



**City of Eloy
Minutes
City Council Regular Meeting
October 13, 2025 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 6:01 p.m.

II. Roll Call

Present:

Mayor Andrew Sutton,
Vice Mayor Michelle McKinley-Tarango
Councilmember Sara Curtis via phone
Councilmember JoAnne Galindo
Councilmember Jose Garcia
Councilmember Dan Snyder
Councilmember Michael Vodraska

Staff Present:

City Manager David Malewitz
City Attorney Stephen Cooper
City Clerk Celine A. Kidwell
Assistant City Manager Mackenzie Letcher

III. Moment of Silence

Mayor Sutton asked for a moment of silence.

IV. Pledge of Allegiance

Councilmember JoAnne Galindo led the Pledge of Allegiance.

V. Public Appearances

There were no public appearances.

A. Scheduled
 None

B. Unscheduled
 None

VI. Reports and Announcements

A. Mayor's Announcements

Mayor Sutton provided the following announcements:

- **October 2:** Attended Women in Transportation Fundraiser with Finance Director Brian Wright
- **October 4:** Attended Pinal County 150th Birthday Celebration in Florence; recognized city staff for exceptional booth presentation
- **October 10:** Judged homecoming parade on Main Street with Police Chief Banales; attended homecoming king and queen announcement at football game
- **October 11:** Participated in the 5K Heroes Against Hunger Walk, thanking the Sparrow Campaign for its organization.

1. Proclamation — Fire Prevention Month

Mayor Sutton presented a **Proclamation for Fire Prevention Month (October 2025)**, focusing on the safety of lithium-ion batteries. Vice Mayor Tarango read the proclamation. The proclamation highlighted:

- Risks associated with lithium-ion batteries in household devices
- Three key safety practices: purchase certified products, charge batteries safely, and recycle responsibly.
- The 2025 Fire Prevention Week theme: "Charge into Fire Safety"

Representatives of the Eloy Fire Department accepted the proclamation.

B. Council Members' Announcements

Council Member Galindo:

- Coordinated meeting on September 29, 2025, connecting Exceptional Health Hospital with Pinal Hispanic Council and Pinal County Public Health Community Services
- Attended the Pinal Partnership meeting on October 3, 2025, regarding water issues
- Congratulated Community Services on the successful yard sale event
- Attended a solar project open house on October 10, 2025

Council Member Garcia:

- Attended Pinal Partnership meeting
- Attended the homecoming football game
- Participated in the 5K Heroes Against Hunger event

Council Member Curtis:

- Announced United States Parachuting Association National Competition, October 15 - November 1, 2025
- Top skydivers competing for medals; winners eligible for 2026 World Championships

C. City Manager's Announcements

City Manager David Malewitz announced the following upcoming events:

- **October 15 (Wednesday):** Joint Planning & Zoning/City Council special session at 5:00 p.m. for the Airpark Master Plan; Planning & Zoning Commission meeting at 6:00 p.m.; National Night Out 5-8 p.m. at Toltec Park
- **October 18 (Saturday):** General Plan "Mapping the Future" event, 10:00 a.m. - 12:00 p.m. at Robson Ranch
- **October 22 (Wednesday):** Second General Plan event, 5:30-7:30 p.m. at City Hall Community Room
- **October 25 (Saturday):** Harvest Festival with Trunk or Treat, 6:00 p.m. - 9:00 p.m. at Main Street Park
- **October 18 (Saturday):** Adopt-a-Street Program at 7:00 a.m., Shumway Park (Frontier Street cleanup from Sunshine to Toltec)

1. Presentation to the Mayor and City Council of the Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ending June 30, 2024, in recognition of the City's commitment to transparency and excellence in financial management and reporting.

Finance Director Brian Wright presented the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for the Fiscal Year ending June 30, 2024.

- The highest form of recognition in governmental accounting and financial reporting
- The city has received this award for **13 consecutive years.**
- Recognizes transparency, full disclosure, and comprehensive financial reporting

Mayor Sutton and council members accepted with appreciation.

