



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, October 7, 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 Nesser 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
Evie McKinney, City Clerk
Joel Stern, City Attorney
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
Nicholas Leftwich, Planner
Ted Wolff, Public Works Director
Emile Schmid, City Engineer
Cindy Ewer, Commander
Jeremy Johnson, Grants Manager
Maggi Quinn, Public Works Facilities Manager
Mike Beaton, Commander

D. CONSENT AGENDA

Councilmember Cross 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. [25-464](#) Consideration of acceptance of agenda.
2. [25-465](#) Consideration of approval of minutes of the regular meeting of September 16, 2025.
3. [25-439](#) Consideration of approval of a professional services agreement with Advanced Chemical Transport, LLC to assist with disposal of certain hazardous materials during the City's household hazardous waste events in fiscal years 2025/2026 and 2026/2027 in an amount not to exceed \$200,000.00.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

4. [25-484](#) Proclamation designating the month of October as "Domestic Violence Awareness Month."

Mayor Wilson read the proclamation designating the month of October as "Domestic Violence Awareness Month" and presented it to members from A New Leaf/CAAFA,(Community Alliance Against Family Abuse), Police Chief Pooley and Assistant Police Chief Johnny John. Dana Martinez, Director of Domestic and Sexual Violence Services for A New Leaf, thanked the Mayor and Council for this recognition and shared the services offered by A New Leaf. She also complimented the Apache Junction Police Department for working closely with them.

Councilmember Soller stated that October is also Breast Cancer Awareness Month and the Police Officers will be wearing pink badges and patches to recognize Breast Cancer Awareness.

5. [25-498](#) Acceptance of award from the JustServe organization designating the City of Apache Junction as a JustServe City.

JustServe Outreach Representative Bob Stag and Director of JustServe Greater East Valley Brenda Nielsen presented Apache Junction with the JustServe City Award, in recognition of the City's commitment to volunteerism. Ms. Nielsen listed some of the events and organizations that the City has been a part of and thanked the Council and the community.

Councilmember Heck expressed his gratitude to Mr. Stag for his volunteer efforts in the City.

F. REGIONAL INTERGOVERNMENTAL UPDATES

6. [25-466](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Councilmember Soller attended the following events:

- The swearing in of the first City Council for the recently incorporated city, San Tan Valley on September 25, 2025, with Vice Mayor Schroeder and Mayor Wilson.

- The Meridian Road Corridor Study Open House On October 1, 2025, with Mayor Wilson. He stated it was a well attended event where they discussed improvements to address existing and future travel needs and improve connectivity for drivers, bicyclists, and pedestrians.

- Faith and Blues with Chief Pooley at a church off Val Vista Drive and Brown Road. He thanked the Chief for honoring fallen Apache Junction Police Officer Facio at the event.

Mayor Wilson and City Manager Bryant Powell attended the unveiling of Four Peaks Medical Center, (previously Mountain Vista Medical Center).

Councilmember Nesser announced a new virtual restaurant in Apache Junction called Pasta Zupa and encouraged everyone to try it.

Vice Mayor Schroeder spoke about the Dark Skies designation that the City holds, the effort it took to receive this and what it means to be recognized with this honor. He congratulated everyone involved.

Councilmember Cross thanked Vice Mayor Schroeder for his suggestion to start this process on the Dark Sky designation.

Mayor Wilson thanked City Staff for getting the grants needed to add dark sky approved lighting to several streets to help make the City safer.

G. CITY MANAGER'S REPORT

7. [25-467](#) City Manager's Report

City Manager Bryant Powell shared the following announcements:

- City Clerk Evie McKinney has earned the prestigious designation of Certified Municipal Clerk from the International Institute of Municipal Clerks.

- Residents can now register for the 2026 Citizen Leadership Institute. It begins January 21, 2026, and meetings are every other Wednesday for three (3) months.

- There is a new public records search site that is available on the City website. To get started visit apachejunctionaz.gov/publicrecords.

