



CITY OF ELOY
MINUTES
CITY COUNCIL REGULAR MEETING
MONDAY, JULY 13, 2026
6:00 PM
ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131

I. Call to Order

Mayor Sutton called the meeting to order at 6:05 pm.

II. Roll Call

Andrew Sutton, Mayor
Michelle Tarango, Vice-Mayor
Sara Curtis, Councilmember
JoAnne Galindo, Councilmember
Jose Garcia, Councilmember
Dan Snyder, Councilmember
Michael Vodrazka, Councilmember

Staff

Stephen Cooper, City Attorney
Mackenzie Letcher, City Manager
Michelle Hall, Interim City Clerk

III. Moment of Silence

Mayor Sutton called for a moment of silence.

IV. Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Garcia.

V. Public Appearances

- A. Scheduled
- B. Unscheduled

There were no public appearances.

VI. Reports and Announcements

- A. Mayor's Announcements

Mayor Sutton reported on several recent events including:

- Arizona City's Veterans Meeting on Narcan
- Davis Center for Alliance in Scottsdale
- Arizona City/Eloy Chamber of Commerce July 3rd Celebration
- Arizona City's Reading of the Declaration of Independence
- City of Eloy 4th of July Celebration

B. Council Members' Announcements

Councilmembers provided brief updates on community events, and projects

- Arizona City/Eloy Chamber of Commerce July 3rd Celebration
- City of Eloy 4th of July Celebration
- Beautifying Eloy and getting rid of abandoned businesses
- Old San Miguel Club House
- Councilmembers thanked Community Services Department

C. City Manager's Announcements

- Arizona City/Eloy Chamber of Commerce July 3rd Celebration
- City of Eloy 4th of July Celebration
- Notice for Arguments for or against General Plan and APS Franchise Agreement
- Teen Night Friday July 17th
- Movies under the stars (Hoppers) Saturday July 25th
- July 27th Council Meeting is canceled
- Airpark Master Plan Open House Wednesday July 29th
- New Management Analyst staff Abraham Macy and Erick Lemos

VII. Consent Agenda

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

B. Approval of the Managed Information Technology Services Agreement 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.

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).

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.

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.

G. Consideration and Possible Action to Approve a Mutual Termination Agreement for the Central Arizona Groundwater Replenishment District (CAGRD) 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.

H. Adopt Resolution No. 26-1669 and Ordinance No. 26-1003 approving Case Nos. GPA2025-005 and RZPAD2025-004: Houser Crossing. A request by 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 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."

J. Approval of the Cancellation of the July 27, 2026, Regular City Council Meeting.

The mayor addressed the audience and stated that this would be a short meeting due to the power outage in the chambers.

Mayor Sutton struck item F from the agenda due to a call from Love's Truck Stop's attorney stating that they had already been approved by the state of Arizona.

Councilmember Snyder requested item B pulled from the consent agenda.

Mayor Sutton requested a motion to approve the remaining consent items.

Councilmember Garcia moved to approve the consent agenda.

Vice-Mayor Tarango seconded the motion.

Motion passed 7-0

Councilmember Snyder stated that in the code this item didn't have to go out for bid. He questioned the fact that the city has had this contract for 16 years. He asked if the city did its due diligence to see what other companies were out there.

Finance Director Wright stated that he has looked at and spoken to other vendors that provide IT services and they were three times the amount of our current budget. He stated that not only are they expensive but

they only provide remote services they don't provide any staff onsite. The only way to get around it is to hire in house IT staff. He went on to say that CybarWorks has been reliable and has built the network the city is using.

Councilmember Snyder thanked Director Wright for his opinion and stated that sometimes people get comfortable.

Mayor Sutton asked Director Wright and City Manager Letcher if they were satisfied with the level of service the city was being provided by CybarWorks?

Director Wright says he is happy with the service being provided.

City Manager Letcher stated that he did have a conversation with Director Wright about moving forward with the new contract with CybarWorks as there were some concerns from other directors who thought that CybarWorks could be more innovative and bring new ideas forward. City Manager Letcher stated that it also falls on the directors they should be recommending new ideas too. CybarWorks does a great job for a two-man team that works nights and weekends if needed.

Councilmember Snyder motioned to approve item B.

