

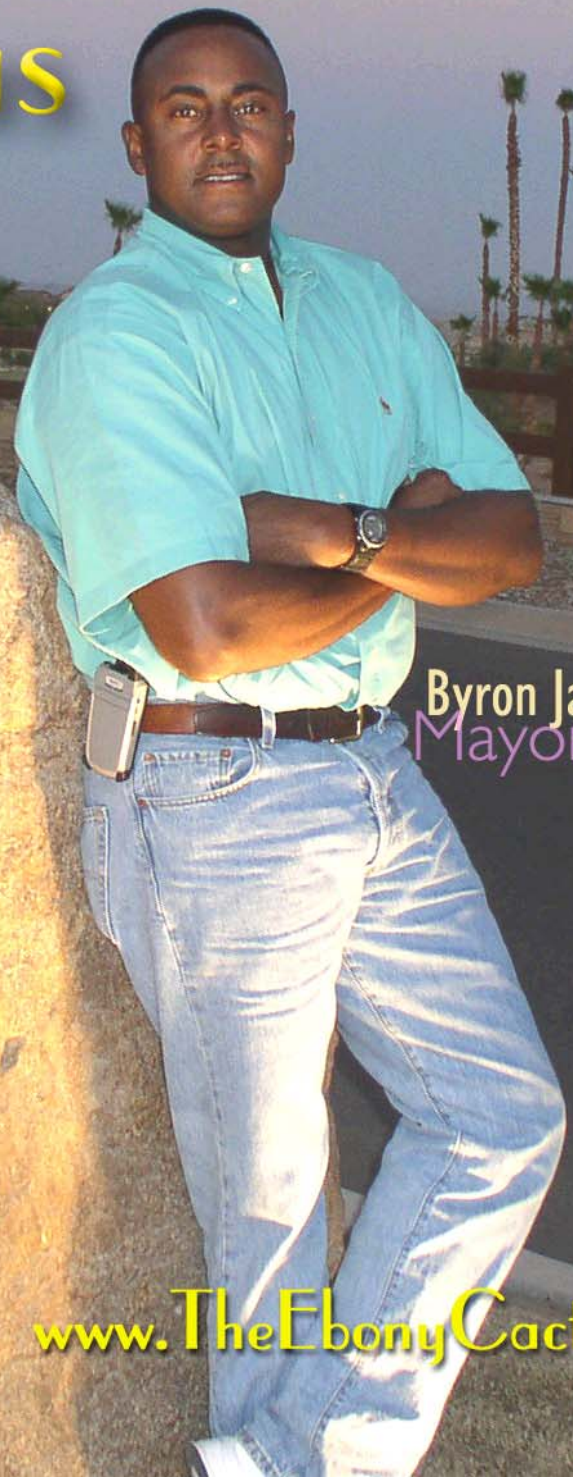
The Ebony Cactus

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Eloy Arizona
The Heart of Arizona's Future

