



**City of Eloy
Minutes
City Council Regular Meeting
September 8, 2025 at 5:30 PM
City Council Chambers**

I. Call to Order

Mayor Sutton called the meeting to order at approximately 6:00 p.m..

II. 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
Michelle Hall, Deputy City Clerk/Executive Assistant to the City Manager
Mackenzie Letcher, Assistant City Manager

III. Moment of Silence

Mayor Sutton requested a moment of silence in honor of the Orozco family. On August 28, 2025, a father, two sons, and a brother were killed outside of Eloy on the highway.

IV. Pledge of Allegiance

The moment of silence was followed by the Pledge of Allegiance led by Council Member Galindo.

V. Public Appearances

A. Scheduled

1. Informational Presentation and Discussion Regarding Capital Financing Options, Including Revitalization District (RD) and Community Facilities District (CFD) Models,

and Debt Issuance ("Debt 101") by Nick Dodd (Raymond James) and Zack Sakas (Greenberg Traurig) for the Purposes of Enhancing Options for Community Growth.

Finance Director Brian Wright introduced Nick Dodd from Raymond James (Financial Advisor) and Zach Sakas from Greenberg Traurig (Bond Attorney) to present on capital financing options, including revitalization districts and community facilities districts.

Key Topics Covered:

- General Obligation Bonds
- Excise Tax Bonds (Highway User Revenue)
- Utility Revenue Bonds
- Certificates of Participation/Lease Purchase Agreements
- Greater Arizona Development Authority (GADA)
- Water Infrastructure Finance Authority (WIFA)
- USDA Loans
- Utility Pledged Revenue Obligations
- Community Facilities Districts (CFDs)
- Revitalization Districts (RDs)
- Municipal Improvement Districts

Discussion Highlights:

- The City currently has an A+ bond rating.
- Two existing excise tax obligations (2017 City Hall, 2021 Police Department)
- Seven loans through WIFA (four water, three wastewater)
- Utility pledged revenue obligations do not require voter approval
- CFD and RD policies will be updated and brought to Council in the coming months.
- One RD application is currently under review.

Council members asked questions regarding tax sunset clauses, bond ratings, and the impact of paying off existing debt. Mayor Sutton thanked the presenters for making the complex information digestible.

B. Unscheduled

Resident Donna Kisler thanked Mayor Sutton and Council Member Vodrazka for visiting their village on August 28, 2025, for listening to their concerns, and for sharing the city's improvement goals aimed at making it a better place to live.

VI. Reports and Announcements

**A. Mayor's Announcements
 Mayor's Announcements**

Mayor Sutton reported on the following activities:

- **August 28:** Attended Eloy Chamber luncheon at Robson Ranch with an Arizona Department of Transportation (ADOT) presentation on the Arizona passenger rail study and Exceptional Community Hospital
- **August 28:** Visited Grande Valley Ranch with Council Member Vodrazka for a Q&A session with residents
- **August 29:** Attended Santa Cruz High School game where the running track was dedicated to Charles G. "Nap" Lawrence, Hall of Famer and philanthropist
- **August 30:** Participated in a water drive for the Police Department at Tumbleweed Inn
- **August 31:** Attended Pinal Partnership Breakfast at Central Arizona College with Council Members Snyder, Curtis, and Galindo, along with City Manager Malewitz and Assistant City Manager Letcher.
- **September 8:** Toured the new Exceptional Healthcare hospital facility (opening Monday, September 15, 2025; public tours available September 12, 2025)

B. Council Members' Announcements

Council Member Galindo:

- Reported on the Pinal Partnership Breakfast and praised Assistant City Manager Letcher.
- Promoted Eloy Fiestas Patrias 2025 on Friday, September 12, 2025, and Saturday, September 13, 2025, with a parade on Saturday at 9:00 a.m.

