



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, June 16, 2026

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 Heck 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:

Matt Busby, Assistant City Manager
Evie McKinney, City Clerk
Joel Stern, City Attorney
Rudy Esquivias, Development Services Director
Liz Langenbach, Parks & Recreation Director
Ryan Kaup, Economic Development Director
Mike Loggins, Public Works Director
Amy Greening, Deputy City Clerk
Sidney Urias, Development Services Deputy Director
Rob Wisler, Management Analyst
Johnny John, Assistant Police Chief
Hudson Meyer, Associate Planner
Jamie Sullivan, Recreation Superintendent
Michael Beaton, Commander

D. CONSENT AGENDA

Councilmember Soller 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. [26-311](#) Consideration of acceptance of agenda.
2. [26-312](#) Consideration of approval of minutes of the regular meeting of June 2, 2026.
3. [26-297](#) Consideration of approval, effective July 1, 2026, of Fiscal Year 2026-2027 Health and Human Services funding contracts between the City of Apache Junction and A New Leaf Inc. in the amount of \$8,000.00, Apache Junction Community Development Corporation in the amount of \$7,500.00, Azura VITA in the amount \$2,000.00, Black and Gold Youth Football League in the amount of \$7,000.00, Boys and Girls Club in the amount of \$3,000.00, Kiwanis in the amount of \$2,000.00, Superstition Community Food Bank in the amount of \$70,500.00. This item was presented for discussion at the City Council Work Session held April 20, 2026.
4. [26-315](#) Consideration of approval of the Professional Services Agreement between City of Apache Junction and the Apache Junction Chamber of Commerce for Operation of a Local Visitor Information Center.
5. [26-316](#) Consideration of Resolution No. 26-25 authorizing an intergovernmental agreement for cooperative law enforcement training operations with the City of Mesa.
6. [26-317](#) Consideration of approval of the Third Amendment to the Professional Services Agreement between the City of Apache Junction and Central Arizona Council on Developmental Disabilities for senior services transportation.
7. [26-318](#) Consideration of Resolution No. 26-02 authorizing the submittal of a Recreation Trails Program grant application to the Arizona State Parks Department for signage along the multi-use trail system managed by Parks and Recreation.
8. [26-324](#) Consideration of approval of agreement with Petroleum Traders Corporation for the purchase and delivery of bulk fuel in an amount not to exceed \$900,000.00 for an initial one-year term with four automatic one-year renewal options.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

9. [26-330](#) Presentation, discussion, and update from representatives with Arizona Water Company on rate case.

Vice President of Rates and Revenues with Arizona Water Company Nick Liu presented the background of the company, the Apache Junction water system, and the general rate case process with the Arizona Corporation Commission (ACC). He also went over the factors that

caused the rate increase, why they need to file this rate case in front of the ACC, and how this affects their customers. He explained their new customer information system and how it will improve customer service.

Assistant General Manager for the Apache Junction System James Wilson highlighted several capital improvement projects that directly affect their customers in the City.

Councilmember concerns included: plans to improve underground and service supplies for rural parts of the City, adding fire hydrants, clarification on public meetings in the timeline presented, and updating pipes to make them last longer.

Mr. Liu and Mr. Wilson responded to all concerns.

F. REGIONAL INTERGOVERNMENTAL UPDATES

10. [26-313](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Mayor Wilson attended the Superstition Regional Public Land Managers Group meeting where they discussed various topics including tree cities, Off-Highway Vehicle permits for the Tonto National Forest, artifacts and America250 celebrations in Pinal County. He also attended the Mesa Gateway Board meeting where he was elected Secretary of the Board.

G. CITY MANAGER'S REPORT

11. [26-314](#) City Manager's Report

Assistant City Manager Matt Busby shared the following announcements:

- Apache Junction received a AA credit rating with a stable outlook for the future by Fitch Ratings
- The Apache Junction Public Library is having their 40th anniversary celebration on July 23, 2026 from 4:00 p.m. to 7:00 p.m.
- America250 celebration flags are being displayed downtown on the street lights. He also shared that you can search for Apache Junction America250 in any search engine and it will show all events coming up.

H. PUBLIC HEARINGS

12. [26-326](#) Presentation, discussion, public hearing, and consideration of Ordinance No. 1576 regarding case P-26-6-PZ, a request by Kimberly Bergman for a rezoning of 275 S. Cactus Road, approximately 1.25 gross acre parcel from Medium Density Single-Family Detached Residential ("RS-10M") to General Rural Low Density Single-Family Detached Residential ("RS-GR") and repealing any conflicting provisions and providing for severability.

