



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, July 15, 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

Vice Mayor Schroeder 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:

Bryant Powell, City Manager
Matt Busby, Assistant City Manager
Evie McKinney, City Clerk
Joel Stern, City Attorney
Ryan Kaup, Economic Development Director
Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director
Nicholas Leftwich, Planner
Anna McCray, Human Resources Director
Joseph Penze, Commander
Cindy Ewer, Commander
Angelie Hawley, Finance Director

For the record Councilmember Soller attended via phone.

D. CONSENT AGENDA

Councilmember Johnson moved, seconded by Councilmember Heck that the consent agenda be accepted as presented.

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

No: 0

1. [25-253](#) Consideration of acceptance of agenda.
2. [25-327](#) Consideration of approval of minutes of the regular meeting of July 1, 2025.
3. [25-326](#) Consideration of approval of Map of Dedication for Blossom Rock Trail Phase 2 (SV-22-36-BI).
4. [25-334](#) Consideration of approval of award of contract to Public Sector Personnel Consultants, Inc., in an amount not to exceed \$67,000.00, for a Classification and Compensation Study under the City of Apache Junction RFP #25-001.
5. [25-343](#) Consideration of approval of agreements for Job Order Contracting services between the City of Apache Junction and various trade service contractors for projects ranging from \$2,500.00 to \$500,000.00 each, not to exceed \$1,000,000.00 each year.
6. [25-344](#) Consideration of approval of agreements for Job Order Contracting services between the City of Apache Junction and various general construction contractors for projects ranging from \$500,000.00 to \$5,000,000.00.
7. [25-337](#) Consideration of approval of First Amendment to City of Apache Junction Agreement with Primary Construction Inc. for Prospector Park Drainage Improvements, extending the contract term to October 31st, 2025.
8. [25-342](#) Consideration of approval of Resolution No. 25-21 authorizing acceptance of a DUI abatement grant from the Governor's Office of Highway Safety.
9. [25-350](#) Consideration of approval of an agreement with the Greater Phoenix Economic Council (GPEC), retroactive to July 1, 2025, for economic development services for the term of one year (FY2025-26) in the amount of \$20,392.00, and the appointment of Councilmember Bambi Johnson as the City of Apache Junction representative to the GPEC Board of Directors.
10. [25-331](#) Consideration of approval of retroactive ratification of contract to M.R. Tanner Construction for project HFS24-21 for the drainage improvement of Palm Wash located south of 16th Avenue between Ironwood Drive and Delaware Drive in the amount of \$407,928.00.
11. [25-365](#) Consideration of approval of agreements, retroactive to July 1, 2025, for on-call engineering services between the City of Apache Junction and various consultants through June 30, 2026, in an amount not to exceed \$300,000.00.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

F. REGIONAL INTERGOVERNMENTAL UPDATES

12. [25-328](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Mayor Wilson shared a video from the Apache Junction 4th of July celebration that honored fallen Police Officer Gabriel Facio. The beginning of the fireworks show was dedicated to him, and everyone in attendance participated in a moment of silence.

Mayor Wilson attended the Cadet Graduation at Mesa Police Academy. Apache Junction Police Department's new officer Joshua Shipp completed the program and was honored at the ceremony. Mayor Wilson shared a photo from the graduation and welcomed him to the City.

G. CITY MANAGER'S REPORT

13. [25-329](#) City Manager's Report

City Manager Bryant Powell thanked the Parks and Recreation department for the tribute to Officer Facio and the 4th of July event. He expressed the importance of reflecting on the life of Officer Facio and highlighted the Adopt A Street done in his name.

Mr. Powell shared the monsoon hotline and encouraged the community to be prepared in the event of much needed rain.

Mr. Powell also thanked the departments and Council for their support in making the 4th of July event happen each year. He spoke about the unique events that Parks and Recreation host during the hot summer months and shared a photo from the movie night at the pool event.

14. [25-330](#) Announcement of Current Events

There was no current event report.

