



City of Eloy
Minutes
City Council Special Meeting
June 1, 2026 at 6:00 PM
City Council Chambers

I. Call to Order

Mayor Andrew Sutton called the Special Session of the Eloy City Council to order at 6:00 p.m. on Monday, June 1, 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 for a moment of silence.

IV. Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Sara Curtis.

V. Public Appearances

Mr. Brian Kleisner, a resident of Eloy, addressed the Council regarding a pergola permit application submitted on February 2, 2026. He noted that four months had passed and the permit was still pending. Mr. Kleisner acknowledged ongoing communication issues between the city and his landscaping contractor and expressed concern that the slow process

doesn't meet Eloy's service standards. He asked for a staff member from the Community Development/Building and Permits Department to contact him to resolve any issues. Mayor Sutton thanked him and asked him to leave his contact information with the City Clerk for follow-up.

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

- . Adoption of Resolution No. 26-1659 declaring a public record for that certain document filed with the City Clerk and entitled "City of Eloy General Plan Update Existing Conditions Report."

Community Development Director Dan Symer presented this item. He advised the Council that the Existing Conditions Report, prepared approximately one year ago as the foundational baseline for the General Plan update, is referenced throughout the proposed new General Plan. To ensure the report is accessible to the public as a formal City record — rather than an internal working document — the resolution establishes it as an official public record filed with the City Clerk. No discussion was requested.

Motion: Council Member Garcia made a motion to read Resolution No. 26-1659 by title only. The motion was seconded by Vice Mayor Tarango. Upon a roll call vote, the motion carried unanimously (7-0).

City Clerk Kidwell read the title of the resolution.

Motion: Council Member Garcia made a motion to approve Resolution No. 26-1659 as presented. The motion was seconded by Council Member Michael 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; Council Member Snyder — Yes; Mayor Sutton — Yes. Motion carried unanimously (7-0).

- B. Conduct a public hearing and consider the adoption of Resolution No. 26-1660, approving Case No. GPA2026-001: City of Eloy General Plan Update, a General Plan Amendment to adopt a new General Plan for the City of Eloy entitled "Eloy General Plan: Planning Today for a Stronger Tomorrow," and declaring the plan to be a public record.

Mayor Sutton opened the public hearing.

Community Development Director Dan Symer and Terry Hogan of Logan Simpson, the City's primary consultant on the General Plan update, provided a joint presentation on the proposed plan. Director Symer provided an overview of the process and requested action; Ms. Hogan presented the substance of the plan and community engagement findings.

Director Symer advised that the General Plan update has been a year-long process involving extensive community outreach, engagement with multiple city departments, and coordination with state and regional agencies. The Planning Commission reviewed the plan the prior week and recommended Council approval, requesting minor wording refinements and formatting improvements for readability. Those changes have been incorporated into Exhibit 2 of the resolution. Director

Symer noted that adoption by the Council is not the final step: the plan must subsequently be ratified by the voters of Eloy at the November 2026 General Election. Once the Council adopts the plan, state law prohibits City staff from advocating on behalf of the ballot item; advocacy responsibilities then fall to the City Council, the Planning Commission, and individual community members acting in their private capacity.

Ms. Hogan presented the key elements of the Eloy General Plan: Planning Today for a Stronger Tomorrow. The following highlights were provided:

- **Purpose and Scope:** The General Plan is a 30,000-foot policy document that serves as the blueprint for the City's growth and development. It is not a zoning ordinance, but all zoning decisions, subdivision regulations, master plans, and ultimately, building permits must be consistent with it. The plan covers 12 topic areas, including the seven elements mandated by Arizona statute for municipalities with populations over 10,000, as well as several elective elements. Eloy's current population is approximately 19,000 as of 2024.
- **Plan Structure:** The plan is organized into three sections: Background (purpose, existing conditions, community engagement summary); Key Themes (12 topic areas with aspirational principles, goals, and policies); and Implementation (a systematic action plan, appendices, amendment criteria, and high-resolution growth area maps). A vision statement drives all elements of the plan, supported by community-driven themes, topic-based goals and policies, and implementation actions.
- **Community Engagement:** The engagement effort produced approximately 9,400 documented community engagements across a range of activities, including 4,600 website views, 2,300 subscriptions to the project website, 62 individual interviews, drop-in events, public workshops, a mobile immersion experience hosted at City Hall, and outreach at locations including Robson Ranch, the Senior Center, and in community parks. An estimated awareness level of approximately double the documented engagements was noted, reflecting residents who were informed but did not take a specific recorded action. Ms. Hogan noted that the level of participation is exceptional by any standard, with roughly 40% of respondents self-identifying as Hispanic — a strong representation of Eloy's majority population.
- **60-Day Public Comment Period:** A mandatory 60-day public review period ran from March 4 through May 3, 2026. The draft plan was available on the project website and at City Hall. Nearly 600 people viewed the plan; 18 individuals provided more than 200 comments. The plan was also distributed to all statutorily required agencies, including adjacent cities and towns, the Arizona State Land Department, and Pinal County. Comments were received from 17 parties, including a comment on annexation issues from the City of Coolidge, all of which were addressed in the response packet provided to the Council. Overall, feedback was characterized as positive.
- **Future Land Use Map:** The plan introduces an updated Future Land Use Map covering the City's 521 -square-mile municipal planning area. Land use categories have been updated and refined, with higher-density residential and employment uses incorporated into new mixed-use and planned community area designations. The Tohono O'odham Nation is

acknowledged on the map as a partner; they are not governed by this plan. A comparison with the prior plan shows residential land use decreasing from 81% to 70% of the planning area, with the difference absorbed into the new mixed-use and planned community categories rather than being eliminated.

