



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

Tuesday, June 20, 2023

7:00 PM

City Council Chambers

A. CALL TO ORDER

Mayor Wilson called the meeting to order at 7:03 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

Bryant Powell, City Manager
Matt Busby, Assistant City Manager
Jennifer Pena, City Clerk
Joel Stern, City Attorney
Al Bravo, Public Information Officer
Michael Pooley, Police Chief
Rudy Esquivias, Development Services Director
Patrick Ainsworth, Economic Development Director
Pam Harrison, Library Director
Evie McKinney, Deputy City Clerk
Sidney Urias, Interim Planning Manager
Kelsey Schattnik, Planner
Emile Schmid, City Engineer

D. CONSENT AGENDA

Vice Mayor Schroeder 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. [23-340](#) Consideration of acceptance of agenda.
2. [23-341](#) Consideration of approval of minutes of the regular meeting of June 6, 2023.
3. [23-314](#) Acknowledge receipt of the Annual Report of the Apache Junction Public Library Board of Trustees for 2022-2023 Fiscal Year.
4. [23-339](#) Consideration of Resolution No. 23-16, authorizing the city to enter into a first amendment to the intergovernmental agreement with the American Charter Schools Foundation dba Apache Trail High School for a grant-funded school resource officer.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

F. REGIONAL INTERGOVERNMENTAL UPDATES

5. [23-342](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Mayor Wilson announced he attended the Phoenix Mesa Gateway Airport (PMGA) Board meeting today. Beginning this month, cargo services from Europe and Asia will be delivering to this airport as a final destination. Boyer, a major developer will begin construction of "Gateway East", which is planned for the north eastern portion of the airport grounds. A 40 year agreement has been established to develop 273 acres to be completed in three (3) phases. They are working with the City of Mesa regarding infrastructure of utilities and roads. This will be a business park, to include hotels, office and retail space, restaurants and manufacturing buildings.

Mayor Wilson praised the growth and development improvements for the previously known Williams Air Force Base, now known as Phoenix-Mesa Gateway Airport, compared to many other sites that have been converted to civilian operations he has visited.

G. CITY MANAGER'S REPORT

6. [23-343](#) City Manager's Report.

City Manager Bryant Powell addressed the following items:

He announced Mayor Wilson was selected as the chair for the Phoenix-Mesa Gateway Airport Authority Board. The Board is comprised of representatives from the City of Phoenix, Town of Gilbert, Gila River Indian Community, Town of Queen Creek and the City of Mesa. The Phoenix-Mesa Gateway Airport is owned and operated by the Phoenix-Mesa Gateway Airport Authority (PMGAA), a Joint Powers Airport Authority.

The Authority was formed to develop, reuse, operate, and maintain the Airport property and facilities at the former Williams Air Force Base, which closed in September 1993. It is seen as a rising star in the east valley for employment.

Mr. Powell thanked the Mayor and Council for their support of the Library and approving the Library's Annual Report, and also recognized Library employees and the programs offered. He shared a message from Library Director Pam Harrison.

He announced the passing of Lt. Will Haynes, who had served with the Pinal County Sheriff's Department, and Apache Junction Police Department for the past 50 years.

7. [23-349](#) Introduction of, and discussion with, Pinal County Treasurer Michael McCord.

Pinal County Treasurer Michael McCord presented an update on the role of the Treasurer's office, and how this office assists the residents of Apache Junction. He explained the investment portfolio for Pinal County and the types and the benefits of short term investments they are involved with.

Council's comments were addressed and clarification was given on the use of funds the Treasurer's office is responsible for.

8. [23-182](#) Presentation and discussion by Adena Gilden and Michael Celaya of Republic Services on free dump week and update on landfill activity.

Michael Celaya, Charlotte Thomas and James Rellech with Republic Services gave a presentation that revealed their vision and action plan of sustainability for the next several years. Attention was given to the National Neighborhood Promise and Community Grants Program, the charitable giving offered by Republic, and the various event sponsorships they provide throughout Apache Junction.