2. Eloy Police Chief Council Briefing

Police Chief Sergio Banales provided a comprehensive monthly report highlighting:

Personnel Updates:

- New officers joining from surrounding agencies
- Retirement of Community Service Officer Bill Labs (8 years with Eloy PD, 40+

years total law enforcement service)

- Recognition of Officer Jupp and Corporal Gordon for life-saving CPR/AED response

Community Engagement (September):

- Safety discussions and lockdown training with Toltec Elementary and other campuses
- 9/11 First Responders Breakfast at Eloy Intermediate School
- Partnership with the Arizona Rangers during annual Fiestas
- The first COPS (Clergy Outreach Police Support) meeting, attended by City Manager Malewitz and Council Member Vodrazka, was held with faith-based leaders.
- Regional outreach through Casa Grande Silent Witness night
- Spay and neuter clinic partnership with Pinal County Animal Care and Control

Operations:

- Firearms and narcotics recovery
- School safety investigations with a zero-tolerance approach
- Dignified handling of the remains of two Polish soldiers lost in a parachuting accident

Mayor Sutton and Council members expressed gratitude for the department's community involvement, campus presence, and response to threats.

VII. Consent Agenda

Motion: Councilmember Garcia moved to approve the Consent Agenda as presented. Councilmember Vodrazka seconded the motion. **MOTION CARRIED 7-0 (Roll Call Vote)**

- A. Approval of Minutes — September 8, 2025, and September 22, 2025, Regular Meeting
- B. Consideration and possible acceptance of a Change Order from Rummel Construction, Inc. for the Eloy Municipal Airport Drainage Improvements – Phase II (Alternate Bid Project), in accordance with the FAA/ADOT FY2022–FY2026 Approved Airport Capital Improvement Plan (ACIP), with funding provided through the current Eloy Airport Grants Fund, in an amount not to exceed \$158,055.76.
- C. Consideration and possible approval of Case No. FP2025-005: Exceptional Healthcare — a request for approval of a two-lot Final Plat on approximately 9.5 acres, located at the southeast corner of East Milligan Road and South Sunshine Boulevard.

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

- A. Consideration and possible approval of Case No. FP2025-006: Kitt Solar — a request for approval of a one-lot Final Plat encompassing approximately 645 acres, located at

the southwest corner of West Milligan Road and South Eleven Mile Corner Road. staff Dan Symer, AICP, presented Case No. FP2025-006: Kitt Solar – a request for approval of a one-lot Final Plat encompassing approximately 645 acres, located at the southwest corner of West Milligan Road and South Eleven Mile Corner Road.

Dan Symer, AICP, presented Case No. FP2025-006: Kitt Solar – a request for approval of a one-lot Final Plat encompassing approximately 645 acres, located at the southwest corner of West Milligan Road and South Eleven Mile Corner Road.

Mr. Symer explained that the applicant, Avaintus, LLC, is requesting approval of a one-lot final plat for the development of a solar energy facility. The property is located in an area zoned for industrial use and is consistent with the City's General Plan. The final plat consolidates multiple parcels into a single 645-acre lot to accommodate the solar installation and associated infrastructure.

Mr. Symer noted that the application has been reviewed by all relevant City departments and outside agencies, and all requirements have been met. The plat includes necessary easements for utilities and access, and the developer has committed to meeting all City standards for site maintenance and development.

Council discussion included questions about the project timeline, tax revenue implications, and environmental considerations. Mr. Symer responded that the developer anticipates beginning construction in early 2026, with the facility becoming operational within 12–18 months thereafter. The Finance Director provided information regarding the estimated property tax revenue and potential economic benefits to the City.

Councilmember Curtis asked about the decommissioning plan for the facility at the end of its useful life. Mr. Symer confirmed that a decommissioning and site restoration plan would be required as part of the development agreement and site maintenance agreement to be considered under Item VIII.B.

Vice Mayor Tarango inquired about water usage for the facility. Mr. Symer explained that solar facilities require minimal water, primarily for occasional panel cleaning, and that the project would not place significant demands on the City's water resources.

Mayor Sutton opened the floor for public comment. No members of the public spoke on this item.

Motion: Councilmember Garcia moved to approve Case No. FP2025-006: Kitt Solar as presented. Councilmember Curtis seconded the motion.

MOTION CARRIED 7-0 (Roll Call Vote)

- B.** Consider the adoption of Resolution No. 25-1634 authorizing the Mayor to execute Contract No. COE-2025-014, a Site Maintenance Agreement with 301 AK 8ME LLC, Kitt Solar developer — Avaintus, LLC.

Dan Symer, AICP, presented Resolution No. 25-1634 authorizing the Mayor to execute Contract No. COE-2025-014, a Site Maintenance Agreement with 301 AK 8ME LLC, Kitt Solar developer – Avaintus, LLC.

