



**PUBLIC NOTICE
THE ELOY CITY COUNCIL**

Meets

MONDAY, JULY 13, 2026

6:00 PM

ELOY CITY COUNCIL CHAMBERS

595 NORTH C STREET

ELOY, ARIZONA 85131

For a

REGULAR MEETING

AGENDA

I. Call to Order

II. Roll Call

III. Moment of Silence

IV. Pledge of Allegiance

V. Public Appearances

Those wishing to **ADDRESS THE CITY COUNCIL** may do so by signing in on a form provided by the City Clerk, identifying the topic(s) or agenda item(s). **ACTION** taken as a result of public comment regarding non agenda items will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

SPEAKERS SHALL BE LIMITED TO THREE (3) MINUTES.

A. Scheduled

B. Unscheduled

VI. Reports and Announcements

A. Mayor's Announcements

B. Council Members' Announcements

C. City Manager's Announcements

VII. Consent Agenda

A. Approval of Minutes — June 1, 2026 Special Meeting , Amended June 8th, 2026 Regular Meeting, June 22, 2026, Regular Meeting, June 25, 2026, Special Meeting

Michelle Hall

B. Approval of the Managed Information Technology

Brian Wright

Services with CybarWorks, Inc., for the full range of information technology support services, including onsite helpdesk staffing, network administration, cybersecurity monitoring, Microsoft administration, backup and disaster recovery support, and strategic technology planning, beginning July 1, 2026, through June 30, 2027, with the option for up to three one-year renewals upon mutual agreement. The annual cost of the agreement is \$168,000.

- | | | |
|----|---|-------------------|
| C. | Acceptance of Data Access and Exchange Agreement with the Arizona Department of Transportation for the Eloy Police Department. | Sergio Banales |
| D. | Authorization to Utilize Pinal County Job Order Contract (JOC) No. 233828ROQ with Ellison-Mills Construction, LLC for Design and Construction Services Associated with Phase 1 of the Sunland Gin Waterline Upgrade Project in an Amount Not to Exceed \$2,675,000. This project was identified and approved as part of the City's FY 2026-2027 Capital Improvement Program (CIP). | Refugio Gallegos |
| E. | Approval of a Construction Contract with Ames Construction, Inc. for the ADA Ramp Improvement Project Utilizing City of Casa Grande Job Order Contract (JOC) No. 1125-06 in an Amount Not to Exceed \$150,000 | Refugio Gallegos |
| F. | A recommendation to the Arizona Department of Liquor Licenses and Control regarding the application for a Series 10 liquor license for Love's Travel Stop, located at 2950 N Toltec Rd. Eloy, AZ 85131 | Michelle Hall |
| G. | Consideration and Possible Action to Approve a Mutual Termination Agreement for the Central Arizona Groundwater Replenishment District (CAGRDR) Cost Sharing and Water Allocation Agreement with Linmark, LLC and Musulin Irrevocable Educational Trust, Authorize Reimbursement of Remaining Cost Share Account Funds, and Authorize the Mayor to Execute the Necessary Documents. | Mackenzie Letcher |
| H. | Adopt Resolution No. 26-1669 and Ordinance No. 26-1003 approving Case Nos. GPA2025-005 and RZPAD2025-004: Houser Crossing. A request by Dawn Marie Fortuna, AICP, of Bowman Consulting Group Ltd., on behalf of the City of Eloy, for a minor General Plan Amendment from Light Industrial to Community Commercial and High Density Residential, and an Amendment to the Zoning Map (Rezone) from Light Industrial (I-1) and Light Industrial (I-1) with the Aviation Overlay | Dan Symer, AICP |

to General Commercial (C-2), Multiple Family Residential (R-3) Planned Area Development Overlay (PAD) and Multiple Family Residential (R-3) with the Planned Area Development Overlay (PAD) and Aviation Overlay (AO) on a property consisting of approximately 78 acres located at the northwest corner of West Houser Road and North Eleven Mile Corner Road.

- | | | |
|----|---|-------------------|
| I. | Adoption of Resolution No. 26-1671 declaring as a public record for that certain document filed with the City Clerk and entitled "RZPAD2025-004: Houser Crossing Development Plan." | Dan Symer, AICP |
| J. | Approval of the Cancellation of the July 27, 2026, Regular City Council Meeting | Mackenzie Letcher |

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

- | | | |
|----|--|-------------------|
| A. | Motion to Adopt Ordinance No. 26-1002, levying upon the assessed valuation of the property within the City of Eloy, subject to taxation a certain sum upon each one hundred dollars (\$100) of valuation sufficient to raise the amount estimated to be required in the annual budget, less the amount estimated to be received from other sources of revenue; providing funds for various bond redemptions, for the purpose of paying interest upon bonded indebtedness and providing for funds for general municipal expenses; all for fiscal year ending the 30th day of June 2027. | Brian Wright |
| B. | Adoption of Resolution No. 26-1672, Authorizing the Mayor or His Designee to Execute Development Agreement Contract No. 2026-003-COE Between the City of Eloy and Eloy Community Development Partners, LLC, Establishing the Obligations, Responsibilities, and Timing for the Phased Development of the Approximately 80± Acre Houser Crossing Mixed-Use Project Located at the Northwest Corner of Houser Road and Eleven Mile Corner Road, Including Public Infrastructure, Utility, Roadway, and Related Development Improvements, and to Execute All Necessary Documents Related Thereto. | Mackenzie Letcher |
| C. | Adoption of Resolution No. 26-1670 approving the submission of an application for Proposition 202 Grant Funds from the Ak-Chin Indian Community in the amount of \$20,000 on behalf of the Central Arizona Regional Economic Development Foundation (CAREDF) to support the costs of providing services through the Achieve Pinal Experience Corps Reading Program. | Mackenzie Letcher |

IX. Executive Session

Possible executive session for discussion/consultation for legal advice with the city attorney and/or city staff concerning any of the agenda items, pursuant to A.R.S. §38-431.03 (A) (3) and (4).

X. Adjournment

POSTED BY 5 PM JULY 9TH, 2026 AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE: www.elayaz.gov

THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR “REASONABLY ANTICIPATED ATTENDANCE.”



Michelle Hall, Interim City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COUNCIL AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.