



**City of Eloy
Minutes
City Council Regular Meeting
February 9, 2026 at 6:00 PM
City Council Chambers**

I. Call to Order

Mayor Andrew Sutton called the Regular Meeting of the Eloy City Council to order at 6:13 PM on Monday, February 9, 2026.

II. Roll Call

Present: Mayor Andrew Sutton
Vice Mayor Michelle Tarango
Council Member Sara Curtis
Council Member JoAnne Galindo
Council Member Jose Garcia
Council Member Dan Snyder
Council Member Michael Vodrazka

Absent: None

Staff Present: Mackenzie Letcher, Interim City Manager
Stephen R. Cooper, City Attorney
Celine A. Kidwell, City Clerk

III. Moment of Silence

Mayor Sutton asked for a moment of silence.

IV. Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Vodrazka.

V. Public Appearances

Mayor Sutton noted that four individuals had signed up for unscheduled public appearances. He stated that the unscheduled appearances by Marlo and Robert Shuh would be held at the end of the meeting, before the Executive Session.

A. Scheduled

1. Autumn Community Foundation Presentation on Affordable Housing

This presentation was postponed to a future meeting.

B. Unscheduled

Syed Taha addressed the Council to invite the community, City Council members, City staff, and the Police Department to participate in Ramadan iftar (breaking of the fast) dinners hosted at his property, which he described as a community center and non-profit gathering space open to the public. He noted the dinners would be held each Saturday evening during Ramadan at 6:00 PM, beginning the following Saturday, and continuing through the next four Saturdays. He also referenced an ongoing code enforcement matter with the City, noting a brief extension had been granted during Ramadan. He welcomed all faiths and community members to attend.

Donna Krelin addressed the Council with a concern about unlicensed food vendors operating in vacant lots in her neighborhood. She described multiple food vendor trucks appearing over a recent weekend — four on one side of the street and two across the street — as well as a truck that had been parked in the area for approximately two months before being towed. She asked who to contact when vendors are operating without permits and whether enforcement action could be taken. Mayor Sutton thanked her and indicated the matter would be taken into consideration.

VI. Reports and Announcements

A. Mayor's Announcements

Mayor Sutton provided the following announcements:

- Community Highlight: Mayor Sutton and several Council members attended the production of Little Shop of Horrors at Robson Ranch. He gave a special acknowledgment to Council Member Vodrazka, who performed as the shopkeeper, calling it an excellent performance.
- The Mayor traveled to New York City for family business, noting extremely cold conditions (9°F with 30 mph winds) and expressing appreciation for returning home to Eloy.
- The Pet Vaccination Clinic held at City Hall on Sunday was observed to be a significant success, with a long line of cars. The Mayor thanked all organizers and participants.
- Nitrates in city water: The Mayor noted community questions about elevated nitrate levels reported in the City's water service and indicated that Interim City Manager Letcher would address the matter in his announcements. He emphasized that the City is monitoring the situation closely and will act accordingly.

B. Council Members' Announcements

Council Member Galindo reported on her participation in the Point in Time Homeless Count on Friday, January 30, 2026. She was accompanied by two Code Compliance officers and CARA case managers. Key findings and takeaways included: the

homeless population in Eloy was described as relatively small and often composed of individuals temporarily stranded (e.g., vehicle breakdowns) rather than chronically homeless; needs expressed by individuals surveyed included more trash receptacles, access to water spigots, and shower voucher programs (noting that free shower vouchers from local truck stops are sometimes unused and could be donated to CARA). She noted the general attitude of the population she encountered was cooperative and self-sufficient. She also reported that on Friday, she and Council Member Tony Bencina of the City of Florence served as judges for the Pinal County School Spelling Bee, which she called one of the most challenging volunteer roles she has undertaken. Three winners advanced, two of whom will compete in the state finals with the potential to advance to the National Spelling Bee in Washington, D.C.

Vice Mayor Tarango reported attending the Little Shop of Horrors production at Robson Ranch (noting she stayed awake the whole time). On Saturday, January 31, 2026, she attended the Town of Florence Chamber Awards Dinner, where Craig McFarland was the guest speaker. She noted Mr. McFarland made several positive references to the City of Eloy during his remarks about housing, commercial, and industrial growth in the region. On Wednesday, February 4, 2026, she attended the Central Arizona Project (CAP) Stakeholder Dinner. She highlighted the ongoing negotiations between upper and lower basin states over water rights, noting that Arizona reuses 52% of its water, compared to only 5% in the upper basin, and that Pinal County — particularly its agricultural sector — has borne significant cuts to protect Lake Mead. She encouraged engagement with federal authorities regarding the 1922 Law of the River.

Council Member Vodrazka thanked fellow Council members, City staff, and the public for their support at the Robson Ranch theater production. He reported attending the Florence Chamber Awards Dinner on January 31, 2026, and the CAP Stakeholder Dinner on February 4, 2026, echoing Vice Mayor Tarango's comments on regional water issues.

C. City Manager's Announcements

Interim City Manager Letcher provided a detailed briefing on the elevated nitrate levels in the City's water system. Key points included:

- **Current Status:** Nitrate levels had been measured at approximately 11 milligrams per liter at the time of the public notice. Recent testing showed levels had already decreased to approximately 10.3 mg/L. The threshold for removing the Tier 1 notification is 10.0 mg/L. The water department has been running its primary well pump 12 to 14 hours per day over the weekend to blend and dilute the nitrates.
- **Cause:** The elevated nitrates resulted from overlapping operational challenges. Well 4 was down for emergency repairs. Well 3, the primary mixing well, has also been offline for repairs for approximately six to eight months. Well 4 has since returned to operation and is actively being used to blend and dilute the water.

