



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 2, 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
Kayla Fulmer, Director of Marketing and Communications
Michael Pooley, Police Chief
Johnny John, Assistant Police Chief
Rudy Esquivias, Development Services Director
Ryan Kaup, Economic Development Director
Sidney Urias, Development Services Deputy Director
Nicholas Leftwich, Planner
Emile Schmid, City Engineer
Rob Wisler, Management Analyst
Eli Richardson, Management Analyst
Casaundra Wallace, City Attorney 1
Michael Beaton, Commander

D. CONSENT AGENDA

Councilmember Nesser moved, seconded by Councilmember Cross 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. [25-598](#) Consideration of acceptance of agenda.
2. [25-597](#) Consideration of approval of minutes of the regular meeting of November 18, 2025.
3. [25-604](#) Consideration of approval of Map of Dedication for Peralta Drive (SV-24-5).
4. [25-606](#) Consideration of approval of Resolution 25-34 Intent to Form Streetlight Improvement District No. 2025-SV-BR-3 Blossom Rock Phase 3.
5. [25-607](#) Consideration of approval of Resolution 25-35 Ordering the Installation of Streetlights for Streetlight Improvement District No. 2025-SV-BR-3 Blossom Rock Phase 3.
6. [25-605](#) Consideration of approval of Resolution 25-36 Adopting the Budget for Fiscal Year 2026-2027 for Streetlight Improvement District No. 2025-SV-BR-3 Blossom Rock Phase 3.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

F. REGIONAL INTERGOVERNMENTAL UPDATES

7. [25-599](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Mayor Wilson attended the National League of Cities City Summit 2025 in Salt Lake City. He shared how different the rules are for cities in other states and brought some ideas back to share with City Management and the Council. He also commented on the large amount of attendees and vendors.

Vice Mayor Schroeder inquired if the Summit is always in Utah. Mayor Wilson responded that it moves locations and will be held in Nashville next year.

G. CITY MANAGER'S REPORT

8. [25-600](#) City Manager's Report

City Manager Bryant Powell shared that the winning art design to cover a utility box was installed on the northeast corner of Southern and Ironwood. The art contest was held at Apache Junction High School earlier this year.

Mr. Powell also announced that the Apache Junction Public Library mobile van has a new wrap design on it. He shared pictures and commented on how great it looks.

9. [25-558](#) Presentation and discussion on regional transportation development.

Management Analyst Rob Wisler gave an update on the major regional transportation projects that will have an impact on Apache Junction in the future. The on-going projects he presented were SR24 expansion, SR505 (North-South Freeway), Central Arizona Parkway, and US 60. He went over the funding sources and potential timelines for each project.

Councilmembers had no concerns.

10. [25-601](#) Announcement of Current Events

City Manager Bryant Powell shared the following upcoming events:

- Apache Junction Holiday Event: December 6, 2025, 3:00 p.m. - 6:30 p.m. at Flatiron Community Park, 100 N. Apache Trail, Apache Junction. Following the event is the tree lighting ceremony at 6:30 p.m. and the Holiday Light Parade at 7:00 p.m. For more information, please visit www.apachejunctionaz.gov/891/holiday-event.

- Invasive Plant Removal Event: December 6, 2025, 8:00 a.m. - 10:00 a.m. at Silly Mountain Park, Corner of US 60 and Silly Mountain Road, Apache Junction.

H. PUBLIC HEARINGS

11. [25-568](#) Consideration of application for a new Series 6 Bar liquor license for Hitching Post Saloon located at 2341 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 Soller moved, seconded by Councilmember Nesser that the application for a new Series 6 Bar liquor license for Hitching Post Saloon, located at 2341 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 the Hitching Post Saloon located at 2341 N. Apache Trail, on October 27, 2025, and the Notice of Posting was placed at the establishment on October 30, 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, Development Services Division and the Superstition Fire and Medical District. All 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.

12. [25-602](#) 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 Cross moved, seconded by Councilmember Heck for a continuance on this item to December 16, 2025.

