



City of Apache Junction, Arizona

Meeting Minutes City Council Meeting

Meeting location:

City Council Chambers
at City Hall
300 E. Superstition Blvd
Apache Junction, AZ
85119

apachejunctionaz.gov
Ph: (480) 982-8002

*Doors are open to the public at least 15 minutes prior to the
posted meeting start time.*

Tuesday, August 5, 2025

7:00 PM

City Council Chambers

A. CALL TO ORDER

Mayor Wilson called the meeting to order at 7:00 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Soller gave the invocation and Councilmember Johnson led the meeting attendees in the Pledge of Allegiance.

C. ROLL CALL

Present: 7 - Mayor Wilson
Vice Mayor Schroeder
Councilmember Nesser
Councilmember Heck
Councilmember Johnson
Councilmember Cross
Councilmember Soller

Staff in Attendance:

Bryant Powell, City Manager
Matt Busby, Assistant City Manager
Evie McKinney, City Clerk
Joel Stern, City Attorney
Rob Wisler, Management Analyst
Michael Pooley, Police Chief
Michael Beaton, Commander
Cindy Ewer, Commander
Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director
Nicholas Leftwich, Planner
Michael Morris, Engineering Manager
Ted Wolff, Public Works Director
Doug Wirthgen, IT Director
Casaundra Wallace, City Attorney 1

D. CONSENT AGENDA

Councilmember Cross moved, seconded by Councilmember Nesser to approve the Consent Agenda.

Yes: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Nesser,
Councilmember Heck, Councilmember Johnson, Councilmember Cross and
Councilmember Soller

No: 0

1. [25-254](#) Consideration of acceptance of agenda.
2. [25-379](#) Consideration of approval of minutes of the regular meeting of July 15, 2025.
3. [25-351](#) Consideration of approval of the procurement of city vehicles and equipment for FY26 making the purchase through Arizona State Cooperative Contract #CTR059323 with San Tan Ford, Sourcewell Contract 011723 with CrafcO, Sourcewell Contract 080521-CFC with RDO Equipment and State of Arizona Cooperative Contract #CTR049799 for lighting and equipment for a total not to exceed \$1,716,000.00.
4. [25-374](#) Consideration of approval of First Amendment to Telecommunications Services License Agreement between MCI Metro Access Transmission Services Corp. and City of Apache Junction Agreement.
5. [25-378](#) Consideration of approval, retroactive to July 1, 2025, of an amended agreement for bulk fuel between the City of Apache Junction and Senergy Petroleum, LLC, for the term of July 1, 2025 through June 30, 2026, in an amount not to exceed \$840,000.00, utilizing the State Cooperative Contract No. CTR063147.
6. [25-383](#) Consideration of Resolution No. 25-09, a Federally Patented Easement (FPE) Extinguishment of Stagecoach Road (alignment) from Scenic Street to Tamarisk Street (alignment) for purpose of future development and landscaping that would enhance both parcels of which applicant owns both.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

F. REGIONAL INTERGOVERNMENTAL UPDATES

7. [25-385](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Councilmember Cross attended the farewell party for Greater Phoenix Economic Council (GPEC) CEO Chris Camacho. He stated that many people spoke highly of Apache Junction and the staff.

Mayor Wilson shared there will be an upcoming Town Hall meeting with Senator Ruben Gallego on August 11, 2025 at the Apache Junction Library from 3:00 p.m. - 4:00 p.m. Senator Gallego will be addressing issues facing Veterans and how federal policies are impacting them.

Mayor Wilson also shared the annual Boards and Commissions application process is open. He encouraged the community to apply and explained the reasons why it is an important role for the City. Applications will be accepted until September 15, 2025.

G. CITY MANAGER'S REPORT**8. [25-386](#) City Manager's Report**

City Manager Bryant Powell invited the community to apply for a Board or Commission. He stated this is the best way to get involved in the City and that the City Clerk's office can help with any questions on the application.

