



**City of Eloy
Minutes
City Council Regular Meeting
Monday, August 11, 2025
City Council Chambers
595 North C Street
Eloy, Arizona 85131**

A. CALL TO ORDER

Mayor Andrew Sutton called the meeting to order at 6:03 p.m.

B. ROLL CALL

Present: Andrew Sutton, Mayor
Michelle McKinley-Tarango, Vice Mayor
Sara Curtis, Councilmember
JoAnne Galindo, Councilmember
Jose Garcia, Councilmember
Daniel Snyder, Councilmember
Michael Vodrazka, Councilmember

Staff: David Malewitz, City Manager
Stephen Cooper, City Attorney
Celine Kidwell, City Clerk
Mackenzie Letcher, Assistant City Manager

C. MOMENT OF SILENCE

A moment of silence was observed at the request of Mayor Sutton.

D. PLEDGE OF ALLEGIANCE

Councilmember Sara Curtis led the Pledge of Allegiance.

E. PUBLIC APPEARANCES

A. Scheduled

There were no scheduled public appearances.

B. Unscheduled

- Beverly SeKas stated she lives in the Village of Grand Valley Ranch, near the TA and soon-to-be Love's Truck Stop. She expressed concerns about the Peterson

Group's development plans for the old San Miguel Golf Course and wanted to be kept informed about the progress.

- Donna Kieler has lived in the Village of Grand Valley Ranch for 20 years. Has there been any study about the increase in traffic on Toltec Road from I-10 to Battaglia? Ms. Kieler also inquired if there are any plans to make Toltec Road a four-lane road to Battaglia?

F. REPORTS AND ANNOUNCEMENTS

I. Mayor's Announcements:

- Three Public input sessions regarding the General Plan through Eloy Listens
- Habitat for Humanity open house in Arizona City
- San-Tan Valley voted to incorporate
- Proposed 505 freeway at Santa Cruz Valley High School

II. Council Members' Announcements

Councilmember Galindo:

- Morris Institute at ASU Policy Summit
- Thank you to Tori and Celine for the registration

Councilmember Snyder:

- Water in AZ
- Colorado River
- Education in AZ

III. City Manager's Announcements:

- Congratulations to Kristina Wasiniak on receiving a grade III certification for the state of Arizona's wastewater treatment plant.
- General Plan meetings are online
- Police graduates and the new dispatcher
- Community Services programs for Eloy youth
- Board of Appeals needs board members
- Trash service issues with recycling

1. Eloy Police Chief Council Briefing and monthly update

Police Chief Sergio Banales delivered a monthly update from the department.

2. Presentation from Human Resources Director Sylvia Lopez on New Recruitment Portal NEOGov.

Council member Snyder asked about the data the new system collects and stores. Councilmember Vodrazka inquired when the system would go live. Human Resources Director Sylvia Lopez confirmed it was live now.

Councilmember Garcia asked how often someone would need to submit a new application.

Human Resources Director Sylvia Lopez stated the applicant can go in at any time and update their information.

IV. CONSENT AGENDA

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

Mayor Sutton requested a motion to approve the consent agenda as presented.

Motion: Councilmember Garcia moved to approve the consent agenda.

Councilmember Vodrazka seconded the motion.

Vote: The motion was approved unanimously (7-0) by roll call vote.

V. BUSINESS – POSSIBLE DISCUSSION AND/OR ACTION

A. Conduct a Public Hearing for Water and Wastewater Systems increases.

Mayor Sutton opened the public hearing.

Dan Jackson, Vice President of Willdan Financial Services, gave a brief presentation on the city's water and wastewater rate study. Mr. Jackson stated that he has been the city's water and wastewater consultant for over 20 years. He understands that no one wants to discuss increased services, but they must. Many cities are currently addressing a nationwide increase. Arizona law requires the city to hold a public hearing.

Councilmember Snyder asked how much of the rate is volume-driven if a major developer were to come in and build 500 homes.

Mr. Jackson said it would greatly reduce the size of the rate increase.

Councilmember Snyder said that if the city took on more debt, it could probably build infrastructure and attract developers that it doesn't currently have.

There were no public comments.

With no further discussion, Mayor Sutton closed the public hearing.

B. Discussion and Possible Action on Selection of Funding Scenario for Proposed Water and Wastewater Rate Adjustments.

Brian Wright, the Director of Finance, briefly updated the Council on the rate adjustments. Mr. Wright asked the Council which option they preferred for the city staff to proceed with.

Mayor Sutton stated that staff favored option two and inquired if the Council had any other suggestions.

Vice-Mayor Tarango asked for clarification about the rate increases from 2022, noting that the Council had already approved a rate increase.