- Community Managers can sign up for the Neighborhood Partnership Program with Kayla Fulmer, Director of Marketing and Communications.

8. [25-468](#) Announcement of Current Events

Management Analyst Rob Wisler shared upcoming events:

- Faith and Blue Community Picnic on October 12, 2025, 12:00 p.m. - 2:00 p.m. at the Church of Pentecost, 1180 E. Broadway Ave, Apache Junction.

- Annual Mud Run on October 18, 2025, 9:00 a.m. - 11:30 a.m. at the Apache Junction Rodeo Grounds, 1590 E. Lost Dutchman Blvd, Apache Junction.

H. PUBLIC HEARINGS

9. [25-448](#) Consideration of application for a permanent extension of premises for F.O.E. #3850 located at 2315 S. Coconino Drive, Apache Junction, AZ 85120. 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 be forwarded to the Arizona Department of Liquor Licenses and Control.

Vice Mayor Schroeder moved, seconded by Councilmember Soller that the application for a Permanent Extension of Premises for F.O.E. #3850, located at 2315 S. Coconino Drive, 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 Permanent Extension of Premises for F.O.E. #3850 located at 2315 S. Coconino Drive.

Correspondence related to inspections of the premises for safety and code compliant matters have been received from the Apache Junction Police Department, Planning and Zoning Department, Building and Safety Division and the Superstition Fire and Medical District. All four entities find compliance with the inspection requirements and recommend approval.

Applicant Jon Hare shared how the organization helps the community and why they are requesting the Permanent Extension of Premises.

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.

10. [25-482](#) Presentation, discussion, public hearing, and consideration of Resolution No. 25-20, authorizing the submission of the Fiscal Year 2025 Community Development Block Grant (CDBG) Regional Account (RA) grant application.

Councilmember Johnson moved, seconded by Councilmember Soller that Resolution No. 25-20, a resolution of the Mayor and City Council of the City of Apache Junction, Arizona, authorizing the submission of application for Fiscal Year 2025 Community Development Block Grant Regional Account be approved and this funding be assigned for the project of Housing Emergency Rehab Micro-Grants.

Yes: 2 - Councilmember Cross, Councilmember Johnson

No: 5 - Councilmember Heck, Councilmember Nesser, Vice Mayor Schroeder, Councilmember Soller and Mayor Wilson

Motion Failed 5 - 2

Councilmember Heck moved, seconded by Councilmember Nesser that Resolution No. 25-20, a resolution of the Mayor and City Council of the City of Apache Junction, Arizona, authorizing the submission of application for Fiscal Year 2025 Community Development Block Grant Regional Account be approved and this funding be assigned for the project of Nuisance Abatement Program.

Yes: 4 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Nesser and Councilmember Heck

No: 3 - Councilmember Johnson, Councilmember Cross and Councilmember Soller

Grants Manager Jeremy Johnson presented that the City of Apache Junction participates annually in the Community Development Block Grant (CDBG) program, which provides funding to meet the needs of low-and moderate-income residents, eliminates slum and blight, and addresses urgent community needs.

There are two CDBG funding categories:

1) Regional Account (RA); and

2) State Special Projects (SSP) Account.

The RA funds are distributed to cities and towns on a noncompetitive basis, based on council of government formulas with a low and moderate population factor. Such uses can include planning, housing rehabilitation, public improvements and facilities, all of which typically have a long-term multi-use duration.

The SSP funds are awarded through competitive state-wide applications with an Arizona Department of Housing scoring and ranking process. Success is based on “shovel-ready” eligibility meaning, they can begin quickly without any land ownership, planning, design, permitting, or environmental challenges.

Two (2) public hearings are required as part of the CDBG process. The first hearing, held on

September 2, 2025, allowed the public and council to review and discuss potential projects. The second public hearing, scheduled for October 7, 2025, provides city council the opportunity to consider staff recommendations, public input, and make final determinations on which projects will be submitted for both the RA and SSP funding.

For FY 2025-26, the City is anticipated to receive approximately \$156,800 in RA funds (non-competitive, guaranteed) and may apply for an additional amount of up to \$750,000 in SSP funds.

