



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 18, 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 Heck gave the invocation and Councilmember Cross 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
Eli Richardson, Management Analyst
Michael Pooley, Police Chief
Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director
Nicholas Leftwich, Planner

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. [25-569](#) Consideration of acceptance of agenda.
2. [25-570](#) Consideration of approval of minutes of the regular meeting of November 4, 2025.
3. [25-575](#) Consideration of approval 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.
4. [25-580](#) Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.25 (SV-24-7).
5. [25-581](#) Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.16 (SV-24-4).
6. [25-582](#) Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.24 (SV-24-6).
7. [25-583](#) Consideration of approval of Map of Dedication for Meridian Road Phase 2 (SV-23-44).
8. [25-584](#) Consideration of approval of Map of Dedication for Warner Road Phase 2 (SV-23-45).
9. [25-579](#) Consideration of approval of Resolution No. 25-32, a resolution of the mayor and city council of the City of Apache Junction, Arizona, approving and authorizing the execution of the Intergovernmental Agreement between Maricopa County and the City of Apache Junction for Annexation and Permitting of Meridian Road, from Elliot Road to Ray Road.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

10. [25-585](#) Proclamation designating Saturday, November 29, 2025, as "Small Business Saturday"

Mayor Wilson read the proclamation designating Saturday, November 29, 2025, as "Small Business Saturday" and presented it to Economic Development Director Ryan Kaup. Mr. Kaup thanked the Mayor and Council for recognizing the importance of small businesses and went over resources the City offers for small businesses.

11. [25-461](#) Presentation and discussion with Katrina DeVinny, Pinal County Director from First Things First, regarding regional childcare challenges.

First Things First Community Engagement Coordinator Annette Lopez spoke about the cost of quality childcare and how most families in the Apache Junction cannot afford it. Pinal Regional Director Katrina DeVinny presented the background of First Things First and why their funding has decreased. Ms. DeVinny shared ways the Council and the community can help the organization receive more support from the state legislators.

Councilmembers Johnson, Cross and Soller shared their appreciation for the informative presentation and voiced their support for First Things First.

F. REGIONAL INTERGOVERNMENTAL UPDATES

12. [25-571](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Councilmember Cross attended the SRP Water 101 Conference and shared the improvements and new processes they are working on.

Councilmember Heck stated the City recognized Veterans on Veteran's Day with a parade on Apache Trail followed by a tribute hosted by the Apache Junction Chamber of Commerce and facilitated by the VFW Post 7968. He shared pictures from the events and commented on the exceptional turnout by the community.

Mayor Wilson spoke at the Blue Star Memorial at Silly Mountain where armed forces were recognized. He stated the event was hosted by the Gold Canyon Garden Club and it was very well attended.

Mayor Wilson also attended the Pioneer Gold Rush event (Blossom Rock's fall celebration) at Painted Sky Park on November 15, 2025. He highlighted a local business, "Reptile Junction", for bringing several small reptiles for kids to interact with.

G. CITY MANAGER'S REPORT

13. [25-572](#) City Manager's Report

City Manager Bryant Powell commented there are 9 Blue Star memorials in the state of Arizona and Apache Junction has 3 of them. He also shared the success of the City's Household Hazardous Waste Day that was held on November 15, 2025. He stated that over 480 residents and citizens participated and he thanked the Public Works department and the Apache Junction Police Department for their help.

14. [25-573](#) Announcement of Current Events

There was no current event report.

H. PUBLIC HEARINGS

15. [25-577](#) Presentation, discussion, public hearing, and consideration of Ordinance No. 1569 of Case P-25-100-AM, a text amendment adopting by reference that certain document titled "2025 Amendments to 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; repealing any conflicting provisions; and providing for severability.

Councilmember Cross moved, seconded by Councilmember Heck that Ordinance No. 1569 be read by title only and the reading of the entire ordinance be waived.

Motion passed unanimously.

City Clerk McKinney read Ordinance No. 1569 by title only, repealing any conflicting provisions; and providing for severability.

Councilmember Cross moved, seconded by Councilmember Nesser that Ordinance No. 1568, as read by the city clerk be approved and adopted.

Yes: 5 - Mayor Wilson, Councilmember Nesser, Councilmember Heck, Councilmember Johnson and Councilmember Soller

No: 2 - Vice Mayor Schroeder and Councilmember Cross

Planner Nick 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 (HB 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 were provided to Council.

Councilmember Heck inquired about the appeal process if the ordinance is passed.

Mr. Leftwich explained the new appeal process.

Councilmember Johnson stated she realized she has no choice on this item because the State Legislature came up with this plan, but she is so disappointed in the bill. The residents of the Cities vote to elect people because these elected officials have the community's best interest at heart. Not that Development Services Directors or City Managers don't, but those positions are not elected by the residents. They are hired and do not have to answer to the voters.

Councilmember Soller agreed with Councilmember Johnson.

Mayor Wilson stated he has been continually advocating for the City with State Legislators so bills like HB 2447 are not passed. He encouraged the community to push back on the Legislators as well.