Yes: 4 - Mayor Wilson, Councilmember Nesser, Councilmember Heck and Councilmember Soller

No: 3 - Vice Mayor Schroeder, Councilmember Johnson and Councilmember Cross

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

Proposal:

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 twenty-two (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 mixture of surface (370 spaces) and covered parking stalls (300 spaces).

In terms of the design of the proposed buildings, the applicant and Planning 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 (3) 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. The commissioners requested clarification on several aspects of the proposed development. The 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. Together, 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, a 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.

Work Session Update:

On November 18, 2025, the City Council reviewed case P-25-38-CUP as a new business item. This item was for presentation and discussion only. During the review, Council posed questions regarding the development's participation in the Apache Junction Crime Free Multi-Housing Program, whether management would be required to live on-site, and Planning Staff's overall support of the project.

Condition No. 9 in draft Resolution No. 25-24 requires the development to participate in the Apache Junction Crime Free Multi-Housing Program. The applicant will be required to provide proof of participation annually on the anniversary of the grand opening to verify ongoing compliance.

With respect to on-site management, Planning Staff clarified that during the Planning and Zoning Commission public hearing, the applicant stated that they do not typically have management reside on-site. However, they do try to hire people from within the local community. Additional operational questions were deferred to the applicant, who was available to respond at the Public Hearing on December 2, 2025. If Council wishes to require on-site management, Planning Staff

has prepared a draft condition of approval that may be added to the Resolution at the time of a motion.

Optional Condition No. 11:

In draft Resolution No. 25-24, optional Condition No. 11 states "A member of the apartment management team must reside on-site to ensure continuous management presence."

Planning Staff remains supportive of the proposed multi-family use and the overall quality of the development as presented. The applicant was responsive and collaborative throughout the review process and adjusted the project based on feedback from Planning Staff and Council to create a development that reflects the vision for downtown and the Southwest character of Apache Junction.

The Roers Company representative Jason Sanks, presented the following information:

- The background of the company
- The requirements of the LIHTC program
- How The Roers Company management works and the extent of their availability
- Why they chose the location
- A site map of the development that showed parking areas, buildings locations and entrances/exits
- The amenities and the types of materials used for the buildings
- The benefits of the LIHTC program

Councilmember Cross inquired about the following topics: traffic, the amount of people allowed to live in the units, air conditioning control, water usage, design features, if residents need to prove their income each year, sharing their tax forms and the units changing to Section 8.

Roers Company representative Peter Schroeder responded to Councilmember Cross.

Councilmember Soller asked for confirmation that this will be a crime-free multi-housing development and if they would pull out of the project if an on-site live in manager is required.

Mayor Wilson commented the success of the LIHTC projects in Apache Junction and asked Mr. Leftwich to go over where these are located.

Councilmember Soller asked the response time of the management office.

Councilmember Nesser inquired if the management would be located within a certain distance to the development.

Councilmember Johnson expressed that she is in favor of on-site management and asked about the up keep of the development.

Mr. Sanks asked for clarification on why Council is requesting the on-site management at this project and not others in the City.

Councilmember Soller explained his reasoning is due to less issues and having a person to go if a problem arises. He stated he wishes he would have requested that on the other projects.

Councilmember Johnson stated she has concerns that the buildings look the same on day one as they would in 10 years, and are kept up nicely.

Councilmember Cross stated Sonoma Valley as an example and how it was not kept up. He asked for assurance that the buildings will be maintained.

Roers representative Kevin Sturgeon explained the difference with the older low income housing program and LIHTC. He also went over reasons why they would keep up with the buildings and how safety and reputation are important to their company.

Councilmember Nesser asked City Attorney Joel Stern if there would be legal issues if Council were to require on-site management at this project and not previous ones.

Mr. Stern responded that based on the discussion this evening that is on the record, he does not believe there would be any legal issues.

Mayor Wilson opened the Public Hearing.

Donna Carr, 2178 W. Virginia Street, Apache Junction, expressed her concerns about having more renters in the City.

Reese Anderson, 1744 S. Val Vista, Mesa, stated his support of the Roers Company and the project.

Catherine Meek, 1327 S. Belair Dr, Apache Junction, expressed her support of affordable housing but stated her concerns about the long term issues that could come up.

