



**CITY OF ELOY
MINUTES**

**CITY COUNCIL REGULAR MEETING
MONDAY, AUGUST 10, 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 6:00 pm.

II. Roll Call

Present:

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

Staff Present:

Mackenzie Letcher, City Manager
Stephen Cooper, City Attorney
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 Snyder.

V. Public Appearances

A. Scheduled: None

B. Unscheduled:

Ann Howard, a resident of the Robson Ranch area, addressed the Council regarding automated license plate reader cameras ("Flock cameras") in the city and Pinal County. She urged the Council to be aware of the ongoing online discussion about the technology. Council thanked Ms. Howard for her comments.

VI. Reports and Announcements

A. Mayor's Announcements:

Mayor Sutton reported on the following:

Thanked all candidates who ran in the July 21 Primary Election and congratulated those elected, including Vice-Mayor Tarango and Councilmember Garcia.

On July 16, met at City Hall with City Manager Letcher, city staff, and representatives from the offices of Senator Mark Kelly and Senator Ruben Gallego.

On July 22, toured the Kitt Solar site with Councilmember Vodrazka and Councilmember-Elect Dunfee noting the project is in the final stages of testing.

On August 6, attended the Pinal Alliance Forum at Robson Ranch focused on education and workforce readiness, with emphasis on third-grade reading programs; expressed disappointment that no Eloy education representatives attended and stated he would follow up on whether an invitation was sent.

Attended the Eloy Chamber mixer at the old clubhouse.

Attended the Pinal Partners Breakfast in Casa Grande on energy, where it was reported that APS and SRP each experienced record peak deliveries of more than nine gigawatts.

Welcomed Congressman Juan Ciscomani to Eloy City Hall, noting he has helped secure more than \$1 million in funding for Eloy and is working to secure an additional \$6 million for improvements and repaving along Frontier Street.

B. Council Members' Announcements:

Councilmembers provided brief updates on community events, recognitions, and project involvement:

Councilmember Vodrazka commented on the Pinal Alliance Forum, noting the need to accelerate development of facilities to support future energy needs.

Councilmember Galindo reminded the community of the Eloy Fiestas Patrias hosted by Corazon de Latinos Unidos on September 11 and 12, which typically draws 2,500 to 3,000 visitors, and invited parade entries.

Councilmember Garcia noted this is the 75th year of the Eloy Fiestas Patrias, which began in 1951 and spans three generations.

Councilmember Garcia reported attending the food truck meeting and the chamber mixer at the new Hideout event center.

C. City Manager's Announcements:

City Manager Letcher announced:

The successful sale on July 9, 2026, of approximately \$22 million in utility revenue bonds to fund water, sewer, and capital infrastructure improvements.

Questionnaire No. 3 for the Eloy Air Park Area Plan (airport master plan) is live online through August 21, 2026.

Introduced two new Management Analysts: Abraham Macy (strategic planning, communications, and the Ask Eloy program) and Erick Lemos (economic development). Both addressed the Council and answered questions.

1. Ask Eloy Presentation:

Management Analyst Abraham Macy presented Ask Eloy, a new single-email system (ask@eloyaz.gov) for resident questions, comments, and concerns. Inquiries are logged, classified, and routed to designated department liaisons with identified backups. Since launch, nine inquiries have been logged; 100% were answered within the two-business-day target and eight of nine were answered the same day. Examples included faded roadway striping, early-morning aircraft noise (FAA jurisdiction), and zoning setback confirmation. Council discussion included follow-up and tracking procedures, backup staffing, telephone versus email responses, and a suggestion to incorporate a resident satisfaction survey, which staff agreed to review. Council expressed strong support for the program.

2. Police Chief Sergio Banales Council Briefing:

Police Chief Sergio Banales presented a video message from Pinal County Attorney Brad Miller reporting that, when prison-related incidents are separated from community-based offenses, criminal cases filed from Eloy declined nearly 25% over three years, from 246 cases in 2023 to 185 cases in 2025. Chief Banales reported on department initiatives, including a new Support Services Supervisor, Operations Sergeant, and Personnel and Training Corporal; a formal department training plan; monthly management meetings; a three-year strategic plan; succession planning; implementation of Lexipol policy management; upgraded Axon body cameras with AI-assisted report writing; an employee wellness program; and expanded community engagement programs (Coffee with a Cop, Cops and Clergy, Adopt-a-School, National Night Out, Christmas with a Cop, and Red Ribbon Week). Councilmembers praised the department's community policing efforts and shared personal accounts of positive interactions with officers and staff.

3. Quarterly Financial Report for the Period Ending June 30, 2026:

Finance Director Brian Wright presented the preliminary quarterly financial report for the period ending June 30, 2026. Highlights included:

The General Fund ended the fiscal year with an approximately \$9.3 million negative variance, as expected, due to transfers to other funds for capital projects; excluding those transfers, the General Fund ended approximately \$5.4 million positive.