- Timeline: Well 3 repairs are expected to be completed in approximately April 2026. Once both wells are fully operational, staff do not anticipate further nitrate notification issues.
- Testing Protocol: The City conducts its own testing, but results must be submitted to the Arizona Department of Environmental Quality (ADEQ) for verification. ADEQ's confirmation of the elevated level triggered the Tier 1 notification. The City is conducting weekly testing going forward. Tier 1 is the lowest and least severe of three notification tiers.
- Public Notification: Physical copies of the notice were distributed to 12 high-traffic locations throughout the city (City facilities, local hospitals, schools, Pinal County Health offices, apartment complexes, and other frequently visited locations) in addition to the City's website, alert system, and Facebook page.
- Support for Impacted Families: The City procured approximately two pallets of bottled water available at City Hall for families with infants under six months of age. Families may pick up one case (24 bottles) per week during business hours (8 AM – 5 PM) upon presentation of a City utility bill.
- Long-Term Solutions: Two capital improvement projects were approved in the prior year to address nitrate issues: (1) a nitrate filtration system currently under construction at Pump Station 1, anticipated to be completed within a few months; and (2) the Well 3 replacement/repair project (one element of which is in the evening's agenda). Residents were encouraged to subscribe to the City's alert system for future notifications.

Additional City Manager Announcements:

- Air Park Area Plan Visual Open House: Scheduled for Wednesday, February 11, 2026, 5:00–7:00 PM at the Eloy Senior Center. The community is invited to provide feedback on the development vision for the air park area.
- Father-Daughter Dance: The most recent event was very well attended, with approximately 260 attendees. No one had to be turned away.

1. Police Chief Sergio Banales Council Briefing

Chief Banales provided the monthly police department activity report for January 2026, organized under three areas:

Department Updates:

- Police Officer Recruit Tad Mendez is graduating from the Gilbert Regional Police Academy on Thursday, February 12, 2026, at 1:30 PM. He will then enter the Field Training Officer (FTO) program (approximately five to six months).
- Three officer vacancies currently exist; Mendez's hire fills one. One lateral applicant is in the background check process.
- Two dispatcher vacancies are open for recruitment, with interviews anticipated soon. A third dispatcher is departing in February, leaving three vacancies out of six authorized positions. Chief Banales thanked Human Resources Director Sylvia Lopez and Interim City Manager Letcher for their support in filling critical

positions.

- From 2022 to 2025, the department averaged 8,609 calls for service annually, with an average answer time of 9.4 seconds (national standard: under 10 seconds). Dispatchers are currently required to work up to 16 hours of overtime per week to meet minimum staffing requirements.

Community Engagement Activities:

- January 5: The Police Department hosted a volunteer appreciation brunch at Robson Ranch to thank the PD Volunteer program. Officers averaged hundreds of volunteer hours annually.
- January 17: Pinal County Animal Care and Control vaccination clinic at City Hall. Vaccinations administered: 91 rabies, 98 parvo, 34 Bordetella, 10 cat combos, 12 microchips, and 23 licenses issued.
- February 7 (Saturday): Citizens Academy session held to educate residents and recruit volunteers.
- February 8 (Sunday): Second vaccination clinic at City Hall: 139 rabies, 145 parvo, 56 Bordetella, 14 cat combos, 19 microchips, and 43 licenses issued.
- January 7: Cops and Clergy program meeting with faith-based community leaders. A community outreach event is being planned for approximately April, with potential activities including a pancake breakfast or barbecue hosted in front of the police department.

Notable Enforcement Activity:

- January 9, 2026 (approx. 8:30 AM): Attempted arson at the Community Action Human Resources (CAHR) building in Eloy. A subject entered the lobby, poured gasoline on the front counter, and attempted to ignite it with a lighter before being confronted by staff and leaving. The suspect was later located at a Family Dollar store, where he had also shoplifted a pair of shoes and socks. Evidence from both locations corroborated witness statements. The suspect was found with a lighter, a water bottle containing gasoline, and matches. The suspect was arrested and subsequently indicted by the grand jury for arson of an occupied structure. He remains in custody pending trial.
- January 26, 2026 (approx. 8:00 PM): Fraud investigation. A victim reported receiving calls from an individual claiming to be a Microsoft representative. The victim was persuaded to withdraw \$25,000 in cash and deliver it to a male subject outside the Robson Ranch development. The investigation is ongoing with minimal evidence leads. The department is preparing an informational flyer for the public on how to identify and avoid scams.
- Ongoing Homicide Investigation: The department continues to investigate the homicide of Maria Guadalupe "Lupita" Acuña, 39, of Eloy, which occurred on Sunday, December 21, 2025, in the 500 block of East Hopi Circle. Investigative leads have been exhausted. The public is asked to contact Detective [name TBD] at the Eloy Police Department or Silent Witness at 520-464-3453 (anonymous). A reward of up to \$1,000 is available through Silent Witness of Casa Grande.

