



# 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

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Tuesday, June 15, 2021

7:00 PM

City Council Chambers

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### A. CALL TO ORDER

Mayor Wilson called the city council meeting to order.

### B. INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Mayor Rizzi gave the invocation and then council said the Pledge of Allegiance.

### C. ROLL CALL

**Present:** 7 - Mayor Wilson  
Vice Mayor Rizzi  
Councilmember Evans  
Councilmember Schroeder  
Councilmember Biggs  
Councilmember Nesser  
Councilmember Gremmel

#### **City Staff in Attendance:**

Bryant Powell, City Manager  
Matt Busby, Assistant City Manager  
Joel Stern, City Attorney  
Jennifer Pena, City Clerk  
Al Bravo, Public Information Officer  
Thomas Kelly, Chief of Police  
Larry Kirch, Development Services Director  
Misty Moseley-Helber, Grants & Community Development Administrator  
Kelsey Schattnik, Development Services Planner  
Janine Solley, Economic Development Director  
Liz Langenbach, Parks & Recreation Director  
JJ Underwood, Recreation Coordinator  
Dave Butler, Parks Supervisor  
Mike Wever, Public Works Director  
Pam Harrison, Library Director  
Jill Bright, Deputy City Clerk (remotely)

### D. CONSENT AGENDA

Vice Mayor Rizzi moved, seconded by Councilmember Nesser to accept the consent agenda as presented.

**Yes:** 7 - Mayor Wilson, Vice Mayor Rizzi, Councilmember Evans, Councilmember Schroeder, Councilmember Biggs, Councilmember Nesser and Councilmember Gremmel

**No:** 0

1. [21-290](#) Consideration of acceptance of agenda.
2. [21-291](#) Consideration of approval of minutes of the regular meeting of June 1st, 2021.
3. [21-226](#) Consideration of approval of Fiscal Year 2021-2022 Health and Human Services Commission funding recommendations.
4. [21-294](#) Consideration of proposed Resolution No. 21-23, authorizing the City of Apache Junction to enter into an intergovernmental agreement with Gila County, Arizona for CDBG Regional Account (RA) allocation.
5. [21-307](#) Award of bid for the County Basin Dog Park Construction to Scholz Contracting, LLC, in the amount of \$1,042,814.50, plus a 10% contingency (\$104,281.45) for any future unforeseen change orders for a total of \$1,147,095.95.

#### **E. AWARDS, PRESENTATIONS AND PROCLAMATIONS**

6. [21-295](#) Presentation of Proclamation recognizing May 2021 as Mental Health Awareness Month.

Mayor Wilson proclaimed May 2021 as Mental Health Awareness Month and presented the proclamation to Cheri DeBree of Horizon Health & Wellness Center.

Ms. DeBree thanked the city for recognizing mental health and for the health and human services funding which allows them to continue mental health training.

7. [21-313](#) Presentation of Proclamation in support of the federal funding of water conservation infrastructure in the San Carlos irrigation and drainage district.

Mayor Wilson presented a proclamation in support of the federal funding of water conservation infrastructure in the San Carlos irrigation and drainage district and presented the proclamation to Representative David Cook.

Mr. Cook thanked council for the support and explained the importance of water conservation in Arizona.

Mayor Wilson thanked Mr. Cook for his assistance in the state budget and offered the city's assistance.

#### **F. REGIONAL INTERGOVERNMENTAL UPDATES**

8. [21-292](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Councilmember Schroeder shared that he serves on the Central Arizona Government (CAG) board and the last meeting was a month ago and they will be having another meeting soon and

he will have an update.

Mayor Wilson shared that he serves on the Phoenix Mesa Gateway Airport (PMGA) board meeting. They have seen a dramatic increase in travelers. Mayor Giles is the new board chair.

## **G. CITY MANAGER'S REPORT**

9. [21-253](#) Presentation and discussion by Tony Smith from Pinal Partnership regarding new projects and future plans.

Tony Smith of Pinal Partnership thanked council for their support and partnership over the years. Mr. Smith provided background information on the 501c(6) which is made up of 22 board of directors and an executive committee. They host monthly breakfast meetings which cover a variety of timely topics. He explained current and future projects that they have been involved in.

10. [21-289](#) City Manager's Report.

City Manager Bryant Powell shared that the city is excited and ready to start building the dog park.

11. [21-308](#) Presentation and update from the Youth Advisory Council (YAC) on recent accomplishments.

Parks & Recreation Coordinator JJ Underwood supervises the Youth Advisory Council (YAC) and shared projects that they have completed over the last year. Mr. Underwood played a video highlighting the accomplishments.

12. [21-314](#) Announcement of current events.

