$ 385,000	$ 415,000	$ 750,000	$ 510,000	$ 450,000	$ 2,510,000
$ -	Enterprise Lease Program	$ 240,000	$ 480,000	$ 560,000	$ 400,000	$ 480,000	$ 2,160,000
$ 3,491,536	Impact Fee Fund	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000
$ 897,850	Airport Revenue	$ 180,000	$ -	$ -	$ -	$ -	$ 180,000
$ -	Future Bonding or Other Funding Options	$ -	$ -	$ -	$ 3,000,000	$ 34,500,000	$ 37,500,000
	Total General Capital Projects	**$ 1,833,340**	**$ 4,547,350**	**$ 5,020,935**	**$ 7,308,925**	**$ 36,687,440**	**$ 55,397,990**

Department	Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	Project Total
	Streets						
	Sunland Gin Rd and Arica Rd Intersection	$ 8,025,000	$ -	$ -	$ -	$ -	$ 8,025,000
	Toltec Road -- Chip Seal/Dust Control Mitigation from Aztec Street to Acoma Ave	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000
	Battaglia Rd Sidewalk: 11 MCR - Sunshine Blvd - Design & Construct	$ 16,200	$ 267,975	$ 2,375,940	$ -	$ -	$ 2,660,115
	Annual Pavement Preservation	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 5,000,000
	New Traffic Signal at Sunshine Blvd and Date St - Design & Construct	$ -	$ 100,000	$ 1,000,000	$ -	$ -	$ 1,100,000
	Vehicle Replacement - Enterprise Lease	$ -	$ 75,000	$ 75,000	$ -	$ -	$ 150,000
	Pave Houser Rd -- Eleven Mile Corner Rd to La Palma Rd	$ -	$ 400,000	$ 7,000,000	$ -	$ -	$ 7,400,000
	Outer Dr -- Reconstruct Toltec Rd to Chesley St	$ -	$ -	$ 1,000,000	$ -	$ -	$ 1,000,000
	La Grande Vista Roadway & Drainage Improvements	$ -	$ -	$ 300,000	$ 4,000,000	$ -	$ 4,300,000
	Sunland Gin Reconstruction & Widening -- I-10 to Hanna Rd	$ -	$ -	$ 300,000	$ 2,500,000	$ 2,200,000	$ 5,000,000
	Frontier Street Micro Mill and Overlay - Hanna Rd to SR87	$ -	$ -	$ -	$ 1,200,000	$ 1,000,000	$ 2,200,000
	Main Street Streetscaping Project	$ -	$ -	$ -	$ 35,000	$ 375,000	$ 410,000
	Shedd Rd Median Landscape Project	$ -	$ -	$ -	$ -	$ 1,000,000	$ 1,000,000
Total Streets		**$ 9,191,200**	**$ 1,842,975**	**$ 13,050,940**	**$ 8,735,000**	**$ 5,575,000**	**$ 38,395,115**
Fund Balance as of 12/31/25	**Project Funding Source**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**Total**
	HURF Fund - Operational Budget	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 5,000,000
$ 7,387,701	Fund Balance - HURF	$ 3,210,525	$ 367,975	$ 600,000	$ 1,235,000	$ 1,000,000	$ 6,413,500
$ 1,449,534	Streets One-Time Fund (16)	$ 150,000	$ 400,000	$ 1,000,000	$ -	$ 375,000	$ 1,925,000
	Enterprise Lease Program	$ -	$ 75,000	$ 75,000	$ -	$ -	$ 150,000
	Grants	$ -	$ -	$ 2,375,940	$ -	$ -	$ 2,375,940
	Future Bonding	$ -	$ -	$ 8,000,000	$ 6,500,000	$ 3,200,000	$ 17,700,000
$ 4,830,676	Grant State of Arizona	$ 4,830,675	$ -	$ -	$ -	$ -	$ 4,830,675
	Total Streets Capital Projects	**$ 9,191,200**	**$ 1,842,975**	**$ 13,050,940**	**$ 8,735,000**	**$ 5,575,000**	**$ 38,395,115**