January 2026 Statistics:

- Police: 1,305 calls for service
- Eloy Fire District: 303 calls for service (approx. 23% of total call load)
- Dispatch: 619 • 911 calls received; 2,124 total calls to dispatch
- Officers investigated 142 incidents.
- 264 civil traffic citations issued
- 16 traffic collisions investigated
- 184 public records requests received; 167 completed by records staff

Following the Chief's briefing, Council Member Galindo asked whether the County provides a breakdown of vaccination clinic attendees by residency (Eloy residents vs. those coming from outside the City). Chief Banales confirmed that residency data is not currently being reported, but indicated it could be requested. Mayor Sutton and the Vice Mayor acknowledged the pressures on the dispatch center and the importance of avoiding burnout.

VII. Consent Agenda

Mayor Sutton noted a correction to the Consent Agenda: Item B listed the backhoe purchase at \$169,000; the correct amount is \$169,924.76. No Council member requested to pull any item. Mayor Sutton called for a motion to approve the Consent Agenda as presented (with the corrected amount for Item B).

Motion to approve by Council Member Garcia; seconded by Council Member Vodrazka.
The following items were approved:

- A. Approval of Minutes — January 26, 2026, Regular Meeting
- B. Authorization to utilize the Sourcewell contract #011723-CNH for the purchase of one (1) 2026 Case 590SN 4WD backhoe from Sonsray Machinery, Case Construction in the amount of \$169,000 for use at Eloy Memorial Park. Funding for this purchase is available in the FY 2025-2026 Capital Improvement Plan (CIP) and was approved by City Council as part of the FY 2025-2026 Budget Process.
Clarified amount: \$169,924.76
- C. Authorization for the Mayor to execute Contact No. 2026-002-COE, an On-Call Professional Services Contract with Logan Simpson Design, Inc. in the amount of \$34,415.00, to prepare the documents and historic preservation plan needed to rezone the property to the City's Eloy Historic Preservation (HP) overlay zone and apply for nomination to the National Register of Historic Places (NRHP) for the property containing Santa Cruz Valley Historic Museum and Children's School House. This project was included and approved in the FY 2025-2026 Capital Improvement Program (CIP) and falls within the allocated budget.

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

- A. Approval of Proposal from Wilson Engineers, LLC for Well 3 Regulatory Compliance Services, for an amount not to exceed \$175,000.

Interim Public Works Director Refugio Gallegos ("Cookie") presented a recommendation that the City Council approve the proposal from Wilson Engineers, LLC to provide regulatory compliance services for Well 3. The scope includes preparation and processing of the Arizona Department of Environmental Quality (ADEQ) Approval to Construct (ATC) permit and Approval of Construction (AOC) documentation under the City's on-call engineering contract, for an amount not to exceed \$175,000.

Background: The City Council approved the Well 3 replacement project on August 25, 2025, with construction managed by CADE under an existing Intergovernmental Agreement (IGA). While CADE manages construction, the City is responsible for ADEQ drinking water regulatory permitting. During a recent site visit, ADEQ found that the ATC permit had not been obtained prior to the beginning of construction, as required. To address this deficiency and obtain both the ATC and AOC approvals, staff recommended retaining Wilson Engineers, LLC under the City's on-call professional services contract. Funding is available within the FY 2025–2026 Water Capital Improvement Program (CIP) through reallocation, with no net impact to the water fund.

No Council members had questions or comments. Mayor Sutton noted appreciation for the "no fiscal impact" aspect of the item.

Motion to approve by Council Member Garcia; seconded by Council Member Vodrazka.

Motion carried unanimously (7-0).

PUBLIC APPEARANCE (DEFERRED) – Prior to Executive Session

Prior to convening into Executive Session, Mayor Sutton recognized a deferred public speaker, Marlo Shuh – Eloy Resident (Roadside Waterline, Phase 2), who addressed the Council regarding the road waterline Phase 2 matter. She provided a positive update on the progress made under Interim City Manager Letcher's leadership since he assumed the position. She noted that within approximately two and a half months, the City had scheduled multiple meetings, conducted a site walk-through with staff, including Project Engineer Jeremy Hansen, and returned with a comprehensive, well-analyzed option to address the water line issue. She stated this represented more progress than had occurred in the prior three years and expressed high praise for Mr. Letcher's responsiveness and thoroughness. She acknowledged that the matter had not yet reached a final resolution but expressed confidence in the direction it was taking.

IX. Executive Session

- A. Pursuant to A.R.S. § 38-431.03(A)(1), (3), and (4), the City Council may convene into Executive Session to conduct the three-month performance review of the Interim City Manager. Discussion may include evaluation of performance, consideration of employment matters, and discussion and direction regarding the negotiation of a contract and terms of employment. The Council may also receive legal advice related to these matters.

Mayor Sutton announced that the City Council would convene into Executive Session pursuant to A.R.S. §38-431.03(A)(1), (3), and (4) to conduct the three-month performance review of the Interim City Manager. Discussion to include evaluation of performance, consideration of employment matters, and discussion and direction regarding the negotiation of a contract and terms of employment. The Council may also receive legal advice related to these matters. Present in Executive Session: all Council members, Interim City Manager Letcher, and City Attorney Cooper.

A motion to convene in Executive Session was made and seconded. All in favor. Motion carried.

The City Council reconvened into open session following the Executive Session at 7:40 PM.

X. Adjournment

Mayor Sutton called for a motion to adjourn. Motion was made and seconded. All in favor. Mayor Sutton adjourned the meeting at 7:41 PM.

