



# 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

[www.ajcity.net](http://www.ajcity.net)  
Ph: (480) 982-8002

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Tuesday, December 18, 2018

7:00 PM

City Council Chambers

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### A. CALL TO ORDER

Mayor Serdy called the meeting to order at 7:00 p.m.

### B. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Waldron gave the invocation and Vice Mayor Wilson led the meeting attendees in the Pledge of Allegiance.

### C. ROLL CALL

Staff in Attendance:

Bryant Powell, City Manager

Matt Busby, Assistant City Manager

Anna McCray, Assistant to the City Manager

Kathy Connelly, City Clerk

Joel Stern, City Attorney

Thomas Kelly, Chief of Police

Larry Kirch, Development Services Director

Al Bravo, Public Information Officer

Heather Patel, Sponsorship/Partnership Programs Coordinator

Rudy Esquivias, Senior Planner

Present: 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Evans, Councilmember Rizzi, Councilmember Struble, Councilmember Waldron, and Councilmember Barker who participated telephonically

Excused: 0

### D. CONSENT AGENDA

Councilmember Evans moved and Vice Mayor Wilson seconded that the consent agenda be accepted as presented; and

That Resolution No. 18-36, a resolution of the mayor and city council of the City of Apache Junction, Arizona, authorizing the City of Apache Junction to enter into an intergovernmental agreement with Arizona Board of Regents for and on behalf of Arizona State University for law enforcement services, be approved; and

That Resolution No. 18-46, a resolution of the mayor and city council of the City of Apache Junction, Arizona, authorizing the City of Apache Junction to enter into an intergovernmental agreement with City of Glendale for law enforcement services, be approved.

**Yes:** 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Barker, Councilmember Evans, Councilmember Rizzi, Councilmember Struble and Councilmember Waldron

**No:** 0

1. [18-552](#) Consideration of acceptance of agenda.

**The agenda was accepted.**

**Yes:** 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Barker, Councilmember Evans, Councilmember Rizzi, Councilmember Struble and Councilmember Waldron

**No:** 0

2. [18-553](#) Consideration of approval of minutes of regular meeting of December 4, 2018.

**The minutes were approved.**

**Yes:** 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Barker, Councilmember Evans, Councilmember Rizzi, Councilmember Struble and Councilmember Waldron

**No:** 0

3. [18-546](#) Consideration of approval of Resolution No. 18-36, authorizing the City of Apache Junction's Police Department to enter into an intergovernmental agreement for professional law enforcement and security services to Arizona State University.

**The agreement was approved.**

**Yes:** 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Barker, Councilmember Evans, Councilmember Rizzi, Councilmember Struble and Councilmember Waldron

**No:** 0

4. [18-584](#) Consideration of approval of proposed Resolution No. 18-46, authorizing the City of Apache Junction's Police Department to enter into an intergovernmental agreement for professional law enforcement and security services to City of Glendale.

**The agreement was approved.**

**Yes:** 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Barker, Councilmember Evans, Councilmember Rizzi, Councilmember Struble and Councilmember Waldron

**No:** 0

**E. AWARDS, PRESENTATIONS AND PROCLAMATIONS****F. ANNOUNCEMENT OF CURRENT EVENTS**

5. [18-554](#) Announcement of current events from mayor and councilmembers.

Councilmember Evans recognized volunteers and staff who provided assistance with the Community Development Corporation neighborhood cleanup which saw five dumpsters filled. She also attended two neighborhood meetings.

Councilmember Struble recognized the police department volunteer dinner he attended last week. He also attended the annual employee breakfast. He gave a reminder about AJ Kids Idol on January 27th at Barleens.

Councilmember Rizzi thanked all of the volunteers and donators in the community and reminded everyone that shopping local is as important as donating local and reminded everyone to make sure that their donations stay in the community.

Mayor Serdy commended police department staff who responded to the cruel prank at the high school last week. He stated as long as he remains on council the horse community properties will remain the same.

**G. CITY MANAGER'S REPORT**

6. [18-555](#) City manager's report.

City Manager Byrant Powell recognized and thanked law enforcement response and collaborative effort to the incident at Apache Junction High School last Friday. Mr. Powell also read aloud a letter from a resident who commended the efforts of code compliance in a recent property maintenance issue.

7. [18-534](#) Presentation and discussion on the monthly financial update.

Assistant City Manager Matt Busby provided a monthly report on the city finances.

**H. PUBLIC HEARINGS**

8. [18-558](#) Consideration of application for a special event liquor license for Superstition Mountain Rotary Club #1246 for the Apache Junction Rodeo Grounds, 1590 E. Lost Dutchman Blvd., Apache Junction, Arizona, for Lost Dutchman Days, February 22, 23 and 24, 2019. The next step in this process is for the council to hold a public hearing on the application and make a recommendation for approval or denial to be forwarded to the Arizona Department of Liquor Licenses and Control.