Department	Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	Project Total
	Water						
	Acquisition of Potable Groundwater Well from CAIDD – Frontier St/Santa Rosa Canal Area	$ 1,000,000	$ -	$ -	$ -	$ -	$ 1,000,000
	Rehabilitate Water Reservoir at Pump Station #2	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000
	Replace Well 3: Repair of Well Casing at Well #3	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
	Sunland Gin Water Line Upgrade - Mountain View to Tonto	$ 5,250,000	$ -	$ -	$ -	$ -	$ 5,250,000
	Water Line Extension to Loop Sunland Gin system - Section B	$ 2,600,000	$ -	$ -	$ -	$ -	$ 2,600,000
	Nitrate Treatment Facilities	$ 25,000	$ -	$ -	$ -	$ -	$ 25,000
	Mini Excavator - Track Hoe	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000
	Tumbleweed PRV Station	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000
	Cathodic Protection System	$ 500,000	$ -	$ -	$ -	$ -	$ 500,000
	Chlorine/Chlorinator Building at Well 3	$ 425,000	$ -	$ -	$ -	$ -	$ 425,000
	Backhoe Loader	$ -	$ 300,000	$ -	$ -	$ -	$ 300,000
	Santa Cruz Village - Water Line Replacement	$ -	$ 350,000	$ 4,500,000	$ -	$ -	$ 4,850,000
	Sunland Gin Booster Station	$ -	$ 250,000	$ 3,000,000	$ -	$ -	$ 3,250,000
	N Sunshine Blvd Water Line Upgrade - E Alsdorf to E Battaglia	$ -	$ 150,000	$ 4,000,000	$ -	$ -	$ 4,150,000
	Water Meter Replacement	$ -	$ 2,000,000	$ 1,500,000	$ 1,500,000	$ -	$ 5,000,000
	City Well Conversion: Agricultural to Potable Use (11 MCR & Houser Rd)	$ -	$ 300,000	$ 1,800,000	$ 1,000,000	$ -	$ 3,100,000
	Water Line Extension - 11 MCR: Houser Rd North to Mid-Section to Tumbleweed Rd	$ -	$ -	$ 500,000	$ 2,500,000	$ -	$ 3,000,000
	City Well Conversion: Agricultural to Potable Use (Shedd & Tumbleweed)	$ -	$ -	$ 75,000	$ 2,500,000	$ -	$ 2,575,000
	3rd Place Water Line Replacement	$ -	$ -	$ 1,500,000	$ 1,500,000	$ -	$ 3,000,000
	Toltec Valley Unit 3 - Water line relocate from alleyways to city road right of ways	$ -	$ -	$ -	$ 500,000	$ 20,000,000	$ 20,500,000
	Water Line Extension - Houser Rd: 11 MCR to Tumbleweed Rd	$ -	$ -	$ -	$ 200,000	$ 2,000,000	$ 2,200,000
	Water Line Relocation – Toltec Units 8 & 9	$ -	$ -	$ -	$ 150,000	$ 20,000,000	$ 20,150,000
	Water Line Upgrade/Extension - Tumbleweed Rd: Houser Rd to Tonto Rd to the Airport	$ -	$ -	$ -	$ 200,000	$ 2,500,000	$ 2,700,000
	Water Line Upgrade - Houser Rd: Tumbleweed Rd to Estrella Rd	$ -	$ -	$ -	$ 200,000	$ 1,500,000	$ 1,700,000
	Water Line Extension - Nelson Farm Rd: Sunland Gin Rd East 1/4 Mile - Section B	$ -	$ -	$ -	$ 150,000	$ 1,500,000	$ 1,650,000
	Tryon Ave Water Line Replacement	$ -	$ -	$ -	$ -	$ 575,000	$ 575,000
	New Groundwater Well in Section E	$ -	$ -	$ -	$ -	$ 1,150,000	$ 1,150,000
	New Groundwater Well in Section C	$ -	$ -	$ -	$ -	$ 1,150,000	$ 1,150,000

	New Groundwater Well	$ -	$ -	$ -	$ -	$ 1,150,000	$ 1,150,000
	Water Line Extension La Palma Rd: Alsdorf Rd - Battaglia Rd - Section E	$ -	$ -	$ -	$ -	$ 2,600,000	$ 2,600,000
	Dump Truck - 6YD	$ -	$ -	$ -	$ -	$ 200,000	$ 200,000
	Total Water	**$ 10,500,000**	**$ 3,350,000**	**$ 16,875,000**	**$ 10,400,000**	**$ 54,325,000**	**$ 95,450,000**
Fund Balance as of 12/31/25	**Project Funding Source**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**Total**
$ -	Utility Obligation Bond	$ 10,125,000	$ -	$ -	$ -	$ -	$ 10,125,000
	WIFA Loan	$ -	$ 2,900,000	$ 9,000,000	$ 1,500,000	$ -	$ 13,400,000
$ -	Developer Funding	$ -	$ -	$ -	$ 550,000	$ 11,550,000	$ 12,100,000
	Future Funding (unknown source)	$ -	$ 450,000	$ 7,875,000	$ 8,350,000	$ 42,775,000	$ 59,450,000
	General Fund Transfer	$ 350,000	$ -	$ -	$ -	$ -	$ 350,000
	Water Operating Fund	$ 25,000	$ -	$ -	$ -	$ -	$ 25,000
	Total Water Capital Projects	**$ 10,500,000**	**$ 3,350,000**	**$ 16,875,000**	**$ 10,400,000**	**$ 54,325,000**	**$ 95,450,000**