Council Member Snyder:

- Highlighted takeaways from the Pinal Partnership Breakfast regarding planning process efficiency and stakeholder meetings
- Suggested that the City consider quality circle meetings with developers and stakeholders

Council Member Curtis:

- Announced 2025 FAI World Cup of Canopy Piloting at Skydive Arizona (running through September 10 –13, 2025, starting 6:00 a.m. daily)
- Confirmed two skydivers will jump into the Fiestas Patrias parade with Mexican and U.S. flags at 9:00 a.m.
- Supported Council Member Snyder's stakeholder meeting concept, referencing success with the solar ordinance process

C. City Manager's Announcements

City Manager Malewitz reported:

- **Transportation Grant Award:** \$2.6 million Transportation Alternatives Grant awarded for the Battaglia Sidewalk project with a \$151,600 local match; design to be completed this fiscal year, construction by FY28, ADOT managing construction
- **APS Power Line Project:** Public hearing held September 8, 2025, 1:00-5:00 p.m. for the transmission line project east of Highway 87
- **Airport Air Park Master Plan:** Kickoff meeting scheduled this week for business park/industrial use planning around the airport
- **Agenda Process:** Thanked Council for engagement and encouraged members to reach out with questions on agenda items

1. Eloy Police Chief Council Briefing

1. Eloy Police Chief Sergio Banales Council Briefing

Sergio Banales presented the following for August 2025:

Internal Department Updates:

- Officer Steven Lindsey graduated from Gilbert Regional Academy on August 14, 2025, and is now in the Field Training Officer program.
- Dispatcher Dr. Hawkins rejoined the department on August 20, 2025, and began working solo immediately.
- Currently, hiring one additional dispatcher; one dispatcher in training.
- Police Officer Recruit Tadd Mendez began police academy today at the Gilbert Regional Academy.

Community Engagement:

- August 11: Met with Santa Cruz High School principal and superintendent regarding school safety, lockdown drills, and adopted school program
- August 20: Met with Toltec Superintendent Dr. Michelle Poppen regarding school safety and cooperation
- September 5: Participated in lockdown exercise at Toltec Elementary
- August 30: Participated in a Fill the Police Cruiser water drive for public safety, organized by Tumbleweed Inn. A special thanks to Sheryl Pedigo

Notable Enforcement Activity:

- **August 1:** Student with a BB gun at Santa Cruz High School; staff acted quickly, item confiscated, no threats or injuries
- **August 8:** Investigation of threat to bring a gun to Eloy Jr. High; not substantiated; extra police presence provided
- **August 14:** Street racing enforcement on Estrella and Hannah; two drivers arrested, vehicles impounded
- **August 19:** Three suspects arrested for burglary in the 600 block of North 11

Mile Corner for stealing copper wire

Traffic Unit Activity:

Labor Day Week Detail (August 29-September 1):48-hour detail with four officers, 118 hours dedicated

- 112 enforcement stops
- 158 citations issued
- 21 arrests (including aggravated DUI, DUI with drugs, under-21 DUI, distracted driving, seat belt violations, child safety seat violations, criminal speed, reckless/aggressive driving)

Commercial Vehicle Inspections:

- 21 inspections completed in August (approximately one hour each)
- 88 violations noted/cited
- 3-4 trucks taken out of service
- Proactive outreach to local businesses with commercial fleets, offering voluntary inspections

Additional Traffic Unit Statistics:11 arrests, 7 warnings, 166 traffic citations issued

- Council Member Galindo thanked Chief Banales and officers for their hard work and noted the importance of proactive commercial vehicle enforcement.
- Council Member Garcia thanked the Eloy Police Department for their support of the parade and mentioned the assistance of the Arizona Rangers with special event security.

VII. Consent Agenda

Motion: Councilmember _____ moved to approve Consent Agenda Items A, B, and J [or specify which items]. **Second:** Councilmember _____ **Discussion:** [Any items pulled for discussion] **Vote:** [PASSED/FAILED] - (List how each member voted)

A. Approval of Minutes - August 25, 2025 Regular Meeting

Council Member Snyder requested that Consent Agenda Item I be pulled from the consent agenda for separate discussion.

Motion: Council Member Garcia moved to approve the consent agenda, excluding Item I.

