



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.*

Tuesday, September 2, 2025

7:00 PM

City Council Chambers

- 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. [25-381](#) Consideration of acceptance of agenda.
- 2. [25-380](#) Consideration of approval of minutes of the regular meeting of August 5, 2025.

Attachments: [CCMIN 2025 08 05 MINUTES DRAFT](#)

- 3. [25-407](#) Consideration of approval of award of contract to Sunland Asphalt & Construction for the application of an asphalt concrete overlay to select city streets. The work would be through the 1 Government Procurement Alliance cooperative contract No. 22-15P-04 in the amount of \$3,526,471.45 plus a 10% contingency for unforeseen change orders in the amount of \$352,647.14 for a total project cost not to exceed \$3,879,118.59. Work is planned within the October-December 2025 timeframe.

Attachments: [City Council Memo-SST25-15 Sunland RS Sept2025.pdf](#)
[SST25-15 Agreement_Sunland.pdf](#)

- 4. [25-409](#) Consideration of approval of the Replat of the Map of Dedication for Officer Facio Drive, originally filed as Davis Drive (SV-23-4-BI).

Attachments: [SV-23-4-BI Replat Staff Report.pdf](#)
[SV-23-4-SD Officer Facio Drive Replat.pdf](#)

5. [25-410](#) Consideration of approval of the Replat of Superstition Vistas, Phase 1B, Parcels 19.6 and 19.7 (SV-22-34-SD) to change the name of Davis Drive to Officer Facio Drive.
Attachments: [SV-22-34-SD Replat Staff Report.pdf](#)
[SV-22-34-SD Replat 19.6 & 19.7.pdf](#)
6. [25-411](#) Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.22 (SV-23-36).
Attachments: [SV-23-36 Final Plat Staff Report.pdf](#)
[SV-23-36 19.22 Final Plat.pdf](#)
7. [25-412](#) Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.23 (SV-23-37).
Attachments: [SV-23-37 19.23 Final Plat Staff Report.pdf](#)
[SV-23-37- 19.23 Final Plat.pdf](#)
8. [25-413](#) Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.29 (SV-24-1).
Attachments: [SV-24-1 Staff Report.pdf](#)
[SV-24-1 19.29 Final Plat.pdf](#)
9. [25-419](#) Consideration of approval of the 88 North Final Plat to facilitate a lot combination of ten (10) parcels into three (3).
Attachments: [Final Plat Staff Report - 88 North.pdf](#)
[P-25-18-SD - 88 North Final Plat.pdf](#)
10. [25-420](#) Consideration of approval of the Replat of Davis Drive of the Final Plat for Blossom Rock - Parcel 8 to change the name of Davis Drive to Officer Facio Drive.
Attachments: [BR Parcel 8 Re-Plat Staff Report.pdf](#)
[MOD Re-Plat - Blossom Rock - Parcel 8.pdf](#)
11. [25-429](#) Consideration of approval of First Amendments to the Agreements between Entellus and the City of Apache Junction, not to exceed \$200,000.00 per year for the Master Planned Communities of Radiance (DU1) and Blossom Rock (DU2) for engineering plan review. The term of the Agreements will be retroactive from August 6, 2025, through June 30, 2028.
Attachments: [1st Amendment - DU1 Entellus signed.pdf](#)
[1st Amendment - DU2 Entellus signed.pdf](#)

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.

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.

12. [25-430](#) 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.

13. [25-431](#) City Manager's Report
14. [25-433](#) Presentation and discussion on volunteer activities for Fiscal Year 2025.
15. [25-432](#) 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.

16. [25-402](#) Presentation, discussion and public hearing to receive input and discuss potential projects for the utilization of Fiscal Year 2025 ("FY25") Community Development Block Grant ("CDBG") Regional Account ("RA") fund.

Attachments: [CDBG Memo City Council Sept 2](#)
 [Presentation CDBG FY2025 Project Proposals 2](#)

17. [25-403](#) Presentation, discussion and public hearing to receive input and discuss potential projects for the utilization of Fiscal Year 2025 ("FY25") Community Development Block Grant ("CDBG") State Special Project ("SSP") funds.

Attachments: [CDBG Memo City Council Sept 2](#)
 [Presentation CDBG FY2025 Project Proposals 2](#)

18. [25-404](#) Consideration of application for a new Series 10 Beer and Wine Store liquor license for Apache Shell located at 1571 W. 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.

Attachments: [Memo To Council 09.02.2025](#)

[Redacted Application](#)

[Building Safety Approval for Inspections](#)

[Planning Approval for Inspections](#)

[Public Safety Approval for Inspections](#)

[SFMD Approval for Inspections](#)

19. [25-408](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1566, a proposed rezoning of parcel numbers 101-19-0220, 101-19-023B and 101-19-023C, on the northwest corner of Winchester Road and Junction Street, currently zoned City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD"), to facilitate a lot combination and the construction of a two-story 100-unit multi-family rental development, requested by Reese Anderson with Pew and Lake, representing Skyline QOZB LLC.

Attachments: [P-25-4-PZ CC Memo 9.2.25.pdf](#)

[P-25-4-PZ Commission Staff Report 7-22-2025 and Exhibits.pdf](#)

[P-25-4-PZ CC Staff Memo 8-4-2025 and Exhibits.pdf](#)

[P-25-4-PZ Staff Presentation 9-2-2025.pdf](#)

[P-25-4-PZ Draft Ordinance Number 1566.pdf](#)

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.

20. [25-436](#) Presentation and discussion on 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.

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

21. [25-406](#) Presentation, discussion, and consideration of approval of Resolution No. 25-25 approving submission of projects totaling \$60,000.00, for grant funded Arizona 2026 Highway Safety Plan.

Attachments: [Staff Memo Resolution No. 25-25](#)
 [Resolution No. 25-25 GOHS FY2026](#)
 [Council Presentation FY2026 GOHS Grants](#)

22. [25-426](#) Presentation, discussion, and consideration of approval of award of contract for IFB CDBG #132-25 to Shade Industries for Prospector Park Improvements in the amount of \$144,210.00 plus a maximum 10% (\$14,421.00) contingency for a total not to exceed \$158,631.00. Work will include installation of shade structures at both playgrounds at Prospector Park and will be funded by the CDBG-RA allocation.

Attachments: [Staff Memo - Award of Contract Shade Industries](#)
 [ApacheJunction-SHADE-Agreement \(VENDOR SIGNED\)](#)
 [SHADE INDUSTRIES - CDBG Contract Award Presentation](#)

23. [25-427](#) Presentation, discussion, and consideration of approval of award of contract for Superstition Shadows Park Ramada Renovations to Dave Bang Associates Inc. in an amount of \$372,894.94 plus a maximum 5% (\$18,644.75) contingency for a total not to exceed \$391,539.69.

Attachments: [Staff Memo - Award of Contract Dave Bang](#)
 [DAVE BANG ASSOC - EQUIPMENT AGREEMENT - VENDOR](#)
 [DAVE BANG ASSOC - SSP Ramada Renovation Presentation](#)

K. **COUNCIL DIRECTION TO STAFF**

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

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.