

**MINUTES OF THE REGULAR MEETING OF
THE ELOY CITY COUNCIL
CITY OF ELOY
628 NORTH MAIN STREET
JANUARY 22, 2018
6:00 P.M.**

Staff Present: Harvey Krauss-City Manager; Stephen R. Cooper-City Attorney; Mary Myers-City Clerk; Jon Vlaming-Community Development Director; Christopher Vasquez-Chief of Police; Brian Wright-Finance Director; Paul Anchondo-Community Services Director; Rus Ketcham-Library Director; Sylvia Payne-HR Director

I. CALL TO ORDER

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

II. INVOCATION

Invocation was given by Ms. Mary Beth Fisher.

III. PLEDGE OF ALLEGIANCE

Vice Mayor Micah Powell led Council and the public in the Pledge of Allegiance.

IV. ROLL CALL

Council Members Present: Councilmember Jose Garcia; Councilmember J.W. Tidwell; Vice Mayor Micah Powell; Councilmember Dan Snyder; Mayor Joel Belloc; Councilmember JoAnne Galindo

Council Members Absent: Councilmember Andrew Rodriguez

V. COMMUNICATIONS

Mr. Krauss conveyed the following communications to Council and the public:

- Pinal Partnership breakfast Friday, January 26th, at 7:30a.m. at the Windmill Winery in Florence;

- Council strategic planning session scheduled for Saturday, January 27th, at 8:30 a.m. at Robson Ranch in the Fireside room;
- Acknowledged city employees Lieutenant Michelle Tarango and City Clerk, Mary Myers for receiving awards at the annual Eloy Chamber of Commerce awards banquet held January 19th at the Holiday Inn. Lt. Tarango received the “Good Neighbor” award and Mrs. Myers received the “Municipal Employee of the Year” award.

VI. APPEARANCES FROM THE FLOOR

Dexter and Sharon Cox – 3280 W. Hanna Rd., Eloy

Mr. Cox conveyed the following issues concerning the north Toltec area:

- There are weeds, trash and shrubs three to four feet high along Estrella Road and other streets in north Toltec the city needs to clean;
- Ditches in the area needs to be cleaned. The city is responsible for cleaning ditches that are within 10 feet of the street. Mr. Cox said the ditches are cleaned maybe once a year and the weeds continually grow back and collect trash;
- Illegal dumping on a continuous basis. No dumping signs and enforcement is needed in the area;
- An old sub-station on the corner of Hanna and Estrella that belongs to the city has an old chain link fence around it with barbed wire that is all rusted and looks terrible. Mr. Cox said he and his wife have lived in north Toltec for 16 years and has never seen the property cleaned.
- The condition of the road on Estrella, just north of Selma on the east side; no one can hardly drive their vehicle. Road has been patched numerous times; the road needs to be resurfaced. From Cornman Road north to Selma Highway on Estrella, the road is full of potholes and non-drivable as well. Mr. Cox told Council that these roads are the two main access areas to north Toltec.
- He’s had to call the police on at least 10 occasions about gunshots or loud noises. Mr. Cox said he assumes they come out to investigate, but never receive any feedback from the department. He said he would like the police to make contact with him as to what they found out and what they can do about it.

Mr. Cox said it’s at a point now the he and his wife are embarrassed to have people come to their home because of the roads, weeds and trash in north Toltec. He asked that the city do something about it.

Mr. Krauss obtained Mr. Cox’s phone number and told Council that he will look into Mr. Cox’s concerns and follow up with him.

VII. EXECUTIVE SESSION

No executive session needed tonight.

VIII. CONSENT AGENDA

Agenda Item

Subject

IX-A. Approval of Minutes: 1/8/18 (regular).

IX-B. Authorize the Mayor to send a letter of support to the Arizona Department of Transportation (ADOT) for the Tier 1 Environmental Statement Alternatives Selection Report.

IX-C. Approval of Preliminary Plat for Robson Ranch Unit Twenty "C" (20C) subdividing 19.17 acres into 80 residential lots.

IX-D. Approval of Final Plat for Robson Ranch Unit Twenty "C" (20C) subdividing 19.17 acres into 80 residential lots.

Motion by Councilmember Tidwell, seconded by Vice Mayor Powell to approve the Consent Agenda items as presented, passed unanimously by roll call vote.

IX. BUSINESS

E. A MEMBER OF THE DOWNTOWN ADVISORY COMMISSION AND CITY STAFF TO CONDUCT AN UPDATE FOR THE CITY COUNCIL ON THE ACTIVITIES OF THE COMMISSION SINCE ITS FORMATION IN OCTOBER 2015.

