



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, September 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
Ryan Kaup, Economic Development Director
Rob Wisler, Management Analyst
Eli Richardson, Management Analyst
Johnny John, Assistant Police Chief
Rudy Esquivias, Development Services Director
Kelsey Schattnik, Planner
Nicholas Leftwich, Planner
Erika Hernandez, Associate Planner
Liz Langenbach, Parks & Recreation Director
Dave Butler, Parks Superintendent
Trina Harrison, CIP Program Manager
Seth Painter, Lieutenant
Mike Beaton, Commander
Cindy Ewer, Commander

D. CONSENT AGENDA

Councilmember Cross moved, seconded by Councilmember Johnson, that the consent agenda be approved with items four (4) and five (5) being pulled, briefly discussed, and voted on separately.

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

No: 0

Items four (4) and (5) were briefly discussed after the City Manager's report.

City Manager Bryant Powell and Assistant City Manager Matt Busby explained that home builder DR Horton contacted the city shortly after the loss of Officer Gabriel Facio and suggested renaming one of the streets in their development to honor him. They explained approving items four (4) and five (5) will officially change the street name from Davis Drive to Officer Facio Drive.

Councilmember Cross moved, seconded by Councilmember Nesser, that items four (4) and five (5) to change Davis Drive to Officer Facio Drive be approved.

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

No: 0

1. [25-381](#) Consideration of acceptance of agenda.
2. [25-380](#) Consideration of approval of minutes of the regular meeting of August 5, 2025.
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.
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).
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.
6. [25-411](#) Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.22 (SV-23-36).
7. [25-412](#) Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.23 (SV-23-37).

8. [25-413](#) Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.29 (SV-24-1).
9. [25-419](#) Consideration of approval of the 88 North Final Plat to facilitate a lot combination of ten (10) parcels into three (3).
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.
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.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

F. REGIONAL INTERGOVERNMENTAL UPDATES

12. [25-430](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Councilmember Cross shared that the Mayor and Council attended the League of Arizona Cities and Towns annual conference in Scottsdale. He commented on how well attended it was, the great amount of information they learned and how it helps them be a better council for the people.

Mayor Wilson also commented on the League of Arizona Cities and Towns annual conference and the popularity of the City's booth and giveaways. He also expressed that it was an opportunity to learn what other cities are doing and meet other city officials.

Mayor Wilson announced the Mesa Gateway Airport Board approved FlightSafety International to build a learning center. The facility will include full-flight simulators and advanced training devices.

G. CITY MANAGER'S REPORT

13. [25-431](#) City Manager's Report

City Manager Bryant Powell shared the video that was played at the League of Cities and Towns Conference. It features the unique history of each city and town in the state of Arizona and how it is the finest place to be.

After the video was played, Mr. Powell stated the Youth Advisory Council (YAC) was highlighted at the conference and presented pictures of some of the activities they participated in.

Mr. Powell also announced that Apache Junction received two (2) awards from the Arizona Parks and Recreation Association. Dave Butler won Park Professional of the Year. A video was played that listed all of his accomplishments and why he received the award. Mr. Powell stated he was very proud of Mr. Butler and grateful to have him on board with the City. Apache Junction also won the award for Outstanding Facility - Populations 25,000 to 10,000 for Painted

Sky Park. A video was played that showed all the features of the park and the reasons why it won the award. Mr. Powell gave a shout out to Parks and Recreation Director Liz Langenbach and her team for doing such a great job.

14. [25-433](#) Presentation and discussion on volunteer activities for Fiscal Year 2025.

Public Information Officer Gina Scorza presented the total number of volunteers and total volunteer hours for Fiscal Year 2024-2025. The volunteers are citizens who have donated their time doing one or more of the following activities: picking up trash for the Adopt-A-Street program, being a Board or Commission member, assisting Parks and Recreation, the Library or the Police Department. Ms. Scorza highlighted several individuals as stand out volunteers for the areas they helped in and gave out information on how to become a volunteer or participate in the Adopt-A-Street program.

City Manager Bryant Powell thanked all the volunteers.