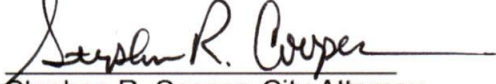
ATTEST:


Celine Kidwell, City Clerk

BY:


Andrew Sutton, Mayor

APPROVED AS TO FORM:


Stephen R. Cooper, City Attorney





**City of Eloy
Minutes
City Council Regular Meeting
March 9, 2026 at 6:00 PM
City Council Chambers**

I. Call to Order

Mayor Andrew Sutton called the Regular Meeting of the Eloy City Council to order at 6:00 PM on Monday, March 9, 2026.

II. Roll Call

Present: Mayor Andrew Sutton
Vice Mayor Michelle Tarango
Council Member Sara Curtis
Council Member Jose Garcia
Council Member JoAnne Galindo
Council Member Dan Snyder
Council Member Michael Vodrazka

Absent: None

Staff Mackenzie Letcher, Interim City Manager

Present: Stephen R. Cooper, City Attorney
Celine A. Kidwell, City Clerk

III. Moment of Silence

Mayor Sutton asked for a moment of silence.

IV. Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Vodrazka.

V. Public Appearances

A. Scheduled
No scheduled public appearances.

B. Unscheduled

Syed Taha – Eloy Resident (Ongoing Code Enforcement Matter):
Mr. Taha addressed the Council regarding an ongoing code enforcement and property abatement dispute involving City Attorney Stephen Cooper and Community Development Director Dan Symer. He described a series of events involving an

abandoned vehicle complaint, abatement actions, and what he characterized as improper conduct during the February 10, 2026, abatement, including damage to personal property, harm to livestock and bees, and chemical spraying near young children. He provided photos and videos as supporting documentation. He stated the matter had also involved Pinal County, which dismissed its case after inspection. Mr. Taha concluded by requesting the City close the matter.

Brent Grizzle – Eloy/Riverside (Representing Matera LLC):

Mr. Grissell addressed the Council on behalf of Matera LLC, which holds 835 acres near Sunshine Boulevard and Battaglia Road. He discussed the significant capital requirements for major development projects, including sewer plant expansions, infrastructure, and roads, and encouraged the City to continue exploring bond financing tools such as Community Facilities Districts (CFDs) and revitalization districts to ease the path for home builders and future development.

Lenora Nobel – Robson Ranch, Eloy (Freepoint Project):

Ms. Muebel addressed the Council regarding the Freepoint Project. Drawing on her experience as a former school principal in a community adjacent to a chemical plant, she expressed concern about particulate emissions, specifically referencing the scaling and promoting processes at similar plants and the deposition of lead and sulfuric acid particulates near schools and neighborhoods. She urged the Council to take a close look at Freepoint's plant practices and particulate measurement methods, and to conduct a thorough review before proceeding.

VI. Reports and Announcements

A. Mayor's Announcements

Mayor Sutton provided the following announcements:

- February 24: Mayor Sutton, along with the Interim City Manager and City staff, met with representatives from APS at City Hall to discuss the pending rate case. Key takeaway: data centers are required to pay for any upgrades needed for their power demand and do not drive up residential rates. APS also presented information about bill assistance programs available to customers
- February 28: Mayor Sutton attended the First Responders Charity Benefit hosted by the Spiral Campaign. He recognized Corporal Anthony Stratton, who received the First Responder of the Year Award, and thanked Police Chief Sergio Banales for his leadership.
- March 4: Mayor Sutton attended the Arizona Corporation Commission hearing regarding a rate case affecting some Eloy residents. While not all advocacy goals were achieved, he noted that consumer rates for certain residents had increased by over 100% and that the City's presence at the hearing helped mitigate a worse outcome.
- March 6: Mayor Sutton and Council members attended the Pinal Partners monthly breakfast at Robson Ranch, where the Pinal County Board of Supervisors were guest speakers. Key topics included water resources and regional transportation. Later that day, the Mayor joined Council members for the ribbon cutting of Plate and Palette restaurant in the former Encore space, owned by Chef Stefan and his wife, Karen. The Mayor also traveled to the

state capitol to advocate for transportation funding as Chairman of the Sun Corridor MPO, meeting with senators and representatives about Eloy's fair share of transportation resources.

B. Council Members' Announcements

Council Member Galindo reported on the Pinal Partners breakfast and the Plate and Palette ribbon cutting. She highlighted the Eloy Alliance Club's annual golf tournament held at Robson Ranch, noting WM as a lunch sponsor, along with Creekside Taco Shack, Grayhawk General Agency, and the City of Eloy. She noted that the team representing the City of Eloy — which included the Interim City Manager and two Santa Cruz High School students — took first place in the tournament. She also thanked the Exceptional Health Hospital and all supporters.

Council Member Snyder highlighted the discussion at the Pinal Partners breakfast regarding transportation infrastructure needs in the region, including challenges in Santee, Queen Creek, and along the 347 corridor in Maricopa. He noted that a transportation funding ballot measure may be proposed for 2028 but expressed concern about the lack of near-term solutions, acknowledging that all county supervisors are aware of the need.

C. City Manager's Announcements

Interim City Manager Mackenzie Letcher announced the upcoming meetings and events:

- General Plan Update: The 60-day public draft review period is now open through May 3, 2026. Residents can access and comment at the City's General Plan update website.
- Air Park Master Plan Joint Session: A joint session of the Planning and Zoning Commission and City Council is scheduled for Wednesday, March 11, 2026, at 5:00 PM in the Community Room at City Hall.
- 11 Mile Corner Road Sewer Expansion Project: The 36-inch sewer line expansion to 11 Mile Corner is on schedule and expected to be completed on April 3, 2026. Phases 2 and 3 down Battaglia Road will follow.
- Battaglia Road Sidewalk Project Work Session: Scheduled for Monday, March 16, 2026, at 5:30 PM.
- Teen Top Golf Trip: Friday, March 13, 2026, for ages 12–17. Departure at 8:45 AM and return at 1:30 PM from the Eloy Community Service Center at 100 7th Street. First five teams to register are free; others pay \$20. Includes games, golf, and lunch.