Robson
Ranch



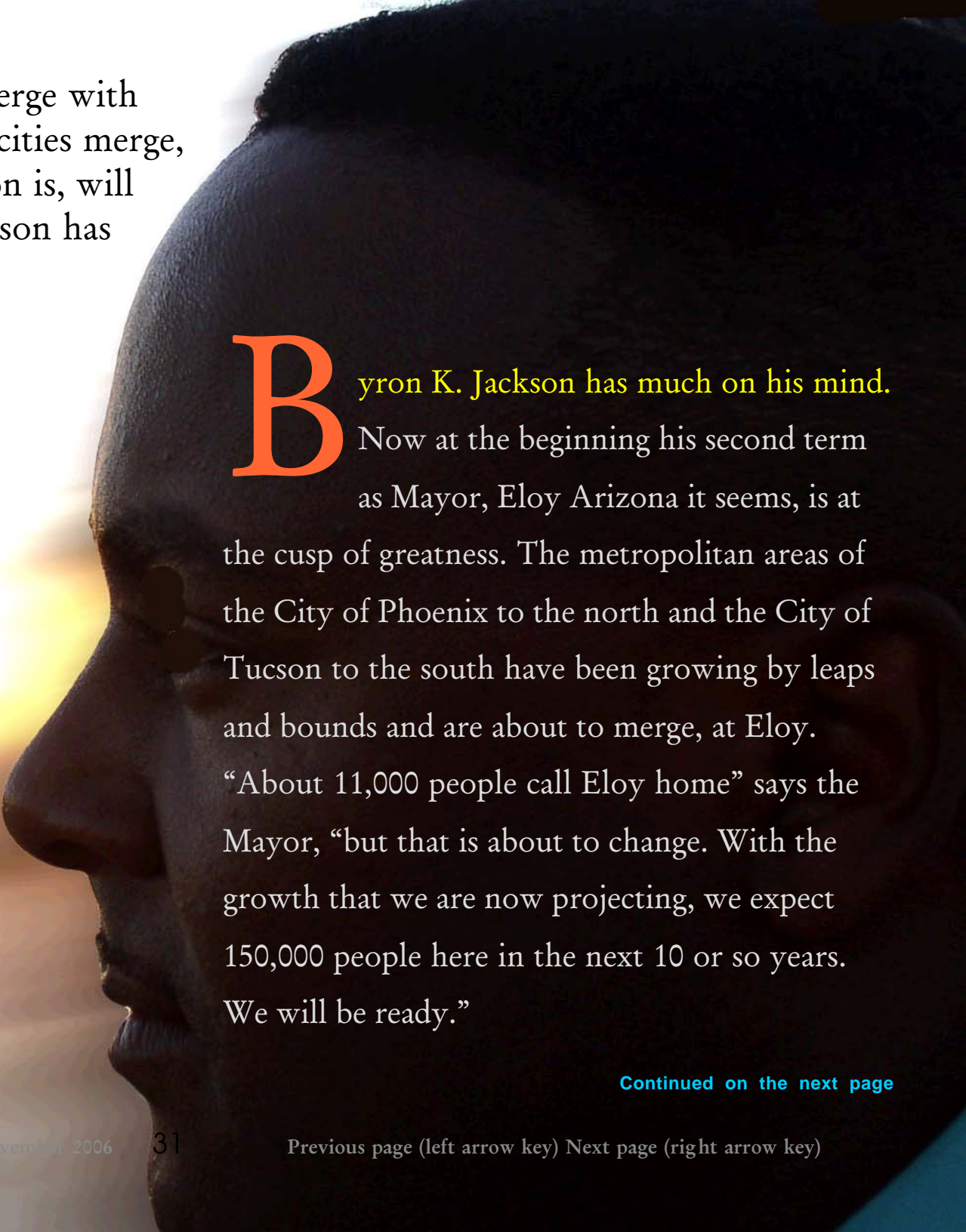
Byron Jackson
Mayor of Eloy

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Phoenix and Tucson are about to merge with Eloy Arizona in the middle. Where cities merge, great things can happen. The question is, will Eloy be ready? If Mayor Byron Jackson has his way, the answer is yes!

Eloy Rising

by: George Brooks, Jr.



Byron K. Jackson has much on his mind. Now at the beginning his second term as Mayor, Eloy Arizona it seems, is at the cusp of greatness. The metropolitan areas of the City of Phoenix to the north and the City of Tucson to the south have been growing by leaps and bounds and are about to merge, at Eloy. “About 11,000 people call Eloy home” says the Mayor, “but that is about to change. With the growth that we are now projecting, we expect 150,000 people here in the next 10 or so years. We will be ready.”

