



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, April 21, 2026

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 Heck led the meeting attendees in the Pledge of Allegiance.

C. ROLL CALL

Present: 6 - Mayor Wilson
Vice Mayor Schroeder
Councilmember Heck
Councilmember Johnson
Councilmember Cross
Councilmember Soller

Excused: 1 - Councilmember Nesser

Staff in Attendance:

Bryant Powell, City Manager
Matt Busby, Assistant City Manager
Evie McKinney, City Clerk
Joel Stern, City Attorney
Michael Pooley, Police Chief
Rudy Esquivias, Development Services Director
Liz Langenbach, Parks & Recreation Director
Ryan Kaup, Economic Development Director
Pam Harrison, Library Director
Angelie Hawley, Finance Director
Mike Loggins, Public Works Director
Sidney Urias, Development Services Deputy Director
Nicholas Leftwich, Planner
Emile Schmid, City Engineer
Rob Wisler, Management Analyst
Eli Richardson, Management Analyst
Doug Wirthgen, IT Director
Michael Beaton, Commander
Jamie Sullivan, Recreation Superintendent
Kelli Bunker, Court Administrator

D. CONSENT AGENDA

Councilmember Cross moved, seconded by Councilmember Heck that the consent agenda be accepted as presented, with the exception of Item No.'s 7-12 being pulled for further discussion.

Yes: 6 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Heck, Councilmember Johnson, Councilmember Cross and Councilmember Soller

No: 0

Excused: 1 - Councilmember Nesser

City Clerk Evie McKinney advised Mayor Wilson that items 7-12 would need to be at this time.

Public Works Director Mike Loggins explained the scrivener's errors on the resolutions for item numbers 7-12 and clarified that nothing has changed from his presentation at the April 20, 2026, Work Session meeting.

Councilmember Cross asked if the corrected documents can be viewed on the public website. Ms. McKinney stated they are not on the public website as changes could not be made to the agenda after it was published.

Mayor Wilson asked for a motion.

Councilmember Cross moved, seconded by Councilmember Soller that Resolution No. 26-14 amending and correcting Resolution No. 23-06, and Resolution No. 26-17, amending and correcting Resolution No. 23-23 be approved.

Yes: 6 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Heck, Councilmember Johnson, Councilmember Cross, and Councilmember Soller

No: 0 -

Excused: 1 - Councilmember Nesser

Councilmember Soller moved, seconded by Councilmember Cross that Resolution No. 26-15, amending and correcting Resolution No. 23-07, Resolution No. 26-16, amending and correcting Resolution No. 23-08, Resolution No. 26-18, amending and correcting Resolution No. 23-24 and Resolution No. 26-19, amending and correcting Resolution No. 23-25 be approved with the clerical changes as announced by Public Works Director Mike Loggins.

Yes: 6 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Heck, Councilmember Johnson, Councilmember Cross, and Councilmember Soller

No: 0 -

Excused: 1 - Councilmember Nesser

1. [26-140](#) Consideration of acceptance of agenda.

2. [26-141](#) Consideration of approval of minutes of the regular meeting of April 7, 2026.
3. [26-149](#) Consideration of award of contract to Willmeng Construction LLC for construction management at risk (CM@R) pre-construction services for Public Works Expansion Phase 1 project for an amount not to exceed \$296,426.00.
4. [26-146](#) Consideration of award of contract to Elevated Design Studios Management, LLC (EDS) for construction management services for the Public Works Expansion Phase 1 project for an amount not to exceed \$1,383,165.00.
5. [26-164](#) Consideration of award of contract to Elevated Design Studios Management, LLC (EDS) for construction management services for the City Services Expansion project for an amount not to exceed \$2,664,301.00.
6. [26-186](#) Consideration on the Tomahawk Road procurement of data fiber infrastructure through Arizona State Cooperative Contract #CTR075703 with BPG Designs, LLC for a total not to exceed \$1,281,506.17.
7. [26-174](#) Consideration of Resolution No. 26-14 amending and correcting Resolution No. 23-06 as passed and adopted on the 21st of March, 2023; declaration of intent; providing for recordation; repealing any conflicting provisions; and providing for severability.
8. [26-175](#) Consideration of Resolution No. 26-15 amending and correcting Resolution No. 23-07 as passed and adopted on the 21st of March, 2023; declaration of intent; providing for recordation; repealing any conflicting provisions; and providing for severability.
9. [26-176](#) Consideration of Resolution No. 26-16 amending and correcting Resolution No. 23-08 as passed and adopted on the 21st of March, 2023; declaration of intent; providing for recordation; repealing any conflicting provisions; and providing for severability.
10. [26-177](#) Consideration of Resolution No. 26-17 amending and correcting Resolution No. 23-23 as passed and adopted on the 21st of November 2023; declaration of intent; providing for recordation; repealing any conflicting provisions; and providing for severability.
11. [26-179](#) Consideration of Resolution No. 26-18 amending and correcting Resolution No. 23-24 as passed and adopted on the 21st of November 2023; declaration of intent; providing for recordation; repealing any conflicting provisions; and providing for severability.