1. Police Chief Sergio Banales Council Briefing

Police Chief Sergio Banales Council Briefing – Rescheduled:

Interim City Manager Letcher reported that Chief Banales was out of the office and that Captain Jerome, who was serving as Acting Chief, was also unavailable due to a

family emergency. The Police Department's quarterly briefing was rescheduled to the end of the month.

2. Quarterly Financial Update for the Period Ending December 31, 2025

Finance staff member Brian Wright presented the quarterly financial update. Key highlights included:

- As of December 31, 2025, there were 11 full-time and 1 part-time positions open.
- General Fund revenues were approximately \$11.2 million; expenses approximately \$15.7 million, reflecting a negative variance of approximately \$4.5 million. This variance is attributable to approximately \$18 million in budgeted reserve drawdowns for capital projects, including a \$5 million transfer to the Economic Development Fund and approximately \$836,000 and \$1.5 million in transfers to the water fund.
- Before transfers, General Fund revenues exceeded expenses by approximately \$2.8 million.
- City sales tax collections totaled approximately \$4.5 million, approximately \$424,000 above projections. Construction sales tax was the primary driver of the positive variance. Manufacturing, wholesale trade, and communications/utility categories all exceeded prior year collections (up approximately 42%, 48%, and 27% respectively). Retail sales tax was approximately 1% below prior year collections.
- State shared revenues were below expectations, primarily due to Santander Corporation now receiving state shared revenues directly. Impact is estimated at approximately \$80,000 below projections.
- Solar projects generated approximately \$600,000–\$700,000 in permit fees. Plan check fees, residential/commercial permits, and interest income all exceeded budget expectations.
- Enterprise funds (water, sewer, sanitation) are meeting expectations, largely due to the rate increases implemented in November.
- PFM will present a portfolio and economic update to Council at the end of April (third quarter of fiscal year).
-

Council Member Curtis asked about the Streets Fund “other revenue” variance, noting the budget showed approximately \$200,000 but anticipated year-end collections of over \$1 million. Staff explained that large one-time permit fees related to engineering and road-related solar and infrastructure projects drove the increase, with \$886,000 already collected.

Council Member Curtis also asked about grant fund variances. Staff clarified that the City budgets high for grant authority (up to \$30 million) but only collects and spends what is actually awarded. The \$5 million Sun and Jin Road project grant is already in the bank as a holding.

Discussion was held regarding capital projects listed as “not started” (NS), particularly water projects previously planned for WIFA financing that are now being pushed to a future period as the City pursues a utility obligation bond instead.

Council Member Curtis asked about in-progress capital projects with upcoming completion dates. Staff confirmed that the majority of VERC projects and similar efforts are on track for completion by May or June and by end of fiscal year. The 11 Mile Corner sewer project (6.9-inch gravity line) remains on schedule for April completion.

VII. Consent Agenda

Council Member Garcia moved to approve the Consent Agenda as presented. Motion was seconded by Vice Mayor Tarango. The following consent items were approved unanimously:

- A. Approval of Minutes — January 26, 2026, Work Session and February 9, 2026, Work Session
- B. Adoption of Resolution No. 26-1649, authorizing street name changes to twenty street segments in various Toltec subdivisions.
- C. Consideration and Ratification of Exhibit A to the First Amendment of the Intergovernmental Agreement (IGA) between Pinal County and the City of Eloy for the Purpose of Continued Participation in the Regional SWAT Team, and Authorize the Mayor and/or Designees to sign Exhibit A to Execute the Amendment.
- D. Case No. PP2024-002: Daybreak Industrial. A request by Ryan Mortillaro, of Colliers Engineering & Design, Inc., on behalf of Far Marel, LLC, Viel Gluck, LLC, Ben Fatto, LLC, Eloy 660, LLC, and Daybreak 1320, LLC for an 8-lot subdivision containing approximately 118.63 acres, with General Industrial (I-2) zoning.
- E. Adoption of the following Resolutions and Ordinance finding that the applicable criteria have been met and approving a major General Plan Amendment and an Amendment to the Zoning Map (Rezone) submitted by Julie Vermillion of Coe & Van Loo Consultants on behalf of I-10 Eloy Eleven Mile Corner and Battaglia Dr 453, LLC, for a property consisting of approximately 338 acres located at the northeast corner of West Battaglia Road and West Frontier Street:
 - 1. Resolution No. 26-1650, approving Case Nos. GPA2025-001: TES Eloy. A request by Julie Vermillion, of Coe & Van Loo Consultants, on behalf of for a major General Plan Amendment from Medium Density Residential and General Industrial to Mixed-Use;
 - 2. Ordinance No. 26-999, approving Case No, RZPAD2025-002. A request by Julie Vermillion, of Coe & Van Loo Consultants, on behalf of I-10 Eloy Eleven Mile Corner and Battaglia Dr 453, LLC, for an Amendment to the Zoning Map (Rezone) from Single-Family Residential (R1-12) to Mixed Use (MU) and Multiple-Family Residential (R-3) with the Planned Area Development Overlay (PAD)
 - 3. Resolution No. 26-1651 declaring a public record for that certain document filed with the City Clerk and entitled "RZPAD2025-002: TES Eloy PAD."

