



**City of Eloy  
Minutes  
City Council Regular Meeting  
April 27, 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 p.m. on Monday, April 27, 2026.

**II. Roll Call**

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

Staff Present: Mackenzie Letcher, City Manager  
Stephen Cooper, City Attorney  
Celine Kidwell, City Clerk

**III. Moment of Silence**

Mayor Sutton asked those in attendance to rise for a moment of silence.

**IV. Pledge of Allegiance**

Council Member JoAnne Galindo led the Pledge of Allegiance.

**V. Public Appearances**

**A. Scheduled**

There were no scheduled public appearances.

**B. Unscheduled**

Ms. Marlo Schuh submitted a request to address the Council regarding Item VIII. A. Mayor Sutton acknowledged her request and indicated she would be recognized prior to the item.

**VI. Reports and Announcements**

## A. Mayor's Announcements

Mayor Sutton provided the following announcements:

- **April 15 – Meeting with APS Representative Rosales:** Mayor Sutton met with APS Representative Richard Rosales to discuss the future of Eloy and opportunities for partnership that benefit the broader community. Mayor Sutton expressed encouragement at working with a utility committed to the residents it serves, and noted that additional details would be forthcoming in the coming week or two.
- **April 16 – Arizona Chamber Luncheon:** Mayor Sutton had the opportunity to address the Arizona Chamber at a luncheon alongside our neighbors in Arizona City. A primary topic of interest was the construction timeline for Sunland Gin Road. Mayor Sutton assured attendees that construction is imminent, acknowledged it may involve some inconvenience during the construction period, and noted that upon completion, the corridor will reflect approximately \$8 million in improvements.
- **April 18 – Adopt-a-Street Program:** Mayor Sutton participated in the citywide Adopt-a-Street cleanup. He noted the presence of a disproportionate number of discarded small liquor bottles in the vicinity of Circle K, extending approximately 1,000 feet in both directions. Mayor Sutton observed that this pattern suggests the bottles are being purchased at the store and discarded from vehicles immediately thereafter, and encouraged heightened community awareness of the issue.
- **April 18 – Music in the Park, Soul Town Train:** That same evening, Main Street Park was filled with community members for a concert featuring Soul Town Train. Mayor Sutton described the atmosphere as vibrant and celebratory, extending special recognition to Community Services Director Paul Anchondo and his team for bringing events of this caliber to Eloy. Mayor Sutton shared an unsolicited post authored by a Coolidge resident and city council candidate who had attended the event with her family. In her post, she praised the band, the atmosphere, the cleanliness of the park, the lush grounds, the condition of the sidewalks and facilities, and the attentiveness of city staff, who actively maintained the grounds throughout the event. Mayor Sutton expressed particular pride in the post as an unsolicited affirmation of the kind of community Eloy is becoming.

## 1. Proclamation For Mental Health Awareness Week

Prior to reading the proclamation, Mayor Sutton paused to recognize Sonnette Federico, Co-owner and Administrative Director, and Leticia Martinez, Founder and Co-owner, whose vision and perseverance were instrumental in bringing meaningful behavioral health services to the Eloy community. Mayor Sutton noted that their work did not happen overnight, but reflected a genuine commitment to a real need in the city. He invited their families to join them at the podium, recognizing that the accomplishments of this nature extend beyond individuals and touch entire families.

Vice Mayor Tarango read the proclamation in full.

Sonnette, Leticia, and their families were present to accept the proclamation. Mayor Sutton noted that the community would hear more about Luke's House for Behavioral Health on 106.1 FM at 1:00 p.m. the following day.

**B. Council Members' Announcements**

Council Member Galindo reported on the following activities:

- **Adopt-a-Street Cleanup:** She participated in the cleanup and noted that business owners along the Frontier corridor maintain their areas with care and responsibility, observing very little trash in those areas.
- **Music in the Park:** She attended the Soul Town Train concert and found it to be an enjoyable community experience.
- **Senior Center Visit:** On Tuesday, Council Member Galindo visited the senior center and shared lunch with residents.
- **Eloy Lions Club – Vision Program:** The Eloy Lions Club received favorable press coverage for its vision assistance program, which provides qualified residents access to vision care through America's Best. Several seniors at the center had already redeemed their vouchers and reported the experience was seamless and positive. Council Member Galindo offered congratulations to the Lions Club, noting their strength as a small but growing organization.
- **CDLU Meeting:** On Friday, she attended a CDLU meeting at which the dates for the next Fiesta were announced: September 11–12. She encouraged community members to attend.

