



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, October 21, 2025

7:00 PM

City Council Chambers

A. CALL TO ORDER

Mayor Wilson called the meeting to order at 7:02 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Soller gave the invocation and Councilmember Nesser 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
Ryan Kaup, Economic Development Director
Rob Wisler, Management Analyst
Amy Greening, Deputy City Clerk
Johnny John, Assistant Police Chief
Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director
Liz Langenbach, Parks & Recreation Director
Pam Harrison, Library Director
Joseph Penze, Commander

D. CONSENT AGENDA

Councilmember Heck 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. [25-516](#) Consideration of acceptance of agenda.
2. [25-517](#) Consideration of approval of minutes of the regular meeting of October 7, 2025.
3. [25-481](#) Consideration of approval of PW#25-001, a contract with Evolution Mechanical LLC, dba Imcor for the purpose of providing services and repair to heating, ventilation and air conditioning (HVAC) systems at the City of Apache Junction properties for five years in an amount not to exceed \$55,000.00 annually.
4. [25-495](#) Consideration of approval of Resolution No. 25-27, authorizing the City of Apache Junction to enter into an Intergovernmental Agreement with the Salt River Pima-Maricopa Indian Community for the acceptance of grant funds in the amount of \$19,638.00 for hearing protection equipment for law enforcement officers of the Apache Junction Police Department.
5. [25-506](#) Consideration of award of contract to M.R. Tanner Construction for the application of a cape seal and slurry seal to select city streets. The pavement preservation work would be through the City of Buckeye cooperative Job Order Contract No 2025081 in the amount of \$272,753.75 plus a 10% contingency for unforeseen change orders in the amount of \$27,275.37 for a total project cost not to exceed \$300,029.12. Work is planned within the March-May 2026 timeframe.
6. [25-508](#) Consideration of approval of the Final Plat for Blossom Rock Phase 1 Townhomes (SV-23-6) in order to facilitate a 130-lot residential subdivision consisting of approximately 20-gross acres zoned Master Planned Community (MPC).

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

7. [25-485](#) Proclamation designating the week of October 19 through October 25, 2025, as "Arizona Cities and Towns Week."

Mayor Wilson read the Proclamation designating the week of October 19 through October 25, 2025, as "Arizona Cities and Towns Week" and presented it to Management Analyst Rob Wisler.

8. [25-515](#) Proclamation designating the month of October as "Breast Cancer Awareness Month."

Mayor Wilson read the Proclamation designating October 2025, as "Breast Cancer Awareness Month." He presented it to Brenda Hamilton and Elizabeth Ayers-Cluff with Impact One Breast Cancer Foundation. Ms. Ayers-Cluff explained the services the foundation provides and thanked the Council for inviting them to accept the Proclamation. Ms. Hamilton spoke about the foundation's connection with the City and thanked the Council.

F. REGIONAL INTERGOVERNMENTAL UPDATES

9. [25-518](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Vice Mayor Schroeder, Mayor Wilson and Councilmember Cross attended the Arizona Transportation Policy Summit. They met with representatives from the Arizona Department of Transportation (ADOT) and shared the needs and necessities for the roads in the East Valley. ADOT promised to set up neighborhood community meetings with Apache Junction and neighboring cities to help address these issues. Councilmember Cross commented on the lack of funding to keep roads safe and to build new roads.

Mayor Wilson and Councilmember Cross attended the groundbreaking for FlightSafety International at Mesa Gateway Airport and shared information about the flight training school.

G. CITY MANAGER'S REPORT

10. [25-519](#) City Manager's Report

City Manager Bryant Powell shared pictures from the Faith and Blue event that was held October 12, 2025, at The Church of Pentecost. He spoke about how great the event was and invited more of the community to attend in the future.

Mr. Powell shared a video of the drainage project called the Verge and stated how effective it was during the recent rainstorms.

Mr. Powell spoke about the swift water rescue that two (2) Apache Junction police officers, Sergeant Lewinsky and Officer Ballinger, participated in during the rainstorms. He played the clip that was on the news and thanked the police officers for being everyday heroes. He explained that this is why the Weekes Wash project is so important to public safety and played another video clip that shows the aftermath of a large rainstorm and the clean up that Public Works did. He thanked the Council for all their support with the Weekes Wash project.

11. [25-512](#) Presentation and discussion with Maricopa Association of Governments (MAG) Executive Director, Ed Zuercher, and Senior Planner, Hannah Quinsey.