Mr. Wright explained that in 2022, the rate increase was meant to cover five years, and they are currently in the third year. He also added that after 2027, no further increases are planned. He recommended reevaluating rates every two years instead of every five to avoid the need for catch-up.

Vice-Mayor Tarango expressed concerns about past decisions that were not made and are now contributing to the current increases.

Mr. Jackson stated that capital costs have risen, and the obligations are projected to increase significantly.

Vice-Mayor Tarango shared that her main concern is that an increase was approved in 2022, and now the city is asking for an additional increase to start this November.

Councilmember Curtis said that in 2022, they heard the same presentation, and Mr. Jackson warned that this scenario could happen. Ms. Curtis said it was no surprise to her to see the updated numbers, as the Council was aware this might occur.

Councilmember Galindo expressed concern that the increase would impact community members who are already struggling to pay their water bills.

Councilmember Snyder voiced concern about the 3% inflation rate, noting that this was a nationwide issue.

Councilmember Vodrazka mentioned that it has been three years, and infrastructure costs have gone up. He emphasized the need to balance current needs with future expansion. Failing to address water and wastewater systems now could lead to serious problems in an emergency.

Mayor Sutton stated he was leaning toward scenario three and asked the City's Attorney, Stephen Cooper, for guidance.

City Attorney Stephen Cooper suggested that the Council consider two options for staff to review and bring back at the next meeting.

City Manager David Malewitz provided perspective, noting the city's significant investments in expanding the sewer line from the sewer plant to the 11-mile corner, Battaglia, and Sunshine. He mentioned interest from landowners in residential and commercial projects and emphasized that the city is trying to review rate strategies proactively.

Mayor Sutton and the Council directed city staff to prepare scenarios two and three.

- C. Authorization to award a contract to Danson Construction, LLC, Phoenix, Arizona, for improvements to the Toltec Senior Center via Job Order Contract# PW24-JOC01 and financed through FY24 CDBG Pinal County Subrecipient Agreement project No. 30122, and the Community Services FY 25/26 budget in the amount of \$195,205.**

Director of Community Services Paul Anchondo requested the Council's approval to contract with Danson Construction, LLC, of Phoenix, Arizona, for improvements to the Toltec Senior Center.

Councilmember Snyder asked for clarification regarding the parking lot.

Mayor Sutton requested a motion to approve the contract between the City of Eloy's Community Services Department and Danson Construction LLC.

Motion: Councilmember Garcia moved to award the construction contract to Danson Construction LLC in the amount of \$195,205 for facility improvements at the Toltec Senior Center, utilizing Job Order Contract #PW24-JOC01. Councilmember Curtis seconded the motion.

Vote: Motion passed unanimously (7-0) by roll call vote.

D. Discussion and Consideration of Accepting the Proposal Submitted by West Land Resources, Inc. Under a Cooperative Purchasing Agreement with the Town of Oro Valley to Provide Civil Engineering Consulting Services at an Amount Not to exceed \$100,000 to assist the City of Eloy in Preparation of the Underground Storage Facility Credit Application to the Arizona Department of Water Resources.

Director of Public Works Matt Rencher asked the Mayor and Council to consider accepting West Land Resources, Inc.'s proposal to enter a Cooperative Purchasing Agreement with the Town of Oro Valley for Civil Engineering Consulting Services.

Mayor Sutton asked if the city was being penalized for the permit expiring.

Director Rencher responded that no, they are not receiving the credits they previously received.

Vice-Mayor Tarango inquired how a permit of this type could have been allowed to expire. Director Rencher explained it was an oversight by previous staff and mentioned he has implemented procedures to prevent this from happening again.

Vice-Mayor Tarango asked if, had this been caught before it expired, the city would have paid \$100,000.

Director Rencher responded Probably not.

Councilmember Vodrazka inquired if there are city-wide measures in place to ensure permits and contracts like this are monitored.

He also asked about the value of the water credits.

Director Matt Rencher said he was unsure of the specifics.

Councilmember Vodrazka inquired about the completion date for this scope of work.

Director Rencher stated it would take about 30 days if the contract were approved.

Mayor Sutton asked for a motion to approve the contract submitted by West Land Resources, Inc.

Motion: Councilmember Vodrazka motioned to approve the contract submitted by West Land Resources, Inc.

Councilmember Garcia seconded the motion.

Vote: Motion approved unanimously (7-0) by roll call vote.