12. [26-181](#) Consideration of Resolution No. 26-19 amending and correcting Resolution No. 23-25 as passed and adopted on the 21st of November 2023; declaration of intent; providing for recordation; repealing any conflicting provisions; and providing for severability.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

13. [26-111](#) Proclamation designating April 26, 2026, as "National Arbor Day."
Mayor Wilson read the Proclamation designating April 26, 2026, as "National Arbor Day." Parks and Recreation Director Liz Langenbach, and Recreation Superintendent Jamie Sullivan accepted the proclamation. Ms. Langenbach thanked the Mayor and Council and shared several activities the department has done this month to celebrate Arbor day. She also stated Parks and Recreation Staff will represent the City at the State Capital this week to receive the renewal designation as a Tree City USA member. They are also receiving the growth award for the second year in a row.
14. [26-167](#) Proclamation designating May 1st - 7th, 2026, as "Youth Week."
Mayor Wilson read the proclamation designating May 1st-7th, 2026, as "Youth Week." He presented it to Youth Committee Chair Stephenie Jentink with Apache Junction Elks #2349.

F. REGIONAL INTERGOVERNMENTAL UPDATES

15. [26-142](#) Brief summary of intergovernmental updates from mayor and councilmembers.
Councilmember Cross thanked everyone that participated in the Boys and Girls Club of the Valley Yesteryear 2026 Gala on April 18, 2026, and commented on the success of the event.
Mayor Wilson attended the Apache Junction Water Festival at Prospector Park and spoke about how much fun the kids had learning how water is treated. He also attended the Americanism Awards dinner hosted by the American Legion Apache Post 27 where he was presented a check to be divided between the Parks and Recreation Department and the Apache Junction Police Department for the Friends of Apache Junction. He shared the award recipients for Educator of the Year, Tara Williams, Firefighter of the Year, Matt Perez, and Police Officer of the Year, Richard Rivera. Mayor Wilson received an award for Years of Unwavering Dedication and Commitment to the Community and County.
Councilmember Soller attended the Lost Dutchman Days Marathon dinner along with several members of the Council. He shared highlights from the evening.

G. CITY MANAGER'S REPORT

16. [26-143](#) City Manager's Report
City Manager Bryant Powell thanked the City staff that helped make the Lost Dutchman Days Marathon happen. He also highlighted Economic Development Specialist Brock Severson for receiving the Young Professional of the Year award from the Arizona Association for Economic Development.

17. [26-144](#) Announcement of Current Events

Management Analyst Eli Richardson shared upcoming events:

- Free Dump Week May 4-9, 2026, from 6:00 a.m - 4:00 p.m. at the Apache Junction Landfill, 4050 S. Tomahawk Road. Proof of residency is required.

- 2026 Apache Junction Construction Expo on Saturday May 2, 2026, 8:00 a.m. - 12:00 p.m. at 201 W. Apache Trail, Apache Junction.

H. PUBLIC HEARINGS

18. [26-117](#) Consideration of application for a new Series 10 Beer and Wine Store liquor license for Circle K Store #9288 located at 10351 South Ironwood Drive, 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 Soller moved, seconded by Councilmember Johnson that the application for a new Series 10 Beer and Wine Store liquor license for Circle K Store #9288, located at 10351 South Ironwood Drive, Apache Junction, AZ, be recommended to the Arizona Department of Liquor Licenses and Control for approval.

Yes: 6 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Heck, Councilmember Johnson, Councilmember Cross and Councilmember Soller

No: 0

Excused: 1 - Councilmember Nesser

City Clerk Evie McKinney stated the city received an application for a new Series 10 Beer and Wine Store liquor license for Circle K Store #9288, located at 10351 South Ironwood Drive, on March 16, 2026, and the Notice of Posting was placed at the establishment on March 23, 2026. 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, Development Services Division and the Superstition Fire and Medical District. All entities find compliance with the inspection requirements and recommend approval.