Executive Director of Maricopa Association of Governments (MAG) Ed Zuercher announced that he will be retiring from this position in three (3) weeks and has accepted the position of City Manager of Phoenix. He shared his appreciation in working with MAG and Mayor Wilson and City Manager Bryant Powell. He explained why MAG was established by the federal government and showed a map of the region they cover. Mayor Wilson represents the City on the Regional Council and Mr. Zuercher thanked him for his participation and strong voice.

Mr. Zuercher introduced Senior Planner Hannah Quincy to give an update on the Superstition Vistas area framework study. Ms. Quincy presented the following: the study area, the sources used for the study, projected population and employment growth for 2030 and 2050, existing traffic volumes, their recommended transportation networks, and the next steps. She also spoke about the US 60 corridor study requested by the City.

Councilmember Cross commented on the US 60 to Superstition Mountain Road and the need to prioritize a more reasonable bypass route for when the roads are closed.

Vice Mayor Schroeder inquired on the Solar King project being included in the study.

Councilmember Cross asked about the State Route 24 freeway location.

Ms. Quincy responded to all questions.

Councilmemeber Nesser asked City Manager Bryant Powell about zoning for areas in the study.

Mr. Powell responded to her concern.

12. [25-520](#) Announcement of Current Events

Management Analyst Rob Wisler shared an upcoming event:

- Halloween Festival on October 25, 2025, 4:00 p.m. - 8:00 p.m. at Superstition Shadows Park, 1091 W. Southern Avenue, Apache Junction.

H. PUBLIC HEARINGS

- 13. [25-486](#) Consideration of application for a new Series 12 Restaurant liquor license for Mickey D's Cafe located at 1408 W. Apache Trail, Apache Junction, AZ. The next step in the process is for the council to hold a public hearing on the application and make a recommendation of approval or denial to the Arizona Department of Liquor License and Control.**

Councilmember Nesser moved, seconded by Councilmember Soller that the application for a new Series 12 Restaurant liquor license for Mickey D's Cafe, located at 1408 W. Apache Trail, Apache Junction, AZ, be recommended to the Arizona Department of Liquor Licenses and Control for approval.

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

No: 0

City Clerk Evie McKinney stated the city received an application for a new Series 12 Restaurant liquor license for Mickey D's Cafe located at 1408 W. Apache Trail, on September 19, 2025, and the Notice of Posting was placed at the establishment on September 23, 2025. The posting requirement has been met with no comments from the public.

Correspondence related to inspections of the premises for safety and code compliant matters have been received from the Apache Junction Police Department, Planning and Zoning Department, Building and Safety Division and the Superstition Fire and Medical District. All four entities find compliance with the inspection requirements and recommend approval.

Councilmember Heck asked for clarification on the area that alcohol will be served and the hours.

Mickey D's Cafe Manager Becky was in attendance and responded to Councilmember Heck's

questions.

Mayor Wilson opened the Public Hearing, receiving no comments from the public, he closed the Public Hearing and asked for a motion.

14. [25-509](#) Presentation, discussion, public hearing, and consideration of Ordinance No. 1568, amending the Apache Junction City Code, Volume I, Chapter 2: Mayor, Council, and Appointed Boards and Commissions, Article 2-21: Board of Adjustment and Appeals/Municipal Property Corporation/Public Safety Personnel Retirement Board, by repealing § 2-21-2 Municipal Property Corporation in its entirety; authorizing staff to take all MPC administrative dissolution steps; repealing any conflicting provisions; providing for severability; and providing for penalties.

Councilmember Soller moved, seconded by Councilmember Nesser that Ordinance No. 1568 be read by title only and the reading of the entire ordinance be waived.

Motion passed unanimously.

City Clerk McKinney read Ordinance No. 1568 by title only, repealing any conflicting provisions; and providing for severability.

Councilmember Soller moved, seconded by Councilmember Nesser that Ordinance No. 1568, 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

Management Analyst Rob Wisler presented that in 1990, the City created the Municipal Property Corporation (MPC) to allow the City to seek bonds for City facilities. At the time, due to Federal law, a non-profit third-party entity was necessary to allow for the City to sell tax-exempt bonds through lease-purchase financing structures. The City utilized the MPC to fund multiple projects from 1992 through 1997, including: Apache Junction Police Department (AJPD) headquarters, a major street rehabilitation program, the rodeo grounds arena, irrigation and landscaping at AJPD Building and County Retention Basin, library expansion, and Prospector Park improvements. In 1997, Federal Law was changed to allow municipalities to sell tax-exempt bonds through lease purchase type financing structures without needing another entity. Since that law has changed, the City has ceased using the MPC to secure bonds. The City has paid off all financial obligations related to the bonds.