H. PUBLIC HEARINGS

15. [25-307](#) Consideration of application for a new Series 6 Bar liquor license for Dutchman's Country BBQ located at 1615 N. 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 Heck moved, seconded by Councilmember Nesser that the application for a new Series 6 Bar Liquor License for Dutchman's Country BBQ, located at 1615 N. 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 6 Bar liquor license for Dutchman's Country BBQ located at 1615 N. Apache Trail, on June 12, 2025, and the Notice of Posting was placed at the establishment on June 18, 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.

Development Services noted that the liquor license application can go through the process, but until the business is complete with the renovation and an approved inspection and Certificate of Occupancy have been granted, no business will be allowed at the location.

Councilmembers had no concerns.

Mayor Wilson opened the Public Hearing.

Andre Meek, 1327 S. Belair Road, Apache Junction, expressed his support of the business.

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

16. [25-313](#) Consideration of application for a permanent extension of premises for First Water Cocktail Bar located at 1545 W. Broadway Ave, Suite 101, Apache Junction, AZ 85120. 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 be forwarded to the Arizona Department of Liquor Licenses and Control.

Councilmember Johnson moved, seconded by Councilmember Cross that the application for a Permanent Extension of Premises for First Water Cocktail Bar, located at 1545 W. Broadway Avenue, Suite 101, 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 permanent extension of premises for First Water Cocktail Bar located at 1545 E. Broadway Avenue.

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.

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.

17. [25-325](#) Presentation, discussion and public hearing to receive input and discuss potential projects for the utilization of Fiscal Year 2025 ("FY25") Community Development Block Grant ("CDBG") Regional Account ("RA") funds and State Special Project ("SSP") funds.

Assistant City Manager Matt Busby introduced Angela Gotto, Administrative and Special Projects Coordinator with Central Arizona Governments (CAG). She presented the purpose of the Public Hearing was for input regarding possible projects for the 2025 Community Development Block Grant (CDBG) funding cycle. The City is expected to receive approximately \$156,800.00 in federal fiscal year 2025 CDBG regional account funds from the Arizona Department of Housing. All proposed regional projects must meet one (1) of three (3) national objectives: benefit low to moderate income persons in the area, alleviate slum and blight in the community, or address an urgent need. She gave examples of possible uses for the funding and stated that the City may also apply for approximately \$750,000.00 in State Special Projects Funding. The next Public Hearing is to make a decision on which projects the City would like to apply for.

Mr. Busby listed the possible projects that Staff suggested:

1. Apache Villa subdivision sidewalk project - repair sidewalks and bring up to modern standards
2. Palm Springs drainage improvements - repair curbs and gutters
3. Construction of the library reading garden
5. Loan an Air Conditioning program - for residents to borrow until their air conditioning is repaired
6. Emergency Rehab Program - household repairs for up to \$15,000.00 per household

Councilmember Johnson expressed her concern for the timeline on choosing the projects and needed more time to discuss each one.

City Manager Bryant Powell asked if there was enough time to bring this topic back for further discussion before the next Public Hearing.

Ms. Gotto responded they could move the second Public Hearing to September 2, 2025, to allow further discussion at the August Council Meetings. She informed the Council that the application for the grants are due November 1, 2025 and they could do another first Public Hearing if the Council wanted to.

Councilmember Cross suggested a full list of the projects listed and an explanation for each of them before the next meeting so council has more time to consider.

Ms. Gotto stated if she receives the list of potential projects in advance then she can confirm they are eligible for the grant funds before they are voted on.

Vice Mayor Schroeder asked for clarification on the eligibility of the projects.

Assistant City Manager Matt Busby responded that they must meet one (1) of the three (3) national objectives.

Councilmember Heck asked for clarification on the emergency rehab program.

Mr. Powell responded to Councilmember Heck and stated more information will be presented when this topic is brought back for further discussion at the September 2, 2025, Regular Council meeting for an additional first Public Hearing.

Mayor Wilson opened the Public Hearing, receiving no comments from the public, he closed the Public Hearing.