Public Information Officer Al Bravo presented upcoming events:

- Kiwanas will be meeting June 24th
- The Shop Local Program is still occurring until October 31st
- Chamber golf tournament is September 24th
- Chamber annual awards gala is in August
- The 1st Friday event celebrated a year of events

## **H. PUBLIC HEARINGS**

13. [21-297](#) Presentation, discussion, public hearing and consideration of Resolution No. 21-25 a resolution of the mayor and city council of City of Apache Junction, Arizona, authorizing the mayor to execute the procedural pre-annexation agreement for the Auction Property between the City of Apache Junction, the Arizona State Land Department and D.R. Horton, Inc. Arizona State Land Department and D.R. Horton, Inc. representatives will be available to answer any of the council's questions.

**Councilmember Evans moved, seconded by Councilmember Nesser that Resolution No. 21-25 a resolution of the mayor and the city council of the City of Apache Junction, Arizona, authorizing the Mayor to execute the procedural pre-annexation agreement for the Auction Property between the City of Apache Junction, the Arizona State Land Department and D.R. Horton Inc. be approved.**

**Yes:** 7 - Mayor Wilson, Vice Mayor Rizzi, Councilmember Evans, Councilmember Schroeder, Councilmember Biggs, Councilmember Nesser and Councilmember Gremmel

**No:** 0

Items 13 and 14 were read together with a combined public hearing.

City Attorney Joel Stern shared that the Resolution No. 21-25 and Resolution No. 21-26 authorizes the mayor to execute the procedural pre-annexation agreement for the auction property and retained property.

Mayor Wilson opened the public hearing.

George Schroeder, 2444 W. Virginia Street, says the city needs to go about this slowly. The city needs to get good faith money from the developers in case it goes south.

Mayor Wilson closed the public hearing and asked for a motion.

14. [21-298](#) Presentation, discussion, public hearing and consideration of Resolution No. 21-26 a resolution of the mayor and city council of City of Apache Junction, Arizona, authorizing the mayor to execute the procedural pre-annexation agreement for the Retained Property between the City of Apache Junction and the Arizona State Land Department. Arizona State Land Department representatives will be available to answer any of the council's questions.

**Vice Mayor Rizzi moved, seconded by Councilmember Nesser that Resolution No. 21-26 a resolution of the mayor and the city council of the City of Apache Junction, Arizona, authorizing the Mayor to execute the procedural pre-annexation agreement for the Retained Property between the City of Apache Junction and the Arizona State Land Department be approved.**

**Yes:** 7 - Mayor Wilson, Vice Mayor Rizzi, Councilmember Evans, Councilmember Schroeder, Councilmember Biggs, Councilmember Nesser and Councilmember Gremmel

**No:** 0

15. [21-166](#) Consideration of application for a series 006 (bar) liquor license application for Taradiddles located at 285 N. Apache Trail. The next step in the process is for 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 Biggs moved, seconded by Councilmember Nesser that the application for an interim permit and new series 6 Bar liquor license for Taradiddles, located at 285 N. Apache Trail, submitted by Philip and Helen Oppenheimer, be recommended for approval pending compliance with all city regulations to the Arizona Department of Liquor Licenses and Control.**

**Yes:** 7 - Mayor Wilson, Vice Mayor Rizzi, Councilmember Evans, Councilmember Schroeder, Councilmember Biggs, Councilmember Nesser and Councilmember Gremmel

**No:** 0

City Clerk Jennifer Pena shared that a series 006 bar liquor license is being applied for by Taradiddles.

Mayor Wilson opened the public hearing.

Mayor Wilson closed the public hearing and asked for a motion.

16. [21-306](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1505, a proposed planned development major amendment requested by Sridhar Krishnan of AUM Investments, of the 1 acre property located at 512 N. Valley Drive currently zoned RM-1/PD (High Density Multiple-Family Residential by Planned Development) to allow the addition of 7 units for a total of 13 units on the property.

**Vice Mayor Wilson moved, seconded by Councilmember Nesser that Ordinance No. 1505 be read by title only and the reading of the entire ordinance be waived.**

**City Clerk read Ordinance No. 1505 by title only.**

**Councilmember Nesser moved, seconded by Councilmember Evans that Ordinance No. 1505, as read by the city clerk, be approved.**

**Yes:** 7 - Mayor Wilson, Vice Mayor Rizzi, Councilmember Evans, Councilmember Schroeder, Councilmember Biggs, Councilmember Nesser and Councilmember Gremmel

**No:** 0

Planning Intern Morgan Henn provided background on the proposed project for 512 N. Valley Drive which includes an addition of 7 units for a total of 13 units on the property. Onsite improvements will include laundry facilities, additional storage, a playground area, landscaping and additional parking.

Mayor Wilson opened the public hearing.

