



City of Apache Junction, Arizona

City Council Chambers
300 E Superstition Blvd
Apache Junction, AZ
85119

Special Meeting Minutes Superstition Vistas Community Facilities District No. 2

apachejunctionaz.gov
Ph: (480) 982-8002

Doors are open to the public at least 15 minutes prior to the posted meeting start time.

Tuesday, May 19, 2026

6:00 PM

City Council Chambers

A. Call to Order

Chair Wilson called the meeting to order at 6:07 p.m.

B. Roll Call

Present: 7 - Chairperson Wilson
Vice Chair Schroeder
Boardmember Heck
Boardmember Johnson
Boardmember Nesser
Boardmember Soller
Boardmember Cross

Staff in Attendance:

Bryant Powell, District Manager
Matt Busby, Assistant District Manager
Amy Greening, Deputy District Clerk
Joel Stern, District Attorney
Connie Chow, District Controller
Angelie Hawley, District Treasurer
Matthew Hoshall, Deputy Finance Director
Anna McCray, Human Resources Director
Rob Wisler, District Management Analyst

C. Agenda Items

1. [26-244](#) Consideration of approval of the minutes of the Special Meeting of April 21, 2026.

Boardmember Soller moved, seconded by Boardmember Nesser that the minutes of April 21, 2026, Special Meeting be approved.

Yes: 7 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Heck, Boardmember Johnson, Boardmember Nesser, Boardmember Soller and Boardmember Cross

No: 0

2. [26-248](#) Presentation, discussion, and consideration of Resolution No SVCFD2 2026-010, approving the proposed District budget for FY 2026/27 and ordering a hearing on and calling for public testimony on the District budget.

Boardmember Johnson moved, seconded by Boardmember Soller.

Yes: 7 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Heck, Boardmember Johnson, Boardmember Nesser, Boardmember Soller and Boardmember Cross

No: 0

Zach Sakas, Esq. of Greenberg Traurig outside counsel for the Superstition Vistas Community Facilities District No 2 presented to the Board Resolution No. SVCFD2 2026-010 approving the fiscal year 26-27 budget for CFD 2, with four sources of revenue. The first being property taxes for operation maintenance and administration, taxes for general obligation debt bond services, assessment installment payments for assessment bond debt service payments and developer cash contributions. Expenditures planned are general obligation bond debt service, assessment bond debt service and administration expense related to the district.

Resolution No. SVCFD2 2026-011 includes the target tax rate of \$5.00 for general obligation bond debt service and \$0.30 for operation and maintenance tax, consistent with prior years. Both districts may experience significant increases in assessed valuation as completed homes are added to the tax rolls, typically with an 18 to 24 month delay.

Boardmember Johnson had concerns about the budgets being available to the public.

City Manager Bryant Powell explained that the budgets are on the website, Boardmember Johnson said she was asking so the public was aware where they could find them.

D. Public Hearing

3. [26-249](#) Conduct a public hearing regarding the proposed District budget for FY 2026/27.

Chair Wilson opened the Public Hearing, receiving no comments, he closed the Public Hearing.

4. [26-250](#) Presentation, discussion and consideration of Resolution No. SVCFD2 2026-011, adopting the District budget for FY 2026/27 and ordering a tax levy.

Boardmember Soller moved, seconded by Boardmember Heck.

Yes: 7 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Heck, Boardmember Johnson, Boardmember Nesser, Boardmember Soller and Boardmember Cross

No: 0

This Item was addressed under Item No. 2.

5. [26-251](#) Conduct a public hearing on the feasibility report for a proposed project to be financed by the issuance of the Superstition Vistas Community Facilities District No. 2 Assessment Area No. 4 Special Assessment Bonds.

Mr. Sakas presented Items 5, 6, and 7 to the Board. He explained there is a new assessment transaction for CFD No. 2, Assessment Area 4, consisting of 520 lots, each assessed at \$5,000.00, representing another segment of Blossom Rock Trail.

Item No. 5 is a Public Hearing on the feasibility of the project. Item No. 6 is Resolution No. SVCFD2 2026-006 approving the feasibility report. Item No. 7 is Resolution No SVCFD2 2026-007 which includes an assessment diagram mapping the lots, determining whether the lots receive a benefit from the project, and approving the assessment diagram.
Chair Wilson opened the Public Hearing, receiving no comments, he closed the Public Hearing.

6. [26-253](#) Presentation, discussion and consideration of Resolution No. SVCFD2 2026-006, a resolution of the district board of Superstition Vistas Community Facilities District No. 2 relating to approval of the feasibility report for the acquisition and financing of certain improvements benefiting the district; approving the prior giving of notice of hearing relating to the feasibility report; declaring the district board's intention to acquire the improvements described in the feasibility report; forming an assessment district; determining that special assessment bonds may be issued to finance the costs and expenses of the improvements; declaring the improvements to be of more than local or ordinary public benefit and that the costs of the improvements will be assessed upon Assessment Area No. 4; and ordering the public infrastructure projects performed.

Boardmember Heck moved, seconded by Boardmember Soller.

Yes: 7 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Heck, Boardmember Johnson, Boardmember Nesser, Boardmember Soller and Boardmember Cross

No: 0

This Item was addressed under Item No. 5.

7. [26-254](#) Presentation, discussion and consideration of Resolution No. SVCFD2 2026-007, a resolution of the district board of Superstition Vistas Community Facilities District No. 2 approving the levying of an assessment and assessment diagram for Assessment Area No. 4 within the district.

Boardmember Johnson moved, seconded by Boardmember Nesser.

Yes: 7 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Heck, Boardmember Johnson, Boardmember Nesser, Boardmember Soller and Boardmember Cross

No: 0

This Item was addressed under Item No. 5.

E. District Manager Report

F. District Director Report

G. District Treasurer Report

H. Adjournment

Chair Wilson adjourned the meeting at 6:18 p.m.

ACCEPTED THIS _____ DAY OF _____, 2026, BY THE CHAIR PERSON AND DISTRICT BOARD OF THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 (CITY OF APACHE JUNCTION, ARIZONA).

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2026.

WALTER "CHIP" WILSON
CHAIR PERSON

ATTEST:

EVIE MCKINNEY
DISTRICT CLERK