18. [25-348](#) Presentation, discussion, public hearing and consideration of Resolution No. 25-22 of Case P-25-10-GPA, a proposed Major General Plan Amendment requested by Sundt Construction, represented by Brennan Ray of Ray Law Firm to amend the General Plan Land Use Map for Parcels 102-20-008A & 102-20-008C, located near the northwest corner of Cactus Road & Auto Center Drive, from Commercial to Light Industrial/Business Park and Industrial.

Councilmember Cross moved, seconded by Councilmember Nesser that Resolution No. 25-22, the Major General Plan Amendment Case P-25-10 GPA, to amend the General Plan Land Use Map for Parcels 102-20-008A & 102-20-008C, from Commercial to Light Industrial/Business Park and Industrial be approved.

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

No: 0

Planner Nicholas Leftwich presented that P-25-10-GPA is a proposed Major General Plan Amendment of the Apache Junction General Plan Land Use Map, requesting a change of the 36.60-acre subject site's designation from Commercial to Light Industrial/Business Park and Industrial. Due to the size of the proposed change (over 10 acres), it is categorized as a major amendment.

P-25-11-PZ is a proposed planned development rezoning of the 36.60-acre subject site currently zoned General Rural Low Density Single-Family Detached Residential("RS-GR") to Industrial by Planned Development ("B-5/PD") with a new planned development overlay to authorize the development of the manufacturing facility.

Planning & Zoning Commission Hearing and Recommendation:

As the proposed rezoning by Planned Development and Land Use Map change consists of an area greater than 10 acres, the proposal has had to comply with all requirements of a Major General Plan Amendment, including holding two separate public hearings with the Planning and Zoning Commission.

The Planning and Zoning Commission held the first public hearing for P-25-10-GPA and P-25-11-PZ on June 10, 2025, at the Superstition Fire & Medical District Board Room. No resident comments were made during the public hearing.

The Planning and Zoning Commission held the second public hearing for P-25-10-GPA and P-25-11-PZ on June 24, 2025, at the Apache Junction City Hall. One Apache Junction resident

provided comments supporting the project for the employment opportunities it would bring to the community.

The Planning and Zoning Commission evaluated the Major General Plan Amendment and Rezoning by Planned Development proposal and subsequently voted 5-0 for both items to be forwarded with recommendations of approval for P-25-10-GPA and P-25-11-PZ to the Apache Junction City Council.

Applicant Sundt Construction representative Brennan Ray of Ray Law Firm presented an overview of what the building and outside area will look like. He went over the type of work that will be done and showed examples of finished projects. He responded to the comments and questions brought up during the Work Session on July 14, 2025, regarding landscaping. He expressed Sundt's excitement to work with the City and the great location.

Councilmembers had no concerns.

Mayor Wilson opened the Public Hearing.

Andre Meek, 1327 S. Belair Road, Apache Junction, stated his support of this proposed change.

Donna Carr, Apache Junction, voiced concerns about the chemicals they may be using.

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

19. [25-349](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1565 of Case P-25-11-PZ, a proposed Rezoning by Planned Development requested by Sundt Construction, represented by Brennan Ray of Ray Law Firm, to rezone Parcels 102-20-008A & 102-20-008C from General Rural Low Density Single-Family Detached Residential ("RS-GR") to Industrial by Planned Development ("B-5/PD")."

Councilmember Nesser moved, seconded by Councilmember Cross that Ordinance No. 1565 be read by title only and the reading of the entire ordinance be waived.

Motion passed unanimously.

City Clerk McKinney read Ordinance No. 1565 by title only, repealing any conflicting provisions; and providing for severability.

Councilmember Nesser moved, seconded by Councilmember Heck that Ordinance No. 1565, 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

Planner Nicholas Leftwich stated that Ordinance No. 1565 is regarding the same topic as Resolution No. 25-22. The ordinance will allow the rezoning to take effect.

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

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, apologized for a previous statement regarding the solar energy farm and stated it was not denied by Pinal County at this time. She also voiced frustrations with the Council's recent approval of Conditional Use Permit P-24-104-CUP and Apache Junction Schools not offering half-day kindergarten.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 7:46 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