Mayor Wilson closed the public hearing and asked for a motion.

17. [21-296](#) Presentation, discussion, public hearing and consideration of proposed projects to be submitted under Resolution No. 21-24, authorizing the submission of the city's Fiscal Year 2021 ("FY21") Community Development Block Grant Regional Account ("CDBG") and Fiscal Year 2021 State Special Project ("SSP") applications.

**Councilmember Biggs moved, seconded by Councilmember Nesser that Resolution No. 21-24 a resolution of the mayor and the city council of the City of Apache Junction, Arizona, authorizing staff to submit applications to the State of Arizona Department of Housing for Fiscal Year 2021 CDBG, and Fiscal Year 2021 SSP funds, and authorizing the mayor to sign the applications, contracts, grant documents and other related documents for receipt and use of CDBG funds be approved for the Grand View neighborhood infrastructure improvements.**

**Yes:** 7 - Mayor Wilson, Vice Mayor Rizzi, Councilmember Evans, Councilmember Schroeder, Councilmember Biggs, Councilmember Nesser and Councilmember Gremmel

**No:** 0

Grants & Community Development Administrator Misty Moseley-Helber shared the objectives of the CDBG program and eligible types of projects. She presented current funding available and city projects that this grant money could be used for. Staff would like the funds to be used for infrastructure improvements to the Grand View neighborhood.

Mayor Wilson opened the public hearing.

George Schroeder, 2444 W. Virginia Street, says he has videos and pictures of his street getting flooded. He has a petition with 40 signatures of residents wanting to sue the city.

Mayor Wilson closed the public hearing and asked for a motion.

## **I. OLD BUSINESS**

## **J. NEW BUSINESS**

18. [21-285](#) Presentation, discussion, and consideration of the Economic Development Agreement with the Greater Phoenix Economic Council (GPEC) for economic development services for the term of one year and in the amount of \$26,283.00, and appointment of Councilmember Kelly Gremmel as the City of Apache Junction representative to the GPEC Board of Directors. GPEC staff will provide a brief presentation and be available to answer any questions.

**Councilmember Biggs moved, seconded by Vice Mayor Rizzi that the Economic Development Agreement with the Greater Phoenix Economic Council for economic development services for the term of one year in the amount of \$26,283.00 and appointment of Councilmember Gremmel as the city's representative on the GPEC board of directors be approved .**

**Yes:** 7 - Mayor Wilson, Vice Mayor Rizzi, Councilmember Evans, Councilmember Schroeder, Councilmember Biggs, Councilmember Nesser and Councilmember Gremmel

**No:** 0

Economic Development Director Janine Solley presented the 2021-2022 economic development agreement for renewal with Greater Phoenix Economic Council (GPEC) and provided background information on GPEC.

Chris Camacho, President of GPEC, provided a brief overview of GPEC and Apache Junction's 5-year trend on revenue return which is 13:1.

Councilmember Schroeder asked how many years the city has been a part of GPEC. Ms. Solley responded since 2008 and explained how the city benefits from being a member of GPEC.

Councilmember Gremmel is excited about GPEC and now more than ever it is important to stay with GPEC so that Apache Junction is getting marketed and well represented.

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

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

19. [21-293](#) Executive Session at 6:00 P.M. for Tuesday, July 6th in the city council conference room located at 300 E. Superstition Boulevard in Apache Junction, Arizona and other meetings scheduled if necessary.

**Vice Mayor Rizzi moved, seconded by Councilmember Nesser that an Executive Session at 6:00 P.M. for Tuesday, July 5, 2021 be held in the city council conference room located at 300 E. Superstition Boulevard in Apache Junction, AZ, and other meetings be scheduled if necessary.**

**Yes:** 7 - Mayor Wilson, Vice Mayor Rizzi, Councilmember Evans, Councilmember Schroeder, Councilmember Biggs, Councilmember Nesser and Councilmember Gremmel

**No:** 0

## M. CALL TO PUBLIC

George Schroeder, 2444 W. Virginia Street, wants to know who is deciding that the Grand View neighborhood is more deserving than his neighborhood. His streets are going to be fixed whether the city likes it or not. The councilmembers are going to be fired. He is going to push for the attorney general to come to Apache Junction to see what is going on.

Jeff Barlett, 108 N. Meridian Drive, thinks council needs to discuss public transportation at a future work session. Public health care also needs to be considered by the city. The city code needs to be reviewed.

## N. ADJOURNMENT

**Mayor Wilson adjourned the city council meeting.**

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA.

SIGNED AND ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
CHIP WILSON  
Mayor

ATTEST:

\_\_\_\_\_  
JENNIFER PENA  
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 \_\_\_\_\_, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JENNIFER PENA  
City Clerk