City Clerk Kathy Connelly described the event and stated no departments had issues with the event. The applicant was present to answer any questions from council. Councilmember Rizzi moved and Councilmember Evans seconded that the application for a special event liquor license submitted by Superstition Mountain Rotary Club #1246 for the Apache Junction Rodeo Grounds, 1590 E. Lost Dutchman Boulevard, Apache Junction, Arizona, for Lost Dutchman Days, February 22, 23 and 24, 2019, be recommended for approval to the Arizona Department of Liquor Licenses and Control.

**Yes:** 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Barker, Councilmember Evans, Councilmember Rizzi, Councilmember Struble and Councilmember Waldron

**No:** 0

9. [18-580](#) Presentation, discussion, public hearing and consideration of Resolution No. 18-43, case SD-1-18, by AJ 40 LLC and ITOW LFP, represented by Dan Kauffman of Kauffman Homes, proposing a preliminary subdivision plat for a +/-259-lot conventional homes subdivision with public and private streets and resident amenities, to be called Superstition Vista.

Senior Planner Rudy Esquivias provided a presentation on the rezoning and preliminary plat request by Kauffman Homes LLC for the proposed 259-lot subdivision Superstition Vista.

Mayor Serdy responded to previous concerns mentioned and stated that no off-road driving could take place on the surrounding state land. He also asked if there had been any commercial interest in the property prior to this proposal. Mr. Esquivias responded no, that he was unaware of any interest in the property for commercial purposes in numerous years.

The applicant, Dan Kauffman, was present to address the city council on the project and also stated he and his wife own horses and are horse friendly.

Councilmember Evans inquired about placement of no parking signs to prevent an increase in street signs. Councilmember Evans inquired if the HOA will allow homeowners to extend their driveways to allow for a third car in the driveway for families with teenage drivers. Mr. Kauffman answered yes unless specific properties were prevented due to fire hydrants.

Resident Charles Beal informed city council that certain environmental testing should be done due to proximity to the dump and that the developer should indemnify the city for any damages as a result of carcinogens or other health hazards due to proximity to the dump. Mr. Beal expressed his desire for a moratorium on any lot sizes under 5,000 sq ft. and that the proposed subdivision would equate to 30 people per acre and over 1,000 people in the subdivision and only behooves the developer and not the city. Mr. Beal stated that Mr. Kauffman has built relationships with city staff in his previous projects which may have skewed the real goal of the city. Mr. Beal asked city council to consider if this and other high density development is the right direction for the city.

Mr. Kauffman stated soil testing among other tests are conducted prior to development and that the proposed subdivision is upstream from the dump. Mr. Kauffman stated he is not the current property owner for the subdivision but will be closing in the next month and that the previous owner and any property tax issues have nothing to do with the city and everything to do with the county.

AJUSD Superintendent Dr. Krista Anderson stated her support for development that brings affordable housing and more children into the school district, further stating they have lost over 1,000 students in the last five years.

Business owner Audrey Oulette spoke in favor of development that brings more business to Apache Junction.

Twelve year resident Heidi Galvess-Young stated that recognizing growth is important to the city and voiced her support for the development. Ms. Galvess-Young stated her family which consists of two small children rely on good schools and thriving businesses within the city.

Councilmember Waldron expressed this proposed development may present an opportunity for movement on future development in the surrounding state land in the city's planning area. Vice Mayor Wilson concurred.

Councilmember Evans made clarifying statements on engineer sign-off required on development in and around flood plain, the city's reliance on sales tax since the city does not assess a property tax, and larger lot sizes with larger scaled housing would price the Apache Junction resident out of the buying market. Councilmember Evans maintained mixed density is vital for community growth and has been in the plan for the planning area in the south for years.

Councilmember Waldron moved and Councilmember Evans seconded that Resolution No. 18-43, a resolution of the mayor and city council of the City of Apache Junction, Arizona, approving a preliminary subdivision plat for the "Superstition Vista" subdivision, in Case SD-1-18, by AJ 40 LLC and ITOW LFP, represented by Dan Kauffman of Kauffman Homes, be approved.

**Yes:** 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Barker, Councilmember Evans, Councilmember Rizzi, Councilmember Struble and Councilmember Waldron

**No:** 0

10. [18-579](#) Presentation, discussion, public hearing and consideration of proposed Ordinance No. 1468, case PZ-3-18, by AJ 40 LLC and ITOW LFP, represented by Dan Kauffman of Kauffman Homes, proposing to rezone a 40-acre property located approximately 1/4-mile south of E. Baseline Avenue on the east side of the S. Cortez Road alignment, from B-5 (Industrial) to RS-5/PD (Medium/High Density Single-family Detached Conventional Homes by Planned Development).