Statistics from the Free Dump Weeks for this year reflected in excess of 301 tons of trash collected, offering a savings to the Apache Junction residents of over \$10,000. The Free Bulk program tallied 950 pickups with a savings of \$40,000 to the residents. Recycling participation by city residents is approximately 20 % of the current customers with Republic.

Mr. Rellech introduced "Recyclingsimplified.com", an easy to use web site produced by Republic Services, that educates what can and cannot be recycled. He informed the Council that collecting recycled material will begin on June 27, 2023, at the new state of the art facility, "River Recycling Center", located at the Salt River Landfill, which is fully operated by Republic Services. Equipment has been installed to be able to distinguish and sort between materials. Fire suppression equipment is installed and will be monitored 24/7 that offers the ability to extinguish any fires expediently. He shared various images of the equipment and processes that flow through the enclosed facility. Tours are offered to anyone that may be interested.

Republic Services will be opening 4 Polymer Centers in the United States. These facilities are designed to manufacture plastic bottles by recycling other plastic products, which will encourage a higher percentage of plastic recycling. The closest facility to Apache Junction will be in Las Vegas and will be open by the end of 2023.

Council's concerns included processing contaminated recycled products, costs associated with recycling that customers are expected to pay, and requested assurance that the recycled products are being recycled and not hauled to the landfill. These concerns were addressed by the Republic Services staff.

9. [23-344](#) Announcement of Current Events.

Public Information Officer Al Bravo reminded everyone of the monsoon season and awareness information that can be obtained on the City's website. Also mentioned was the annual 4th of July celebration to be held at the Superstition Shadows Park.

Councilmember Heck shared information on an upcoming event to be held at the Apache Junction Public Library on June 29, 2023, at 10:00 am, called "Horsin' Around". This is a project that a local high school student is presenting that gives attendees the opportunity to learn about horses and how to care for them. Special guest Maria Jones from Good Shepherd Healing Ministries Horse Rescue will be in attendance to assist with further information.

Councilmember Soller encouraged everyone to be thoughtful of pets, especially over the 4th of July, ensuring they are safe and secured, not left outside.

H. PUBLIC HEARINGS

10. [23-334](#) Presentation, discussion, public hearing, and consideration of Ordinance No.1535, approving a rezoning and minor general plan amendment as described in case P-22-126-PZ, as requested by WW Clyde/Blount Contracting; adopting by reference that certain document titled "Legal Descriptions and Zoning Conditions of Case No. P-22-126-PZ (Applicant WW Clyde/Blount Contracting) authorized under Ordinance No.1535 for a Planned Development Rezoning and Minor General Plan Amendment;" repealing any conflicting provisions; and providing for severability.

Vice Mayor Schroeder moved, seconded by Councilmember Nesser, that Ordinance No. 1535 be read by title only and the reading of the entire ordinance be waived.

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

No: 0

Vice Mayor Schroeder moved, seconded by Councilmember Cross that Ordinance No. 1535, as read by the city clerk be approved.

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

No: 0

Planner Kelsey Schattnik provided the city council with the following information:

Background

The WW Clyde/Blount Contracting subject site is comprised of APNs 103-19-021A (+/- 7 acres), 103-19-023A (+/- 2.5 acres), 103-19-0300, 103-19-029D, and 103-19-0550.

Blount Contracting purchased the approximate 2.5-acre site around 2015, where they established their current business at 1353 S. Vista Road.

The approximately 7-acre site (APN 103-19-021A) was formerly the site of a nonconforming auto-wrecking business. The property was sold and cleared of the nonconforming use between 2014 and 2015. A rezoning request was approved in 2019, Case No. PZ-4-18 (Ordinance No. 1471) and rezoned to Business Park by Planned Development ("B-4/PD") for the development of a light industrial, commercial condominium project. Although this project was approved by City Council, it was never developed.

The remainder of the properties have been historically vacant.