Circle K representative, Jordan Ridberg, 1130 West Warner Road, Tempe, Arizona 85234 introduced himself and offered to answer any questions the Council may have.

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.

19. [26-138](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1574, an ordinance of the Mayor and City Council of the City of Apache Junction, Arizona, amending the Apache Junction, Arizona, Zoning Ordinance, by amending the Zoning District Map, City of Apache Junction, Arizona, changing the zoning district classification for the property described in rezoning case P-25-59-PZ, a request by Diamante Homes, Inc., represented by Brennan Ray of Ray Law Firm, from High Density Multiple-Family Residential by Planned Development ("RM-1/PD"), General Commercial ("B-1"), and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") and a minor general plan amendment from Commercial to High Density Residential; repealing any conflicting provisions; and providing for severability.

Councilmember Johnson moved, seconded by Vice Mayor Schroeder that Ordinance No. 1574 be read by title only and the reading of the entire ordinance be waived.

Motion passed unanimously.

City Clerk McKinney read Ordinance No. 1574 by title only, repealing any conflicting provisions; and providing for severability.

Councilmember Johnson moved, seconded by Councilmember Heck that Ordinance No. 1574, as read by the City Clerk be approved and adopted.

Yes: 6 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Heck, Councilmember Johnson, Councilmember Cross and Councilmember Soller

No: 0

Excused: 1 - Councilmember Nesser

Principal Planner Nick Leftwich presented that P-25-59-PZ is a proposed rezoning requested by Diamante Homes Inc. represented by Brennan Ray of Ray Law Firm, to Parcels 10321-025F, 103-21-025G, 103-21-025H, 103-21-025E, 103-21-026E, 103-21-026G, 103-21-026C, and 103-21-026F, approximately 7.96 net acres located at the northeast corner of Southern Avenue and Acacia Road, from High Density Multiple-Family Residential by Planned Development ("RM-1/PD"), General Commercial ("B-1"), and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD"), and the minor General Plan Amendment to modify the "Commercial" land use designation of parcels 103-21-026E, 103-21-026G, 103-21-026C, and 103-21-026F to match the "High Density Residential" designation of the remainder of the project properties.

The Planned Development (PD) has been requested to provide a modification of the minimum interior private street width from 28' to 26', as permitted by the Apache Junction Zoning Ordinance § 1-7-6 Private Street Standards upon council approval.

The Planning and Zoning Commission held their public hearing for P-25-59-PZ on March 24, 2026. The Planning and Zoning Commission discussed street improvements, fire safety, the interior private street width, storm water questions regarding retention and pre-existing flows,

and what kind of improvements would be made to the surrounding streets.

The Planning and Zoning Commission evaluated the Minor General Plan Amendment and Rezoning by Planned Development proposal and subsequently voted 4-3 to forward P-25-59-PZ to the Apache Junction City Council with a recommendation of approval, with a modification to Condition #6 to read:

6) The developer's engineer shall meet the civil engineering improvement plans and document requirements, as outlined in the previously provided pre-application and review comments and in accordance with the city's approved engineering standards that are in effect at the time of plan submittal.

And the addition of Condition #9 to add the language:

9) Staff shall work with developers to ascertain the possible change of the entrance/exit point from Acacia to Starr Road.

Ordinance No. 1574 has been prepared based on the Planning and Zoning Commission's recommended language.

At the April 7, 2026, Work Session, Council reviewed the case information, and had been shown a new conceptual site plan that had been provided to staff earlier that day. Council directed staff to distribute the alternate Site Plan that had been prepared per the recommendation of the Planning and Zoning Commission.

Site Plan "A," dated January 26, 2026, reflects the applicant's original submittal, which placed the community entrance on Acacia Road. After coordinating with Public Works, Planning Staff confirmed that this layout was approved with the understanding that residents traveling into town could use the median openings at Starr Road or Cortez Road, enabling traffic to flow both northwest and southeast from the primary connection to Old West Highway.

Site Plan "B," dated April 7, 2026, is an exhibit illustrating the proposed entrance location if traffic were rerouted to enter and exit via Starr Road. This plan was prepared at the direction of the Planning and Zoning Commission, which expressed concerns regarding the relative underdevelopment of Acacia Road compared to Starr Road, and sought to channel traffic more directly to Old West Highway.

Councilmember Johnson inquired why the entrance was changed and how they need to word the motion for the change.

Councilmember Soller asked about Acacia Road and the condition of it.