15. [25-432](#) Announcement of Current Events

Management Analyst Eli Richardson shared an upcoming event:

The MGC's Birthday Bash on Friday, September 5, 2025, 5:00 p.m. - 8:00 p.m. at the Apache Junction Multi-Generational Center, 1035 N. Idaho Road, Apache Junction. There will be a variety of fun activities, games and 20% off memberships.

Mr. Richardson also reminded the community that the deadline to apply for a Board or Commission is September 15, 2025.

H. PUBLIC HEARINGS

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.

Assistant City Manager Matt Busby introduced the new Grants Manager Jeremy Johnson. Mr. Johnson presented the background of the Community Development Block Grant (CDBG). Through the CDBG program, the U.S. Department of Housing and Urban Development provides funding assistance to local communities to address the following national objectives:

- Meet the needs of low and moderate income citizens
- Prevent/eliminate areas of slum and blight
- Address urgent needs to the health/welfare of a community

To participate in the CDBG program, a community must document that citizens and officials have had the opportunity to discuss community needs and suggest projects. The City accomplishes this through two separate public hearings. Ultimately, the decision on which projects to submit rests with the City Council.

The CDBG Regional Account (RA) is distributed on a noncompetitive basis to non-metropolitan cities, towns, and counties in Arizona. For Fiscal Year 2025-26, the City of Apache Junction is anticipated to receive approximately \$160,000 in RA funds, guaranteed so long as a viable

project is submitted.

The CDBG State Special Projects (SSP) program is a competitive grant cycle administered by the Arizona Department of Housing (ADOH) to provide funding for community development activities. For Fiscal Year 2025-26, municipalities may apply for up to \$750,000 in SSP funds. Only non-entitlement cities (under 50,000 population) are eligible. Preference is given to shovel-ready projects, particularly housing rehabilitation and equipment purchases.

The City of Apache Junction will hold two required public hearings as part of the CDBG project selection process. The first public hearing, scheduled for this evening, will allow community members and stakeholders to review and discuss the proposed projects and provide feedback, without making final decisions. The second public hearing, scheduled for October 7, 2025, will allow City Council to consider public input and make their final decisions on which projects to submit for both the CDBG Regional Account (RA) and State Special Projects (SSP) applications. This process ensures community participation, transparency, and compliance with CDBG requirements.

Use of Funds:

CDBG supports a wide range of activities, including but not limited to:

- Infrastructure improvements (water, sewer, roads)
- Public facility development (parks, senior centers, libraries)
- Affordable housing development or rehabilitation
- Public services that benefit low and moderate income populations
- Slum and blight activities (cleanup, board-up, demolition of unsafe structures)

Project Proposals for CDBG RA Funds:

1. Provide portable air conditioning (a/c) units to at-risk residents during extreme heat
2. Clean up/remediate blighted properties
3. Provide urgent home repairs for low median income households

Project Proposals for CDBG SSP Funds:

1. Library Reading Garden - withdrawn due to CDBG rules preventing job order contracting
2. Palm Springs Drainage Improvements
3. Apache Villa Pedestrian Rehabilitation

Next Steps:

October 7, 2025, will be the second public hearing for the Council final project selection.

Councilmember Johnson stated she likes the a/c loaner unit project for the RA funds and asked for clarification on the project cost estimates. She also likes the Apache Villa Pedestrian Rehabilitation project for the SSP funds.

Councilmember Heck favors the clean up/remediate blighted properties for the RA funds as

there are a lot of properties that need attention in the City. He asked how this project would work and what the limits would be.

Councilmember Cross would like to combine the a/c loaner project and the home repairs project for the RA funds. He asked if less a/c units were purchased, and choose less homes to repair, if both projects could be done. He prefers the Palm Springs Drainage Improvements for the SSP funds.

Councilmember Nesser is in favor of the a/c loaner project and asked how the process would be handled and how big of a need there is.

Councilmember Soller stated he likes all projects for the RA funds, but he would choose the a/c loaner program and then the clean up/remediate blighted properties. For the SSP funds, he prefers the Palm Springs Drainage Improvements project.

Vice Mayor Schroeder would like the urgent home repairs for low median income households project for the RA funds as he feels it covers all 3 options. For the SSP funds, he likes the Apache Villa Pedestrian Rehabilitation due to the City already providing help for flooding.

Mayor Wilson spoke in favor of the a/c loaner project due to his personal situation when his air conditioning went out.