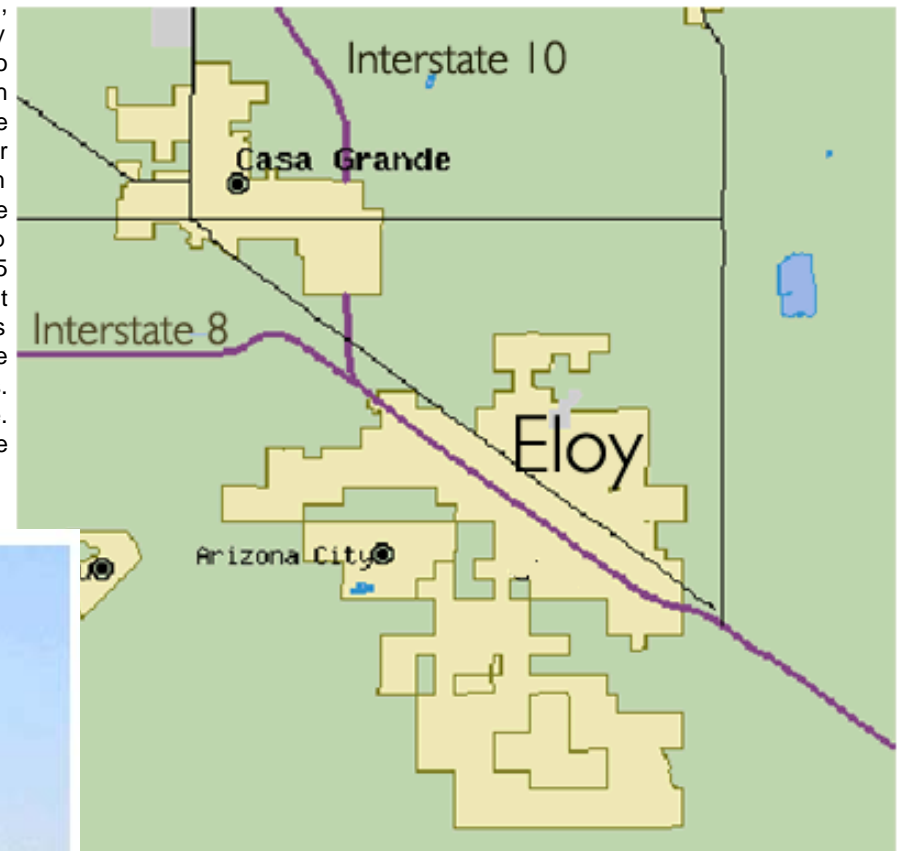
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“We want quality, not hodgepodge growth so we are in a planning mode.”

James A. McFellin Eloy City Manager

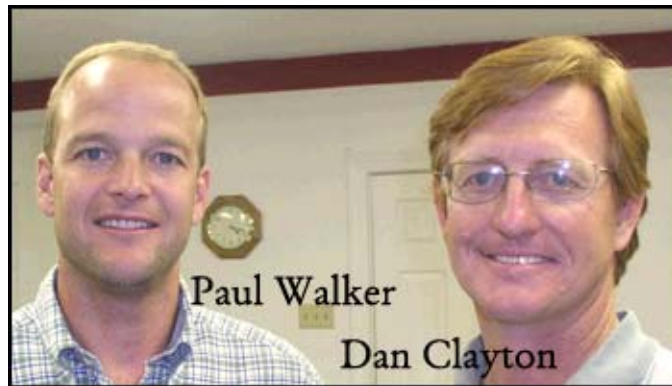
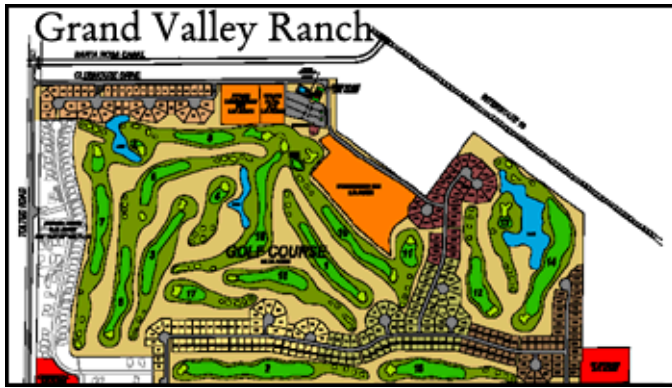
Though the concept of growth as been discussed for years, preparations began in earnest back in 2001. According to City Manager James A. McFellin “The City Council gave direction to upgrade infrastructure including the water and sewer systems. With approximately five million dollars in Rural Development Grants, we drilled new wells, and extended water and sanitary sewer lines for miles. We also worked to expand our assured water supply from about 4,000 acre feet annually to nearly 47,000.” (An acre foot is the amount of water needed to cover one acre of land one foot deep (43,560 Ft³ of water). This is enough water to supply a family of 4 or 5 in Arizona). “Without infrastructure, (water and sewer) you can’t grow. So we are now in a growth mode” said McFellin. Water supplies are critical in Arizona so 60% of the water used is planned to be recharged as effluent to help preserve the long term water supplies. Low water use plants are being required and lawns are discourage. Water rates reflect the cost of delivery, which in turn tends to reduce water use.