Department	Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	Project Total
	Wastewater						
	Repair of Existing Bar Screen and Purchase and Installation of Second Vulcan Bar Screen for Wastewater Treatment Plant Headworks	$ 40,000	$ -	$ -	$ -	$ -	$ 40,000
	New 36" gravity sewer pipe from the Mid-section at 11 Mile Corner Rd to the WWTP	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
	Odor Control System for Belt Filter Press-Construction	$ 1,000,000	$ -	$ -	$ -	$ -	$ 1,000,000
	Rehabilitate South Aeration Basin	$ 1,200,000	$ -	$ -	$ -	$ -	$ 1,200,000
	Install Belt Filter Press (BFP) Building, New BFP, and Aerated Sludge Holding Tank	$ 3,000,000	$ -	$ -	$ -	$ -	$ 3,000,000
	Upsize Battaglia Sewer Line 8" to 24": Eleven Mile Corner to Sunshine	$ 5,000,000	$ -	$ -	$ -	$ -	$ 5,000,000
	Lift Stations (9): Inspection & Evaluation	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000
	Install New SCADA Workstation & RTUs	$ 350,000	$ -	$ -	$ -	$ -	$ 350,000
	Vactor Truck Acquisition	$ 750,000	$ -	$ -	$ -	$ -	$ 750,000
	Rehabilitate Lift Stations (9)	$ 1,200,000	$ -	$ 1,200,000	$ 1,000,000	$ -	$ 3,400,000
	Portable Sewer Pump	$ -	$ 75,000	$ -	$ -	$ -	$ 75,000
	Engineering: WWTP Upgrades	$ -	$ 300,000	$ -	$ -	$ -	$ 300,000
	Sewer Inspection Camera Acquisition	$ -	$ 100,000	$ -	$ -	$ -	$ 100,000
	Rehabilitate Manholes: Curiel Lift Station Area	$ -	$ 550,000	$ -	$ -	$ -	$ 550,000
	Evaluate Sewer Manholes & Pipes	$ -	$ 200,000	$ -	$ -	$ -	$ 200,000
	Install Security Gates & Systems at WW Locations	$ -	$ 500,000	$ -	$ -	$ -	$ 500,000
	Bio-Barge Pontoon Boat Acquisition	$ -	$ 25,000	$ -	$ -	$ -	$ 25,000
	Tractor and Soil Preparation Equipment Acquisition	$ -	$ 500,000	$ -	$ -	$ -	$ 500,000
	Replace Generator at Headworks	$ -	$ 700,000	$ -	$ -	$ -	$ 700,000
	WWTP Furniture Replacement	$ -	$ 25,000	$ -	$ -	$ -	$ 25,000
	New Manholes: Design & Construct	$ -	$ 200,000	$ 200,000	$ -	$ -	$ 400,000
	Upsize Sewer Line 12" to 24": Tinsley and Battaglia to WWTP	$ -	$ 350,000	$ 1,750,000	$ 1,500,000	$ -	$ 3,600,000
	New Grit Removal System	$ -	$ -	$ 500,000	$ -	$ -	$ 500,000
	Sewer Line Relocation to City Right-of-Way: 210–224 S Main St	$ -	$ -	$ 100,000	$ 650,000	$ -	$ 750,000
	Install New Generator - Blower Building	$ -	$ -	$ -	$ 200,000	$ -	$ 200,000
	Sewer Main Extension: Toltec - Engineering Report, Design & Construct	$ -	$ -	$ -	$ 550,000	$ 2,250,000	$ 2,800,000
	New Lift Station & Sewer Collection System: Economic Development Area C	$ -	$ -	$ -	$ 600,000	$ 4,800,000	$ 5,400,000
Total Wastewater		**$ 12,940,000**	**$ 3,525,000**	**$ 3,750,000**	**$ 4,500,000**	**$ 7,050,000**	**$ 31,765,000**