Mayor Wilson opened the Public Hearing.

Andre Meek, 1327 South Belair Drive, Apache Junction, spoke of his support of all projects.

Mayor Wilson closed the Public Hearing.

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.

This item was discussed under Item 16.

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

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.

Councilmember Johnson moved, seconded by Councilmember Nesser that the application for a new Series 10 Beer and Wine Store liquor license for Apache Shell, located at 1571 W. 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 10 Beer and Wine Store liquor license for Apache Shell located at 1571 W. Apache Trail, on August 1, 2025, and the Notice of Posting was placed at the establishment on August 6, 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, 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.

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.

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.

Councilmember Soller moved, seconded by Councilmember Nesser that Ordinance No. 1566 be read by title only and the reading of the entire ordinance be waived.

Motion passed unanimously.

City Clerk McKinney read Ordinance No. 1566 by title only, repealing any conflicting provisions; and providing for severability.

Councilmember Soller moved, seconded by Councilmember Nesser that Ordinance No. 1566, as read by the city clerk be approved and adopted.

Yes: 6 - Mayor Wilson, Councilmember Nesser, Councilmember Heck, Councilmember Johnson, Councilmember Cross and Councilmember Soller

No: 1 - Vice Mayor Schroeder

Planner Erika Hernandez presented the background for Ordinance No. 1566. The subject properties are located on the northwest corner of Winchester Road and Junction Street (parcel numbers 101-19-0220, 101- 19-023B and 101-19-023C) totaling approximately 9.4 acres in size. The properties are currently zoned City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") and are proposed to be rezoned 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.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission held a public hearing on July 22, 2025. The Commission voted 4:1, one being absent, to recommend approval of the proposed rezoning. Ordinance No. 1566 represents Planning Staff and the Planning and Zoning Commission's recommendation.

Staff Recommendation:

Planning Staff recommends approval of the proposed rezoning case P-25-4-PZ, subject to the conditions found in the revised Staff Report. Ordinance No. 1566 represents Staff's and the Planning and Zoning Commission's recommendation.

Applicant Reese Anderson of Pew and Lake, P.L.C. introduced himself and stated he was available for any questions. He reiterated that the Planning Staff and Planning and Zoning Commission recommend approval of this project and that it is consistent with the general plan.

Mayor Wilson asked if the main entrance on the south lines up with the street across.

Mr. Anderson stated it does line up.

Mayor Wilson opened the Public Hearing.

Steve Droop, 269 North Winchester Road, Apache Junction, suggested more single family homes being built and less multi-family units. He also shared traffic concerns and asked if Section 8 housing will be allowed in this complex.

Donna Carr, 2178 West Virginia Street, Apache Junction, stated she does not agree with more multi-family housing in the City.

Andre Meek, 1327 South Belair Road, Apache Junction, supports affordable housing for lower income residents but expressed his concerns with traffic.

Kathy Deerooff, 860 North Wickiup Road, Apache Junction, shared her concerns about the multi-family housing units and the use of water.

Mayor Wilson closed the Public Hearing.

Councilmember Soller asked if this complex will be part of the Apache Junction Crime Free Multi-Housing Program.

Mr. Anderson confirmed that the complex will be part of the Apache Junction Crime Free Multi-Housing Program and there will not be Section 8 housing.

Councilmember Cross explained the decision to approve more multi family housing units.

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

Vice Mayor Schroeder explained his "no" vote is due to the owner of the property not attending the meeting.

I. OLD BUSINESS

J. NEW BUSINESS

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.

CIP Program Manager Trina Harrison presented that the Mayor and City Council consider a proposal to enter into an agreement with Arrington Watkins Architects, LLC., for the purpose of creating a Master Plan for our new City Campus South area located at Ironwood and Horton Dr. that will include a library, police substation, park, and shared maintenance yard.

The project site was included in the 6,600 acres that was annexed in October 2021 and is within the area known as Superstition Vistas. The 22-acre site was set aside and given to the City of Apache Junction by the developer, D.R. Horton. This master plan is the first step in the process that will guide the design and construction of new city facilities intended to serve as essential community assets to enhance not only the quality of life for our community, but also to boost learning and enhance public safety. Upon completion of the master planning process, an amendment to this contract may be brought for City Council consideration to move straight into project design.