RA Projects:

- Nuisance Abatement Program (Staff Recommendation) - Identify and remediate properties to address health, safety, and blight risks/conditions
- AC Unit Loaner Program - Portable air conditioning units for vulnerable residents during extreme heat
- Housing Emergency Rehab Micro-Grants - Urgent home repair assistance for low to moderate income households

Staff Recommendation:

Staff recommends the Nuisance Abatement Program for submission as the RA project. This program directly addresses slum and blight, a key CDBG national objective, and provides visible, citywide improvements to property conditions and public safety. It is also well-scaled to the guaranteed RA allocation, can be implemented quickly, and is expected to fully utilize the available funding.

The AC Unit Loaner Program, while addressing a critical health need, is not feasible as a stand-alone project due to limited cost, questions about eligibility, and its inability to fully utilize RA funding.

The Housing Emergency Rehab Micro-Grants program could provide meaningful support to individual households by addressing urgent home repair needs. However, it was not recommended because implementing the program would require additional funding beyond the guaranteed RA allocation and would involve significant administrative complexity.

SSP Projects:

- Apache Villa Subdivision Pedestrian Rehabilitation (Staff Recommendation) - Install ADA-compliant sidewalk and ramp upgrades to improve accessibility and pedestrian safety
- Palm Springs Drainage Improvements - Install drainage infrastructure upgrades in the Palm Springs neighborhood

Staff Recommendation:

Staff recommends the Apache Villa Subdivision Pedestrian Rehabilitation project for submission as the SSP application. This project is shovel-ready, aligns strongly with CDBG priorities of accessibility and neighborhood revitalization, and provides clear benefits to a low-to-moderate income community. It will significantly improve mobility and safety for seniors and residents with disabilities and will strengthen the city's competitive position for SSP funding.

The Palm Springs Drainage Improvements project addresses a legitimate infrastructure. However, its anticipated costs and extended implementation timeline make it less feasible and less competitive within the current SSP funding cycle.

Next Steps:

Pending Council approval, staff in conjunction with CAG will prepare and submit the RA and SSP project applications to the Arizona Department of Housing (ADOH).

Councilmember Johnson stated she would rather split the funding between the AC Loaner Program and the Housing Emergency Rehab Micro-Grant option, as she feels there is more of a need for them.

Councilmember Cross agrees with Councilmember Johnson and asked if it was an option to split the fundings between two choices.

Mr. Johnson gave an explanation on why the AC Loaner Program and Housing Emergency Rehab Micro-Grants are not viable options.

Councilmember Cross questioned why this was not explained to the Council sooner.

Mr. Johnson stated when the options were presented to Central Arizona Governments (CAG), he was informed that the AC Loaner Program was not eligible and that Housing Emergency Rehab Micro-Grants would be difficult to do with the amount of grant funding.

City Manager Bryant Powell asked for clarification from CAG representative Andrea Robles on the AC Loaner Program being ineligible.

Ms. Robles explained why the program is ineligible and how the grant funding can only be used for one project.

Councilmember Johnson asked what is considered eligible for the Housing Emergency Rehab Micro-Grants.

Ms. Robles stated the City would need to have an emergency rehab housing program in order for the Housing Emergency Rehab Micro-Grants to be eligible for the funding.

Mr. Powell stated why the previous emergency rehab housing program was not successful and discontinued.

Vice Mayor Schroeder and Councilmember Soller expressed their disappointment that the Council was not informed with this information sooner.

Mr. Powell stated the process will start sooner next year, with improvements.

Councilmember Soller, Councilmember Heck and Councilmember Cross inquired on how to bring back the emergency rehab housing program and how it would work.

Mr. Powell, City Attorney Joel Stern and Development Services Director Rudy Esquivias explained how the previous program worked, why the City stopped doing it and how the program could be implemented again.

Vice Mayor Schroeder asked about the choices for the Item 11.

Mayor Wilson opened the Public Hearing.