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

A. General Plan Update - Status Update and Public Review Period

Community Development Director Dan Symer announced that the City has entered the final phase of the General Plan update process. The 60-day public draft review period is now open. He introduced Ryan Stevenson of Logan Simpson to present the General Plan update and public participation summary.

Mr. Ryan Stevenson provided a comprehensive overview of the General Plan update process, which launched 18 months prior. Key points included:

- The General Plan update is a five-phase process currently in Phase 5 (the 60-day public review period), which runs through May 3, 2026. Residents can access and comment at plan.conveyor.com/your-general-plan-60-day-draft.
- Public participation to date: over 7,500 community engagements; 306 survey responses; over 3,500 webpage views (including 2,300 unique subscribers); 6 community workshops engaging 159 participants; and outreach at community events including Eloy Glow, E-Star, and Fiestas Patrias.
- The plan is organized into four key themes: Purposeful Growth, Prosperous Economy, Balanced Environment, and Resilient Infrastructure. Each theme includes a miniature vision statement, goals, policies, and implementation actions tied to statutory requirements.
- Community Vision Statement: "Eloy is growing with purpose, rooted in history, guided by community pride and focused on improving quality of life for all. As we develop and revitalize our neighborhoods, strengthen our economy, and invest in infrastructure, we will remain a city that honors its small-town charm while embracing opportunity."
- The General Plan is a statutorily required document updated every decade. It serves as the foundational document from which all zoning decisions, sub-area plans, building plans, and certificates of occupancy flow.
- Upcoming milestones: Mobile Immersion Lab open house – March 26 (11:00 AM – 6:00 PM), Planning and Zoning Commission hearing – May 20, Council approval – June 22, followed by a 120-day period and a November ballot for resident ratification.

Council Discussion:

Mayor Sutton relayed a constituent question from Mary Beth asking how the General Plan review information is being shared with residents who are not active on social media. Mr. Stevenson and staff confirmed that the March 26 Mobile Immersion Lab would include physical copies of the draft plan for review, and that outreach had been conducted through in-person events, emails to a mandated contact list, and digital channels.

Council Member Snyder asked how residents in areas such as Toltec would be notified of the Mobile Immersion Lab. He suggested including a notice in the City's water bill. Staff acknowledged that it was too late to include something in this month's water bill mailer (advertisements had just been finalized), but confirmed outreach was underway through City Hall message boards, the school district, the City website, and community events. Staff noted that community participation in this update has been

exceptionally high compared to prior General Plan cycles, with nearly 40–50% engagement of targeted contacts, including 40% self-reported diversity among respondents.

B. Approval of an Employment Contract for Mackenzie Letcher as City Manager including Salary and Benefits.

City Attorney Stephen Cooper presented the terms of the proposed employment contract for Mackenzie Letcher as City Manager, effective immediately upon Council approval.

Key contract terms included:

- Open-ended contract: continues until terminated by either party.
- Termination by Mr. Letcher: 60-day written notice required.
- Termination by the Council without cause: nine (9) months paid severance.
- Annual salary: \$177,210 (midpoint of the current City Manager salary range).
- Car allowance: \$7,200 per year.
- Phone and technology allowance included.
- Continuing education: ICMA membership and approved travel supported.
- Performance review: conducted annually; Mr. Letcher is responsible for initiating the scheduling with Council.
- Participation in standard City employee benefits, including PTO accrual.

Mayor Sutton noted that former City Manager David Malewitz had submitted a letter in support of Mr. Letcher's appointment. Council Member Snyder read the letter into the record. In it, Mr. Malewitz offered his sincere recommendation of Mackenzie Letcher, describing his professionalism, dedication to public service, and ability to build cooperative relationships. The letter concluded with congratulations and best wishes, and a lighthearted suggestion that Mr. Letcher retire his puffer vest in favor of a new sports coat. The letter was signed by: David Malewitz, Assistant City Manager, Paso Robles, California.

Council Comments:

Multiple Council members expressed support for Mr. Letcher's appointment:

- Council Member Curtis stated she had been personally supportive of moving Mackenzie forward as quickly as possible once it became clear during the interim period that he was capable of performing as permanent City Manager.
- Council Member Galindo expressed enthusiastic confidence in Mr. Letcher, noting that community members consistently speak highly of him and that she believes this is the role he was made for. She pledged full support.
- Council Member Garcia indicated he was ready to move forward and noted that Mr. Letcher had already become involved in community organizations.
- Council Member Snyder reflected on his prior work with Mr. Letcher and expressed appreciation for the progress made in translating the Capital Improvement Plan into a coherent vision. He noted that as permanent City Manager, Mr. Letcher would be fully accountable and expressed confidence in his abilities.

- Vice Mayor Tarango, noting her 24 years of service with the City, called the appointment one of the best decisions the City has made in a long time and expressed belief that Mr. Letcher will take the organization to the next level.
- Mayor Sutton quoted noted management guru Tom Peters, paraphrasing him as saying, "Good leaders do not create followers — good leaders create more leaders," and attributed this quality to former City Manager David Malewitz, expressing his expectation that Mr. Letcher will carry on that tradition.

Mr. Letcher thanked Mayor and Council for the opportunity and acknowledged former City Manager Malewitz for building a strong team. He spoke about the collaborative working environment between Council and City staff, expressing gratitude for the strong foundation he is inheriting. He shared that his decision to transfer from Casa Grande was driven by the potential he saw in Eloy. He introduced his family in attendance — his parents (his father, a former City Manager for Tucson, Sedona, and Burlington, Vermont), his mother-in-law, and his wife Stephanie — and credited their support for his success. He formally accepted the position.