Vice Mayor Schroeder asked for clarification on the vote from the Planning and Zoning Commission.

Councilmember Cross inquired if a crossover to go north or westbound on Highway 88 was possible.

Mr. Leftwich and City Engineer Emile Schmid responded to all questions.

Diamante Homes representative Brenden Ray, 2329 East Camelback, gave a presentation on access to this property and why they feel Acacia Road is the more appropriate entrance/exit.

Councilmember Cross asked for clarification on the Cortez and Old West Highway intersection.

Councilmember Heck commented that Acacia Road seems to be the better choice for access.

Mr. Ray responded to all concerns.

Mayor Wilson opened the Public Hearing.

Andre Meek, 1327 South Belair Road, Apache Junction, commented on the entrance/exit for the proposed project.

Elisa Krcilek, 476 South Ironwood Drive, Apache Junction, stated her support for the proposed town homes.

Mayor Wilson closed the Public Hearing and asked for a motion.

I. OLD BUSINESS

20. [26-131](#) Presentation and discussion on the status of the Weekes Wash project.

City Engineer Emile Schmid presented an update on the City's efforts to build a large flood structure along Weekes Wash Corridor in the North East Corner of Apache Junction. He went over the project area, the benefits, land ownership, funding, timeline and the next steps.

J. NEW BUSINESS

21. [26-135](#) Presentation and discussion regarding Apache Junction Water District portfolio.

City Manager Bryant Powell and Councilmember Cross explained that this presentation was requested so the community can understand more about how the Water District works.

Public Works Director Mike Loggins explained the Water District water portfolio and where they get the water from. He stated that surface water accounts for more than 99% of delivered water and groundwater accounted for less than 1%. He also informed they have planned for the future growth and will not take any water away from existing customers and they are constantly looking for additional water supplies.

Councilmember Cross inquired how they manage multifamily units water supply.

Councilmember Heck asked Mr. Loggins to explain lost or unaccounted for water.

Mr. Loggins responded to all Council concerns.

Councilmember Soller thanked Mr. Loggins and the Water District for their efforts.

Mayor Wilson explained how he was on the Board when they voted for the Gila River Indian Community Water.

Vice Mayor Schroeder expressed his appreciation for this presentation and stated it should be an annual update.

- 22.** [26-154](#) Presentation, discussion and consideration of Resolution No. 26-11 a resolution of the mayor and city council of the City of Apache Junction, Arizona, approving and authorizing the execution and delivery of a First Amendment to District Development, Financing Participation, Waiver and Intergovernmental Agreement for Superstition Vistas Community Facilities District No. 1, and authorizing other actions in furtherance of this resolution whether heretofore or hereafter taken

Councilmember Heck moved, seconded by Councilmember Soller that Resolution No. 26-11, a resolution of the mayor and city council of the City of Apache Junction, Arizona, approving and authorizing the execution and delivery of a First Amendment to District Development, Financing Participation, Waiver and Intergovernmental Agreement for Superstition Vistas Community Facilities District No. 1, and authorizing other actions in furtherance of this resolution whether heretofore or hereafter taken be approved.

Yes: 5 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Heck, Councilmember Cross and Councilmember Soller

No: 1 - Councilmember Johnson

Excused: 1 - Councilmember Nesser

Bond Attorney, Zach Sakas with Greenberg Traurig, LLP, presented Items 22 and 23 together. Mr. Sakas stated that when the Superstition Vistas Community Facilities Districts (SVCFD) were formed, an agreement was entered into between the City, each district, and the respective developer or homebuilder. The agreement laid out how the infrastructure would be acquired, target property tax rates, assessment amounts per lot and other provisions regarding how the districts would function and interact with the City and the developer. Due to some recent lawsuits, the County Assessor has changed how they assess new homes resulting in lower valuations and therefore reducing the bonding capacity of the districts. The developer/home builder for each district has requested an increase to the SVCFD property tax rate, an increase in assessment amount per lot, and to modify the time permitted for the District to acquire certain infrastructure.

Councilmember Johnson asked if the assessment amount per lot could be amended and then changed again in the future if it is not enough.

D.R. Horton representative Patrick Brown, 7689 North Pinnacle Peak Road, Scottsdale, explained why the assessment amount needs to be increased and why they chose that amount.