Donna Carr, 2178 West Virginia Street, Apache Junction, discussed a youth training program and receiving grants that do not need to be paid back.

Catherine Meek, 1327 South Belair Drive, Apache Junction, stated she is in favor of the micro-grant option for small home repairs and is hoping next year this can be an option for the grant funding.

Andre Meek, 1327 South Belair Drive, Apache Junction, expressed that he is in favor of a micro-grant option for small home repairs and would like to see volunteers help with the work.

11. [25-483](#) Presentation, discussion, public hearing, and consideration of Resolution No. 25-26, authorizing the submission of the Fiscal Year 2025 Community Development Block Grant (CDBG) State Special Project (SSP) grant application.

Councilmember Heck moved, seconded by Vice Mayor Schroeder that Resolution No. 25-26, a resolution of the Mayor and City Council of the City of Apache Junction, Arizona, authorizing the submission of application for Fiscal Year 2025 Community Development Block Grant State Special Project be approved and this funding be assigned for the project of Apache Villa Subdivision Pedestrian Rehabilitation.

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

No: 0

This Item was presented under Item No. 10.

Councilmember Cross asked for confirmation that the Palm Springs Drainage Improvement project is not shovel ready and could run out of time before the funds could be used and that is why Staff is recommending the Apache Villa Subdivision Pedestrian Rehabilitation project.

City Manager Bryant Powell confirmed that was correct but they are both eligible projects.

Councilmembers had no further concerns.

Mayor Wilson opened the Public Hearing, receiving no comments from the public, he closed the

Public Hearing and asked for a motion.

12. [25-490](#) Presentation, discussion, public hearing, and consideration of Ordinance No. 1567 of Case P-24-114-PZ, a Rezoning by Planned Development requested 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.

Councilmember Cross moved, seconded by Vice Mayor Schroeder that Ordinance No. 1567 be read by title only and the reading of the entire ordinance be waived.

Motion passed unanimously.

City Clerk McKinney read Ordinance No. 1567 by title only, repealing any conflicting provisions; and providing for severability.

Councilmember Cross moved, seconded by Councilmember Johnson that Ordinance No. 1567, 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

Planner Nicholas Leftwich presented P-24-114-PZ is a proposed rezoning requested by Hermelinda Pando of Hermelinda Properties, LLC, to rezone 282 N. Palo Verde Drive (Parcel 101-02-0050), approximately .62 net acres, from Medium Density Single-Family Detached Residential (RS-10M) to High Density Multiple-Family Residential by Planned Development (RM1/PD) to resolve the existing legal non-conformity of multifamily duplexes on a single family residential property and allow for the construction of a new fourplex to replace Unit A, the west building on the property.

The Planned Development (PD) has been requested to provide zoning deviations to building setbacks to the rear and side minimum building setbacks. A reduction of the rear setback from twenty feet (20') to ten feet (10') has been requested to provide more space for parking and circulation within the site, while a reduction of the side setback from ten feet (10') to five feet (5') is requested in order to bring the existing buildings into zoning compliance, as they are only five feet (5') away from the north property line. While the duplexes' legal non-conforming status allows the buildings to continue their usage as constructed, it does currently limit repair and remodel work.

To facilitate the rezoning of the property, a Minor General Plan Amendment to the General Plan Future Land Use map of the property is also proposed to change the designation from Medium Density Residential to High Density Residential.

The Planning and Zoning Commission held their public hearing for P-24-114-PZ on August 26, 2025.

The Planning and Zoning Commission discussed site improvements, parking, the screen walls, proposed setbacks, and the correction of the property's legal nonconformities. A question was asked regarding if the new development will be connected to sewer, which it will be using existing infrastructure on Palo Verde Drive. One neighbor spoke during the public hearing to ask for confirmation that there would be a north screen wall, which was confirmed on the plans. The Planning and Zoning Commission evaluated the Minor General Plan Amendment and Rezoning by Planned Development proposal and subsequently voted 6-0 to forward P-24-114-PZ to the Apache Junction City Council with a recommendation of approval.