Second: Council Member Galindo

Vote: Approved 7-0

B. Authorization to Purchase a New John Deere Loader and Monroe Towmaster Equipment Trailer Under the Sourcewell Cooperative Purchasing Contracts #011723 and #092922 from the Authorized John Deere and Towmaster Distributor RDO

Equipment Company in the Amount Not To Exceed \$400,000 for the Public Works Streets Division

- C. Acceptance and approval of the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant Agreement 3-04-0014-021-2025 for T-Hangar Reconstruction Design in the amount of \$178,666. This project is included in, and was approved as part of, the City's adopted Capital Improvement Plan for FY2025–2026.
- D. Approval of a Professional Services Agreement with Lochner (formerly Armstrong Consultants, Inc.) for Design Phase Services for the Eloy Municipal Airport T-Hangar Reconstruction project, in accordance with the FAA/ADOT FY2026-2031 Approved Airport Capital Improvement Plan (ACIP) and as approved in the current City of Eloy FY2025–2026 Airport Capital Improvement Program for an amount not to exceed \$159,720. This project is included in, and was approved as part of, the City's adopted Capital Improvement Plan for FY2025–2026.
- E. Acceptance and approval of the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant Agreement 3-04-0014-022-2025 for Apron Reconstruction Design for the amount of \$218,500. This project is included in, and was approved as part of, the City's adopted Capital Improvement Plan for FY2025–2026.
- F. Approval of a Professional Services Agreement with Lochner (formerly Armstrong Consultants, Inc.) for Design Phase Services for the Eloy Municipal Airport Apron Reconstruction project, in accordance with the FAA/ADOT FY2026-2031 Approved Airport Capital Improvement Plan (ACIP) and as approved in the current City of Eloy FY2025–2026 Airport Capital Improvement Program for an amount not to exceed \$169,970. This project is included in, and was approved as part of, the City's adopted Capital Improvement Plan for FY2025–2026.
- G. Adoption of Resolution No. 25-1632, accepting grant funds from the Gila River Indian Community in the amount of \$35,000 for the Eloy Police Department's Emergency Radio Redundancy and VHF Repeater Replacement Project, and authorizing the Mayor and City Manager, or designee, to sign all documents necessary to execute the grant. This project is included in, and was approved as part of, the City's adopted Capital Improvement Plan for FY2025–2026.
- H. Adoption of Resolution No. 25-1633 accepting grant funds from the Gila River Indian Community in the amount of \$23,261 for the Eloy Police Department's Next Generation Automated Fingerprint Identification System Upgrade Project, and authorizing the Mayor and City Manager, or designee, to sign all documents necessary to execute the grant. This project is included in, and was approved as part of, the City's adopted Capital Improvement Plan for FY2025–2026.
- I. Consideration and Approval of a Proposal from Holiday Lighting Company (dba HLC) for Upgraded Lighting Installation on the Eloy Water Tower Utilizing the Cooperative Purchasing Agreement Between the City of Avondale and Holiday Lighting Company Inc., in an Amount Not to Exceed \$29,000. This project is included in, and was approved as part of, the City's adopted Capital Improvement Plan for FY2025–2026. Assistant City Manager Mackenzie presented a request to upgrade the water tower lighting system.

Background:

- In 2024, \$30,000 was invested in the water tower, including the replacement of LED lights on the legs, relocation of the Arizona Power Service (APS) pole, trenching, and conduit work by Ellison Mills.
- HLC inspection found significant water penetration in the tower head lighting system.
- The IP65 rating is insufficient for monsoon conditions, characterized by high winds and diagonal rain.
- 16 of 32 lights (approximately half) failed after inspection
- The previous system had no warranty

Proposed Solution:

- Upgrade to higher-rated RGBW (Red, Green, Blue, and White) LED lighting fixtures with enhanced water resistance.
- The new system includes a 5-year warranty
- Installation is tentatively scheduled for October 16, 2025.
- Total cost: \$26,950 plus \$2,050 contingency (not to exceed \$29,000)
- Funding: \$20,000 from CIP allocation, remainder from Water Tower Maintenance Fund (\$20,000 annual allocation)

Discussion:

- Council Member Snyder requested clarification on water penetration issues and total historical costs for the water tower project.
- Council Member Garcia raised concerns about compliance with the Dark Sky Ordinance.
- Council Member Curtis suggested shutting off lights at certain hours (11:00 p.m. or midnight).
- Community Development Director Symer confirmed the tower has an exemption, lights are currently shut off at 11:00 p.m. per ordinance, and will provide a detailed response via email.
- The council acknowledged that the original purpose of tower lighting was to enhance visibility from the interstate.