Blount Contracting merged with WW Clyde in 2020 and the company decided to expand their existing facility at 1353 S. Vista Road to include all parcels originally owned by Blount Contracting.

Proposal

This is a proposed rezoning by WW Clyde/Blount Contracting of approximately 15 acres near the southeast corner of Vista Road and 12th Avenue (APNs: 103-19-021A, 103-19-023A, 103-19-0300, 103-19-029D, and 103-19-0550) from General Commercial ("B-1") and Business Park by Planned Development ("B-4/PD") to Business Park by Planned Development ("B-4/PD") in order to construct a new, additional office building and allow the storage/maintenance of construction equipment and materials.

This request also includes a minor general plan amendment of approximately 8 acres (APNs: 103-19-023A, 103-19-0300, 103-19-029D, and 103-19-0550) from Commercial to Light Industrial/Business Park and Industrial.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission public hearing was held on May 9, 2023. The Commission voted 5:2 to recommend approval of P-22-126-PZ.

The commission members who voted against the project voiced concerns about the location of the business and the close proximity to residential homes. They also had concerns about the perimeter wall height and the two-story design of the proposed office building.

The commission members who voted in favor of the project acknowledged that the property was already in use by the applicants and were glad to see the business expanding. They were also supportive of the new driveway along Old West Highway in order to reduce the number of large vehicles and equipment accessing the property off of 12th Avenue.

They also acknowledged that the business would be subject to the City's noise ordinance and thought that the noise produced by the onsite vehicles and equipment outside of standard business hours would be limited. They also noted that the new office building would provide an indoor area for the maintenance of those vehicles and equipment.

Overall, they believed that the proposed changes would be an improvement to their current operation.

Staff Recommendation

Staff has worked closely with the applicant throughout the review process to revise their originally proposed plan to respond to resident concerns. The primary areas of concern expressed by nearby residents were the noise produced by onsite vehicles and equipment

(especially outside of standard business hours), possible light pollution, and the proposed location of the new fuel station.

Outdoor Storage of Vehicles and Equipment

In order to screen onsite vehicles, equipment and materials, the applicant has proposed an 8' wall and landscape buffer around the perimeter of the property.

Noise Mitigation

In addition to the 8' perimeter wall, the applicant has provided passthrough parking spaces on the east side of the property in order to allow large vehicles to park and avoid the activation of rearward motion safety alarms. Furthermore, the applicant is providing a large warehouse area as part of their new office building to service vehicles and equipment.

The applicant will also construct a new driveway and deceleration lane along Old West Highway. The primary use of this entrance/exit will be used by large vehicles and equipment.

Light Pollution

The original photometric plan provided by the applicant proposed pole lights along the eastern property line. Staff recommended that the applicant relocate the lights to a more central location in order to reduce the possibility of light pollution onto neighboring residential properties. The applicant has complied with the request.

Fuel Station

The original location of the proposed fuel station was on the east side of the newly proposed north/south driveway. Staff recommended that the applicant relocate the fuel station on the west side of the driveway, to create a larger barrier between the fuel station and residential homes to the east. The applicant has complied with the request.

Due to the changes provided by the applicant, Staff is supportive of the proposed project subject to the conditions found in the P&Z staff report.

Council expressed concern regarding the traffic route of the trucks, noise and after normal business hours work, landscape maintenance and the integrity of the pavement to withstand heavy truck traffic.

The applicant addressed the Council's concerns and Public Works Engineer Emile Schmid assured the council the condition of the roads would handle the heavy trucks. The last road inspection for 12th Avenue was completed in April 2023, and at that time was deemed as no maintenance needed.

Mayor Wilson opened the Public Hearing.

Andre Meek, 1327 S. Belair Rd., Apache Junction, shared his support for this type of business. Possible considerations should be how to control the truck noise and the traffic turn lane or addition of a special traffic signal.