Cover sheet discussion: *Council to receive an update from a member of the Downtown Advisory Commission and City Staff on the activities of the Commission since its formation in October 2015.*

At the request of Council, the Downtown Advisory Commission has prepared a presentation to review its mission, achievements and future objectives. In the spring of 2015, the Urban Land Institute (ULI) Technical Assistance Panel (TAP) conducted an economic review of the Downtown area. One of the recommendations of the final report was to create a Downtown Advisory Committee to review specific recommendations and actions that improve the Downtown Area, monitor grant efforts, and navigate the many issues which need to be addressed by the public, private, and nonprofit sectors. Upon review of the City's Code of Ordinances, there was not any adopted language that allowed for the organization of an Advisory Committee to focus on the Downtown Area.

On October 26, 2015, the City Council adopted Ordinance 15-846, augmenting the Eloy Municipal Code to include a Downtown Advisory Commission. The Council then approved a total of seven members who provided a range of expertise in related disciplines and/or who owned land within the Downtown Area. Now the membership consists of five members and no alternates, and an ex-officio member of the City Council. None of these members are employees of the City. The Commission continues to work on issues related to the enhancement of Downtown Eloy and provide recommendations to the Mayor and Council for their consideration.

FISCAL IMPACT:

There is no direct fiscal impact to the City associated with conducting this update report, nor are there direct costs associated with the administration of this advisory commission. In-kind staff time is necessary to prepare agendas, transcribe meeting minutes and prepare for and provide input at meetings, when requested.

Mr. Vlaming gave a historical overview of the Downtown Advisory Commission (DAC) and its activities via PowerPoint to Council and the public.

During his presentation, Mr. Vlaming, Mr. Krauss and Mr. Dick Meyers, DAC vice president, addressed questions and comments from Council about the safety of the buildings, condition of the awnings and possible preservation of the Dust Bowl Theater on Main Street.

Councilmember Snyder conveyed that he is the one who requested this item be put on tonight's agenda for discussion. He said based on tonight's presentation, he would like see the commission continue. Councilmember Snyder said he believes an item was brought to Council last December for reappointment of two of its members; however it was tabled until staff could give tonight's presentation.

Mr. Vlaming stated that this was correct; Mr. Ralph Varela and Mr. Mark Benner requested to be reappointed to the commission.

Mayor Belloc directed staff to place the reappointment of Mr. Varela and Mr. Benner on the next regular meeting for Council action.

Councilmember Galindo conveyed that Council should be made aware of the DAC meetings dates to give them an opportunity to attend.

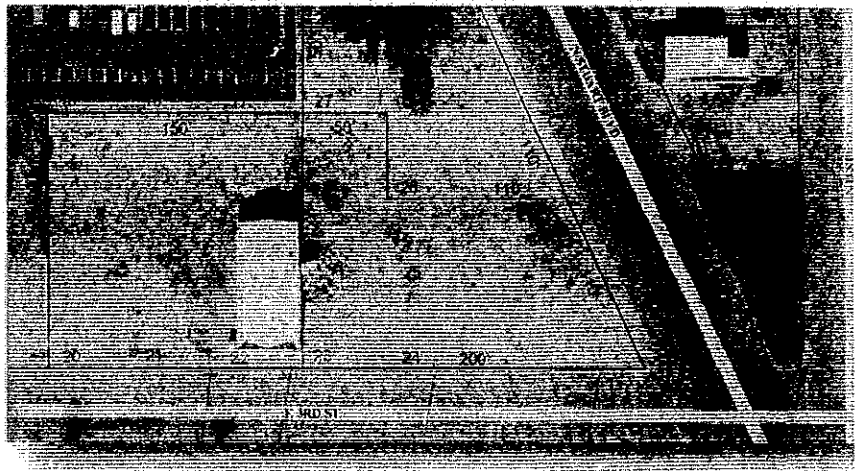
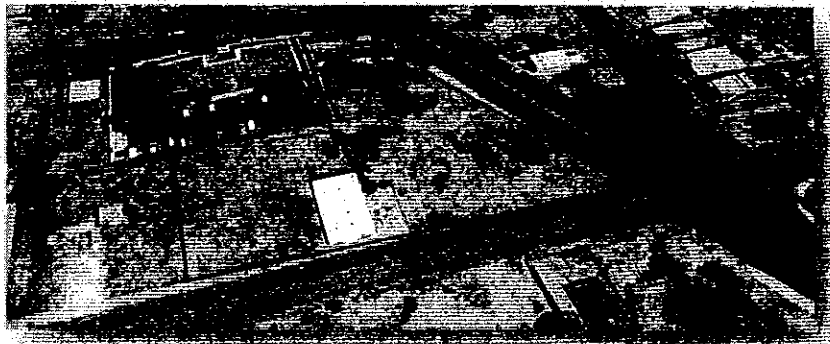
Mayor Belloc said the meetings are usually announced at Council meetings. He said if anyone would like a copy of the minutes of the meetings, please contact Mr. Vlaming.