Motion: Council Member Schneider moved to approve the water tower lighting upgrade as presented.

Second: Council Member Curtis (with a caveat to review operating hours going forward)

Vote:

- Yes: Snyder, Galindo, Vodrazka, Curtis, Tarango, Sutton (6)
- No: Garcia (1)
- **Result:** Motion approved 6-1

- J. Consideration and approval of a proposal submitted by Sunland Asphalt and Construction, LLC, in an amount not to exceed \$600,000, for the Fiscal Year 2025–2026 Pavement Preservation Program. The monies for this project have been appropriated as part of the approved FY2025–2026 City Budget. Authorization is further requested for the Mayor to execute all necessary agreements.

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

- A. Adopt Resolution No. 25-1631 approving Case No. CUP2025-005: Desert Septic. A request by George Allen, property owner, for a Conditional Use Permit for Outdoor Storage for the property located at 4650 and 4712 N Tumbleweed Rd.

Community Development Director Dan Symer presented Case Number CUP 2025-005, a request by George Allen (property owner) for a conditional use permit for outdoor storage at 4650 and 4712 North Tumbleweed Road (1.84 acres total).

Applicant Information:

- Business: Desert Septic
- Use: Outdoor storage for equipment and a small office
- Location: Island district, across from the RV park
- Planning Commission recommendation: Approval (6-0 vote)
- Staff recommendation: Approval with attached stipulations

Applicant Presentation (George Allen):

- No waste stored on site
- Trucks: F-350/F-450 one-ton trucks with tractors (2–3 daily)
- One service pump truck (Monday–Friday, dumped daily at the City of Casa Grande)
- Deliveries every other Friday (flatbed trailer with septic tanks and pipe)
- Seven-foot-tall fence planned
- Mini excavators for residential work, not large commercial equipment
- Has spoken with airport management (the Hills), not yet with residential neighbors across the street.

Discussion:

Council Member Curtis inquired about odor concerns; the applicant confirmed that there is no waste storage on site.

Council Member Curtis inquired about truck traffic and weight; the applicant described light-duty trucks with minimal daily trips.

Council Member Galindo inquired about neighbor outreach; the applicant had not yet contacted residential neighbors, but had spoken with the airport.

Motion: Council Member Garcia moved to read Resolution 25-1631 by title only.

Second: Council Member [not specified]

Vote: Approved unanimously

City Clerk Kidwell read the resolution by title.

Motion: Council Member Garcia moved to approve Resolution 25-1631 as presented.

Second: Council Member Galindo

Vote: Approved 7-0

IX. Executive Session

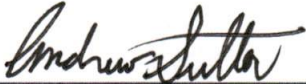
No executive session was held.

X. Adjournment

Mayor Sutton adjourned the meeting at 7:43 p.m.

Note: A video recording of the meeting is available for further information, in accordance with Arizona Revised Statutes § 38-431.01(E).

BY:



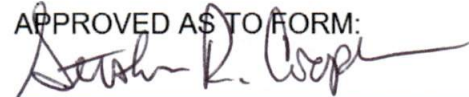
Andrew Sutton, Mayor

ATTEST:



Celine A. Kidwell, City Clerk

APPROVED AS TO FORM:



Stephen R. Cooper, City Attorney



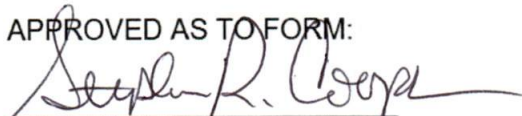
BY:

ATTEST:

Andrew Sutton, Mayor

Celine Kidwell, City Clerk

APPROVED AS TO FORM:



Stephen R. Cooper, City Attorney



**City of Eloy
Minutes
City Council Regular Meeting
September 22, 2025 at 6:00 PM
City Council Chambers**

I. Call to Order

Mayor Andrew Sutton called the meeting to order at 6:11 p.m.