Fund Balance as of 12/31/25	Project Funding Source	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
	Utility Obligation Bond	$ 9,800,000	$ -	$ -	$ -	$ -	$ 9,800,000
	WIFA Loan	$ -	$ 3,125,000	$ 1,400,000	$ 1,000,000	$ -	$ 5,525,000
	Developer Funding	$ -	$ -	$ -	$ 600,000	$ 4,800,000	$ 5,400,000
	Future Funding (unknown source)	$ -	$ 350,000	$ 2,350,000	$ 2,900,000	$ 2,250,000	$ 7,850,000
	General Fund Transfer	$ 3,140,000	$ -	$ -	$ -	$ -	$ 3,140,000
	Waterwaster Operating Fund	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000
	Total Wastewater Capital Projects	**$ 12,940,000**	**$ 3,525,000**	**$ 3,750,000**	**$ 4,500,000**	**$ 7,050,000**	**$ 31,765,000**

Department	Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	Project Total
	Sanitation						
	Landfill Rate Study and Masterplan	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000
	Landfill Tarp Deployment Systems	$ -	$ 300,000	$ -	$ -	$ -	$ 300,000
	Landfill Scale Expansion, Technology Upgrade & Security Project	$ -	$ 150,000	$ 1,000,000	$ -	$ -	$ 1,150,000
	12" Water Line Extension -- Toltec Rd: Battaglia Rd to Landfill	$ -	$ 250,000	$ 2,250,000	$ -	$ -	$ 2,500,000
	Landfill Operations Truck Replacement	$ -	$ -	$ 50,000	$ -	$ -	$ 50,000
	Landfill Operations Service Truck Replacement	$ -	$ -	$ 80,000	$ -	$ -	$ 80,000
	Total Sanitation	**$ 150,000**	**$ 700,000**	**$ 3,380,000**	**$ -**	**$ -**	**$ 4,230,000**
Fund Balance as of 12/31/25	**Project Funding Source**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**Total**
	Sanitation Revenue (need to increase fees to cover CIP)	$ -	$ 700,000	$ 3,250,000	$ -	$ -	$ 3,950,000
	Sanitation Revenue	$ 150,000	$ -	$ 130,000	$ -	$ -	$ 280,000
	Total Sanitation Capital Projects	**$ 150,000**	**$ 700,000**	**$ 3,250,000**	**$ -**	**$ -**	**$ 4,230,000**

Department	Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	Project Total
	Cemetery Fund						
	Eloy Memorial Park road construction	$ -	$ -	$ -	$ 75,000	$ 75,000	$ 150,000
	Eloy Memorial Park new burial section construction	$ -	$ -	$ -	$ -	$ 250,000	$ 250,000
	Total Cemetery Fund	$ -	$ -	$ -	$ 75,000	$ 325,000	$ 400,000
Fund Balance as of 12/31/25	**Project Funding Source**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**Total**
$ 403,488	Cemetery Revenue or Fund Balance	$ 0	$ 0	$ 0	$ 75,000	$ 325,000	$ 400,000
	Total Cemtery Capital Projects	**$0**	**$0**	**$0**	**$75,000**	**$325,000**	**$400,000**

Department	Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	Project Total
	Airport						
	Airport Policy & Fee Update and Leasing Framework Implementation for Development	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000
	Drainage Improvements Phase 3 - Design & Construct	$ 950,000	$ -	$ -	$ -	$ -	$ 950,000
	Hangar 1 Demolition	$ 125,000	$ -	$ -	$ -	$ -	$ 125,000
	Drainage Improvements Phase 4 - Design & Construct	$ 518,000	$ -	$ -	$ -	$ -	$ 518,000
	Rehabilitate T-Hangars - Electric, Doors, Pavement, Flooring, Painting - Design & Construct	$ 731,000	$ -	$ -	$ -	$ -	$ 731,000
	Apron Rehabilitation - Design & Construct	$ 230,000	$ 2,300,000	$ -	$ -	$ -	$ 2,530,000