Shawna Scott, 1950 E. 12th Ave., Apache Junction, lives directly north of this location. She is in support of this type of business but opposes the location chosen. This is creating devalue of property in this area. She also has concerns of the late hours of work being done, and the noise level.

An unknown citizen expressed his concern of the noise that has been going on, and is concerned this will continue.

Steve Byfield, 1000 S. Idaho Rd., Apache Junction, as Chairperson of the Board for the Apache Junction Chamber of Commerce shared his support of this project, as well as that of the Chamber of Commerce. He expressed the need for this type of business in Apache Junction, which will bring employment and families to our community. This type of business is a rare occurrence and should strongly be considered for approval.

Mayor Wilson closed the Public Hearing.

11. [23-335](#) Presentation, discussion, public hearing and consideration of Resolution No. 23-13, declaring as a public record that certain document filed with the City Clerk and entitled "Legal Descriptions and Zoning Conditions of Case No. P-22-126-PZ (Applicant: WW Clyde/Blount Contracting) authorized under Ordinance No. 1535 for a Planned Development Rezoning and Minor General Plan Amendment;" repealing any conflicting provisions and providing for severability.

Councilmember Heck moved, seconded by Councilmember Nesser that Resolution No. 23-13, a resolution of the mayor and city council of the City of Apache Junction, Arizona, declaring as a public record, that certain document filed with the city clerk entitled "Legal Descriptions and Zoning Conditions of Case No. P-22-126-PZ authorized under Ordinance No. 1535 for a Planned Development Rezoning and Minor General Plan Amendment" repealing any conflicting provisions and providing for severability be approved.

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

No: 0

Mayor Wilson opened the Public Hearing. Receiving no comments, the Public Hearing was closed.

I. OLD BUSINESS

J. NEW BUSINESS

12. [23-337](#) Presentation, discussion and consideration of a five-year master services and license agreement with Flock Group, Inc. in an amount of \$315,500.00 for community safety.

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

No: 0

Chief Pooley stated he was seeking council approval for an additional ten (10) new cameras to add to the existing fifteen (15) cameras. The purchase of additional cameras would provide an increase in coverage throughout the city. The new contract will also secure the city's pricing structure for a five-year (5) term. The annual cost for all twenty-five (25) cameras would be

\$62,500.00. This has been budgeted in the proposed fiscal year 2023-2024 city budget. The total price for the five years will be \$315,500.00.

K. COUNCIL DIRECTION TO STAFF

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

13. [23-336](#) Consideration of cancellation of the City Council Work Session of Monday, July 3, 2023.

Councilmember Cross moved, seconded by Councilmember Heck, that the City Council Work Session for Monday, July 3rd, 2023, be cancelled.

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

No: 0

M. CALL TO PUBLIC

Linda Smith, 455 S. Delaware Dr. No. 5., Apache Junction, addressed the council regarding homelessness. She worked in Tempe and was very involved with the homeless community there. She volunteered to assist the city in its efforts to address the increasing number of those that are homeless.

Catherine Meek, 1327 S. Belair Rd., Apache Junction, addressed the council regarding trash and the start up of the plastics recycling program and what is being made from it, as presented by the mayor earlier. She is from Oregon where recycling has been a movement since the early 1980s. She was happy to hear that the Apache Junction schools are open and appreciative of School Resource Officers. She spoke a bit on homelessness and the various circumstances that contribute to it.

Andre Meek, 1327 S. Belair Rd., Apache Junction, addressed the council on homelessness. The country is in bad shape but we need to find someplace to start. The community is impacted by the few that leave their excessive trash piles and destruction of the desert. He commented on the cost of the trash and recycle cans and would like to see a little relief on those costs.

N. ADJOURNMENT

Mayor Wilson adjourned the meeting at 9:03 p.m.

ACCEPTED THIS _____ DAY OF _____, 2023, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2023.

WALTER "CHIP" WILSON
Mayor

ATTEST:

JENNIFER PEÑA
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 _____, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2023.

JENNIFER PEÑA
City Clerk