Council Member Garcia reported on the following:

- **Lions Club:** The Lions Club recently inducted three new members. Council Member Garcia encouraged community members to consider joining, noting the organization's work in supporting vision care for students, seniors, homebound residents, and the uninsured.
- **Adopt-a-Street Cleanup – Shed Road:** He participated in the cleanup along Shed Road and, though there is no Circle K or liquor store in that area, collected just as many discarded liquor bottles as other participants, along with pregnancy test kits, reflecting community concern about broader littering patterns.
- **Santa Cruz Valley Food Pantries Award Ceremony:** That evening, Council Member Garcia attended the Food Pantries' award ceremony and dinner at Robson Ranch, where he heard volunteer testimonials about the meaningful impact of the region's food, housing, and utility assistance programs.
- **Music in the Park:** He caught the final portion of the Soul Town Train concert, arriving in time for the Tina Turner set, which he described as a highlight.

Council Member Snyder reported that on April 23, he attended an Opportunity Zones informational session at Central Arizona College alongside City Manager Letcher. He provided the following summary:

- Council Member Snyder advised that a new federal round of the Opportunity Zones program is forthcoming, with the number of statewide designations reduced, and each qualifying city permitted to select and promote one zone. Eloy's most competitive areas are anticipated to be along the railroad corridor, in the industrial park, and east of the city. Developer interest in the area was evident at the session, and Council Member Snyder encouraged the Council and staff to remain attentive as the program develops.

Council Member Curtis reported on the following:

- **Adopt-a-Street Cleanup:** She reported participating in the April 18 citywide Adopt-a-Street cleanup. She echoed the observations of her fellow council members regarding the volume of discarded small liquor bottles encountered throughout the cleanup area, noting the issue appears to extend well beyond any single location.
- **Santa Cruz Valley Food Pantries Dinner:** He attended the Food Pantries' award ceremony with Council Member Garcia and was moved by volunteers' stories about their work addressing basic needs in the region.

Council Member Vodrazka reported on the following:

- **Adopt-a-Street Cleanup:** He participated in the cleanup in the Sunshine area and similarly encountered a notable volume of discarded small liquor bottles, suggesting the littering pattern is not isolated to a single location but is a corridor-wide issue.

## C. City Manager's Announcements

City Manager Mackenzie Letcher provided the following updates:

- **Adopt-a-Street Program Results:** The April 18 citywide cleanup was highly successful. A total of 346 participants turned out across 37 city streets, including nearly 14 city staff members who cleaned the Frontier corridor from Sunshine Boulevard to Circle K. Approximately two tons of trash were removed. The City Manager noted that, in consultation with staff, the tonnage was considered relatively low — a positive indicator that overall litter levels in Eloy are decreasing.
- **Community Crime Map – Now Operational:** The community-facing crime map was launched on April 23. The tool provides real-time insight into local

crime activity and reinforces the City's commitment to transparency. Residents may register for customized neighborhood alerts on the Police Department's page at the City of Eloy website. The City Manager encouraged council members and the public to explore the feature.

- **Youth Basketball League:** Registration is open through May 8 for the youth basketball league, serving ages 6 to 11 in two divisions. Registration is \$25 per player for residents and \$35 for non-residents and is available through the Community Services portal on the City's website.
- **Santa Cruz Football Summer Kickoff Camp:** The annual free youth football instructional camp hosted by Santa Cruz High School will be held on Saturday, May 2, from 8:00 to 10:00 a.m. at Santa Cruz High School. The camp is open to current 4th through 8th graders, requires no registration, and includes awards and prizes. The City Manager encouraged families with aspiring athletes to participate.
- **Cinco de Mayo Event – Friday, May 1:** The City is co-hosting a Cinco de Mayo celebration beginning at 3:00 p.m. The event will feature live music, folklorico dancers, a mariachi band, a car show, a kids' zone, local vendors, and food trucks.