	Rehabilitate Airport Pavements - Crack Seal and Seal Coat - Design & Construct	$ -	$ 800,000	$ -	$ -	$ -	$ 800,000
	Land Acquisition for Fence, AWOS, Windcone and Segmented Circle Relocation	$ -	$ 500,000	$ -	$ -	$ -	$ 500,000
	Obstruction Removal - Fence Relocation - Design & Construct	$ -	$ -	$ 450,000	$ -	$ -	$ 450,000
	Windcone and Segmented Circle Relocation - Design & Construct	$ -	$ -	$ 200,000	$ -	$ -	$ 200,000
	Install AWOS (automated weather observing system) - Design & Construct	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000
	Focused Planning Study for Land Acquisition and Runway Extension	$ -	$ -	$ -	$ -	$ 300,000	$ 300,000
	Taxilane for Hangar Development - Design & Construct	$ -	$ -	$ -	$ -	$ 1,000,000	$ 1,000,000
Total Airport		**$ 2,704,000**	**$ 3,600,000**	**$ 650,000**	**$ 500,000**	**$ 1,300,000**	**$ 8,754,000**
Fund Balance as of 12/31/25	**Project Funding Source**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**Total**
	Federal Share	$ 912,950	$ 2,905,000	$ 190,000	$ 475,000	$ 1,235,000	$ 5,717,950
	State Share	$ 1,345,225	$ 547,500	$ 410,000	$ 12,500	$ 32,500	$ 2,347,725
$ 897,850	City Share - Airport Fund Balance	$ 445,825	$ 147,500	$ 50,000	$ 12,500	$ 32,500	$ 688,325
	Total Airport Capital Projects	**$ 2,704,000**	**$ 3,600,000**	**$ 650,000**	**$ 500,000**	**$ 1,300,000**	**$ 8,754,000**

ELOY
ARIZONA

STRATEGIC PLAN
2024 - 2027

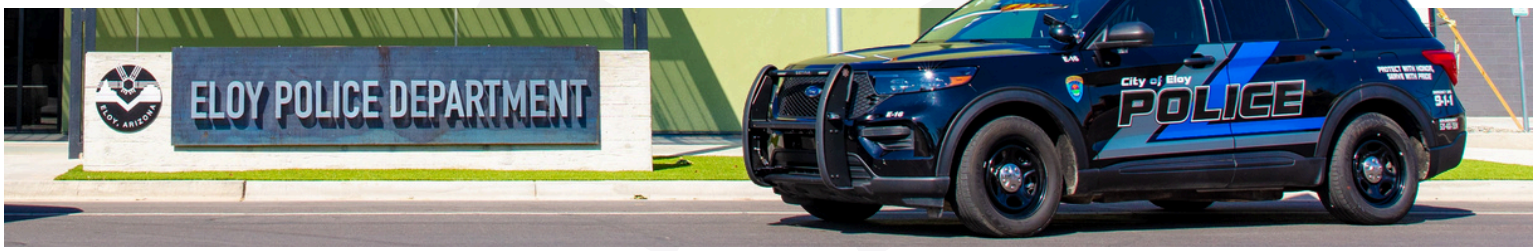
INTRODUCTION

As we embark on this strategic journey, we aim to enhance organizational performance, foster innovation, and build upon continuous improvement, accountability, and resilience. Our strategic plan is grounded in our core values: fiscal sustainability, economic vitality, a safe and active community, an innovative and high-performing organization, and robust infrastructure. The primary purpose is to provide a clear, actionable framework that guides our decision-making and ensures we stay true to our principles while pursuing our goals. This strategic plan is a dynamic, flexible tool, allowing us to adapt to changes in the external environment while focusing on our strategic objectives. We invite all stakeholders to join us in this endeavor, as their support and engagement are crucial to our success.

David Malewitz
City Manager

MISSION STATEMENT

The City of Eloy will provide exceptional municipal services and promote a quality environment to enhance our community's prosperity while looking toward the future and embracing our culture.



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FISCAL SUSTAINABILITY

The City of Eloy is committed to implementing innovative, efficient, and accountable policies alongside financially sustainable business practices. Our approach is grounded in transparency and adaptability, ensuring that our initiatives align with both current and future community priorities. This dedication aims to enhance the quality of life for all of our residents.

Guiding Principle 1

Demonstrate and provide fiscal responsibility through established financial policies, budgeting practices and financial standards that meet the requirements and benchmarks for financial reporting established by the Governmental Finance Officer Association (GFOA) and the Government Accounting Standards Board (GASB).

Guiding Principle 2

Implement and execute business processes and operational efficiencies to streamline the delivery of governmental services, including the identification of cost of services, cost recovery policies, and performance measurements.

Guiding Principle 3

Implement fiscally sustainable initiatives that allow the city to proactively plan for, recruit, grow and retain top human resources.

Guiding Principle 4

Implement innovative and integrated technology initiatives to support city business processes and customer service.

Guiding Principle 5

Create, pursue, and maintain collaborative partnerships to maximize city resources and serve our residents.

Guiding Principle 6

Enhance existing revenue sources by continuously exploring new and diverse options to ensure the city can adapt to changing economic conditions.