Councilmember Johnson moved, seconded by Councilmember Heck that Ordinance No. 1576 be read by title only and the reading of the entire ordinance be waived.

Motion passed unanimously.

City Clerk McKinney read Ordinance No. 1576 by title only, repealing any conflicting provisions; and providing for severability.

Councilmember Johnson moved, seconded by Councilmember Nesser that Ordinance No. 1576, as read by the City Clerk be approved and adopted.

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

No: 0

Associate Planner Hudson Meyer presented that P-26-6-PZ is a proposal by Kimberly Bergman to rezone approximately 1.25 gross acres currently zoned Medium Density Single-Family Detached Residential ("RS-10M") to General Rural Low Density Single-Family Detached Residential ("RS-GR").

On May 12, 2026, the Planning and Zoning Commission held a public hearing for P-26-6-PZ. At the meeting the Commissioners discussed concerns raised by residents regarding potential business operations, horse use on the property, and the proposed Conditions of Approval.

The Planning and Zoning Commission evaluated the proposed rezoning and subsequently voted 6-0 to forward P-26-6-PZ to the Apache Junction City Council with a recommendation of approval, without the second proposed Condition of Approval which read:

2) No business activity shall occur on the property, including but not limited to the storage or parking of commercial vehicles, equipment, or construction materials. Additionally, no operations, activities, or uses that create commercial-related nuisances - such as excessive noise, dust, odors, outdoor storage, or increased traffic associated with a business operation - shall be permitted on the site.

Planning Staff included this condition in response to neighborhood concerns conveyed during the planning review process. However, the Planning and Zoning Commission perceived the inclusion of this condition as redundant, as the Apache Junction Zoning Ordinance already prohibits business activity of this scope on residentially zoned properties.

On June 1, 2026, the City Council reviewed the case information and held discussion on the nature of the property's use and the public's concerns about potential commercial activity at the

property in addition to the potential re-inclusion of Condition of Approval #2.

Applicant Kimberly Bergman started off explaining that they are not running a business at this property and went over why they decided to go through with the rezoning request. She answered various questions that the Council brought up during the Work Session meeting on June 1, 2026, including: loud noise coming from the property, the misconception that they are running a business, fire hazards, improvements on the property, Mr. Harshman's letter, and that they are not selling on the property.

Councilmember Soller inquired where Mr. Harshman's home is located in relation to this property.

Councilmember Heck asked for clarification on the benefits of the rezoning.

Ms. Bergman responded to all questions.

Councilmember Cross explained that the applicants letter stated they store business materials and that is why they were asked about running a business. He also asked why the Superstition Fire and Medical Department was consulted on this property if they cannot enforce fire codes on residential property.

Development Services Deputy Director Sidney Urias explained the application process and how they are routed to all applicable agencies and departments for review.

Mayor Wilson opened the Public Hearing.

Paul W. Abrahamson and Paul J Abrahamson, 303 S. Cactus Road, Apache Junction, are in favor of the rezoning.

Donna Carr, 2178 W. Virginia Street, Apache Junction, is in favor of the rezoning.

Andre Meek, 1327 S. Belair Road, Apache Junction, is in favor of the rezoning.

Mr. Harshman, Apache Junction, explained why he was opposed to the rezoning and apologized to the applicant for any undue stress.

Hannah Bergman, 275 S. Cactus Road, Apache Junction, is in favor of the rezoning as she is the resident.

Mayor Wilson closed the Public Hearing.

I. OLD BUSINESS**J. NEW BUSINESS****K. COUNCIL DIRECTION TO STAFF****L. SELECTION OF MEETING DATES, TIMES, LOCATIONS, AND PURPOSES****M. CALL TO PUBLIC**

Pam Bradshaw, Tomahawk Road, Apache Junction, expressed her frustrations with the fire hydrant roadblocks for Mo Mohiuddin's wedding venue project.

Mo Mohiuddin, 2341 N. Apache Trail, Apache Junction, asked for the Council's help with the fire hydrant condition from the fire department regarding his wedding venue.

Cynthia Campton, 288 W. Smoketree Street, Apache Junction, shared her concerns with potential flooding impacts created by a new building near the Good Shepard Horse Rescue and Learning Center.

Donna Carr, 2178 W. Virginia Street, Apache Junction, commented on data centers, Arizona Water Company rate increase and her upcoming Resolution Copper tour.

Andre Meek, 1327 S. Belair Road, Apache Junction, spoke about needing everyone to get out and vote.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 8:32 p.m.

ACCEPTED THIS _____ DAY OF _____, 2026, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2026.

Walter "Chip" Wilson
Mayor

ATTEST:

Evie McKinney
City Clerk