II. Roll Call

Present:

Andrew Sutton, Mayor

Michelle Tarango, Vice Mayor

Sara Curtis, Council Member — via phone

JoAnne Galindo, Council Member

Jose Garcia, Council Member

Daniel Snyder, Council Member

Michael Vodrazka, Council Member

Staff Present:

David Malewitz, City Manager

Stephen Cooper, City Attorney

Celine Kidwell, City Attorney

Mackenzie Letcher, Assistant City Manager

III. Moment of Silence

A moment of silence was observed.

IV. Pledge of Allegiance

Councilmember Garcia led the Pledge of Allegiance.

V. Public Appearances

A. Scheduled

There were no scheduled public appearances.

B. Unscheduled

Faith Pales, Resident, addressed two concerns:

1. Asked why the senior citizen center is not open on Fridays, and that seniors may depend on the lunch service
2. Request for alternative revenue sources, so the senior center can be a dedicated space for seniors without rental interruptions that require removing

decorations and setup

Bill Wisnowski, Resident, reported ongoing issues with Waste Management service, including crushed recycling bins (replaced twice in 16 weeks) and communication delays that require the city to act as an intermediary rather than allowing direct contact with the provider.

VI. Reports and Announcements

A. Mayor's Announcements

Mayor Sutton reported on recent activities including:

- FAI World Cup of Canopy Piloting opening ceremonies
- Fiesta Patrias celebration organized by Corazon de Latinos Unidos
- Santan Valley city council selection process
- Troy Thomas Center glow-in-the-dark dodgeball event
- Men's Breakfast at First Assembly of God Church
- Suicide Prevention Walk with the Sparrow Campaign

1. Proclamation — Hispanic Heritage Month (September 15, 2025 – October 15, 2025)

Vice Mayor Tarango read as Mayor Sutton presented a proclamation recognizing the Latino Familia Initiative and Corazon de Latino Unidos for their contributions to the community.

B. Council Members' Announcements

- **Council Member Vodrazka:** Reported on hospital tour, 9/11 breakfast with students, Fiesta Patrias 2025 participation, and Coolidge Centennial celebration
- **Council Member Galindo:** Attended 9/11 breakfast, worked at Fiesta Patrias, and participated in a suicide awareness walk.
- **Council Member Garcia:** Attended the 9/11 ceremony and cops and clergy meeting at the police department

C. City Manager's Announcements

City Manager Malowitz announced:

- Silent Witness Anti-Crime Night event Tuesday, September 23, 2025, 6:00 p.m. - 9:00 p.m. in Casa Grande
- Well #3 rehab project starting in the first week of October 2025
- Fall Break programs at Troy Thomas Center
- Drive-through pet vaccination Saturday, September 27, 2025, 8:00 a.m. -10:00 a.m. at City Hall

- Poll for a joint Planning & Zoning Commission meeting on October 15th at 5:30 p.m. for the Airpark Master Plan kickoff

- D.** Report from Rich Vitiello, Pinal County Board of Supervisor District 1
Pinal County Supervisor Rich Vitiello, of District 1, discussed the state legislature's attempts to override local planning and zoning authority, requesting municipal cooperation to oppose such measures. He also addressed questions about the distribution of the half-cent sales tax following San Tan Valley's incorporation.
- E.** Quarterly Report From The Eloy Chamber of Commerce
Eloy Chamber of Commerce Executive Director Andrew Rodriguez presented a comprehensive report, including:
- Membership growth from 176 to 205+ members
 - Visitor center statistics: 21,010 visitors in 2025 vs 19,008 in 2024
 - Museum landscaping completion with \$25,000 in donations
 - "Shop Eloy" section was added to the visitor center.
 - Proposed name changes: Sunland Visitor Center to Eloy Visitor Center, Santa Cruz Valley Historic Museum to Eloy Historic Museum
 - Board members Dr. Terry Ecklund (President), Michael Powell (Vice President/Treasurer), and Richard Rosales (Secretary) attended and spoke to Eloy Chamber of Commerce report and addressed the Council.