Mr. Powell spoke about the vote for San Tan Valley incorporation to be a city. He stated the results are being monitored and briefly went over the impact to Apache Junction if the proposition passes.

Mr. Powell announced that the Animal Shelter's original facility is done with renovations and will be back open for business on August 12, 2025.

9. [25-333](#) Presentation and discussion with Republic Services regarding operational updates.

City Manager Bryant Powell introduced General Manager Charlotte Thomas and Municipal Sales Manager Emma Reyes with Republic Services. Ms. Thomas thanked the City for its partnership and shared her appreciation for the collaboration. She stated that Republic Services operates daily with their landfill and trash/recycle collection. She also announced that this week, August 4-9, 2025, is free dump week.

Ms. Reyes shared the community engagement events that Republic Services has participated in this year and the holidays with no collection services. She also listed statistics from quarter one (1) and quarter two (2) for free dump week and the bulk service requirements and items not accepted.

Councilmember concerns included adding plants to the north slope, weight versus volume at the landfill, recycling plastic, appliances being accepted and the recent fire at the facility.

Ms. Thomas responded to all concerns.

10. [25-387](#) Announcement of Current Events

There was no current event report.

H. PUBLIC HEARINGS

11. [25-384](#) Presentation, discussion, public hearing and consideration of Resolution No. 25-23 of Conditional Use Permit Case P-25-28-CUP, a request by Dane Astle of Edifice Architecture, to permit an event center and venue on Parcel 100-25-043E, zoned "B-1" General Commercial, at the southeast corner of Lost Dutchman Boulevard and Apache Trail.

Councilmember Johnson moved, seconded by Councilmember Soller that Resolution No. 25-23, Conditional Use Permit Case P-25-28-CUP, a request by Dane Astle of Edifice Architecture, to permit an event center and venue on Parcel 100-25-043E, zoned "B-1" General Commercial, at the southeast corner of Lost Dutchman Boulevard and Apache Trail be approved with the following change to condition:

Replace the updated condition number five (5) that stated no outside music with the words amplified outdoor sound is permitted for duration of booked events ending no later than 10:00 p.m.

Yes: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Nesser, Councilmember Heck, Councilmember Johnson, Councilmember Cross and Councilmember Soller

No: 0

Planner Nicholas Leftwich presented a summary of P-25-28-CUP. It is a request for the approval of a Conditional Use Permit (CUP) for parcel 100-25-043E to authorize the operation of an event center and venue, per the requirements of the Apache Junction Zoning Ordinance, § 1-5-3 Non-Residential Use Regulations. The recent text amendment Ordinance No. 1563 amended the Zoning Ordinance Land Use Regulation tables to assign the City Council as the decision authority for certain land uses requiring conditional use permits, including the "Event Center & Venues" land use category.

The proposed development comprises a 4,927.5 square foot building, with an adjacent outdoor ceremony area. At this time, only the west half of Parcel 100-25-043E is proposed to be developed, replacing the existing storage use with the new event venue and its associated parking and landscaping.

The Planning and Zoning Commission held a public hearing for P-25-28-CUP on June 24, 2025. During the meeting the Planning and Zoning Commission evaluated the proposal and the Conditional Use Permit approval criteria, and subsequently voted 5-0 to recommend approval of P-25-28-CUP, subject to the conditions of approval that were recommended in the Staff Report.

Work Session Update

Pursuant to the direction received at the July 14, 2025, City Council Work Session, staff updated Resolution No. 25-23 with the recommended conditions of approval. Condition three (3) has been revised to specifically identify the requirement for a fence east of the venue, in compliance with the proposed site plan. Condition five (5) has been revised to prohibit outdoor music, with the exception of brief amplified sound during wedding ceremonies.

Applicant Dane Astle of Edifice Architecture introduced himself and stated he could answer any questions.

Councilmember Johnson stated her concerns about outdoor noise that she had brought up during the neighborhood meeting.

Mr. Astle responded that they would be following the noise ordinance regarding outdoor music. The intention is that music will be presented indoor. He stated there will not be live music or amplified music as the venue was not designed with an outdoor stage.