Local sales tax collections totaled approximately \$11.1 million, approximately \$1.5 million above budget, driven largely by construction sales tax (\$1.4 million in the fourth quarter compared to \$329,000 in the same quarter of the prior year).

Manufacturing tax collections were up approximately 40%, wholesale up approximately 31%, and utilities/communications up approximately 14%.

State shared revenue decreased by approximately \$340,000, as anticipated.

Water, wastewater, and sanitation funds ended the year with positive operating variances.

All departments operated within their adopted budget authority; several capital projects will roll over to fiscal year 2026-2027.

Councilmember Snyder requested additional information on the composition of the manufacturing tax category and the construction projects driving the increase; Director Wright agreed to provide category information to Council through the City Manager.

VII. Consent Agenda

Mayor Sutton asked if any items were to be removed for discussion. No items were pulled.

- A.** Approval of Minutes -July 13, 2026, Regular Council Meeting.
- B.** Consideration of approving the transfer of surplus law enforcement motorcycle to the Arizona Governor's Office of Highway Safety.
- C.** Approve the Annual Development Impact Fee Report for the City of Eloy ending June 30, 2026.
- D.** Request for approval of Case No. MSCP2026-001 Maverik, a Master Sign Program and Comprehensive Sign Package to be used on an approximately 4.25-acre site zoned General Commercial (C-2) Planned Area Development Overlay, located at 1120 South Sunshine Boulevard.
- E.** Approval to Utilize Sourcewell Contract No. 101221-SCA with Sewer Equipment Co. of America for the Purchase of a Western Star 47X Chassis and Truck-Mounted Combination Sewer Cleaner for an Amount Not to Exceed \$750,000. This equipment purchase was identified and approved in the City of Eloy FY 2026-2027 Capital Improvement Plan (CIP).
- F.** Approval to Utilize Arizona Department of Transportation (ADOT) Statewide Contract No. CTR078503 with Empire Southwest LLC for the Purchase of a Caterpillar 304 Mini Hydraulic Excavator for an Amount Not to Exceed \$120,000. This equipment purchase was identified and approved in the City of Eloy FY 2026-2027 Capital Improvement Plan (CIP).
- G.** Adopt Resolution No. 26-1673 Amending Resolution No. 26-1664 Designating the Chief Fiscal Officer for Officially Submitting the Fiscal Year 2026-2027 Expenditure Limitation Report to the Arizona Auditor General.
- H.** Authorization to open a checking account at Enterprise Bank and Trust for the Flexible Spending Account (FSA) program.

I. Adopt Resolution No. 26-1674 authorizing officers/agents to deposit, transfer, withdraw, open, and close accounts with Meeder Investment Management.

J. Adopt Ordinance No. 26-1004 approving an amendment to Chapter 5, Section 5-9: Amendments to the 2018 International Residential Code and Section 5-15: Amendments to the 2018 International Fire Code, clarifying when an Eloy Fire District approval and permit is required, and declaring an emergency.

K. Authorize the Eloy Police Department to Renew the Federal Equitable Sharing Agreement (ESAC) and Approve the Annual Certification Report for FY 2026-2027.

L. Adoption of Resolution No. 26-1675, declaring and adopting the results of the City of Eloy Primary Election held on July 21, 2026.

M. Consideration and Possible Action to Approve a Three- Year Enterprise Agreement with Environmental Systems Research Institute, Inc. (Esri) for Geographic Information System (GIS) Software, Licensing, Maintenance, and Online Services, for a Total Amount Not to Exceed \$67,137.60 Over the Three -Year Agreement Term.

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

Second: Councilmember Vodrazka

Vote: Motion passed 7-0 by roll call vote.

Following the vote, Larry Fink, owner of the 170-acre property at the southwest corner of Sunshine Boulevard and Interstate 10, provided an update on the surrounding development, noting that a preliminary plat has been submitted, county flood mapping requirements are being resolved, and Maverik remains under contract for five acres of the site.

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

A. Discussion and Consideration of Fiscal Year 2026-2027 Community Partnership Funding Awards in the Total Amount of \$99,500

Management Analyst Abraham Macy presented three community partnership funding agreements totaling \$99,500: (1) Pinal Hispanic Council — \$3,000 lump sum for the Eloy Veterans Day Parade and cookout and the Wreaths Across America ceremony; (2) Greater Eloy Chamber of Commerce — \$71,500 paid on quarterly invoices for chamber operations (\$47,500), the Sunland Visitor Center and museum (\$15,000) [VERIFY: visitor center name — transcript renders it "Summan"], and the GLOW event (\$5,000, paid once annually); (3) Corazon de Latinos Unidos — \$25,000 lump sum paid on reimbursement for the Eloy Fiestas Patrias, an increase from \$15,000 the prior year.

Council Discussion: Mayor Sutton expressed support for the organizations' work in the community.

Motion: Councilmember Curtis moved to approve Item A as presented.

Second: Vice Mayor Tarango

Vote: Motion passed 7-0 by roll call vote.