FISCAL SUSTAINABILITY

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Resource Optimization (GP6)	Prepare an optimization plan for parks, roads, blight abatement, and other city priorities	Finance/City Manager's Office	FY25
Grant Collaboration (GP5)	Utilize eCivis grant software to identify and apply for eligible funding opportunities city wide	Finance	FY25
Fee Analysis (GP2)	Update city fees to reflect market trends and industry best practices	Finance	FY25
Utility Rate Study (GP2)	Propose a plan for updating utility rates to ensure cost recovery and revenue generation	Finance	FY25
Landfill Rate Study (GP2)	Administer rate study and propose rate adjustment for landfill operations	Finance	FY25
Airport Rate Study (GP2)	Conduct rate study and propose rate adjustments for airport operations	Finance/City Manager's Office	FY25
Capital Improvement Program Improvements (GP1)	Evolve the CIP process to align with community needs and available funding	Finance/Public Works	FY26
Reserve/Fund Balance Policy (GP1)	Evaluate current policy and align it with GFOA standards	Finance/City Manager's Office	FY26
Impact Fee Study (GP6)	Execute Impact fee study and update Impact Fees (IIP)	City Manager's Office	FY27

ECONOMIC VITALITY

The City of Eloy will maintain its unique culture and identity while seeking diverse and high-quality development that supports the community's economic sustainability. The city will implement economic development programs and strategies that recognize that the quality of life for our residents is also key to our economic success.

Guiding Principle

1 Ensure city services are continually streamlined, efficient, customer focused and responsive to support appropriate residential and business growth, and the long-term success of existing local businesses and residents.

Guiding Principle

2 Continually update and refine the long-range planning activities using the General Plan and other documents which incorporate resident and stakeholder input to provide a roadmap for overall economic development, infrastructure, and budget planning.

Guiding Principle

3 Target economic development pursuits that encourages quality employers and commercial enterprises that build a strong, healthy, and vibrant community.

Guiding Principle

4 Nurture and support existing businesses and entrepreneurial efforts in the city.

Guiding Principle

5 Foster business investment through streamlined processes, innovation, and ongoing partnerships.

Guiding Principle

6 Employ balanced housing strategies that target a wide variety of options (e.g., types, price ranges, sizes, ownership/rental, and styles) through strategic partnerships and enhanced ordinances/policies.

ECONOMIC VITALITY

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Airport Master Plan (GP2)	Develop sustainable 10-year airport plan that anticipates projected growth	City Manager's Office	FY25
Streamline Development Approval Process (GP1)	Deploy best practices for streamlining development approval process	Community Development	FY25
Business Resource Hub (GP5)	Implement an online portal to facilitate and support development prospects exploring relocation to Eloy	Economic Development	FY25
Blighted and Neglected Properties (GP6)	Create a strategy plan for the removal of blighted and neglected structures	Community Development	FY26
Economic Development Master Plan (GP2)	Update the comprehensive operational plan for Ec-Dev activities	Economic Development	FY26
Airpark Master Plan (GP2)	Develop specific area plan for the airpark focusing on land use, infrastructure, economic opportunities, and growth	Community Development	FY27
Way Finding (GP3)	Design and construct way-finding signage aligning with city brand	Public Works	FY27

SAFE AND ACTIVE COMMUNITY

The City of Eloy will continue to evolve and provide public safety services and, recreational programs and events that sustain our unique, and authentic community. Our community can come together to celebrate and preserve its culture while enhancing its quality of life. Sustainable relationships with the community will be cultivated through resident and business engagement, outstanding customer service, with clear and accessible communication.

Guiding Principle

1 Strengthen public safety services, community relationships and, develop innovative programs that ensure a safe and attractive community thru best practices.

Guiding Principle

2 Enhance the parks, trails, community facilities, heat mitigation strategies, public art programs and amenities within our community to further the quality of life.

Guiding Principle

3 Support and create public/private partnerships with community organizations.

Guiding Principle

4 Ensure community engagement through continuous focused outreach and strategic utilization of various communication methods.

Guiding Principle

5 Foster city wide initiatives, policies and city codes that support a clean, well-maintained, and sustainable community.

Guiding Principle

6 Promote and support diverse city wide recreational activities and events that serve all ages, abilities, and interests while ensuring all areas of our community are included and represented.