Mayor Wilson opened the Public Hearing.

Cindy Rhule, 2650 N. Prospector Road, Apache Junction, supports growth for the City but has concerns about the increased traffic on State Route 88.

Pamela Bradshaw, 3405 S. Tomahawk Road, Apache Junction, stated she is in favor of the proposed project.

Andre Meek, 1327 S. Belair Road, Apache Junction, is supportive of this type of venue but has concerns about traffic.

Donna Carr, 2178 W. Virginia Street, Apache Junction, approves of the idea of the venue but has concerns with traffic.

Vicky McLaughlin, N. Winchester Road, Apache Junction, is supportive of this project and believes that the traffic issue is not the business owner's responsibility. She suggested a traffic light is needed.

Catherine Meek, 1327 S. Belair Road, Apache Junction, shared her concerns about the unsafe road and asked if Arizona Department of Traffic (ADOT) has required any traffic studies.

Howard Stone, 2137 S. Tomahawk Road, Apache Junction, is not against growth but has concerns of traffic and safety.

Barbie Engle, 4980 N. Ironwood Drive, Apache Junction, is supportive of this project and stated the business owner should not be responsible for traffic issues.

Lee Cooper, 2777 N. Winchester Road, Apache Junction, shared his concerns with noise from the venue.

Laura Jones, S. Midland Drive, Apache Junction, is in full supportive of this project and stated the business owner should not be responsible for traffic issues.

Councilmember Soller inquired when the last time a traffic study was conducted on that intersection.

City Manager Bryant Powell stated the Public Works Department works with ADOT regularly regarding the traffic patterns. This project did not trigger a traffic study to be completed at this time.

Councilmember Nesser asked for clarification that State Route 88 is not an Apache Junction road and we cannot require a traffic study.

Mr. Powell stated that she is correct and this is an ADOT road. The City provides data to them and partners with them but cannot require them to do a traffic study.

I. OLD BUSINESS

J. NEW BUSINESS

12. [25-388](#) Presentation and discussion of first amendments to the agreements between Entellus and the City of Apache Junction, not to exceed \$200,000.00 per year for the Master Planned Communities of Radiance (DU1) and Blossom Rock (DU2) for engineering plan review. The term of the agreements will be from August 6, 2025, through June 30, 2028.

Engineering Manager Mike Morris presented the background of the Entellus, Inc., Agreement. He stated construction at Superstition Vistas commenced during the summer of 2022. As part of their development plan, DR Horton and Brookfield Residential agreed to pay for outside consultants to perform civil plan review and inspections. An escrow account was created for each developer to pay for the agreed upon civil review and inspection services. As a result, Entellus Inc. was chosen in January of 2022, to be the consultant to represent the City. As mutually agreed upon, Entellus invoices the City each month for services rendered and the invoices are paid from the respective developer funded escrow accounts.

For over three years, Entellus has served the City well. As the terms of the original contract are nearing an end, both parties desire to extend the term of the Agreement for three additional years. The rates have been adjusted based on the US Government's published data by the Bureau of Labor Statistic's Employment Cost Index.

Staff recommends approval of the proposed contract Agreement.

Councilmembers had no concerns.

K. COUNCIL DIRECTION TO STAFF

L. SELECTION OF MEETING DATES, TIMES, LOCATIONS, AND PURPOSES

M. CALL TO PUBLIC

Donna Carr, 2178 W. Virginia Street, Apache Junction, shared her concerns about the proposed data processing center in Pinal County, the lack of funding to schools in Apache Junction, and rezoning concerns of residential property.

Julia Morales, 502 E. Navajo Avenue, Apache Junction, requested that the Council dedicate the 2025 Christmas tree lighting to Kristen and Amber Salem and other victims lost to the desert.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 8:03 p.m.

ACCEPTED THIS _____ DAY OF _____, 2025, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2025.

WALTER "CHIP" WILSON
Mayor

ATTEST:

EVIE MCKINNEY
City Clerk