Mayor Sutton called for a motion to approve the Employment Contract for Mackenzie Letcher as City Manager, including Salary and Benefits.

Motion by Council Member Garcia; seconded by Council Member Galindo.

Roll call vote:

Council Member Garcia – Yes
 Council Member Galindo – Yes
 Council Member Vodrazka – Yes
 Council Member Curtis – Yes
 Vice Mayor Tarango – Yes
 Council Member Snyder – Yes
 Mayor Sutton – Yes

Motion carried unanimously (7-0). Mackenzie Letcher is hereby appointed City Manager of the City of Eloy, effective immediately.

IX. Executive Session

There was no Executive Session.

X. Adjournment

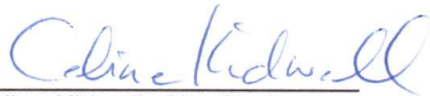
Mayor Sutton called for a motion to adjourn. Motion was made and seconded. All were in favor. Mayor Sutton adjourned the meeting at 7:15 PM.

ATTEST:

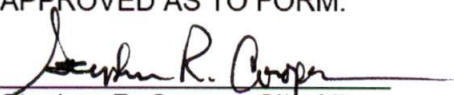


BY:


 Andrew Sutton, Mayor


Celine Kidwell, City Clerk

APPROVED AS TO FORM:


Stephen R. Cooper, City Attorney



**City of Eloy
Minutes
City Council Work Session Meeting
March 16, 2026 at 5:30 PM
City Council Chambers**

I. Call to Order

The Work Session of the Eloy City Council was called to order at approximately 5:30 PM on Monday, March 16, 2026, by Mayor Andrew Sutton.

II. Roll Call

Present: Mayor Andrew Sutton
Council Member Sara Curtis
Council Member JoAnne Galindo
Council Member Jose Garcia
Council Member Dan Snyder
Council Member Michael Vodrazka

Excused: Vice Mayor Michelle Tarango

Staff: Mackenzie Letcher, City Manager
Celine Kidwell, City Clerk
Refugio Gallegos, Interim Public Works Director
Jeremy Hansen, Project Engineer

III. Public Comment

Mayor Sutton opened the floor for public comment. No members of the public were present for public comment. The Mayor noted there were no speakers and moved directly to Discussion Items.

IV. Discussion Items

- A.** Presentation and Discussion on the Battaglia Road Sidewalk Project
Refugio 'Cookie' Gallegos introduced the item, providing a brief overview of the proposed sidewalk project along Battaglia Road from 11 Mile Corner Road to Sunshine Boulevard. Staff noted the project would construct a new sidewalk along the south side shoulder of Battaglia Road, improving pedestrian safety and connectivity within the corridor while supporting future transportation and infrastructure improvements. The project is being coordinated with the Sun Corridor Metropolitan Planning Organization (MPO).

Presentation by Irene Higgs, Executive Director – Sun Corridor MPO:

Ms. Higgs provided Council with an overview of the project's history and regional significance, including the following:

- In 2023, the City of Eloy was awarded \$279,028 in Transportation Alternative Program (TAP) funding from ADOT to scope the Battaglia Road Sidewalk Project to 30%. That scoping phase was completed.
- In August 2025, the City of Eloy was awarded final design and construction funding through the Transportation Alternative Program (TAP).
- The final design is programmed for 2026 at \$267,977 in TAP funding with a local match requirement of \$16,198.
- Construction funding is programmed for 2028 at \$2,240,510 in TAP funding with a local match requirement of \$135,428.
- Project scope: construct 5,310 linear feet (just over one mile) of 5-foot-wide sidewalk on the south side of Battaglia Road from 11 Mile Corner Road to Sunshine Boulevard. The project also includes vertical curb and gutter, accessible sidewalk ramps, and drainage/concrete sidewalk structures.
- Purpose: provide a pedestrian-friendly pathway connecting underserved and economically disadvantaged neighborhoods with parks, schools, and municipal buildings.
- Community benefits include safer pedestrian access for older residents, students walking or biking to any of the four nearby schools, and residents accessing parks and recreational facilities.
- The project includes a reduction of the eastbound travel lane width, which is expected to decrease vehicle speeds. Current conditions show no sidewalks on Battaglia Road between 11 Mile Corner and Sunshine Blvd, with 2,100–2,680 average daily traffic and 85th percentile speeds of 43 mph. The posted speed limit is 25 mph from Cura Street to 11 Mile Corner Road and 35 mph from Cura Street to Sunshine Boulevard.
- Speed bumps were noted as not practical because Battaglia Road is a primary emergency response route for the City.

Presentation by Sean Nugent – Horrocks Engineering (Consultant Designer/Project Manager):

Mr. Nugent provided a description of the project design and proposed improvements, including the following:

- Project No. 0000-PN-ELY / T053901C; Federal Aid No. ELY-0(209)T.
- Existing conditions: approximately 35-foot paved road with two travel lanes and an 8-foot shoulder on the north side. A drainage channel runs parallel to the south side of the road with drainage pipes at each cross-street crossing. Vehicles currently park informally on dirt behind the curb and gutter on the north side.
- Three design alternatives were developed and presented to the City. The current proposed design — a sidewalk on the south side with lane narrowing — was selected.
- The design is currently at Stage 4 (95%) for ADOT. The project has received environmental clearance.
- Proposed design: the two travel lanes are shifted northward, eliminating the

existing 8-foot striped shoulder/informal parking area. A new curb, gutter, and 5-foot sidewalk are added along the south side.