SAFE AND ACTIVE COMMUNITY

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Animal Control Services (GP1)	Evaluate and recommend strategy plan for a sustainable animal control program	Police	FY25
Community Policing (GP4)	Implement best practices for community policing tailored to our community	Police	FY25
Police Department Growth Analysis (GP1)	Conduct growth analysis that aligns with community growth projections	Police	FY26
Public Safety Surveillance Cameras (GP1)	Install community wide cameras to deter crime and assist investigations	Police/Public Works	FY26
Police Technology Upgrades (GP1)	Computer Aided Dispatch (CAD, Records Management System (RMS), and Mobile CAD System	Police	FY26
Evaluate Dust Bowl Parcel for future use (GP2)	Initiate redevelopment plan for parcel as gateway to downtown	Community Development	FY26
Community Service Officers (GP1)	Evaluate and recommend program to supplement police staffing issues on low priority activities	Police	FY26
Playground Equipment Replacement (GP2)	Shumway Park playground equipment replacement	Community Services	FY27
Parks Master Plan Update (GP5)	Develop a comprehensive plan for all parks and open space in Eloy	Community Services	FY27

SAFE AND ACTIVE COMMUNITY

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Playground Equipment Replacement (GP2)	North Toltec Park playground equipment replacement	Community Services	FY27
Outside Fitness Court (GP2)	Site and construct an outside fitness court	Community Services	FY27
Multi-use sports complex (GP2)	Site a multi-use sports complex - PHASE I	Community Services	FY27
General Plan Update (GP5)	Conduct and release to voters the General Plan update	Community Development	FY27/28

INNOVATIVE AND HIGH PERFORMING ORGANIZATION

The City of Eloy is committed to providing outstanding and valuable services to its employees through fostering an inclusive culture and a safe working environment that attracts and retains a positive, high performing and engaged workforce.

Guiding Principle

1 Prioritize the well-being and safety of team members by ensuring a culture that creates a physically and psychologically safe and supportive environment for all to thrive.

Guiding Principle

2 Create and maintain a culture of ownership and empowerment. Ensure employees have the necessary resources to perform their roles and provide excellent, effective, and efficient customer service.

Guiding Principle

3 Create a professional, value-oriented, accountable, and responsive work environment with opportunities for mentoring, coaching, education, advancement, and job fulfillment.

Guiding Principle

4 Foster opportunities and programs that support professional development and employee engagement for continuous learning and growth.

Guiding Principle

5 Implement initiatives that enhance communication, collaboration, and transparency for city employees.

Guiding Principle

6 Establish clear expectations for all employees and volunteers of the city. Develop training, systems, policies and procedures that continuously improve governance and teamwork between the City Council, the City Manager, the Senior Management Team, City staff, volunteers, committees and commissions that maintain the highest standards of integrity and ethics.

INNOVATIVE AND HIGH PERFORMING ORGANIZATION

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Customer Service Training (GP2)	Implement Organization wide customer focused training	Human Resources	FY25
Visioning Exercise (GP6)	Create a cohesive vision statement for the city by conducting a visioning exercise that integrates feedback from both the organization and the community	City Manager's Office	FY26
Gallup Q12 Survey (GP4)	Utilize nationally recognized survey to measure employee engagement	Human Resources	FY26
Succession Planning (GP3)	Develop a succession program for city leadership	Human Resources	FY26
Compensation and Benefit Study (GP1)	Formulate a comprehensive compensation study	Human Resources/City Manager's Office	FY27

INFRASTRUCTURE

The City of Eloy will strategically plan, implement, and maintain current and future infrastructure and facilities which support the community's quality of life and economic viability to protect our environment.

Guiding Principle

1

Follow best practices to maintain the efficiency and operability of existing underground and aboveground infrastructure and facilities.

Guiding Principle

2

Identify programs and technologies that capture information and resources to promote data-driven decision making. Optimize practices to ensure the reliability of existing infrastructure and facilities.

Guiding Principle

3

Prioritize long-term planning, and investment strategies for future infrastructure and facilities that improve the quality of life for the community while being affordable and sustainable.

Guiding Principle

4

Enhance and refine policies while incorporating best practices for the responsible management of sanitation, water, wastewater, and stormwater, ensuring efficiency and capacity for future generations.

Guiding Principle

5

Support and establish public-private partnerships with external utility providers to improve and sustain the quality of life for our residents. These collaborations will focus on enhancing utility services, ensuring reliable infrastructure, and addressing community needs effectively.