The Mayor knows his city is on the cusp of greatness, but he wants those with buy-in to Eloy to help direct what this town will be when it grows up. “To me having “Vision” is to sit back and see nothing and say 10 years from now this is what I wish to see, and then work to see that it happens. Where we are now in Eloy is that people with their own dreams have come in and purchased land here. Our role is to help facilitate the vision of those who buy into Eloy.”

Facilitating the vision of others is not a haphazard process said McFellin. Currently sewage, water and transportation master plans are in preparation. “We want quality not hodgepodge growth so we are in a planning mode. These plans will tell us where our water lines, treatment plant and transportation corridors should be.” There is also a new freeway that is being planned extending south from the growing communities to the east of Phoenix to intersect with Interstate 10 in what will soon be part of Eloy.

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Continued from the previous page Location, Location, Location

Approximately 60 miles south of Phoenix and 50 miles north of Tucson, Eloy is at a unique location. It is far enough from the Metro centers as to have reasonable land prices though they have increased dramatically recently. Yet the commute to Phoenix and Tucson is still within reason. "We never the less want the jobs here" said McFellin. "We want people to be able to live, work and shop in Eloy." Job opportunities are increasing. There are currently 2 private prisons with two under construction that will result in more than 4,000 mid range (\$35k to \$45k) jobs. Industrial parks are in the planning along Interstate 10. As rooftops increase more and more businesses will be attracted.

Recently the Airport has been expanded. The runway has been increased from 4000 feet to 5,400 feet to allow for corporate jets. "The FAA has put in about two million in to airport" said Jackson. According to the Mayor, "we would like to see Eloy has a corporate headquarters location. Being so close to Phoenix and Tucson, we feel it is a good location for corporate offices." Biotech firms are also looking at Eloy, and Toyo Ink is building a factory that will generate 150 to 200 jobs. "The city owns approximately 80 acres of property where we would like to see the now Central Arizona College Nursing School and Casa Grande Medical Center location. We could locate the Eloy municipal complex there as well" said Jackson.

Things in Eloy look good to numerous housing developers. Vistancia, McDowell Mountain Ranch Estates, Power Ranch are all developing small high quality neighborhood. Entry level housing in Eloy currently ranges from 120K to 130K (1,300 ft2) with mid range housing from 190K to 250K (1,900 to 2,000 ft2). One such development Grand Valley Ranch and Golf Club, is build built by Walker Homes. According to construction manager Dan Clayton, "Ranging from 1,563 to 2,300 ft2, the homes in Grand Valley will have a custom feel, (warm, friendly inviting) within a gated community surrounding a golf course." "Growth tends to happen from a center and then expand out" said Developer Paul Walker. "Eloy is such a growth center. Access to Interstates 8 and 10 is ideal, with reasonable commute times to Phoenix and Tucson. With access to biking, riding and skydiving for active adults this is a great place."

"We have a planning area that is approximately 20 miles north to south and 15 miles east to west. This is virtually a blank slate" according to the Mayor. "We are working with Sahara Development to put on an extensive public relation campaign for Eloy. With the help from local developer more than \$250,000 a year is expected to be spent to put Eloy on the map." With land, water, good prices and so close to Phoenix and Tucson and an excellent police force the potential of this city is clear. It will be interesting to see what happens next. **TEC.**



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