- F. ADOPTION OF ORDINANCE NO.: 18-874, APPROVING AN APPLICATION SUBMITTED BY CHARLES WRIGHT WITH PINAL DESIGN GROUP LLC ON BEHALF OF PINAL GILA COMMUNITY CHILD SERVICES TO REZONE APPROXIMATELY 1.23 ± ACRES FROM C-1 (NEIGHBORHOOD COMMERCIAL) WITH A COMMUNITY CORE (CC) OVERLAY DISTRICT TO C-2 (COMMUNITY COMMERCIAL) WITH A COMMUNITY CORE (CC) OVERLAY DISTRICT. SUBJECT PROPERTY IS LOCATED AT 112 E. 3RD STREET, ASSESSOR'S PARCEL NUMBERS: 405-03-055, 405-03-056, AND 405-03-052A IN A PORTION OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA.**

Cover sheet discussion: *Council adopt Ordinance 18-874 approving the rezoning of approximately 1.23 ± acres from C-1 (Neighborhood Commercial) with a Community Core (CC) Overlay District to C-2 (Community Commercial) with a Community Core (CC) Overlay District to establish a facility for the Pinal Gila Community Child Services.*

The proposed rezoning would change the zoning district designation from C-1 (Neighborhood Commercial) with a Community Core (CC) Overlay District to C-2 (Community Commercial) with a Community Core (CC) Overlay District. Subject property is located at 112 E. 3rd Street, Assessor's Parcel Numbers: 405-03-055, 405-03-056, and 405-03-052A in a portion of Section 6, Township 8 South, Range 8 East of G&SRB&M, Pinal County, Arizona (Project Name: Pinal Gila Community Child Services).

In the past, this property has been used as a business incubator and it



has been on the market for sale for more than eight (8) years. The consideration and recommendation for approval of the C-2 designation by the Planning and Zoning Commission will allow the future property owner to care for a larger number of children at their facility than is currently allowed (maximum of 30 children) in the C-1 District. In addition, the new facility will also include the required 10,355 sq. ft. outdoor play area in order to comply with the provisions of the C-2 District.

If recommended for approval, the proposed rezoning will be in conformance with the Eloy General Plan. These three parcels are all currently designated as Community Commercial in the General Plan, which is consistent with C-2 zoning. If approved, the property owner would be able to submit the Site Plan and Building Plans for the design and construction of the new Head Start facility.

STAFF FINDINGS:

Notifications for the December 14, 2017 Planning and Zoning Commission public hearing and the January 22, 2017 City Council public hearing that is required for this proposed rezoning have been completed in accordance with the notice requirements set forth in the Eloy Zoning Ordinance.

FISCAL IMPACT:

The requested rezoning will allow the property owner to conduct their operations as a permitted use and is compatible with the Eloy General Plan.

Mr. Vlaming gave a brief overview of rezoning request submitted by Mr. Charles Wright with Pinal Design Group LLC on behalf of the Pinal Gila Community Child Services (PGCCS) to create a head start campus in Eloy, and relocate the existing head start facility on the south side to the new facility. Mr. Vlaming said this item came before the Planning and Zoning Commission in December and was unanimously recommended for Council approval.

After Mr. Vlaming's overview, Mr. Wright and administrators from PGCCS came forward to answer questions from Council about the proposed 7,000 square foot classroom project.

A motion was made by Vice Mayor Powell and seconded by Councilmember Galindo to read Ordinance No. 18-874 by title only, passed unanimously.

The city clerk read the ordinance title into the record.

Motion made by Vice Mayor Powell, seconded by Councilmember Garcia to adopt Ordinance No. 18-874, passed unanimously roll call vote.

X. INFORMATIONAL ITEMS

Councilmember Snyder commended city staff Mr. Krauss and Chief Vasquez and the fire chief for attending the Robson Ranch Homeowners Association meeting last week to present and answer questions about city structure and services.

Vice Mayor Powell wanted to acknowledge Mr. Dick Myers for also receiving an award at the Chamber awards banquet.

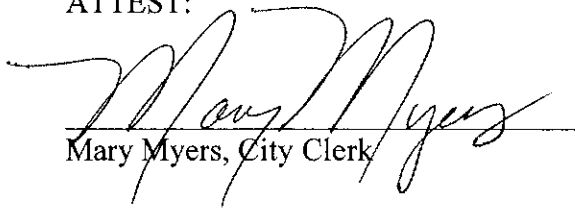
XI. ADJOURNMENT

There being no further business, Mayor Belloc adjourned the meeting at approximately 8:15 p.m.



Joel G. Belloc, Mayor

ATTEST:



Mary Myers, City Clerk