- E. Conduct a public hearing and adopt Resolution No. 25-1616 approving Case No. GPA2024-002: Eloy Commons - North and adopt Ordinance No. 25-990 approving Case No RZPAD2024-003: Eloy Commons - North, requests by XCL Engineering, LLC and LBG Development, LLC, on behalf of Eloy 170, LLC, for a Minor General Plan Amendment from Community Commercial to Medium-High Density Residential and Light Industrial, and an Amendment to the Zoning Map (Rezone) from General Commercial (C-2) to Small Lot Residential (R-2) with the Planned Area Development Overlay (PAD) and Light Industrial (I-1) PAD on approximately 33.86 acres of land located approximately 1,740 feet west of the southwest corner of South Sunshine Boulevard and Interstate 10 (I-10). Furthermore, adopt Resolution No. 25-1625 declaring as a public record for that certain document filed with the City Clerk and entitled "RZPAD2024-003 Eloy Commons – North PAD Development Plan."

Director of Community Development Daniel Symer inquired whether the Council would consider hearing Business Items E and F together, as they are related.

With no objections, Mayor Sutton opened the public hearing for both items E and F simultaneously.

Community Development Director Symer provided a brief presentation on behalf of the applicants XCL Engineering, LLC, LBG Development, LLC, and Eloy-Commons North and South PADs. He recommended approval with the conditions discussed in his staff report.

No public comments or questions were raised.

Mayor Sutton closed the public hearing.

Motion: Councilmember Curtis moved to read Resolution No. 25-1616 by title. Councilmember Garcia seconded.

Vote: Motion carried unanimously (7-0).

Motion: Councilmember Garcia moved to adopt Resolution No. 25-1616 as read. Vice Mayor Tarango seconded.

Vote: Motion carried unanimously (7-0) by roll call vote.

Motion: Councilmember Curtis moved to read Ordinance No. 25-990 by title. Councilmember Vodrazka seconded.

Vote: Motion carried unanimously (7-0).

Motion: Councilmember Snyder moved to adopt Ordinance No. 25-990, as read. Councilmember Vodrazka seconded.

Vote: Motion carried unanimously (7-0) by roll call vote.

- F. Conduct a public hearing and adopt Resolution No. 25-1617 approving Case No. GPA2024-004: Eloy Commons - South and adopt Ordinance No. 25-991 approving Case No RZPAD2024-005: Eloy Commons - South, requests by XCL Engineering, LLC and LBG Development, LLC, on behalf of Eloy 170, LLC, for a Minor General Plan Amendment from Light Industrial to Community Commercial and Medium-High Density Residential, and an Amendment to the Zoning Map (Rezone) from Neighborhood Commercial (C-1) to General Commercial (C-2) and Single-family Residential (R1-6) with Planned Area Development Overlay (PAD), and from C-2 and Light Industrial (I-1) to Single-family Residential (R1-6) with the PAD, on approximately 111.10 acres of land located on the southwest corner of South Sunshine Boulevard and Interstate 10 (I-10). Furthermore, adopt Resolution No. 25-1626 declaring as a public record for that certain document filed with the City Clerk and entitled "RZPAD2024-005 Eloy Commons – South PAD Development Plan."

This item was heard together with Item E., as they are related.

Motion: Councilmember Vodrazka moved to read Resolution No. 25-1617 by title. Councilmember Curtis seconded.

Vote: Motion carried unanimously (7–0)

Motion: Councilmember Snyder moved to adopt Resolution No. 25-1617 as read. Councilmember Garcia seconded.

Vote: Motion carried unanimously (7–0) by roll call vote.

Motion: Councilmember Vodrazka moved to read Ordinance No. 25-991 by title. Councilmember Snyder seconded.

Vote: Motion carried unanimously (7–0).

Motion: Councilmember Curtis moved to adopt Ordinance No. 25-991, as read. Councilmember Vodrazka seconded.

Vote: Motion carried unanimously (7–0) by roll call vote.

- G. Conduct a public hearing and consider the adoption of Ordinance No. 25-994 approving Case No. RZPAD2007-016.A1: Tierra Del Sol – Sawtooth East Energy Center, a proposed amendment to the Tierra Del Sol Planned Area Development to allow Solar, Utility Scale Generation, and Battery Energy Storage System facilities as a permitted land use in all underlying zoning districts of the PAD. The property is located on the southeast corner of southwest corner of W Milligan Rd, and S Tweedy Rd, and consists of approximately 320 acres; and, consider the adoption of Resolution No. 25-1624 declaring as a public record for that certain document filed with the City Clerk and entitled "RZPAD2007-016.A1 Tierra Del Sol Pad 1st Amendment-Sawtooth East Energy Center."

