



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, November 4, 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 Nesser 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
Kayla Fulmer, Director of Marketing and Communications
Eli Richardson, Management Analyst
Michael Pooley, Police Chief
Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director
Nicholas Leftwich, Planner
Mike Loggins, Water District Director
Liz Langenbach, Parks & Recreation Director
Shane Kiesow, Public Works Manager
Riley King, Parks and Recreation Management Analyst
Spencer Sarager, Administrative Services Manager
Mike Morris, Engineering Manager
Kelly Martin, Park Ranger Supervisor
Laura Gallego, Business License Coordinator
Danny Saldana, Lieutenant

D. CONSENT AGENDA

Councilmember Cross moved, seconded by Vice Mayor Schroeder 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. [25-526](#) Consideration of acceptance of agenda.
2. [25-527](#) Consideration of approval of minutes of the regular meeting of October 21, 2025.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

3. [25-461](#) Presentation and discussion with Katrina DeVinny, Pinal County Director from First Things First, regarding regional childcare challenges.

Mayor Wilson stated this item will be moved to a future agenda as the presenter was unable to attend the meeting due to travel issues.

F. REGIONAL INTERGOVERNMENTAL UPDATES

4. [25-528](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Councilmember Cross attended a ribbon cutting ceremony for XNRGY, an air conditioning manufacturer that has relocated from Canada.

Councilmember Soller toured the Pinal Gila Community Child Services Head Start and shared what the programs offer to help young children succeed in school.

Mayor Wilson announced that XNRGY is hiring for a lot of positions and encouraged citizens to apply. He also shared that he attended the ribbon cutting for Axiom Care, an addiction and mental health care facility and he explained what they offer to the community.

Vice Mayor Schroeder stated that he spoke on behalf of the City at the Axiom Care ribbon cutting and commented on how impressive the facility is.

Mayor Wilson announced that he attended the ribbon cutting for Arizona Works at the Apache Junction library. He explained that they offer no-cost employment support services at the library.

G. CITY MANAGER'S REPORT

5. [25-522](#) City Manager's Report

City Manager Bryant Powell congratulated Pam Harrison and the library staff on the addition of Arizona Works. He also highlighted the Parks and Recreation staff for the Halloween event and shared some pictures.

6. [25-525](#) Announcement of Current Events

Management Analyst Eli Richardson shared an upcoming event:

- Free Dump Week: November 3 - 8, 2025, 6:00 a.m. - 4:00 p.m. at Apache Junction Landfill, 4050 S. Tomahawk Rd, Apache Junction. Please visit <https://www.apachejunctionaz.gov/> for more information.

- Household Hazardous Waste Day - Saturday, November 15, 2025, Public Works yard located at 575 E Baseline, 8:00am - 12:00pm. Please visit <https://www.apachejunctionaz.gov/> for more information.

H. PUBLIC HEARINGS

I. OLD BUSINESS

7. [25-543](#) Presentation and discussion on potential changes to special event related ordinances within Chapter 8 of the City Code.

Parks and Recreation Management Analyst Riley King presented that in May of 2025, she shared market research on neighboring cities' special event policies and shared sections of the city code that have been identified for updates or additions. Council gave direction to staff to review the existing code and bring back recommended changes for consideration.

At this time, staff recommend the following:

Repeal Article 8-8 "Requirements for Community and Civic Events" and Replace with Article 8-8 "Special Events" in its entirety.

The most significant changes include:

1. Shifts focus from business licensing to all aspects of special events
2. Simplifies and combines all processes for Community Events and Civic Events
3. Clarifies event definitions and exclusions
4. Eliminates some fees
5. Clarifies requirements for an event permit, and reinforces consequences for hosting an event that impacts city resources without permission

Make changes to Article 8-10 "Mobile and Temporary Food and Beverage Vendors" that reflect current state statutes and city practices.

The most significant changes include:

1. Allows for either a Pinal County or Maricopa County health permit
2. Removes all reference to a separate required "permit"
3. Establishes locations on public property that are now allowed per state statute; including public parking spaces
4. Updates appeals and penalties to match other chapter 8 sections

Councilmember Cross inquired about the application process, non-profits, massage therapists and hobbyists.

Councilmember Heck asked about the rules for events at a City park.

Councilmember Nesser requested clarification on parking food trucks.

Councilmember Soller shared his appreciation for the changes and making the process easier to understand.

