



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, December 16, 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 Vice Mayor Schroeder 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
Michael Pooley, Police Chief
Johnny John, Assistant Police Chief
Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director
Doug Wirthgen, IT Director
Nicholas Leftwich, Planner
Mike Loggins, Water District Director
Angie Hawley, Finance Director
Liz Langenbach, Parks & Recreation Director
Jamie Sullivan, Recreation Superintendent
Laura Decker-Gallego, Business License Coordinator
Riley King, Management Analyst
Joseph Penze, Commander
Anna Davis, Procurement Administrator

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. [25-623](#) Consideration of acceptance of agenda.
2. [25-624](#) Consideration of approval of minutes of the regular meeting of December 2, 2025.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS**F. REGIONAL INTERGOVERNMENTAL UPDATES**

3. [25-625](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Mayor Wilson attended the following events and shared his experience at each one:

- The groundbreaking ceremony for The Wolff Company's new apartment complex
- Ribbon Cutting for The Boys and Girls Club new program for teens
- Blossom Rock event

G. CITY MANAGER'S REPORT

4. [25-626](#) City Manager's Report

City Manager Bryant Powell shared the great turnout for the annual holiday tree lighting event and thanked the Police, Public Works, and Parks and Recreation Departments for their hard work in hosting the community event. He also spoke about the success of the annual Shop with a Cop event. He stated it was strongly supported by the community and he is grateful for the coordination with our Police Department.

Mr. Powell announced the street signs for Facio Avenue have been received and asked the community to keep an eye out for an invitation for an upcoming event to make this change. He also wished everyone a very safe holiday season and encouraged fireworks safety.

5. [25-627](#) Announcement of Current Events

There was no current event report.

H. PUBLIC HEARINGS

6. [25-628](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1573, repealing current Apache Junction City Code, Volume 1, Chapter 8: Business, Article 8-8: Requirements for Community and Civic Events, in its entirety; and adopting by reference a new Chapter 8: Business, Article 8-8: Special Events; repealing any conflicting provisions; providing for severability; providing for penalties; and establishing an effective date.

Councilmember Johnson moved, seconded by Councilmember Nesser that Ordinance No. 1573 be read by title only and the reading of the entire ordinance be waived.

Motion passed unanimously.

City Clerk McKinney read Ordinance No. 1573 by title only, repealing any conflicting provisions; and providing for severability.

Councilmember Johnson moved, seconded by Councilmember Nesser that Ordinance No. 1573, 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

Mayor Wilson stated Items 6 and 7 are related to the same subject matter and will be presented together. The Public Hearings will be combined but there will be separate motions for each.

Parks and Recreation Management Analyst Riley King presented that in May of 2025, Staff shared market research on neighboring cities' special event policies and shared sections of the City Code that have been identified for updates/additions. Council gave Direction to Staff to review the existing code and bring back recommended changes for consideration. Those changes were presented to council and discussed at the November 4, 2025, meeting.

Parks and Recreation Staff was asked to bring back the final changes to a Public Hearing. The intent will be to 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

Should the council vote to move forward on this, the resulting ordinance and resolution will go into effect February 1, 2026.

Councilmember Heck inquired on what qualifies for a special event permit.

Councilmember Nesser asked if the requirement for 60 days advanced notice is set in stone.

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

7. [25-636](#) Presentation, discussion, public hearing and consideration of Resolution No. 25-38, a resolution of the mayor and city council declaring as a public record that certain document filed with the city clerk titled “2026 Amendments to the Apache Junction City Code Volume I, Chapter 8: Business, Article 8-8: Special Events”; repealing any conflicting provisions; and providing for severability.

Vice Mayor Schroeder moved, seconded by Councilmember Soller that Resolution No. 25-38, a resolution of the mayor and city council declaring as a public record that certain document filed with the city clerk titled “2026 Amendments to the Apache Junction City Code Volume I, Chapter 8: Business, Article 8-8: Special Events”; repealing any conflicting provisions; and providing for severability be approved.

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

No: 0

This Item was discussed under Item No. 6.

8. [25-629](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1572, revising current Apache Junction City Code, Volume 1, Chapter 8: Business, Article 8-10: Mobile and Temporary Food and Beverage Vendors; and adopting by reference a new Chapter 8: Business, Article 8-10: Mobile and Temporary Food and Beverage Vendors; repealing any conflicting provisions; providing for severability; providing for penalties; and establishing an effective date.

Councilmember Johnson moved, seconded by Councilmember Nesser that Ordinance No. 1572 be read by title only and the reading of the entire ordinance be waived.

Motion passed unanimously.

City Clerk McKinney read Ordinance No. 1572 by title only, repealing any conflicting provisions; and providing for severability.

Councilmember Johnson moved, seconded by Councilmember Cross that Ordinance No. 1572, 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

Mayor Wilson stated Items 8 and 9 are related to the same subject matter and will be presented together. The Public Hearings will be combined but there will be separate motions for each.

Parks and Recreation Management Analyst Riley King presented that in May of 2025, Staff shared market research on neighboring cities' special event policies and shared sections of the City Code that have been identified for updates/additions. Council gave Direction to Staff to review the existing code and bring back recommended changes for consideration. Those changes were presented to council and discussed at the November 4, 2025, meeting.

Parks and Recreation Staff was asked to bring back the final changes to a Public Hearing. The intent will be to revise 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

Should the council vote to move forward on this, the resulting ordinance and resolution will go into effect February 1, 2026.

Councilmember Nesser inquired if we accept other counties health permits besides Maricopa and Pinal.

Ms. King and Parks and Recreation Director Liz Langenbach responded to Councilmember Nesser.

Mayor Wilson opened the Public Hearing.

