



# City of Apache Junction, Arizona

## Agenda 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.*

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Tuesday, September 16, 2025

7:00 PM

City Council Chambers

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- A. CALL TO ORDER
- B. INVOCATION AND PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. CONSENT AGENDA

*The council may, at this time, take single action on any or all items listed as consent agenda items. These may include, but are not limited to, acceptance of agenda, acceptance of minutes, appointments, acceptance of resignations and adoption of certain resolutions and other items which do not require a public hearing. The consent agenda is a timesaving device of which the mayor and city council is to receive documentation on these items from the city manager for their review prior to the meeting. Any member of the council may remove any item from the consent agenda for discussion and cause a separate vote on the matter later in the agenda.*

- 1. [25-443](#) Consideration of acceptance of agenda.
- 2. [25-444](#) Consideration of approval of minutes of the regular meeting of September 2, 2025.  
**Attachments:** [CCMIN 2025 09 02 MINUTES DRAFT](#)
- 3. [25-441](#) Consideration of approval of award of contract to Arrington Watkins Architects, LLC in an amount of \$645,446.00, plus a contingency of \$25,000.00 for a total not to exceed \$670,446.00 for comprehensive master planning and programming for city campus south. This item was approved as part of the FY2025 budget and discussed at the council meeting held September 2, 2025.

**Attachments:** [Memo City Council City Campus South Master Plan](#)  
[Contract Master Plan City South Arrington Watkins](#)  
[Contract Master Plan City South Presentation](#)

4. [25-442](#) Consideration of approval of award of contract to M.R. Tanner Construction for the application of an asphalt concrete overlay to select city streets. The work would be through the City of Buckeye cooperative Job Order Contract No. 2025081 in the amount of \$546,965.00 plus a 10% contingency for unforeseen change orders in the amount of \$54,696.50 for a total project cost not to exceed \$601,661.50. Work is planned within the October - December 2025 timeframe.  
**Attachments:** [City Council Memo-SST25-17 MRTanner RS Sept2025](#)  
[SST25-17 Agreement\\_FY26 Overlay\\_MR Tanner](#)
5. [25-458](#) Consideration of approval of First Amendment to Pre-Annexation Development and Drainage Settlement Agreement between the City of Apache Junction and Fortune Travel, Inc.  
**Attachments:** [Memo to Staff First Amendment Thesman 09032025](#)  
[Preannexation Dev Agmt Fortune RECORDED w color exhibit](#)  
[First Amendment Thesman DA 09032025 Docusign](#)

#### **E. AWARDS, PRESENTATIONS AND PROCLAMATIONS**

*Awards, presentations from other organizations, proclamations issued by the mayor, and acknowledgement of distinguished guests and visitors, and staff presentation of receipt of grant or donated funds are permitted at this time.*

6. [25-405](#) Proclamation designating the week of September 17 through September 23, 2025, as "Constitution Week."  
**Attachments:** [09\\_2025 Constitution Week](#)

#### **F. REGIONAL INTERGOVERNMENTAL UPDATES**

*The mayor or any member of council may at this time present a brief summary of any regional intergovernmental updates. However, no discussion shall take place on such items except for clarifying comments related to substance, time and location.*

7. [25-445](#) Brief summary of intergovernmental updates from mayor and councilmembers.

#### **G. CITY MANAGER'S REPORT**

*The city manager, members of city staff or those individuals designated by the manager may present information pertinent to items under consideration or information related to the operation of the city. There shall however be no discussion at this time except for clarification inquiries.*

8. [25-446](#) City Manager's Report
9. [25-396](#) Presentation and discussion with Apache Junction Police Chief Mike Pooley regarding department operational updates.  
**Attachments:** [Presentation AJPD City Council Updates Sept 2025](#)
10. [25-447](#) Announcement of Current Events

**H. PUBLIC HEARINGS**

*Public hearings required by applicable law shall be conducted by the council and any person shall be given the opportunity to speak. All remarks shall be addressed to the council as a whole and not to any member thereof. Such remarks shall be limited to five (5) minutes unless additional time is granted by the mayor. This time limitation shall not apply to applicants and their agents appearing before the council.*

11.     [25-425](#)     Presentation, discussion, public hearing and consideration of application for Class A Bingo License for Desire Maxwell with Rancho Mirage Mobile Home Park, located at 2400 E. Baseline Ave., Apache Junction, AZ.