Elisa Krcilek, 476 S. Ironwood Dr, Aapche Junction, shared her opposition for this project and low income housing.

Andre Meek, 1327 S. Belair Dr, Apache Junction, stated his support of this project but did agree with some of the previously stated concerns.

Mehmood Mohiuddin, 2304 N. Cortez Road, Apache Junction, expressed his opposition for this project.

Kathy Waz 5951 E. Broadway, Aapche Junction, shared her support for low income housing but stated her concerns about the location and the amount of apartment complexes in the City.

Mayor Wilson closed the Public Hearing.

Councilmember Johnson commented on why she is in support of low income housing.

Mr. Stern informed the Council that they need to discuss the findings on the Staff Report before they can make a motion.

Vice Mayor Schroeder expressed his support for LIHTC projects but stated his concerns with the design of the buildings and the location.

Councilmember Cross agreed with Vice Mayor Schroeder regarding the location and design.

Mayor Wilson asked if the developers can respond to the Public Hearing comments.

Mr. Stern stated they can respond but the Public Hearing would need to be reopened.

Mayor Wilson called for a break at 8:36 p.m.

Mayor Wilson reconvened the meeting at 8:44 p.m.

Mr. Sanks responded to the concerns addressed in the Public Hearing.

Councilmember Cross asked about the percentage of units needing to qualify as LIHTC.

Roers Company representative Peter Schroeder responded to Councilmember Cross and stated they would come up with a new plan for having a manager unit.

Councilmember Heck spoke about how this development fits the approved master plan and shared his support of this project.

Mayor Wilson stated they would like to have a continuance and bring this item back for further discussion at the December 16, 2025, meeting.

Mr. Stern stated they could but he needed to reopen the Public Hearing.

Mayor Wilson opened the Public Hearing.

Chantel Westall, 2363 N. Valley, Drive, expressed her concerns regarding traffic near this project.

Donna Carr, 2178 W. Virginia Street, Apache Junction, stated her concerns with traffic and the location of this project.

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

I. OLD BUSINESS

J. NEW BUSINESS

13. [25-608](#) Presentation, discussion and consideration of Resolution No. 25-39 approving an intergovernmental agreement with Pinal County Multi-Agency Traffic Task Force.

Councilmember Soller moved, seconded by Councilmember Nesser that Resolution No. 25-39, approving an intergovernmental agreement with Pinal County Multi-Agency Traffic Task Force be approved.

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

No: 0

Apache Junction Police Commander Michael Beaton presented that he recommends the City of

Apache Junction join the Pinal County Multi-Agency Traffic Task Force (PCTTF) through an Intergovernmental Agreement (IGA). Participating agencies in this initiative include Florence, Coolidge, Eloy, Maricopa, Queen Creek, and the Pinal County Sheriff's Office.

Apache Junction is currently experiencing unprecedented growth, leading to an increase in both the population and the complexity of traffic incidents. A recent example is a serious accident involving a DUI driver that resulted in injuries to 17 victims at a local organization. This highlights the urgent need for enhanced traffic safety measures and specialized investigative support.

By joining the Task Force, it will provide:

- Access to Specialized Expertise: The PCTTF provides access to approximately 29 specially trained vehicular crime detectives who can assist in the investigation of complex traffic incidents.

- 24/7 Standby Support: Unlike current resources, PCTTF always has detectives on standby, ready to respond to incidents as needed. This immediate availability can significantly enhance response capabilities.

- Force Multiplier Effect: By joining this task force, the Apache Junction Police Department (AJPD) can leverage the expertise and resources of multiple agencies, improving capacity to manage and investigate complex traffic accidents effectively.

Councilmember Heck inquired if AJPD officers will be on the task force and how the funding works.

Councilmember Cross shared his support for the IGA.

Councilmember Nesser asked for clarification on why this is needed and how training for the future will be offered.

Councilmember Soller shared his support for the task force and IGA.

Commander Beaton responded to all questions.

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, stated her frustration with solar companies.

Dennis Mack, Apache Junction, expressed his appreciation to the City for participating in the Veteran's Day parade.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 9:09 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