The MPC has continued to function with Council appointing members each year and an annual meeting that has consisted solely of approving the last meeting minutes and appointing the chair with no further business on the agenda. City Staff manages annual reporting requirements to the Arizona Corporation Commission, which are necessary even without any business being conducted.

The City of Surprise is in the process of dissolving their MPC. All City of Apache Junction comparator organizations: Avondale, Buckeye, Casa Grande, Goodyear, Marana, Maricopa,

Mesa, Oro Valley, and Queen Creek, do not have a MPC. Several of these entities previously used a MPC to issue bonds for public infrastructure, but no longer use the MPC financing structure for the reasons described previously.

At the September 16, 2025, Council Meeting, Mayor and Council provided direction to staff to bring an ordinance to Council amending the code to dissolve the MPC. On October 14, 2025, the MPC adopted a companion resolution to dissolve itself and, though the City believes there is no property in the title of the MPC, the President of the MPC signed a bill of sale transferring any remaining assets to the City.

Tonight City staff brought Ordinance No. 1568 for approval, which officially removes the MPC from the City Code.

Councilmembers had no concerns.

Mayor Wilson opened the Public Hearing, receiving no comments from the public, he closed the Public Hearing and asked for a motion.

I. OLD BUSINESS

J. NEW BUSINESS

15. [25-538](#) Presentation, discussion, and consideration of Resolution No. 25-29 a resolution of the mayor and city council of the City of Apache Junction, Arizona, approving and authorizing the execution and delivery of a Second Amendment to Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement for Superstition Vistas Community Facilities District No. 2, and authorizing other actions in furtherance of this resolution whether heretofore or hereafter taken.

Councilmember Heck moved, seconded by Councilmember Cross that Resolution No. 25-29, a resolution of the Mayor and City Council of the City of Apache Junction, Arizona, approving and authorizing the execution and delivery of a Second Amendment to Amended and Restated District Development, Financing Participation, Waiver and Intergovernmental Agreement for Superstition Vistas Community Facilities District No. 2, and authorizing other actions in furtherance of this resolution whether heretofore or hereafter taken be approved.

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

No: 0

Assistant City Manager Matt Busby introduced Bond Attorney with Greenberg Traurig, LLP, Zach Sakas. Mr. Sakas presented that Superstition Vistas Community Facilities District No. 2 developer, Brookfield, has changed their corporate structure and would like to substitute the financial guarantor and indemnitor entity with two new entities. This requires a second amendment to the development agreement. Resolution No. 25-29 would authorize the second

amendment.

Councilmembers had no concerns.

16. [25-514](#) Consideration of applicants for annual appointments and reappointments for the City of Apache Junction Boards and Commissions. Council interviewed applicants at the October 20th work session and may take this opportunity to fill positions.

Mayor Wilson thanked all the applicants and their interest in serving the community and shaping its future.

City Clerk Evie McKinney went over the total numbers of applicants and how many were incumbents.

Councilmember Nesser asked for clarification on the openings for the Board of Adjustment.

Vice Mayor Schroeder inquired about what to include in the motions.

Councilmember Heck asked about filling the vacancy terms.

Ms. McKinney responded to all questions.

Mayor Wilson began the appointment process.

Board of Adjustment

Vice Mayor Schroeder moved, seconded by Councilmember Heck that Lamont Klepper be appointed to the Board of Adjustment for a term to expire on October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Councilmember Heck moved, seconded by Councilmember Cross that John Gordon be appointed to the Board of Adjustment for a term to expire on October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Councilmember Heck moved, seconded by Vice Mayor Schroeder that Catherine Meek be appointed to the Board of Adjustment for a term to expire on October 31, 2027.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Construction Board of Appeals

Ms. McKinney announced an update to the motions and the second motion for this Board should be for a "Non-General Contractor."

Councilmember Nesser moved, seconded by Vice Mayor Schroeder that John Gordon be appointed to the Construction Board Of Appeals as the "Non-General Contractor" for a term to expire on October 31, 2027.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Councilmember Heck moved, seconded by Councilmember Cross that Dave Hantzsche be reappointed to the Construction Board Of Appeals as the "A General Public Member" for a term to expire on October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Councilmember Cross moved, seconded by Councilmember Nesser that Esther McGrath be appointed to the Construction Board Of Appeals as the "General Contractor" for a term to expire on October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Ms. McKinney clarified that the open position is for an Architect/Engineer.

Councilmembers discussed the motion and open position confusion.

Councilmember Cross withdrew his motion due to Esther McGrath not being an Architect or Engineer.

No appointment made to the Construction Board Of Appeals as the “architect/engineer” for a term to expire on October 31, 2026.