Applicant: The Rose Law Group, PC, c/o Court Rich on behalf of Sawtooth Solar 1, LLC (a subsidiary of EDF Renewables, North America). Location: Southwest corner of W. Milligan Rd and S. Tweedy Rd, approximately two miles west of I-10. Current Use/Zoning: Agricultural use; zoned R1-6 (Single-Family Residential) and C-2 (General Commercial) with a PAD overlay. General Plan Designation: Medium Density Residential & Community Commercial. Purpose: Modify PAD to permit a Utility-Scale Solar land use and battery storage system. Context: North: W. Milligan Rd; East: S. Tweedy Rd; South: W. Phillips Rd; Surroundings: Existing agricultural uses.

Community Development Director Dan Symer recommended that the City Council find that the Planned Area Development (PAD) criteria have been met and:

- Adopt Ordinance No. 25-994 approving Case No. RZPAD2007-016.A1, amending the Tierra Del Sol PAD to allow Utility-Scale Solar Generation and Battery Energy Storage System facilities on approximately 320 acres.
- Adopt Resolution No. 25-1624, creating a public record.

Motion

Councilmember Curtis moved to read by title only and adopt Ordinance No. 25-994, approving the PAD amendment for Tierra Del Sol – Sawtooth East Energy as presented, and to read by title only and adopt Resolution No. 25-1624 and establishing a public record. Councilmember Galindo seconded the motion.

Vote: Motion passed 5-2 by roll call vote.

Yeas: Councilmembers Curtis, Galindo, Snyder, Vodrazka, and Mayor Sutton

Nays: Councilmember Garcia and Vice Mayor Tarango

- H. Conduct a public hearing and consider the adoption of Ordinance No. 25-993 approving Case No. RZPAD2005-062.A1: Eloy Acres – Sawtooth Central Energy Center, a proposed amendment to the Eloy Acres Planned Area Development (PAD) to allow Solar, Utility Scale Generation, and Battery Energy Storage System facilities as permitted land uses in all underlying zoning districts of the PAD on the southeast corner of W Milligan Rd and S Curry Rd, and consists of approximately 320 acres; and, consider the adoption of Resolution No. 25-1623 declaring as a public record for that certain document filed with the City Clerk and entitled “RZPAD2005-062.A1: 1st Amendment to the Eloy Acres Planned Area Development – Sawtooth Central Energy Center.**

Applicant: The Rose Law Group, PC, c/o Court Rich, on behalf of Sawtooth Solar 1, LLC (a subsidiary of EDF Renewables, North America). Location: Southeast corner of W. Milligan Rd and S. Curry Rd, approximately 2.5 miles west of I-10. Current Use/Zoning: Agricultural use; zoned R1-6 (Single-Family Residential) and C-2 (General Commercial) with a PAD overlay. General Plan Designation: Medium Density Residential & Community Commercial. Surroundings: Primarily undeveloped vacant land and agricultural uses.

Community Development Director Dan Symer suggested that the City Council find that the Planned Area Development (PAD) criteria have been met and:

- Pass Ordinance No. 25-993, approving Case No. RZPAD2005-062.A1, which amends the Eloy Acres PAD to allow Utility-Scale Solar Generation and Battery Energy Storage System land uses on approximately 320 acres.
- Approve an increase in the total acreage limit for Utility-Scale Solar and Battery Energy Storage System Facilities permitted in the City (under Section 21-3-1.39.B of the Eloy Zoning Ordinance) beyond the current cap of 11,744 acres (16% of the City area).
- Adopt Resolution No. 25-1623, establishing a public record.

Motion:

Councilmember Vodrazka moved to read by title only and adopt Ordinance No. 25-993, which approves the Eloy Acres – Sawtooth Central Energy Center PAD amendment and the related acreage limit increase, and to read by title only and adopt Resolution No. 25-1623, establishing a public record. Councilmember Curtis seconded the motion.

Vote: Motion passed 4-3 by roll call vote.

Yeas: Councilmembers Curtis, Snyder, Vodrazka, and Mayor Sutton

Nays: Councilmembers Galindo, Garcia, and Vice Mayor Tarango

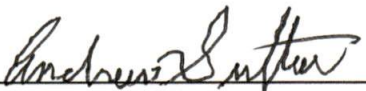
VI. EXECUTIVE SESSION

There was no Executive Session.

VII. ADJOURNMENT

Mayor Sutton adjourned the meeting at 9:08 p.m.

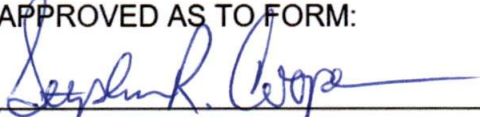
BY:


 Andrew Sutton, Mayor

ATTEST:


 Celine Kidwell, City Clerk

APPROVED AS TO FORM:


 Stephen R. Cooper, City Attorney