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

16. [25-578](#) Presentation, discussion, public hearing, and consideration of Resolution No. 25-31 of Case P-25-100-AM, declaring as a public record that certain document filed with the City Clerk and titled "2025 Amendments to the Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations"; repealing any conflicting provisions; and providing for severability.

Councilmember Heck moved, seconded by Councilmember Nesser that Resolution No. 25-31, of Case P-25-100-AM, a resolution of the Mayor and City Council of the City of Apache Junction, Arizona, declaring as a public record that certain document filed with the City Clerk and titled "2025 Amendments to the Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations" be approved.

Yes: 2 - Councilmember Nesser and Councilmember Heck

No: 5 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Johnson, Councilmember Cross and Councilmember Soller

This Item was addressed under Item No. 15.

Councilmembers had no additional concerns.

Mayor Wilson opened the Public Hearing.

Donna Carr, 2178 W. Virginia Street, Apache Junction, expressed frustration with the developers and water usage.

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

Motion Failed: Ayes - 2, Nays - 5

Mayor Wilson inquired what they can do since the motion failed.

City Attorney Joel Stern gave Council options on next steps and possible consequences of not passing the resolution.

Councilmember Cross moved, seconded by Vice Mayor Schroeder to hold an Executive Session on December 2, 2025, to further discuss this matter.

The motion passed unanimously.

17. [25-574](#) Consideration of approval for Resolution No. 25-33, a resolution of the mayor and city council of the City of Apache Junction, Pinal and Maricopa Counties, Arizona, declaring and adopting the results of the Special Election relating to Proposition 493, held on November 4, 2025, changing the mayoral term of office from two to four years. State law requires that the city council canvass the votes and adopt the election results no later than 20 days following an election.

Councilmember Soller moved, seconded by Councilmember Nesser that Resolution No. 25-33, a resolution of the mayor and city council of the City of Apache Junction, Pinal and Maricopa Counties, Arizona, declaring and adopting the results of the Special Election relating to Proposition 493, held on November 4, 2025, changing the mayoral term of office from two to four years be approved.

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

No: 0

City Clerk Evie McKinney presented the results from the Special Election held on November 4, 2025, relating to changing the mayoral term from two years to four years. Arizona Revised Statute 16-642 requires a City that held an election to meet and canvass the results not less than six days nor more than twenty days from said election. The results have been certified by both Pinal and Maricopa County and Proposition 493 overwhelmingly passed with 3,645 for and 2,586 against.

City Attorney Joel Stern commented on the election results and praised Ms. McKinney for all her work on the whole process. He went over Ordinance 1571 with the Council.

Councilmember Johnson expressed her appreciation for all the work it took to make the election happen.

Mayor Wilson thanked the voting public for understanding the advantages of this change.

Councilmember Soller commended the Mayor and his wife for their help and support with this election.

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

18. [25-586](#) Presentation, discussion, public hearing, and consideration of Ordinance No. 1571 amending the Apache Junction City Code, Volume 1, Chapter 2, Article 2-1-1 Elected Officers, changing the Mayoral term from a two year to a four year term.

Councilmember Johnson moved, seconded by Councilmember Soller that Ordinance No. 1571 be read by title only and the reading of the entire ordinance be waived.

Motion passed unanimously.

City Clerk McKinney read Ordinance No. 1571 by title only, repealing any conflicting provisions; and providing for severability.

Councilmember Johnson moved, seconded by Councilmember Cross that Ordinance No. 1571, 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

This Item was addressed under Item No. 17.

I. OLD BUSINESS

J. NEW BUSINESS

19. [25-576](#) Presentation and discussion on proposed Conditional Use Permit ("CUP") case number P-25-38-CUP, a request by Roers Companies, represented by Greg Davis of I Plan Consulting, for the approval of a 300-unit, three-story, multi-family residential rental community on approximately 13 acres, zoned City Center ("B-3") near the southeast corner of Idaho Road and the Scenic Street alignment.

Planner Nick Leftwich presented that per historic Pinal County and City zoning records, parcels 101-19014B, 101-19-0130, 101-19-015B, and 101-19-015D have been zoned City Center ("B-3"), or an equivalent county commercial zoning designation, but have never been developed.

P-25-38-CUP is a proposed Conditional Use Permit (CUP) to allow for the development of a

300-unit, three-story multi-family residential community. The proposed project is located on an approximately 13-acre site near the southeast corner of Idaho Road and the Scenic Street alignment. The property is currently zoned City Center (B-3).

The subject area consists of approximately 13-acres, upon which 300 units are proposed, resulting in an approximate density of 22 dwelling units per acre. The development plan proposes fourteen (14) three story buildings. The residential units will include forty-eight (48) 1-bedroom/1-bath, one hundred thirty-two (132) 2-bedroom/2-bath units, eighty-four (84) 3-bedroom/2-bath units, and thirty-six (36) 4-bedroom/2-bath units. Parking will consist of a mix of surface (370 spaces) and covered parking stalls (300 spaces).