Health & Human Services Commission

Councilmember Johnson moved, seconded by Councilmember Heck that Elisa Krcilek be appointed to the Health & Human Services Commission for a term to expire on October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Councilmember Nesser moved, seconded by Vice Mayor Schroeder that Jeffrey Danford be reappointed to the Health & Human Services Commission for a term to expire on October 31, 2028.

YES: 5 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Johnson and Soller

NO: 2 - Councilmembers Cross and Heck

Motion passed 5-2

Councilmember Heck moved, seconded by Councilmember Nesser that Dwan Montgomery be appointed to the Health & Human Services Commission for a term to expire on October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Industrial Development Authority

Councilmembers discussed the openings on the board.

Ms. McKinney advised Council that this board does have a quorum already so they do not have to appoint anyone.

No appointment made to the Industrial Development Authority for a term to expire October 31, 2027.

No appointment made to the Industrial Development Authority for a term to expire October 31, 2028.

No appointment made to the Industrial Development Authority for a term to expire October 31, 2028.

Library Board

Councilmember Nesser moved, seconded by Vice Mayor Schroeder that Judy Borey be reappointed to the library board for a term to expire on October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Councilmember Heck moved, seconded by Councilmember Nesser that Robin Barker be reappointed to the library board for a term to expire on October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Councilmember Johnson moved, seconded by Councilmember Nesser that Alexandra Wyroba be appointed to the library board for a term to expire on October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Parks And Recreation Commission

Councilmember Johnson moved, seconded by Councilmember Nesser that Manny Vega be appointed to the Parks and Recreation Commission for a term to expire October 31, 2027.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross,

Johnson and Soller

NO: 0 -

Motion passed

Councilmember Heck moved, seconded by Councilmember Nesser that Heather Moeller be reappointed to the Parks and Recreation Commission for a term to expire October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Councilmember Cross moved, seconded by Councilmember Nesser that Lamont Klepper be appointed to the Parks and Recreation Commission for a term to expire October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Councilmember Heck clarified that the first motion for the Parks and Recreation Commission should be for Manny Vega and Vega Manny.

Planning And Zoning Commission

Councilmember Johnson moved, seconded by Councilmember Soller that Nicholas Kelley be appointed to the Planning and Zoning Commission for a term to expire on October 31, 2026.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Councilmember Cross moved, seconded by Councilmember Nesser that Dave Hantzsche be reappointed to the Planning and Zoning Commission for a term to expire on October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Vice Mayor Schroeder moved, seconded by Councilmember Heck that Robin Barker be reappointed to the Planning and Zoning Commission for a term to expire on October 31, 2028.

YES: 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 0 -

Motion passed

Public Arts Commission

Councilmember Nesser moved, seconded by Councilmember Cross that Jeffrey Danford be reappointed to the Public Arts Commission as the "Interested in Art" for a term to expire on October 31, 2028.

YES: 6 - Mayor Wilson, Councilmembers Nesser, Heck, Cross, Johnson and Soller

NO: 1 - Vice Mayor Schroeder,

Motion passed 6-1

Councilmember Johnson moved, seconded by Councilmember Soller that Janet Cooper be appointed to the Public Arts Commission as the "Interested in Art" for a term to expire on October 31, 2028.

YES: 5 - Mayor Wilson, Councilmembers Nesser, Cross, Johnson and Soller

NO: 2 - Councilmember Heck and Vice Mayor Schroeder

Motion passed 5-2

Councilmembers congratulated the new Board and Commission members and encouraged those who were not appointed to apply again next year and to check into other volunteer opportunities that the City offers.

K. COUNCIL DIRECTION TO STAFF

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

M. CALL TO PUBLIC

Gail Evans, Gold Canyon, shared the success of the Apache Junction Community Development Corporation road clean up along Baseline Road on September 27, 2025. She thanked all volunteers and the Public Works department for their help and also announced the Make a Difference Day will be on January 17, 2026.

Rich Vitiello, Pinal County Board Supervisor, shared that he and the other County Board Supervisors support local government operating without state government interfering.

Donna Carr, 2178 West Virginia Street, Apache Junction, stated a correction from her statement in a previous meeting and expressed her concern with the City giving money to the Mesa Gateway Airport.

Mehmood "Mo" Mohiuddin, 2304 West Cortez Road, Apache Junction, expressed his concerns with a dirt pile on a neighboring property and it obstructing the road.

Andre Meek, 1327 South Belair Road, Apache Junction, requested sand from the recent rain storms be taken to the Superstition Mountain Museum for their parking lot.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 8:44 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