## VII. Consent Agenda

Mayor Sutton read the notice of consent, advising that all items are considered routine and will be enacted by one motion and one roll call vote, with no separate discussion unless a council member so requests, in which case the item will be removed and considered in its normal sequence.

Council Member Garcia requested the removal of Item D for separate discussion. Council Member Snyder requested the removal of Item B for separate discussion. No other items were requested for removal.

**Motion:** A motion was made to approve Consent Agenda Items A, C, E, F, and G as presented, excluding Items B and D. The motion was seconded. City Clerk Kidwell conducted a roll call vote: Council Member Snyder – Yes; Council Member Garcia – Yes; Council Member Galindo – Yes; Council Member Vodrazka – Yes; Council Member Curtis – Yes; Vice Mayor Tarango – Yes; Mayor Sutton – Yes. **Motion carried unanimously (7-0).**

- A. Approval of Minutes — There are no minutes to approve.
- B. Consideration and Approval of a Proposal from MCT Mobile Concepts Technology for the Purchase of Thirteen (13) Panasonic Toughbook Mobile Data Computers, Associated Accessories, and Warranties, in an amount not to exceed \$50,000, utilizing Arizona State Contract No. CTR068894 (NASPO Cooperative Purchasing Agreement). This project was presented and approved in the FY2025-2026 Capital Improvement Plan (CIP).

Council Member Snyder asked questions about the supplemental laptop computers, including their connectivity, portability, security controls, and the distinction between the new units and those currently deployed. Captain Brian Jerome clarified that the

units being purchased are the same model as those currently in service — Panasonic Toughbooks — and are intended as supplemental units, allowing individual allocation to officers rather than vehicles. The computers connect via 5G cellular and are managed through an IBM Mobile Device Management (MDM) system, which allows the IT department to remotely monitor, restrict, and wipe devices if lost or misused. Council Member Schneider suggested restricting administrator-level access to prevent unauthorized software installation; staff confirmed that such controls are addressed through existing MDM policies. Council Member Schneider clarified that his initial questions arose from a misunderstanding that the purchase was a replacement rather than a supplement to existing equipment.

**Motion:** Council Member Snyder made a motion to approve Consent Agenda Item B as presented. The motion was seconded by Council member Vodrazka. City Clerk Kidwell conducted a roll call vote: Council Member Snyder – Yes; Council Member Garcia – Yes; Council Member Galindo – Yes; Council Member Vodrazka – Yes; Council Member Curtis – Yes; Vice Mayor Tarango – Yes; Mayor Sutton – Yes. **Motion carried unanimously (7-0).**

- C. Adopt Ordinance No. 26-1000, amending Ordinance No. 24-971 and replacing its Exhibit 1 associated with the approval of the Zoning Map Amendment (Rezone), Case No. RZPAD2024-001, Eloy Valley Specific Plan PAD First Amendment – Sawtooth – EDF Renewables.
- D. Authorization to enter into an agreement with Danson Construction, LLC, Phoenix, Arizona, in an amount not to exceed \$106,000 for exterior building renovations at the Troy Thomas Center.

Council Member Garcia inquired about the mural installed on the building in the 1990s — specifically, whether the City is obligated to restore or preserve it as part of any planned renovation. Community Services Director Paul Anchondo advised that the mural may be removed and that there is no obligation to replace it in kind. Staff intends to photograph the mural to preserve its design for potential future replication, ideally on the opposite side of the building where it would benefit from greater visibility and would not be obscured by parked vehicles.

**Motion:** A motion was made by Council Member Garcia to approve Consent Agenda Item D as presented. The motion was seconded by Council Member Vodrazka. City Clerk Kidwell conducted a roll call vote: Council Member Garcia – Yes; Council Member Galindo – Yes; Council Member Vodrazka – Yes; Council Member Curtis – Yes; Vice Mayor Tarango – Yes; Mayor Sutton – Yes; Council Member Snyder – Yes. **Motion carried unanimously (7-0).**

- E. Consideration and possible action of Resolution No. 26-1657 authorizing staff to submit the ballot measure to the Pinal County Election Department pertaining to the City of Eloy submitting to the qualified elector thereof a question with respect to ratification and approval of the adoption of the Eloy General Plan as the new general plan for the City of Eloy.