Ms. King responded to all concerns.

Assistant City Manager Matt Busby stated the next steps would be a Public Hearing.

J. NEW BUSINESS

8. [25-539](#) Presentation and discussion on Resolution No. 25-30 authorizing the City of Apache Junction to enter into an intergovernmental agreement for commercial driver license testing services with Pinal County.

Administrative Services Manager Spencer Sarager presented that the Public Works Department is requesting City Council approval through Resolution No. 25-30 allowing the mayor to sign an Intergovernmental Agreement (IGA) with Pinal County for Commercial Driver License (CDL) testing services.

By entering into this IGA with Pinal County, the City will benefit from a consistent testing location and stable pricing, allowing staff to plan, budget, and operate more efficiently while saving tax dollars by avoiding the need to travel long distances for CDL testing services.

The proposed IGA has the cost per CDL test at \$500.00. Previously, employees were required to complete both CDL theory training and testing through a third-party provider at a total cost of approximately \$4,000.00 per employee. The Public Works Department now has an employee certified to provide the CDL theory training in-house, reducing the need for external services and leaving only the testing component to be performed through Pinal County. This results in an estimated savings of \$3,500.00 per employee, or about \$35,000.00 annually if ten employees complete CDL testing each year.

This IGA is not exclusive, meaning, the city can and will take advantage of other training services that may be more local and/or inexpensive.

Public Works Staff recommends entering into an IGA with Pinal County for Commercial Driver's License Testing Services.

Councilmember concerns included clarification on what the fee covers, how many employees need a CDL, the automatic renewal and if driver history is checked.

City Attorney Joel Stern and Public Works Deputy Director Shane Kiesow confirmed that background checks are completed prior to employment and they also have periodic drug testing.

City Manager Bryant Powell stated the financial impact of the IGA is \$30,000.00 to \$35,000.00 per year in savings.

9. [25-553](#) Presentation and discussion on Case P-25-100-AM, a proposed text amendment of the Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations to amend the City Code to authorize administrative approval of subdivision plats to comply with Arizona House Bill 2447.

Planner Nicholas Leftwich presented that in 2023 the Arizona State Legislature passed and approved Senate Bill 1103, which amended the Arizona Revised Statutes for cities and towns (A.R.S. §§ 9-500.49) to note that city councils may pass an ordinance authorizing administrative city staff to review and be the approval authority of “site plans, development plans, land divisions, lot line adjustments, lot ties, preliminary plats, final plats and plat amendments without a public hearing”. Within the City of Apache Junction, staff already administratively approves most of those items, but preliminary plats, final plats, and the amendments of plats are all items currently approved by the city council at public meetings.

Because this statute’s provisions were optional, no text amendment to city code had been required to change the city’s processes and procedures. However, earlier this year, the Arizona State Legislature passed and approved House Bill 2447, which modified A.R.S. §§ 9-500.49 to make these noted, previously-optional changes mandatory, so that a city shall now pass an ordinance authorizing administrative staff approval of all noted items.

As the approval of preliminary plats, final plats, and plat amendments are the only items our city code currently requires city council approval for among the noted list, this text amendment proposes modifications to the Apache Junction City Code, Vol. II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations to comply with HB 2447. Chapter 2: Subdivision and Minor Land Division Regulations, contains many references to the Planning and Zoning Commission and City Council Hearings that plats would be presented through for review and approval, all of which are proposed to be modified to re-word the code language to identify administrative personnel as the approval authority and remove requirements for public hearings, per the requirements of HB 2447.

The affected portions of the city code are identified in the Redline Exhibit “Draft Amendment Redlines to Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations” while a clean copy showing the proposed amended text without any notations is also provided.

Councilmember Nesser stated that there is no consideration on this due to the House Bill.

Mayor Wilson asked City Attorney Joel Stern to explain what would happen if Council did not make this change. Mr. Stern stated there could be penalties and sales tax revenue could be taken away.

Councilmember Cross asked Mr. Leftwich to elaborate on item five. Mr. Leftwich explained this item.

10. [25-554](#) Presentation and discussion on the proposal to authorize the city to enter into Intergovernmental Agreement (IGA) with Maricopa County to facilitate the annexation of Meridian Drive right-of-way.