INFRASTRUCTURE

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Sewer Line Expansion Sec. E (GP3)	Engineer designs to expand sewer line on 11-mile Corner Road to accommodate residential growth	Public Works	FY25
Shedd Road Median Improvements (GP3)	Engineer designs to Update and beautify Shedd Road median	Public Works	FY25
Sewer Line Expansion (GP3)	Engineer designs to expand and upsize line on 11-mile Corner Road east towards Sunshine Blvd	Public Works	FY25
Intersection Improvement (GP3)	Construct Fontier and Main Street hybrid beacon - PHASE II	Public Works	FY25
Roadway Realignment (GP3)	Construct realignment of Papago Street between Roble Circle and Golden Street	Public Works	FY25
Water Line Extension (GP3)	Install 12" water main from Tumbleweed Rd to Aztec Rd to create looped system	Public Works	FY25
Houser Road Water Line (GP4)	Engineer and construct waterline options to serve the area	Public Works/ City Manager's Office	FY25
Weather Reporting Equipment (AWOS) (GP2)	Design and construct AWOS at airport	Public Works	FY26
PD Training Facility Improvements (GP3)	Police Department training facility multi-year building improvements	Public Works/Police	FY26

INFRASTRUCTURE

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
PD Range Improvements (GP3)	Police Department Firearms Range Improvements	Public Works/Police	FY26
Windcone and Segmented Circle Relocation (GP3)	Design and construction of Windcone and Segmented Circle relocation	Public Works	FY26
Sunland Visitor Center Fencing (GP3)	Installation of perimeter fencing at the Sunland Visitor Center/Museum	Community Services	FY26
Troy Thomas Center Improvements (GP3)	Create and implement multi-year improvement plan	Community Services	FY26
Love's Lift Station Rehab (GP1)	Rehab on Love's sewer lift station with new pumps, lining, and controls	Public Works	FY26
Drainage Improvements (GP3)	Construction of drainage infrastructure in Eloy Industrial Park	Public Works	FY26
Water Service Line Inventory (GP1)	Conduct an inventory of existing water lines for maintenance and and improvement	Public Works	FY26
Assured Water Supply Scenarios (GP3)	Develop strategy roadmap for potential loss of assured water supply	Public Works	FY27
Preventative Maintenance Program (GP1)	Develop a preventative maintenance program for all city facilities	Public Works/ Community Services	FY27

INFRASTRUCTURE

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Water Treatment Facilities Evaluation (GP4)	Conduct evaluation study on existing infrastructure to meet ADEQ regulations	Public Works	FY27
Parking Lot Improvements (GP1)	Resurface and repair five parking lots identified in the CIP	Community Services	FY27
Sewer Collection Infrastructure (GP3)	New lift station and collection systems for priority area C	Public Works	FY27
Sewer Line Replacement (GP1)	Engineer designs for sewer line on Battaglia Road from Davidson Blvd to treatment plant	Public Works	FY27
Design Sewer Main Extension (GP3)	Engineer designs for sewer Main extensions in Toltec area	Public Works	FY27
4 Year Intersection Project (GP3)	Sunland Gin Rd and Arica Rd Intersection PHASE I thru III	Public Works	FY27
Phoenix Avenue Landscape Improvements (GP3)	Design Phoenix Avenue landscape improvements - PHASE I – 2 yr project	Public Works	FY27
Main Street Streetscape Design (GP3)	Design Main Street streetscaping PHASE I - 2 yr project	Public Works	FY27
Design New Groundwater Well (GP3)	Design New groundwater well – PHASE I – 4yr project	Public Works	FY27

INFRASTRUCTURE

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Design New Water Well (GP3)	New well to serve priority area C with connecting line	Public Works	FY27
Design Water Line Extension (GP3)	Water line extension to loop Sunland Gin system in priority area B	Public Works	FY27
Design Water Line Extension (GP3)	Water line extension - Nelson Farm Road from Sunland Gin Road East 1/4 Mile - priority area B	Public Works	FY27
Toltec Lift Station Rehab (GP1)	Rehab on Toltec sewer lift station with new pumps, lining, and controls	Public Works	FY27
Drainage Study (GP1)	Conduct a drainage study for the Toltec area to alleviate drainage issues	Public Works	FY27
Construct Water Line (GP3)	Construct new 6" PVC lines on 2nd Place, 3rd Place, and 4th Street	Public Works	FY27
Locate All Existing Waterlines (GP1)	Water Line Locate – PHASE I & II – 3yr project	Public Works	FY27
Construct Nitrate Treatment Facilities (GP1)	Nitrate treatment facilities at WWTP – 3yr project	Public Works	FY27
Airport Water Well (GP3)	Design and construct a new water well and connecting line at Airport	Public Works	FY27

INFRASTRUCTURE

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Design new water line – Tryon Ave (GP3)	Tryon Avenue water line - 2yr project	Public Works	FY27
Design Sunland Gin Roadway Improvements (GP3)	Engineer designs for Sunland Gin reconstruction and widening between I-10 and Hanna Road	Public Works	FY27

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