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

- A. Discussion and Consideration of Accepting a Proposal Submitted by Ellison-Mills Based on a Cooperative Purchasing Contract with Pinal County (Contract #233828ROQ) for an Amount Not to Exceed \$200,000 for the Construction of Phase II of the Houser Road Water Line Extension Project; and Authorizing the Mayor to Sign the Necessary Contract Documents. This Project was presented and approved as part of the FY 2025-2026 Capital Improvement Program (CIP).

Mayor Sutton invited Ms. Marlo Schuh, a longtime property owner and advocate for the project, to address the Council before the staff presentation. Ms. Schuh offered brief remarks, expressing confidence in City Manager Letcher's preparation and asking to be recognized should anything material be omitted from the presentation. Mayor Sutton acknowledged the project's 25-year history and welcomed her participation.

City Manager Letcher presented Phase Two of the Houser Road Waterline Extension project, joined by Jeremy Hansen, the City's project engineer, who provided technical context throughout. City Manager Letcher provided the following project history:

The need to improve water service for the affected homeowners along the Charleston Road alignment has been known for over two decades. The City formally engaged the matter beginning in 2021, contracting Sunrise Engineering to design an eight-inch public water main along Houser Road. That scope was later expanded to include the Charleston Road alignment. Phase One was completed in October 2025, providing upgraded water service connections to five of the seven impacted property owners along the Houser alignment at a cost of approximately \$420,000. Phase Two addresses the remaining two properties — the Schuh and Yoder families — via the Charleston Road alignment, which is the subject of tonight's action.

Three alignment options were developed and evaluated:

**Option One – Loop System (\$366,280):** This option would abandon the existing three-inch line on private property and install a new six-inch service line via a north-south utility easement connecting to Indian Trail Road, ultimately looping the system. While it is superior from an engineering standpoint, this option would require additional design and engineering work not yet completed, the construction of a maintenance road not included in the budget estimate, an extended project timeline beyond the current fiscal year, and a service line on the Schuh property twice as long as they currently maintain.

**Option Two – Hybrid System:** A combination of Options One and Three, this approach retains the north-south loop while also installing the full Charleston alignment. Although it offers the broadest technical benefit, the cost was prohibitive—estimated at approximately \$200,000 over budget—so we eliminated it from further consideration.

**Option Three – Charleston Expansion (Recommended, not to exceed \$200,000):** This option installs 1,300 linear feet of new six-inch pipe along the Charleston Road alignment within the City's existing right-of-way, connecting to the six-inch main at Indian Trail Road and extending service via one-inch service

lines to both the Schuh and Yoder properties. All existing three-inch lines — currently routed through private property — will be abandoned in place. A 20-foot all-weather maintenance road will be constructed in-house by the City's streets crew at an estimated cost of \$5,000 to \$10,000, representing a savings of approximately \$80,000 over contractor pricing. Design and engineering are complete, and the project is construction-ready.

City Manager Letcher highlighted the principal advantages of Option Three:

- **Infrastructure Upgrade:** Replaces a deteriorating three-inch line with a new six-inch main, improving water quality and flow capacity.
- **Elimination of Private Property Dependency:** Moves the utility out of private property entirely, resolving a long-standing concern raised by the Schuh and Yoder families over more than two decades.
- **Cost Efficiency:** Total project savings relative to the loop system are estimated at \$166,000 to \$200,000. Without utilizing contingency funds, the project cost is approximately \$147,000.
- **Minimal Annual Maintenance:** Initial estimates of annual flushing requirements ranging from 150,000 to 500,000 gallons were significantly revised following an engineering review by Wilson Engineers, who confirmed that flushing requirements will likely be limited to approximately 1,600 to 1,800 gallons per event, no more than monthly. Annual maintenance costs are estimated at \$2,000 to \$3,000 — meaning the cost differential between the loop and dead-end options would not be recouped for 55 to 83 years.
- **Precedent in Practice:** Dead-end water lines serving small clusters of rural homes are standard practice throughout Arizona and within the City itself, and do not warrant the level of concern originally anticipated.