- **Implementation Action Plan:** The plan includes a systematic action plan organized by theme, with short-term, mid-term, long-term, and ongoing actions. Director Symer will provide annual implementation reports to the Council tracking progress on these actions beyond the routine processing of rezoning requests.
- **Next Steps:** Following Council adoption tonight, the plan will be placed on the November 2026 General Election ballot for voter ratification. The plan does not take effect until voters ratify it. Staff will prepare an informational brochure to be distributed with ballot materials. Staff are prohibited from advocating for or against the plan's passage once the Council adopts it.

Mayor's and Council's Remarks

Mayor Sutton offered appreciation to Director Symer, Ms. Hogan, and the entire team at Logan Simpson for the year-long effort, characterizing the engagement process as exemplary and the community response as well-earned. City Manager Letcher echoed those remarks, noting that while public participation in planning processes is often limited, the community's response to this effort was genuinely Impressive.

Council members offered the following comments and questions:

- **Voter Ratification and Election Advertising:** A council member asked how the public will be informed about the General Plan vote in November and who is responsible for promoting it once staff steps back. City Attorney Stephen R. Cooper advised that A.R.S. S 9-500.14 prohibits the City from using public resources to influence elections, including a General Plan election. However, the statute does not prohibit government-sponsored informational forums, and City Council members may personally advocate for or against the plan in their capacity as individual citizens, provided they do not use City resources or staff to do so. Director Symer confirmed that staff will prepare a neutral informational brochure to accompany ballot materials. The City Attorney further noted that community organizations, including the Chamber of Commerce, may engage in advocacy, though council members holding chamber officer positions were advised to consult with the City Attorney prior to doing so in order to maintain a clear demarcation between their roles.
- **Informational Materials:** A council member asked whether informational brochures being prepared for the ballot could be made available in advance for distribution to community groups and organizations. Director Symer confirmed that brochures are currently in development and will be available in early July, at which time staff will provide copies to council members and others who wish to share them.
- **Social Media Sharing:** A council member asked whether council members may share plan-related information on their personal social media accounts.

City Attorney Cooper confirmed that council members may share publicly available information about the General Plan on social media and may personally advocate for its passage, as long as City resources are not used. He noted, with levity, that they may even deploy a banner if parachuting from an airplane.

- Youth Participation: Council Member Galindo, noting this is her third general plan, asked about the level of participation from youth aged 13 to 19. She referenced the mobile immersion lab, in which her students participated. Director Symer responded that a structured workshop was held at the high school attended primarily by honor society students, and that younger community members were also present at the less formal park events alongside their families. He acknowledged the point and emphasized that the plan was consistently framed to participants as a document for their children and the next generation, not for current leadership.
- Municipal Planning Area Boundaries: Council Member Galindo noted that the City's prior coordination with the Town of Marana on planning boundaries a decade ago contributed to the absence of boundary comments from Marana during this cycle. Director Symer confirmed that boundaries were carefully coordinated with all adjacent municipalities, including Marana, Coolidge, and Arizona City, and that all boundary-related comments received during the public review period were addressed.
- Parks and Open Space on the Future Land Use Map: Council Member Curtis asked why smaller park sites are not visibly identifiable on the Future Land Use Map. Director Symer explained that smaller park parcels — typically under five acres — are too small to render legibly at the map's scale and are intentionally not locked into precise boundaries on the General Plan map. This approach provides flexibility for minor adjustments within master-planned communities without requiring a full general plan amendment process. All park locations are listed in the plan's appendices and referenced in the applicable sections of the document.

No members of the public came forward to provide comment. Mayor Sutton closed the public hearing.

Motion: Council member Garcia made a motion to read Resolution No. 26-1660 by title only. The motion was seconded by Council member Vodrazka. Upon a roll call vote, the motion carried unanimously (7-0).

City Clerk Kidwell read the title of the resolution:

"A Resolution of the Mayor and City Council of the City of Eloy, Arizona, approving Case No. GPA2026-001: City of Eloy General Plan Update, a General Plan Amendment to adopt a new General Plan for the City of Eloy entitled 'Eloy General Plan: Planning Today for a Stronger Tomorrow,' and declaring the plan to be a public record, to be the new General Plan for the City of Eloy, which will be sent to the qualified electors of the City of Eloy for potential ratification. "

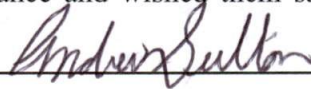
Motion: Council Member Garcia made a motion to approve and adopt Resolution No. 26-1660 as presented. The motion was seconded by Council Member Snyder. City Clerk Kidwell conducted a roll call vote: Council Member

Garcia — Yes; Council Member Galindo — Yes; Council Member Vodrazka — Yes; Council Member Curtis — Yes; Vice Mayor Tarango — Yes; Council Member Snyder — Yes; Mayor Sutton — Yes. Motion carried unanimously (7-0).

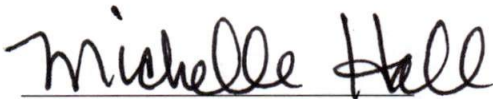
VII. Adjournment

Mayor Sutton thanked all in attendance and wished them safe travels. The meeting was adjourned at 6:30 p.m.

ATTEST:

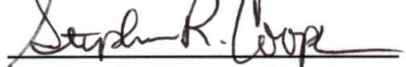


Andrew Sutton, Mayor



Michelle Hall, Interim City Clerk

APPROVED AS TO FORM:



Stephen R. Cooper, City Attorney