Staff recommends approval of the contract with Arrington Watkins Architects, LLC, utilizing Request for Qualifications RFQ 25MP-001 in an amount not to exceed \$670,446.00 which includes contingency.

This contract will be placed on the consent agenda for the September 16th City Council

Meeting, unless otherwise directed by City Council.

Councilmembers had no concerns.

City Manager Bryant Powell expressed his excitement for this project.

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.

Councilmember Soller moved, seconded by Councilmember Nesser that Resolution No. 25-25, submission of projects totaling \$60,000.00 for grant funded Arizona 2026 Highway Safety Plan be approved.

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

No: 0

Police Lieutenant Seth Painter presented Resolution No. 25-25 pertains to the Fiscal Year 2026 Governor's Office of Highway Safety (GOHS) grants that the City of Apache Junction Police Department (AJPD) applied for on March 6, 2025. The grants requests were submitted and reviewed by GOHS, which awarded the following amounts on August 11, 2025:

- DUI Grant Funding for DUI enforcement overtime expenses - \$25,000.00
- STEP (Selective Traffic Enforcement Program) Grant to fund traffic enforcement overtime expenses - \$25,000.00
- Occupant Protection Grant to fund bicycle and pedestrian safety enforcement overtime expenses - \$5,000.00
- Pedestrian and Bicycle Safety Grant to fund car seat and seatbelt safety enforcement overtime expenses - \$5,000.00

The total amount of grant moneys awarded by GOHS is \$60,000.00. This funding will be reimbursed to AJPD. GOHS offers grants each year and AJPD has a long history of successfully applying and receiving funding from this source. AJPD Staff requests that Resolution No. 25-25 be approved.

Councilmembers had no concerns.

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.

Councilmember Johnson moved, seconded by Councilmember Nesser that the award of contract for IFB CDBG # 132-25 to Shade Industries for Prospector Park Improvements in the amount not to exceed \$158,631.00 be approved.

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

No: 0

Parks Superintendent Dave Butler presented that the City of Apache Junction was awarded a federal Community Development Block Grant (CDBG) through the Arizona Department of Housing Regional Account (RA) fund for Prospector Park improvements. CDBG funds will be used at both playgrounds for installation of shade structures. The administration of this grant, including the procurement of a contractor and all related grant reporting is conducted by Central Arizona Governments (CAG).

On July 9th, 2025, CAG posted an Invitation for Bid (IFB) on behalf of the City of Apache Junction. On August 11th, 2025, the city received 3 responses, as follows:

Shade Industries - \$144,210.00

Shade N Net of Arizona Inc. - \$231,203.01

D.R. Miccolis LLC. - \$373,146.11

Recommendation:

Award of contract is recommended to be given to the lowest, responsive bidder, Shade Industries in an amount of \$144,210.00 plus a maximum 10% (\$14,421.00) contingency for a total not to exceed \$158,631.00.

This item is up for discussion and possible award of contract due to the limited time frame of the CDBG grant funding.

Councilmember Cross questioned the material used for the shade and the life expectancy.

Mr. Butler responded to all questions.

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.

Councilmember Cross moved, seconded by Councilmember Nesser that the award of contract for Superstition Shadows Park Ramada Renovations to Dave Bang Associates Inc, in an amount not to exceed \$391,539.69 be approved.

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

No: 0

Parks Superintendent Dave Butler presented that the Superstition Shadows Park has ageing ramada structures that are in need of replacement. They are a part of our planned capital replacements. This project will leave all footings in place and detaching the old ramada shell and

replacing with new, upgraded shells. There are 8 structures total at the park being replaced. This project was budgeted at \$400,000 and has come in under budget, going direct to the supplier under Mohave cooperative contract number 24K-BANG-0222.

Recommendation:

Award of contract is recommended to be given 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.

This item is up for discussion and possible award of contract due to the long lead times for steel and other materials.

Councilmember Cross asked if any of the old materials can be reused in other City properties.

Councilmember Nesser inquired why the entire structure had to be replaced and not just the support beams.

Mr. Butler 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 West Virginia Street, Apache Junction, expressed her concerns with the multi-family housing units and the new developments to the South.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 8:38 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