Planner Nicholas Leftwich presented that the ownership of Meridian Drive is and has historically been split between the City of Apache Junction, the City of Mesa, and Maricopa County. Within city limits, the City of Apache Junction owns 65' of right-of-way (ROW) on the east side of the Maricopa County/ Pinal County boundary line, with some minor variance in width at specific sections like intersections. This arrangement of split jurisdictions has resulted in complications with construction permits, review processes, law enforcement, and road maintenance which are now being realized as our community grows with the Superstition Vistas development along Meridian Drive, between Elliot Avenue & Ray Avenue.

In an effort to mitigate and resolve these issues, the City of Apache Junction and the Apache Junction Water District have been coordinating with Maricopa County and the City of Mesa in order to review proposed roadwork and facilitate construction projects that may cross these jurisdiction lines. Through this process, it has been proposed that the City of Apache Junction may annex the Meridian Drive ROW on the west side of the county line so that one municipality has jurisdiction over Meridian Drive. This would involve both the conveyance of ownership of the ROW and an annexation to extend the city limits to include the west half of Meridian Drive.

At this time, it has been proposed that the City of Apache Junction enter into an intergovernmental agreement (IGA) with Maricopa County in order to formalize their support of this action and their commitment to facilitate the conveyance and annexation on their end. This agreement has been prepared through coordination with the city and Maricopa County and is attached as Exhibit 1. An exhibit showing how the right-of-way on the west half of Meridian Drive is divided between Maricopa County and the City of Mesa has also been provided as Exhibit 2. The Maricopa County ROW subject to this IGA is depicted in blue, and in most locations is 55' in width.

According to A.R.S. 9-471(O): "As an alternative to the [annexation] procedures established in this section, a county right-of-way or roadway may be transferred to an adjacent city or town by mutual consent of the governing bodies of the county and city or town if the property transferred is adjacent to the receiving city or town and if the city or town and county each approve the proposed transfer as a published agenda item at a regular public meeting of their governing bodies. A transfer of property made pursuant to this subsection shall be treated by the receiving city or town as if the transferred property was newly annexed territory."

Pursuant to this section, the annexation of county right-of-way may forgo the standard blank petition process required for annexing private properties and may be facilitated by mutual agreement approved by the county board of supervisors and our city council.

A future IGA with the city of Mesa for their portion of the ROW is currently being planned for, but requires further logistical details that need to be worked out and addressed before it can be presented. This Maricopa County IGA is being presented now to meet timelines on Maricopa

County's part.

Staff is supportive of this IGA and the proposed annexation, finding that it addresses several long-time logistical issues that affect construction permits, review processes, and law enforcement. The annexation and acceptance of this right-of-way does bring responsibilities, however, which we recognize are also factors to consider when making such a commitment.

What happens if we annex Meridian Drive:

- This would remove the need for cross-municipality reviews and individual inspection by each jurisdiction, reducing the time and complexity that have held some construction projects along Meridian back.
- We would become responsible for the maintenance of the Meridian Drive as a whole, rather than the responsibility being split across multiple jurisdictions. This is an ongoing cost.
- The City of Apache Junction Police Department would become responsible for the patrol and enforcement of Meridian Drive. Currently, police departments of different jurisdictions are discouraged to patrol this street due to cross-jurisdictional enforcement issues, which would be resolved if one city and police department takes responsibility for the whole street.

What happens if we do not annex Meridian Drive:

- Construction reviews will continue to be routed through Maricopa County, the City of Mesa, and our own review teams, which has a high impact lengthening review and inspection times and causes much redundancy.
- The area is not currently enforced by police of either jurisdiction, due to issues with cross-boundary police enforcement. This arrangement will continue.
- Inconsistency among jurisdictional standards will continue to result in inconsistencies of road design, which has impeded the proper development of the arterial intersections along Meridian.

Councilmember Nesser inquired about responsibility for the road maintenance in this area.

Mr. Leftwich responded to Councilmember Nesser.

Vice Mayor Schroeder asked why this was urgent now and how this would affect the future of extension plans for Meridian Road.

City Attorney Joel Stern explained that there was a previous IGA proposal for Meridian Road that fell through.

Councilmember Cross inquired if there was a standard to follow so the road is the same if different cities have pieces of it.

Engineering Manager Mike Morris explained how the IGA would work and keep the road consistent.

K. COUNCIL DIRECTION TO STAFF

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

M. CALL TO PUBLIC

There was no Call to Public.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 8:04 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