B. Consideration and Possible Action to Approve the Purchase and Installation of a New Playground System for Shumway Park through Miracle Recreation, Utilizing the Sourcewell Cooperative Purchasing Contract, and Authorize Purchase Contract No. 101625-PLP in the Amount of \$245,811.69

Paul Anchondo, Community Services, presented the request to approve the purchase and installation of a new playground system for Shumway Park from Miracle Recreation utilizing Sourcewell cooperative purchasing contract No. 101625-PLP in the amount of \$245,811.69. The existing system is over 15 years old; the new system will double the play space and include integrated shade structures and a handicap-accessible swing. The project was not included in the Capital Improvement Plan but was awarded a \$29,000 grant, and funding is available from the City's 2% food tax.

Council Discussion: Councilmember Vodrazka asked about the playground base and surfacing (rubber mulch-style surfacing, 12 inches). Councilmembers expressed support for the added shade structures and handicap-accessible equipment and suggested future landscaping and shade additions.

Motion: Councilmember Garcia moved to approve Item B.

Second: Councilmember Vodrazka

Vote: Motion passed 7-0 by roll call vote.

C. Conduct a public hearing, and consider adopting Resolution No. 26-1676, finding that the applicable criteria have been met, and approve a three-year time extension to the previously approved Conditional Use Permit (Case No.: CUP2023-057) to allow a Solar, Utility Scale Generation and Battery Energy Storage System Facility, submitted by Nate Tonnemacher of Rose Law Group, on behalf of Milligan Energy Center, LLC, generally located south and east of the intersection of Milligan Road and South Eleven Mile Corner Road, consisting of approximately 33 acres

Mayor Sutton opened the public hearing.

Dan Symer, AICP, Community Development, stated the request extends an existing conditional use permit adjacent to the Milligan substation and that staff recommends approval of the three-year extension.

John Gillespie, Rose Law Group, on behalf of Milligan Energy Center, LLC (Orsted), stated the extension is needed to finalize a power purchase agreement with APS and to complete hydrology and environmental studies.

No members of the public spoke. Mayor Sutton closed the public hearing.

Motion: passed unanimously by voice vote. The Clerk read the resolution by title.

Motion: Councilmember Snyder moved to approve Resolution No. 26-1676 as presented.

Second: Councilmember Vodrazka

Vote: Motion passed 6-1 by roll call vote, with Councilmember Garcia voting no.

D. Consideration and Possible Action to Approve Resolution No. 26-1677 Authorizing the Acquisition of Real Property Interests, Including Rights of Way, Easements, and Other Property Rights, Necessary for the Construction of the Sunland Gin Road Improvement Project, and Authorizing the Use of Eminent Domain if Voluntary Acquisition Efforts Are Unsuccessful

City Attorney Stephen Cooper presented Resolution No. 26-1677 authorizing the acquisition of real property interests necessary for construction of the Sunland Gin Road Improvement Project, and authorizing the use of eminent domain if voluntary acquisition efforts are unsuccessful. Mr. Cooper explained the engineering plans reached 100% approval on July 28, 2026; the project is funded in part with state and federal monies; and staff recommends acquiring fee title where facilities such as lighting will be installed rather than easements to avoid future use conflicts. Appraisals and voluntary negotiations will be attempted first, with condemnation proceedings initiated only if necessary.

Council Discussion: Councilmember Garcia asked how many businesses would be affected; staff responded approximately a handful of parcels, with one group of property owners currently opposed, and stated the City would work to avoid harming any business.

Councilmember Snyder confirmed the federal funds are in addition to the \$5 million in state funding; City Manager Letcher stated the total project cost now exceeds \$8 million.

Motion: Councilmember Garcia moved to read Resolution No. 26-1677 by title only; Councilmember Snyder seconded the motion. The motion passed by unanimous voice vote. The Clerk read the resolution by title.

Motion: Councilmember Vodrazka moved to approve Resolution No. 26-1677 as presented.

Second: Councilmember Curtis

Vote: Motion passed 7-0 by roll call vote.

IX. Executive Session

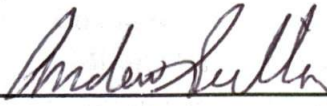
No Executive Session was held.

X. Adjournment

Mayor Sutton commended EI on the debut of the Council Chambers' new audio-visual system. Councilmember Snyder cautioned members to check their email screening filters, as legitimate emails may be screened out.

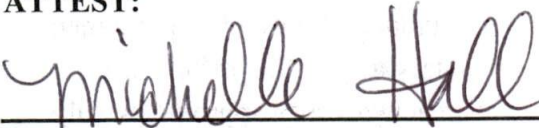
With no further business, Mayor Sutton adjourned the meeting at 7:33 pm

BY:



Andrew Sutton, Mayor

ATTEST:



Michelle Hall, Interim City Clerk

APPROVED AS TO FORM:



Stephen R. Cooper, City Attorney