**Attachments:**   [Memo to Council](#)  
                          [Application](#)  
                          [Building Safety Inspection Approval](#)  
                          [Planning Inspection Approval](#)  
                          [AJPD Inspection Approval](#)  
                          [SFMD Inspection Approval](#)

**I. OLD BUSINESS**

*The council shall consider any business that has been previously considered and which is still unfinished to include those items previously postponed or tabled. No member of the public shall be permitted to speak on these items unless invited to do so by the mayor after first submitting a written request-to-speak form with the city clerk.*

**J. NEW BUSINESS**

*The council shall consider any business not yet considered. No member of the public shall be permitted to speak on these items unless invited to do so by the mayor after first submitting a written request-to-speak form with the city clerk.*

12.     [25-438](#)     Presentation and discussion on entering into an agreement with Advanced Chemical Transport, Inc. for four (4) household hazardous waste events for fiscal years 2025/2026 and 2026/2027 in an amount not to exceed \$200,000.00.

**Attachments:**   [HHW Event Memo](#)  
                          [ACTenviro Agreement](#)  
                          [Presentation HHW Contract](#)

13.     [25-440](#)     Presentation and discussion on Rezoning by Planned Development Case P-24-114-PZ, a request by Hermelinda Pando of Hermelinda Properties LLC to rezone 282 N. Palo Verde Drive, Parcel 101-02-0050, from Medium Density Single-Family Detached Residential ("RS-10M") to High Density Multiple-Family Residential by Planned Development ("RM-1/PD") and a Minor General Plan Amendment from Medium Density Residential to High Density Residential.

**Attachments:**   [P-24-114-PZ CC -MEMO.pdf](#)  
                          [P-24-114-PZ Staff Report & Attachments.pdf](#)  
                          [Presentation Julians Apartments Rezoning](#)

#### K.     **COUNCIL DIRECTION TO STAFF**

*This item allows the mayor and city council to direct staff on specifically listed matters.*

14.     [25-459](#)     Presentation, discussion, and possible direction to staff on dissolution of the City of Apache Junction Municipal Property Corporation.

**Attachments:**   [Memo to Council MPC Dissolution](#)  
                          [Presentation MPC Dissolution](#)

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

#### M.     **CALL TO PUBLIC**

*At this time the public has the privilege to address the council with requests, communications, comments or suggestions relating to city business. All speakers must have already submitted a written "Request to Speak" form to the city clerk no later than the conclusion of the city manager's report portion of the agenda. If there is a group speaking on the same item, they should select a spokesperson. All such remarks shall be addressed to the council as a whole and not to any member thereof. The mayor is authorized to ask a speaker to stop speaking and leave the podium or to adjourn the meeting if anyone becomes disorderly, uncivil, makes personal attacks or continues to speak about items that are not within the jurisdiction of the city after being warned such issues are beyond the jurisdiction of the city to act. The council may not answer questions of the speaker, discuss the matter with one another, but may, at the conclusion: 1) respond to criticism by a speaker; 2) ask the city manager to review a matter; 3) ask the city manager to place the matter on a future agenda. Each speaker must approach the podium, speak into the microphone, provide their name and address. There is a three (3) minute time limit per speaker.*

**N. ADJOURNMENT**

*Copies of this agenda and additional information on any of the items listed above may be obtained from the City Clerk's office located at 300 E Superstition Blvd, Apache Junction, AZ 85119, Monday through Thursday from 7:00a-6:00p, excluding holidays.*

*The City of Apache Junction invites and welcomes people of all abilities to use our programs, sites and facilities. Specific requests may be made by contacting the Human Resources Office at (480) 474-2617 or TDD (480) 983-0095.*

*The Apache Junction City Council may vote to go into Executive Session for legal advice on any item listed on this agenda pursuant to A.R.S. § 38-431.03(A)(3); this notice is given pursuant to A.R.S. § 38-431.02 to the members of the City Council and the public.*