The acknowledged limitation of Option Three is the absence of a fire hydrant along the Charleston alignment. City Manager Letcher and project engineer Jeremy Hansen noted that this is no different from the conditions under which the Schuh and Yoder properties have operated for 20 to 30 years. Fire response would continue to rely on truck-based water delivery and existing tie-ins along Houser Road, in coordination with the Eloy Fire District, which was consulted in the project's development.

Ms. Schuh returned to the podium following the staff presentation to offer additional observations. She praised City Manager Letcher for accomplishing in a matter of months what residents had been advocating for years. She expressed deep appreciation on behalf of her family and the Yoder family. She raised three questions for the Council's consideration: the rationale for a \$4,400 line abandonment and capping fee; a line item to connect three-inch to six-inch PVC, which she believed was no longer applicable; and a \$4,200 traffic control cost she considered high, given the scope of the work, offering to volunteer in a traffic control role at reduced cost. Mayor Sutton directed City Manager Letcher to keep an eye on those items, and the City Manager affirmed that the contract and line items would be monitored

carefully.

Council Discussion: Council Member Snyder asked about the condition of the existing water lines east of the new installation. Project engineer Jeremy Hansen indicated those lines were installed in the 1960s or 1970s when the subdivision was platted; they are PVC in composition, and while there have been minor breaks requiring repair over the years, nothing major has been reported. He noted that the main supply lines installed during Phase One were buried at a standard depth of approximately 3.5 to 4 feet. Council Member Galindo asked whether the existing three-inch line (to remain in service along Broken Arrow) would continue to serve the surrounding area; City Manager Letcher confirmed that only the service connecting to the Schuh and Yoder properties is being replaced and that all other service remains unaffected. Council Member Galindo also raised a question about the legal status of the abandoned line once left in place on private property. City Manager Letcher confirmed that abandonment in place is standard practice statewide and that once abandoned, the line ceases to be a City asset or liability; any future excavation or questions about the line would rest with the private property owner. Council Member Galindo thanked all parties who contributed to the resolution of this project, noting that her hope from the outset had been a solution that all parties could agree upon, and expressed gratitude to the Schuh and Yoder families for their patience. Council Member Garcia asked when construction would begin following approval. City Manager Letcher indicated that Alison Mills had been given advance notice of the vote and expressed interest in scheduling the work as soon as possible, with a target completion date of July 1. The contractor anticipates approximately a two-week construction window.

**Motion:** Council Member Garcia made a motion to accept the proposal submitted by Alison Mills for Phase Two of the Houser Road Waterline Extension Project in an amount not to exceed \$200,000, and to authorize the Mayor to sign the necessary contract documents. Council Member Galindo seconded the motion. City Clerk Kidwell conducted a roll call vote: Council Member Garcia – Yes; Council Member Galindo – Yes; Council Member Vodrazka – Yes; Council Member Curtis – Yes; Vice Mayor McKinley-Tarango – Yes; Council Member Snyder – Yes; Mayor Sutton – Yes. **Motion carried unanimously (7-0).**

- B.** Adopt Resolution 26-1656 authorizing the Mayor and Council for the sale and execution and delivery of water and wastewater system revenue obligations, series 2026, and water and wastewater system revenue refunding obligations, series 2026, and authorizing the completion, execution and delivery with respect thereto of agreements necessary or appropriate as part of financing and refinancing a portion of the water and wastewater system of the city; delegating to the mayor of the city, the city manager and the finance director of the city certain authority with respect to the purposes hereof; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution.

Finance Director Brian Wright presented this item, joined by Zach Seikas, Bond Attorney with Greenberg Traurig, and Nick Dodd, Financial Advisor with Raymond James.