- A 4:1 tie-in slope separates pedestrians from the existing drainage channel. Guardrail is provided only at isolated locations near crossings where the slope is steeper or an actual drop-off exists; a continuous handrail is not required per ADA and safety standards.
- Design benefits: sidewalk remains within the existing 40-foot road easement (no right-of-way acquisition required); no significant impacts to the drainage channel; no extension of pipe culverts at cross streets (reducing cost); no utility relocations along the north side; minimal driveway impacts on the north side; existing informal dirt parking on north side is maintained.

Council Questions and Discussion:

Council Member Curtis asked for clarification on the parking impact. Mr. Nugent confirmed that the existing 8-foot striped shoulder on the north side (which was considered an informal parking aisle) would be eliminated, but the dirt area behind the curb on the north side, where residents currently park informally, would remain. He noted that this informal parking arrangement is an existing practice and was considered favorably by the City during the design process.

Council Member JoAnne Galindo asked for clarification on the sidewalk location relative to the drainage ditch. She noted that an earlier proposal she had reviewed appeared to place the sidewalk on the south side of the road adjacent to the drainage ditch, and that she had previously raised concerns about that alignment — particularly during monsoon season when water flows rapidly through the channel. She asked whether the current proposal was instead on the north side. Mr. Nugent clarified that the current proposed design does, in fact, place the sidewalk on the south side of the road, adjacent to the drainage ditch. He explained that the proposed typical section includes a 1-foot buffer behind the back of the sidewalk, followed by a 4:1 tie-in slope that separates pedestrians from the existing drainage channel.

Council Member Galindo followed up by asking whether any safety features or buffers were proposed for pedestrians along the drainage ditch side. Mr. Nugent responded that, per ADA and engineering safety standards, a 4:1 slope does not require a handrail. He noted that guardrails are provided at isolated locations near cross-street intersections where the grade is steeper than 4:1 or where there is an actual drop-off, but that a continuous railing parallel to the entire corridor is not included in the proposed design. Council Member Galindo acknowledged the response.

Mayor Sutton and Council Member Dan Snyder expressed concern regarding pedestrian and motorist safety with respect to vehicles parked in the dirt area now that the 8-foot buffer would be removed. There was discussion about potential liability if a person exiting a parked vehicle were struck. Mr. Nugent noted that currently, parked vehicles in the striped shoulder are already adjacent to travel lanes, so the situation in the new design is comparable. Council and staff agreed that the legality and responsibility for the informal parking area warrants further review, including a determination of where property lines end relative to the curb and fence line.

Council Member Dan Snyder suggested that, before construction commences, the

City consider a targeted notice or town hall for residents along this segment of Battaglia Road, informing them of the upcoming changes and the associated parking conditions. Staff noted that ADOT had already conducted public outreach to residents along the corridor and received no feedback. However, staff acknowledged that additional city-level outreach could be conducted beyond what is required and committed to exploring that option, given that construction is approximately two years away.

Mayor Sutton suggested that no-parking signage restricting parking during certain hours (for example, no parking 7:00 AM – 4:00 PM) could be explored as a way to balance safety concerns with the community's established parking habits. Staff agreed to look into signage options.

Discussion was also held regarding a future sewer line project along Battaglia Road. City staff indicated that the sewer line is currently proposed to run in the center of the westbound lane. Staff and Sun Corridor representatives noted a preference for completing the sewer line installation prior to sidewalk construction in order to minimize disturbance and damage to the new sidewalk. Council Member Dan Snyder asked about the relationship between the sewer line alignment and the narrowed lane, and staff confirmed the sewer line would be pushed further north given the shifting of the lanes.

Council discussed anticipated growth along the Battaglia Road corridor, including the Esperanza residential development (estimated at over 600 acres in total, with approximately 100 acres currently under construction) located north of the project area near Main Street, and the Walton/Palmea development near Sunshine Boulevard. Council members noted these developments strengthen the case for the sidewalk project and for potential future road widening. It was noted that Esperanza's approved plans include eastbound right-turn lanes, westbound/eastbound center-turn lanes, and frontage sidewalk along the north side of their property.

City Manager Mackenzie Letcher confirmed that the purpose of the Work Session was to receive input and direction from Mayor and Council on whether to proceed with the proposed design. Mayor and Council members indicated consensus to move forward with the current design as presented. Staff noted that proceeding with a different design option at this stage would require the City to bear re-engineering costs. Council's consensus to proceed was noted.

V. Adjournment

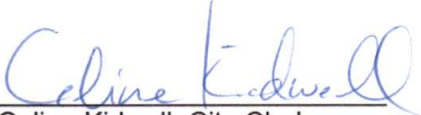
Mayor Sutton acknowledged and thanked the City staff and the Sun Corridor MPO team for their efforts on the project and for securing grants on behalf of the City. A motion to adjourn was made, seconded, and approved. The Work Session was then adjourned at 6:02 p.m.

ATTEST:

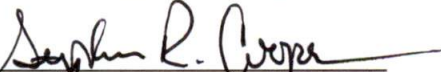


BY:

Andrew Sutton, Mayor


Celine Kidwell, City Clerk

APPROVED AS TO FORM:


Stephen R. Cooper, City Attorney