Mayor Sutton called for a 5-minute break at 7:35 p.m. The meeting resumed at 7:43 p.m.

VII. Consent Agenda

Motion: Councilmember Jose Garcia moved to approve the Consent Agenda as presented.

Second: Councilmember JoAnne Galindo

Vote: Approved 6-0

- A.** Approval of Minutes - September 15, 2025 Work Session
- B.** Recommendation to the Arizona Department of Liquor Licenses and Control (ADLLC) for issuance of a Series 15 Special Event License to the Eloy Chamber of Commerce for the Eloy Glow event, November 8, 2025.

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

- A.** Authorization to use General Fund Reserves to pay off Water Infrastructure Finance Authority (WIFA) debt obligations 910103-09, 92A150-10, 920216-12, and 910164-15 totaling \$2,343,899.52
Finance Director Wright explained the proposal to pay off four Water Infrastructure Finance Authority debt obligations totaling \$2,343,899.52, which would save approximately \$180,000 in interest and free up capacity for future water/wastewater infrastructure projects.

Motion: Councilmember Garcia moved to authorize the use of General Fund

Reserves to pay off WIFA debt obligations 910103-09, 92A150-10, 920216-12, and 910164-15 totaling \$2,343,899.52.

Second: Vice Mayor Michelle Tarango

Vote: Approved 6-0

B. General Plan Update Visioning Summary

Consultant Terry Hogan from Logan Simpson provided a comprehensive update on the General Plan process, reporting that over 3,300 people engaged through various outreach methods. Presented draft vision statement: "Eloy is growing with purpose, rooted in history, guided by community pride, focused on improving quality of life for all." Four themed areas were identified: Purposeful Growth, Prosperous Economy, Balanced Environment, and Resilient Infrastructure. Eloy General Plan Open House Workshop 2 is scheduled for October 18, 2025.

Action: No action taken — informational presentation

C. Consideration of Acceptance of Resignation of Public Officer, City Manager, and Establishment of Employment End Date

Mayor Sutton apologized for the technical difficulties during the meeting and thanked attendees for their patience. The public portion of the meeting concluded at approximately 8:08 p.m.

Time Returned to Open Session: 9:01 p.m.

Action Taken Upon Return:

Motion: Council Member Jose Garcia moved to accept the resignation of City Manager David Malewitz with a last day of employment of November 14, 2025, followed by 45 days of on-call availability.

Second: Vice Mayor Michelle Tarango

Vote: Approved 6-0

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 for the following purposes. First, the Council will discuss the resignation of the City Manager, including the process, timing, and available options for recruiting and/or selecting a new City Manager. Second, the Council may discuss and/or consider the appointment of an Interim City Manager, including matters related to negotiating the salary and terms of employment. The Council may also receive legal advice and consider such an appointment.

Mayor Sutton announced that pursuant to A.R.S. §38-431.03 (A)(1), (3), and (4), the Council would convene into Executive Session to discuss the City Manager's resignation, recruitment process, and potential Interim City Manager appointment, including salary negotiations and legal advice.

Time Entered Executive Session: 8:08 p.m.

Attendees: City Council*, City Manager David Malewitz, City Attorney Stephen Cooper, City Clerk Celine Kidwell, Assistant City Manager Mackenzie Letcher.

*Council member Sara Curtis attended the Executive Session via phone.

X. Adjournment

With no further business, Mayor Sutton adjourned the meeting at 9:01 p.m.

BY:



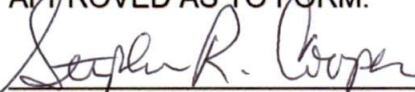
Andrew Sutton, Mayor

ATTEST:



Celine Kidwell, City Clerk

APPROVED AS TO FORM:



Stephen R. Cooper, City Attorney