In terms of the design of the proposed buildings, the applicant and Staff went through multiple revisions to capture the community's desire for Southwest-inspired architecture. The resulting design combines modern Southwest elements with warm, desert tones and materials such as corrugated metal and vertical siding, creating a contemporary look that feels cohesive with the surrounding desert landscape. The same design style continues throughout all three building types and the clubhouse.

According to the applicant's narrative, this project will utilize the Section 42 Low-Income Housing Tax Credit (LIHTC) program, which allows developers to offer affordable housing to residents earning up to 60% of the area's median income (AMI). Rental rates are set annually by the U.S. Department of Housing and Urban Development (HUD). For this area in 2025, rents range from \$1,262 for a one-bedroom to \$1,950 for a four-bedroom unit, inclusive of utilities.

Families must meet both income and household size requirements to qualify for housing under the LIHTC program. In 2025, the maximum income limits were as follows:

- 1-person household: \$47,160
- 2-person household: \$53,820
- 3-person household: \$60,600
- 4-person household: \$67,320

Although this community will utilize the LIHTC program, it is designed to offer a comparable experience to nearby market-rate developments, with a range of amenities for residents. Primary access will be off Idaho Road, shared with the adjacent proposed multi-family development to the south, while a secondary right-in/right-out only access point is planned for the northwest corner of the site. Planned amenities include a clubhouse, pool, dog park, tot lot, community open space, and covered parking stalls with solar panels.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission public hearing was held on October 28, 2025, (planning staff report and exhibits attached).

The commissioners requested clarification on several aspects of the proposed development.

Their questions focused on which utilities would be paid for by the developer, how often residents would need to verify their income eligibility, whether a property manager would live onsite, details regarding the secondary access point, the building height, and the absence of elevators.

In response, the developer explained that essential utilities including electric, gas, water, sewer, and trash services will be paid for by the developer, while internet and cable will be available as optional add-ons at an additional cost paid to the utility provider. The developer noted that although rents are set annually by the US Department of Housing and Urban Development ("HUD") and may fluctuate, residents will never be required to pay for the included utilities, even in the event of rising utility costs. To help offset energy expenses, solar panels will be installed throughout the community. While the initial installation cost is significant, the developer emphasized that the long-term benefits of reduced utility costs make it a worthwhile investment for both the residents and the community.

Regarding daily operations and resident eligibility, applicants must meet the community's income qualifications and will be required to self-certify their income and household size annually to ensure continued compliance. Property management will oversee adherence to community guidelines and occupancy standards, helping to prevent unpermitted individuals from residing in the units. While the development will not include a dedicated onsite unit for a property manager, the developer intends to hire management staff from within the local community.

With respect to the site plan and building design, the secondary access point, located at the northwest corner of the property, will function as a right-in/right-out only. The building's pitched roof reaches a maximum height of 45 feet, remaining well below the permitted 60-foot height limit. ADA-compliant units will be located on the ground floor, and elevators are not required based on the building's current height and design.

Ultimately, the Commission determined that the proposed development met all the Conditional Use Permit findings of fact and voted 4:1 to approve case P-25-38-CUP. The commissioner who voted against the project did not provide details as to why they voted in opposition.

Staff Recommendation:

After reviewing the project proposal and CUP Findings of Fact, Planning Staff supports proposed Conditional Use Permit Case No. P-25-38-CUP.

Planning Staff worked closely with the applicant throughout the review process to ensure the project reflects the community's expressed desire for a high-quality downtown development that incorporates a distinctly western design aesthetic. Planning Staff supports the project due to its consistency with the City Center zoning district, the voter-approved General Plan, and the vision outlined in the Concentrated Downtown Master Plan. These guiding frameworks encourage multi-family housing at this location to expand housing opportunities for year round residents,

support existing commercial businesses, and attract future investment, particularly on the nearby city-owned parcel envisioned as the center of a vibrant, walkable downtown.

It is important to note that this project is distinct from other recent developments in that it proposes the use of the Low-Income Housing Tax Credit ("LIHTC") program to provide affordable housing for future residents. Planning Staff's recommendation is based on the applicant's proposal of a well-designed multi-family development within the downtown core, which reflects strong architectural design, an well designed site plan, and high quality of provided amenities. While Planning Staff supports the proposed use of the property for multi-family residential development, the policy decision regarding the appropriateness of a LIHTC project at this location is respectfully deferred to the Mayor and City Council.

Councilmember Soller inquired if the property manager will live on site and stated that it needs to be a crime free multi-housing property.

Councilmember Johnson agreed with Councilmember Soller that the property manager needs to live on site.

Councilmember Cross expressed his frustration with the Staff Recommendation wording and asked if there was a more appropriate location for this type of housing.

Development Services Deputy Director Sidney Urias explained that Staff is in favor of this project but due to it being a policy decision, the decision would be from the Council.

Councilmember Soller asked if Staff was in favor of an on-site property manager.

Mr. Urias responded that he would defer that question to the applicant.

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, clarified her previous comment regarding property owners vs. renters paying their water bill. She also stated that Council should continue to advocate for the people of the City.

Jim Bannon, 4700 E. Main Street, Mesa, shared his frustration over a legal matter with the City.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 8:07 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