23. [26-156](#) Presentation, discussion and consideration of Resolution No. 26-13 a resolution of the mayor and city council of the City of Apache Junction, Arizona, approving and authorizing the execution and delivery of a Third 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 Soller moved, seconded by Vice Mayor Schroeder that Resolution No. 26-13, a resolution of the mayor and city council of the City of Apache Junction, Arizona, approving and authorizing the execution and delivery of a Third 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: 5 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Heck, Councilmember Cross and Councilmember Soller

No: 1 - Councilmember Johnson

Excused: 1 - Councilmember Nesser

This Item was discussed under Item No. 22.

K. COUNCIL DIRECTION TO STAFF

24. [26-136](#) Direction to staff regarding City Council pay.

Councilmember Johnson moved, seconded by Councilmember Soller that direction to staff be given to draft an ordinance amending Apache Junction City Code, Vol I, Ch 2, Article 2-1, § 2-1-5, Compensation, adjusting mayor, vice mayor and council salaries consistent with what was discussed at the April 7th, 2026, council meeting, to also include a provision setting forth a cost of living or base wage increase/ general city-wide increase / or other pay increment however else characterized in the city's payroll system, which full-time employees also typically receive on an annual basis.

Yes: 6 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Heck, Councilmember Johnson, Councilmember Cross and Councilmember Soller

No: 0

Excused: 1 - Councilmember Nesser

City Attorney Joel Stern stated that Human Resources Director Anna McCray presented at the April 7, 2026, Work Session that as part of the city's comprehensive classification and compensation study, Human Resources staff conducted a review of compensation across all employee groups. At the request of a councilmember, a market review of city council compensation has also been completed.

City council compensation has not been adjusted since September 21, 2004, with Ordinance No. 1215. The results of the market study, in comparison with peer cities and towns, show current compensation levels are significantly below prevailing market benchmarks.

Apache Junction elected officials' salary:

Mayor: \$12,000

Vice Mayor: \$10,800

Councilmember: \$9,600

VERSUS

The market average elected officials' salary:

Mayor: \$36,367

Vice Mayor: \$23,595

Councilmember: \$20,880

The city council may consider the following options:

- 1) Take No Action: Maintain current compensation levels with no changes.
- 2) Adjust to Market Average: Direct staff to prepare an ordinance aligning city council compensation with the average levels identified in the comparator market analysis.
- 3) Alternative Methodology: Direct staff to prepare an ordinance using a different methodology or compensation structure.
- 4) Defer Consideration: Choose to revisit this topic at a later date.

Any change to city council compensation requires formal action beyond the annual budget process. Council salaries are established in Apache Junction City Code, Volume I, Chapter 2: Mayor, Council and Appointed Boards and Commissions, Section 2-1-5 Compensation, and any adjustment would require adoption of an ordinance at a public hearing amending that section of code. Council may also want to consider a cost-of-living adjustment to be built into the city code, so the elected officials' salaries keep up with market.

In addition, pursuant to state law, any approved change would not take effect immediately. Instead, revised compensation would become effective following the next election and the swearing-in of elected officials in January 2027. This statutory requirement is intended to ensure that elected officials do not directly benefit from compensation decisions made during their current terms per Arizona State Statute.

Based on the current election cycle, four elected officials would begin receiving approved adjustments upon being seated in January 2027, with the remaining three elected officials receiving the adjustment following the subsequent election cycle in 2029.

Mr. Stern asked for comments from the Council.

Councilmember comments included support for the salary raise to get more interested parties to step up and run for City Council, confusion on why something was not put in place as a regular increase sooner and discussion about the cost of living increase.

Mr. Stern responded all Council comments.

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

- 25. [26-166](#) Selection of dates, times and location for budget work sessions, public hearings, and adoption of tentative and final budget for Fiscal Year 2026-2027.

Councilmember Cross moved, seconded by Vice Mayor Schroeder that a budget work session be held at 7:00 PM on Monday, May 4, 2026, in the city council chambers; and

That a Public Hearing and adoption of the Tentative Budget be held at a special city council meeting, as required by state law, at 7:00 pm on Monday, May 18, 2026, in the city council chambers; and

That a Public Hearing and adoption of the Final Budget be held at a special city council meeting, as required by law, at 7:00 PM on Monday, June 15, 2026, in the city council chambers, located at 300 E Superstition Boulevard.

Yes: 6 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Heck, Councilmember Johnson, Councilmember Cross and Councilmember Soller

No: 0

Excused: 1 - Councilmember Nesser

M. CALL TO PUBLIC

Andre Meek, 1327 South Belair Road, Apache Junction, expressed his frustrations with traffic issues on Winchester Road and needing reflective paint on Royal Palm Drive.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 9:00 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