Finance Director Wright advised the Council that Resolution No. 26-1656 authorizes

the City to issue water and wastewater system revenue obligations not to exceed \$22 million. The bond will also refinance existing USDA loans related to the water and wastewater system, consolidating previously disparate debt instruments — some pledged to water, some to wastewater, some to rural development — into a single, unified pledge. This consolidation, the result of nearly a year of work with the Water Infrastructure Finance Authority (WIFA) and other partners, will place the City's utility debt in a significantly cleaner and more coherent structure.

Projects to be funded through this bond include:

- **Water System:** Extension and upsizing of a water line south on Sunland Gin Road; installation of a water line loop on the north side of Sunland Gin Road to improve system connectivity; equipment purchases; and acquisition of a new portable groundwater well.
- **Wastewater System:** Continuation of the sewer line improvement project, extending the gravity line from the water treatment plant along Eleven Mile Road south to Sunshine Boulevard; SCADA system rehabilitation in the south basin; purchase of a replacement vac truck (the current unit is over 15 years old); and completion of the odor control system installation on the belt press.

Key financial terms: The bond carries a 25-year term with an anticipated interest rate of approximately 4.5%, resulting in an estimated annual debt service payment of approximately \$4.5 million. The total repayment obligation over the life of the bond is approximately \$36 million (\$20 million in principal; \$15.5 million in interest). The actual coupon rate will be set at the time of the bond sale, anticipated in June 2026, with financial closing expected in mid-July. S&P Global Ratings assigned the City an A+ Stable credit rating — the first time the City's water and wastewater credit has been independently evaluated. Analysts noted strong fund balances and sound rate-setting practices under the adopted five-year rate plan, and suggested potential for a future upgrade to the AA category as the credit matures.

Finance Director Wright noted that the bond represents the largest single financing the City has undertaken, and characterized it as a reflection of the Council's vision and commitment to the future of Eloy's utility infrastructure. He further advised that an additional resolution will come before the Council at the first May meeting to bring the City's WIFA loans into parity with the new bond documents.

Council Discussion: Vice Mayor Tarango asked whether taking on an obligation of this scale would limit the City's future borrowing capacity. Mr. Dodd confirmed that the bond documents are structured to allow the City to issue additional debt in the future, provided certain financial covenants are maintained. He noted that considerable work was done with Finance Director Wright to ensure that flexibility is preserved. Council Member Vodrazka inquired how the City's A+ rating compares with municipalities of similar size. Mr. Dodd indicated that an A+ water and wastewater rating is strong for a city of Eloy's size and that the rating carries room to grow into the double-A category over time. Council Member Snyder asked whether pursuing this bond route preserves the City's future access to WIFA financing. Finance Director Wright confirmed that an estimated \$7 to \$12 million in WIFA capacity remains available for future projects, and

that staff intends to return to WIFA once current bond-funded projects are approximately 80% complete, allowing the team to manage workload thoughtfully rather than inundating WIFA with simultaneous requests.

**Motion:** A motion was made to read Resolution No. 26-1656 by title only. The motion was seconded. Upon voice vote, the motion carried unanimously.

City Clerk Kidwell read the title of the resolution:

*“Resolution of the Council of the City of Eloy, Pinal County, Arizona, providing for the sale and execution and delivery of Water and Wastewater System Revenue Obligations, Series 2026, and Water and Wastewater System Revenue Refunding Obligations, Series 2026; authorizing the completion, execution, and delivery with respect thereto of agreements necessary or appropriate as part of financing and refinancing a portion of the water and wastewater system of the City; delegating to the Mayor of the City, the City Manager, and the Finance Director of the City certain authority with respect to the purposes hereof; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution.”*

**Motion:** A motion was made by Councilmember Garcia to approve Resolution No. 26-1656 as presented. The motion was seconded by Vice Mayor Tarango. City Clerk Kidwell conducted a 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 Synder – Yes; Mayor Sutton – Yes. **Motion carried unanimously (7-0).**

#### IX. Executive Session

Mayor Sutton announced that no executive session would be held.


#### X. Adjournment

The meeting adjourned at 7:17 p.m.


ATTEST:

  
Celine Kidwell, City Clerk

BY:

  
Andrew Sutton, Mayor

APPROVED AS TO FORM:

  
Stephen R. Cooper, City Attorney