Applicant Justelle of Hermelinda Properties, LLC, explained why the rezoning is being requested, key project features and the compatibility to the surrounding neighborhood.

Councilmembers had no concerns.

Mayor Wilson opened the Public Hearing

Donna Carr, 2178 W. Virginia Street, Apache Junction, commented on the rezoning change.

Mayor Wilson closed the Public Hearing.

Vice Mayor Schroeder commented that he appreciated the applicant sending a representative.

Councilmember Nesser inquired about the height of the wall and why it was increased.

Mr. Leftwich responded that it was changed at a neighbor's request.

Councilmember Cross gave kudos to the developers for making the height change to the wall at the neighbor's request.

I. OLD BUSINESS

J. NEW BUSINESS

- 13.** [25-479](#) Presentation and discussion on the status of the Weekes Wash project with City Engineer, Emile Schmid.

City Engineer Emile Schmid presented an update on the City's efforts to build a large regional flood control facility along Weekes Wash Corridor in the North East Corner of Apache Junction. He went over the project area, the benefits, land ownership, funding, timeline and the next steps.

Vice Mayor Schroeder inquired about the water captured being turned into water credit and if this will be allowed on the Bureau of Land Management (BLM) owned land.

Mr. Schmid responded that they are looking into doing this but it will be a separate project.

14. [25-480](#) Presentation and discussion on PW#25-001, a contract with Evolution Mechanical LLC, dba Imcor for the purpose of providing services and repair to heating, ventilation, and air conditioning (HVAC) systems at the City of Apache Junction properties for five years in an amount not to exceed \$55,000.00 annually.

Facilities Manager Maggi Quinn presented that the current agreement with Evolution Mechanical Services, LLC, dba Imcor, is set to expire in early November. In preparation for this, a Request for Proposal (RFP) was issued to solicit competitive bids for continued services. As a result of the solicitation, four (4) vendors submitted proposals for consideration.

The Service Agreement includes monthly, quarterly, semi-annual, and annual maintenance for all HVAC systems. Regularly scheduled service helps preserve the lifespan of equipment and components, while also minimizing the risk of unplanned outages.

Proposals were independently reviewed by a staff panel. Proposals were received from the following vendors:

- IMCOR \$55,050.00
- EMCOR \$87,105.00
- CRAWFORD MECHANICAL \$89,548.61
- TOLIN MECHANICAL \$108,780.00

Staff respectfully recommend entering into an agreement with Evolution Mechanical Services, LLC, dba Imcor, for a period of five (5) years, with options for extension. Following tonight's presentation and discussion, this item is scheduled to be placed on the Consent Agenda for the meeting on October 21, 2025.

Councilmember Cross commented they made a good choice with the contractor as he has had positive experiences with them.

City Manager Bryant Powell complimented Ms. Quinn on doing a great job.

15. [25-494](#) Presentation and discussion on Resolution No. 25-27, authorizing the City of Apache Junction to enter into an Intergovernmental Agreement with the Salt River Pima-Maricopa Indian Community for the acceptance of grant funds in the amount of \$19,638.00 for hearing protection equipment for law enforcement officers of the Apache Junction Police Department.

Police Chief Michael Pooley presented that on August 26, 2025, the Salt River Pima-Maricopa Indian Community (SRPMIC) awarded funding in the amount of \$19,638.00 through its Gaming Program Grant Funds to the City of Apache Junction to purchase hearing protection equipment for law enforcement officers of the Apache Junction Police Department (AJPD). These devices will be issued to AJPD sworn personnel and integrated into both training and field operations.

To receive this funding, SRPMIC requires the city to enter into an intergovernmental agreement

(IGA) through Resolution No. 25-27, which authorizes the mayor to sign the IGA.

The police department will follow all grant-funded directives. AJPD staff recommend approval.

Councilmember Soller commented on the importance of having hearing protection for the Police Officers.

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, shared her concerns with the solar farm project and the data processing center in Florence Junction.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 8:46 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