Mr. Symer explained that the Site Maintenance Agreement is a required component of the Kitt Solar project and establishes the developer's obligations for ongoing maintenance of the facility and surrounding property. The agreement ensures that the site will be maintained in accordance with City standards throughout the operational life of the solar facility.

Key provisions of the agreement include:

- Regular vegetation management and weed control
- Maintenance of access roads and perimeter fencing
- Stormwater management and erosion control measures
- Requirements for the repair and upkeep of all equipment and structures
- Provisions for decommissioning and site restoration at the end of the facility's useful life
- Financial assurance mechanisms to guarantee the completion of decommissioning obligations

Mr. Symer noted that the agreement has been reviewed and approved as to form by the City Attorney and includes provisions allowing the City to enforce compliance and recover costs if the developer fails to meet maintenance obligations.

Councilmember Snyder asked about the enforcement mechanisms included in the agreement. The City Attorney explained that the City has the right to perform necessary maintenance and bill the developer, and that the agreement includes a performance bond and other financial securities to protect the City's interests.

Councilmember Vodraska inquired about the decommissioning timeline and financial assurances. Mr. Symer confirmed that the developer must provide financial assurance in an amount sufficient to cover full decommissioning costs, which will be reviewed and updated periodically throughout the life of the project. The developer is required to begin decommissioning within 12 months of facility closure.

Councilmember Garcia asked whether similar agreements are in place for other solar facilities in the area. Mr. Symer confirmed that site maintenance agreements are standard practice and that the City has successfully implemented similar agreements with other renewable energy projects in Eloy.

Motion: Councilmember Snyder moved to adopt Resolution No. 25-1634, authorizing the Mayor to execute Contract No. COE-2025-014, a Site Maintenance Agreement with 301 AK 8ME LLC, Kitt Solar developer – Avaintus, LLC. Vice-Mayor Tarango seconded the motion.

MOTION CARRIED 7-0 (Roll Call Vote)

C. Discussion and Possible Motion to Appoint an Acting City Manager and Set the Starting Date and Salary.

Council convened in Executive Session pursuant to A.R.S. 38-431.03(A)(4) for discussion and negotiation of salary for a public officer (Acting City Manager).

Attendees: All Council Members, City Attorney Cooper, City Manager Malewtiz, City Clerk Kidwell, and Assistant City Manager Mackenzie Letcher.

Council reconvened in open session.

Motion: Mayor Sutton moved to Appoint Mackenzie Letcher as Interim City Manager for an initial period of six months beginning November 15, 2025, at a salary of \$148,856 per year, including a vehicle allowance of \$600 per month and a cell phone allowance of \$150 per month.

Made by: Mayor Andrew Sutton

Seconded by: Council Member Galindo

Vote:

- Mayor Sutton: Yes
- Council Member Snyder: Yes
- Council Member Garcia: Yes
- Council Member Galindo: Yes
- Council Member Vodroska: Yes
- Vice Mayor Tarango: Yes
- Council Member Curtis was unable to cast her vote via telephone due to technical difficulties.

MOTION CARRIED (Roll Call Vote 6-0)

IX. Executive Session

- A.** Pursuant to A.R.S. § 38-431.03 (A)(1), (3) and (4), the Eloy City Council shall meet in Executive Session for the purpose of discussion and/or negotiation of a salary of a public officer, Assistant City Manager to serve as Acting City Manager, including legal advice (if requested by City Council) with the City Attorney.

Councilmember Galindo moved to enter into Executive Session pursuant to A.R.S. § 38-431.03 (A)(1), (3) and (4), for the purpose of discussion and/or negotiation of the salary of a public officer, Assistant City Manager, to serve as Acting City Manager, including legal advice with the City Attorney. Councilmember Vodrazka seconded the motion.

MOTION CARRIED 7-0 (Roll Call Vote)

The Council entered into Executive Session.

Council reconvened in open session. Mayor Sutton opened the discussion on Item VIII.C.

X. Adjournment

There being no further business, Mayor Sutton adjourned the Regular Meeting at 7:09 p.m.

BY:

Andrew Sutton
Andrew Sutton, Mayor

ATTEST:

Celine Kidwell
Celine Kidwell, City Clerk

APPROVED AS TO FORM:

Stephen R. Cooper
Stephen R. Cooper, City Attorney