Councilmember Waldron moved and Councilmember Evans seconded that Ordinance No. 1468 be read by title only and the reading of the entire ordinance be waived. City Clerk Kathy Connelly read the Ordinance by title.

Councilmember Waldron moved and Councilmember Evans seconded that Ordinance No. 1468 as read by the city clerk be approved.

**Yes:** 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Barker, Councilmember Evans, Councilmember Rizzi, Councilmember Struble and Councilmember Waldron

**No:** 0

## I. OLD BUSINESS

## J. NEW BUSINESS

11. [18-559](#) Presentation, discussion and consideration of Resolution No. 18-38, authorizing the city to enter into a grant agreement with the Arizona Criminal Justice Commission for national Criminal History Improvement Program funding for Fiscal Year 2018 for grant funds in the amount of \$24,363 and with a city match of \$2,712.

Heather Patel provided an overview of the grant application submission request and requirements for the grant agreement with the Arizona Criminal Justice Commission. Councilmember Rizzi moved and Vice Mayor Wilson seconded that Resolution No. 18-38, a resolution of the mayor and city council of the City of Apache Junction, Arizona, authorizing the

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city to enter into a grant agreement with the Arizona Criminal Justice Commission for National Criminal History Improvement Program funding for Fiscal Year 2018, be approved.

**Yes:** 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Barker, Councilmember Evans, Councilmember Rizzi, Councilmember Struble and Councilmember Waldron

**No:** 0

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

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

12. [18-583](#) Monday, December 31, 2018 Work Session and Tuesday, January 1, 2019 Council Meeting are cancelled due to New Years Day Holiday.

13. [18-556](#) Executive Session at 6:00 P.M. and Work Session at 7:00 P.M. for Monday, January 14, 2019 in the city council conference room and city council chambers located at 300 E. Superstition Boulevard, Apache Junction, Arizona, respectively.

**Councilmember Waldron moved and Councilmember Rizzi seconded that an executive session at 6:00 p.m. and a work session at 7:00 p.m. be held on Monday, January 14, 2019, in the city council conference room and city council chambers located at 300 E. Superstition Boulevard, Apache Junction, Arizona, respectively.**

**Yes:** 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Barker, Councilmember Evans, Councilmember Rizzi, Councilmember Struble and Councilmember Waldron

**No:** 0

14. [18-557](#) Executive Session at 6:00 P.M. and Work Session at 7:00 P.M. for Tuesday, January 15, 2019 in the city council conference room and city council chambers located at 300 E. Superstition Boulevard, Apache Junction, Arizona, respectively. Other meetings if necessary.

**Councilmember Waldron moved and Councilmember Rizzi seconded that an executive session at 6:00 p.m. and a work session at 7:00 p.m. be held on Tuesday, January 15, 2019, in the city council conference room and city council chambers, located at 300 E. Superstition Boulevard, Apache Junction Arizona, respectively.**

**Yes:** 7 - Mayor Serdy, Vice Mayor Wilson, Councilmember Barker, Councilmember Evans, Councilmember Rizzi, Councilmember Struble and Councilmember Waldron

**No:** 0

#### **M. CALL TO PUBLIC**

Resident and Chairman of the Superstition Horsemen's Association Darrell Cross commended the city council for the hardwork they do to remain a horse-friendly city. Mr. Cross provided examples of the benefits the city and community gain through various contributions of horse property owners.

Resident Kathy Dierdoff continued Mr. Cross' dialogue on the benefits horseowners bring to the city. Ms. Dierdoff shared a comedic top ten list of reasons to own a horse instead of a dog.

Resident Douglas Matthewson expressed Apache Junction is a unique town that is horse-friendly that receives tax revenue from horseowners.

Resident and City Board Member Frank Schoenbeck responded to the city council regarding their discussion on ethical behavior of city board and commission members. Mr. Schoenbeck stated he along with a couple of other city board members attended the American Planning Association's session on ethical behavior last week which consisted of the same information they received prior from City Attorney Joel Stern. Mr. Schoenbeck suggested more education on the influence of social media and the addition of Robert Rules of Order information for board members .

## N. ADJOURNMENT

Mayor Serdy adjourned the meeting at 8:20 p.m.

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE MAYOR  
AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA.

SIGNED AND ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
JEFF SERDY  
Mayor

ATTEST:

\_\_\_\_\_  
KATHLEEN CONNELLY  
City Clerk

### CITY COUNCIL MINUTES CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the City Council of the City of Apache Junction, Arizona, held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
KATHLEEN CONNELLY  
City Clerk