Councilmember Garcia seconded the motion.

Motion passed 7-0

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.

Director Wright stated on June 25th, 2026 a public meeting was held on the property tax and no comments were made during the public hearing. Upon the approval of this Ordinance staff would send it to the County Board of Supervisors for their approval. Director Wright recommended approval of this Ordinance.

Mayor Sutton proceeded with the motion from Councilmember Garcia and seconded by Councilmember Snyder to read by title Ordinance No. 26-1002.

Mayor Sutton requested a motion to approve Ordinance No. 26-1002.

Councilmember Garcia motioned to approve Ordinance No. 26-1002.

Councilmember Snyder seconded the motion.

Motion passed 7-0

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.

City Manager Letcher stated this project has been in the works since 2023. In January 2024 this was discussed with council to be able to seek bids. In 2024 the city received bids from Eloy Community Development Partners LLC. The purchasing contract was executed in 2025. They have had some minor issues including a well but they have a plan to resolve it. In the agreement there will be improvements to Houser Rd, 100-year water supply, impact fee credits, and a list of other requirements of the city and the developers. City Manager Letcher is recommending approval 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.

Councilmember Galindo appreciated the work staff has done to move this project forward.

Councilmember Snyder asked what changes could occur without the developer coming back for approval?

City Manager Letcher stated that the current plan is more of a conceptual plan. The only thing locked in is the uses.

Councilmember Snyder said he only asked because they are approving the project on the basis that it would happen. But a lot can happen in the meantime.

Director Symer stated the way the zoning is set up it has C-2 along the commercial, the rest is zoned R-3 it is outlined that they can do multi-family, and single-family they have to meet the minimum density.

Councilmember Snyder asked with the zoning is there any way they could come back and say they can't do it and change all the zoning to commercial?

Director Symer stated they would have to go through a rezoning process.

City Manager Letcher reiterated that they would need to go through a rezoning if they wanted to modify anything.

Councilmember Snyder asked if something had to be changed does it affect the agreement.

City Manager Letcher stated yes.

City Attorney Cooper stated that they would need to approach city staff, have a discussion to see if something works for both sides.

Councilmember Vodrazka asked in many cases does the developer subdivide and contract out to other builders?

City Manager Letcher stated yes.

Councilmember Vodrazka asked if staff knew how many times the developer subdivides or completes the projects themselves?

Ms. Fortuna stated that they will be subdividing the land into 5 parcels. There will be different partners for each project.

Councilmember Vodrazka stated that it appeared that there would be gated entries.

Ms. Fortuna stated it's an option. It depends on the area. Although people feel more secure when it's there. She stated that would be a separate permit and a part of the site plan.

Mayor Sutton stated he has requested 8 million dollars from ADOT to finish Houser.

Mayor Sutton requested a motion to approve 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.

Councilmember Snyder motioned to approve Resolution No. 26-1672.

Councilmember Vodrazka seconded the motion.

Motion passed 7-0

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.

City Manager Letcher recommended approval of Resolution No. 26-1670 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. City Manager Letcher stated this would serve about 25 to 30 Eloy students.

Mayor Sutton requested a motion to approve Resolution No. 26-1670 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.

Councilmember Garcia motioned to approve Resolution No. 26-1670.

Vice-Mayor Tarango seconded the motion.

Motion passed 7-0

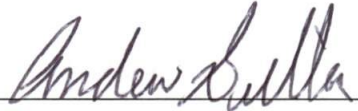
IX. Executive Session

No Executive Session was held.

X. Adjournment

With no further business, Mayor Sutton adjourned the meeting at 7:02 pm with unanimous consent of the council.

BY:

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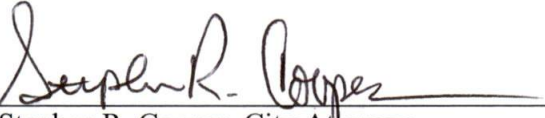
Andrew Sutton, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Michelle Hall", written over a horizontal line.

Michelle Hall, Interim City Clerk

APPROVED AS TO FORM:

A handwritten signature in dark ink, appearing to read "Stephen R. Cooper", written over a horizontal line.

Stephen R. Cooper, City Attorney