



# 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. 1

apachejunctionaz.gov  
Ph: (480) 982-8002

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

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Tuesday, April 21, 2026

6:00 PM

City Council Chambers

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### A. Call to Order

Chair Wilson called the meeting to order at 6:00 pm.

### B. Roll Call

**Present:** 6 - Chairperson Wilson  
Vice Chair Schroeder  
Boardmember Heck  
Boardmember Johnson  
Boardmember Cross  
Boardmember Soller

**Excused:** 1 - Boardmember Nesser

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

Bryant Powell, District Manager  
Matt Busby, Assistant District Manager  
Evie McKinney, District Clerk  
Joel Stern, District Attorney  
Mike Loggins, District Director  
Connie Chow, District Controller  
Rita Vineyard, District Administrative Assistant  
Angelie Hawley, District Treasurer  
Charles Briggs, District Project Manager  
Kayla Fulmer, District Director of Marketing and Communications  
Rob Wisler, District Management Analyst  
Brian Draper, District Contractor  
Eli Richardson, District Management Analyst  
Trina Harrison, District Program Manager

### C. Agenda Items

1. [26-158](#) Consideration of approval of minutes of the special meeting of February 17, 2026

**Boardmember Johnson moved, seconded by Vice Chair Schroeder that the minutes of the February 17, 2026, Special Meeting be approved.**

**Yes:** 6 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Heck, Boardmember Johnson, Boardmember Cross and Boardmember Soller

No: 0

Excused: 1 - Boardmember Nesser

2. [26-153](#) Presentation, discussion and consideration of Resolution No. SVCFD1 2026-005, a resolution of the district board of Superstition Vistas Community Facilities District No. 1, approving the First Amendment to District Development, Financing Participation, Waiver and Intergovernmental Agreement related to the acquisition of infrastructure, tax rates and assessments, and approving and authorizing all actions in connection with such substitution.

**Boardmember Heck moved, seconded by Boardmember Soller that Resolution No. SVCFD1 2026-005 be approved.**

**Yes:** 5 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Heck, Boardmember Cross and Boardmember Soller

**No:** 1 - Boardmember Johnson

**Excused:** 1 - Boardmember Nesser

Zach Sakas, Esq., of Greenberg Traurig, outside counsel for Superstition Vistas Community Facilities District No. 1, presented and proposed the amendment to the Community Facilities District (CFD) development agreement. He reviewed the purpose and history of the agreement and outlined three requested changes from the developer:

- Increase the target tax rate in District No. 1 from \$3.30 to \$5.00 due to changes in county assessor procedures.
- Increase the maximum assessment per lot from the current amount to \$12,500.00
- Extend the infrastructure payment period from 10 years to 15 years.

Boardmember Heck expressed concerns regarding the financial impact on future homeowners. District Manager Bryant Powell discussed his personal experience with projected property tax estimates and explained how assessed values affect actual tax obligations. Mr. Sakas stated that projected homeowner costs are expected to remain below the maximum assessment amounts.

Boardmember Cross had concerns whether the proposed increase would affect current homeowners or only new homeowners. Mr. Sakas clarified that the changes would apply only to new homeowners. Boardmembers Cross and Johnson expressed concern regarding the significant increase in assessment amounts.

DR Horton Representative Patrick Brown, 7689 East Pinnacle Road, Scottsdale, explained that increased infrastructure costs were driven by inflation and changes in county assessor valuation procedures resulting from litigation. He stated the higher maximum assessment is intended as a safeguard against future inflation and to avoid future rate increase requests.

City Attorney Joel Stern asked whether homeowners would receive notice of the changes. Mr. Brown responded that disclosure statements for new homeowners would be updated to reflect the revised tax rates. Existing homeowners would not receive separate district notices, though CFD amounts may fluctuate based on market valuation and debt service requirements.

Boardmember Johnson asked about future assessment increases and the timeline for community build out. Mr. Brown stated that Section 19, south of Warner Road, is expected to

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remain at the lower assessment level, while Section 18, north of Warner Road, may utilize the higher assessment structure. Mr. Brown estimated full build out within five years and emphasized that any assessment changes would still require CFD Board approval.

Vice Chairperson Schroeder asked whether the issue stemmed from inadequate inflation planning. Mr. Brown responded that inflation contributed, but the primary issue was reduced assessed home values resulting from changes in valuation laws. Boardmember Cross questioned whether similar increases could occur again in the future. Mr. Sakas responded to his concerns.

**D. District Manager Report**

**E. District Director Report**

**F. District Treasurer Report**

**G. Adjournment**

Chair Wilson Adjourned the meeting at 6:26 p.m.

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY THE CHAIR PERSON AND DISTRICT BOARD OF THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 1 ( CITY OF APACHE JUNCTION, ARIZONA).

SIGNED AND ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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WALTER "CHIP" WILSON  
CHAIR PERSON

ATTEST:

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EVIE MCKINNEY  
DISTRICT CLERK