Mehmood Mohiuddin, 2341 N. Apache Trail, Apache Junction, AZ, commented on the importance of the county health permits.

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

9. [25-638](#) Presentation, discussion, public hearing and consideration of Resolution No. 25-37, a resolution of the mayor and city council declaring as a public record that certain document filed with the city clerk titled "2026 Amendments to the Apache Junction City Code Volume I, Chapter 8: Business, Article 8-10: Mobile and Temporary Food and Beverage Vendors"; repealing any conflicting provisions; and providing for severability.

Councilmember Cross moved, seconded by Councilmember Heck that Resolution No. 25-37, a resolution of the mayor and city council declaring as a public record that certain document filed with the city clerk titled "2026 Amendments to the Apache Junction City Code Volume I, Chapter 8: Business, Article 8-10: Mobile and Temporary Food and Beverage Vendors"; repealing any conflicting provisions; and providing for severability be approved.

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

No: 0

This Item was discussed under Item No. 8.

10. [25-630](#) 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 Nesser moved, seconded by Councilmember Soller 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 be approved.

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

No: 0

City Attorney Joel Stern explained that this Item is a continuation from December 2, 2025, where Council adopted Ordinance No. 1569. 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 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.

Mr. Stern stated that Council will need to approve Resolution No. 25-31 in order to make Ordinance No. 1569 effective.

Councilmembers had no concerns.

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

Motion passed unanimously but Councilmembers did state their frustrations with the State forcing their will upon local governments.

11. 25-631 Presentation, discussion, public hearing and consideration of Resolution No. 25-24 of Conditional Use Permit ("CUP") case P-25-38-CUP, a request by Roers Companies, represented by Greg Davis of Iplan 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.

Councilmember Heck moved, seconded by Councilmember Nesser that the presentation and discussion of Resolution No. 25-24 Conditional Use Permit Case P-25-38-CUP be continued to January 20, 2026, and the discussion, Public Hearing and consideration of Resolution No. 25-24 on February 3, 2026.

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

No: 2 - Vice Mayor Schroeder and Councilmember Cross

Planner Nicholas Leftwich stated the applicant has requested a continuance until January 20, 2026, to allow for more time to address the traffic and architectural concerns.

Councilmember Johnson asked if the January 20, 2026, meeting is enough time for the applicant.

Roers Company representative Peter Schroeder assured Council that they will be ready by the next Council meeting.

City Attorney Joel Stern confirmed with the applicant that they would like to present at the January 20, 2026, meeting and have a Public Hearing.

Mr. Peter Schroeder confirmed that was correct and that they would also like to have the Council vote that evening.

Councilmember Soller asked if the Council will receive the new information prior to the meeting.

Mr. Stern reminded Council of the Open Meeting Laws. He suggested an Old Business Item on January 20, 2026, and then the Public Hearing and consideration on February 3, 2026.

Mayor Wilson asked Mr. Leftwich to explain the density requirements for the area of this apartment complex and the process of making a change to the General Plan.

Mr. Leftwich went over the process to make a General Plan amendment and answered Mayor Wilson's questions.

Vice Mayor Schroeder asked what other types of developments are acceptable in this area and if this project is not approved, it would not affect the general plan.

Councilmember Cross asked for clarification on the density.

Mr. Leftwich responded to all concerns.

Mayor Wilson opened the Public Hearing.

Donna Carr, 2178 W. Virginia Street, Apache Junction, expressed her opposition for this project.

Russell Harper, 580 N. Pinal Drive, Apache Junction, stated he does not support this project.

Elizabeth Fitzgerald, 2206 E. 37th Avenue, Apache Junction, expressed her opposition for this project.

Reese Anderson, 1744 South Val Vista Drive, Mesa, spoke in support of this project.

Mayor Wilson closed the Public Hearing.

I. OLD BUSINESS

J. NEW BUSINESS

12. [25-617](#) Presentation, discussion, and possible consideration of rejection of proposals in regards to RFP Project No. IT2025-01 due to being over budget.

Councilmember Soller moved, seconded by Councilmember Nesser that the rejection of proposals for RFB Project No. IT2025-01 be approved.

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

No: 0

Mayor Wilson moved this item to before the Public Hearings.

Assistant City Manager presented that on September 4th, 2025, the City issued a Request for Proposal for conduit and fiber installation. On November 3rd, 2025, the city received nine responses: Mears Broadband LLC, BPG Designs LLC, Pauley Construction LLC, TeamFishel, Hp Communications Inc, Allo Fiber Allo Communications, B&F Contracting, MP NexLevel, and Kimley Horn. IT Staff reviewed the responses and found that all the vendors were over budget.

IT Staff respectfully requests to reject all responses for RFP IT2025-01 Conduit and Fiber Installation for the City, and staff will work to re-engineer the project scope to a more manageable budget and use procurement resources available.

Councilmember Soller inquired why the City's budget was so far off from the bids that were submitted.

Councilmember Johnson asked if the bids were broken down into priority areas.

Councilmember Heck asked if this project would complete the City's fiber optics.

Mr. Busby responded to the Councilmembers.

K. COUNCIL DIRECTION TO STAFF

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

M. CALL TO PUBLIC

Mehmood Modiuddin, 2341 N. Apache Trail, Apache Junction, announced that the Hitching Post won an award and invited the Council to come to the celebration.

Russell Harper, 580 N. Pinal Drive, Apache Junction, did not speak during Call to Public. He already spoke his opinion during the Public Hearing and had nothing further to address.

Donna Carr, 2178 W. Virginia Avenue, Apache Junction, asked about previous technology that the Public was able to use at Call to the Public and she also spoke in opposition of the proposed Roers Company project.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 7:57 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