



City of Apache Junction, Arizona

Special Meeting Minutes

Superstition Vistas Community Facilities District No. 2

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

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

apachejunctionaz.gov
Ph: (480) 982-8002

Tuesday, December 2, 2025

6:00 PM

City Council Chambers

A. Call to Order

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

B. Roll Call

Present 7 - Chairperson Wilson, Boardmember Schroeder, Boardmember Heck, Boardmember Johnson, Boardmember Nesser, Boardmember Soller, and Boardmember Cross

Staff in attendance:

Bryant Powell, District Manager
Matt Busby, Assistant District Manager
Evie McKinney, District Clerk
Joel Stern, District Attorney

C. Agenda Items

Present 7 - Chairperson Wilson, Boardmember Schroeder, Boardmember Heck, Boardmember Johnson, Boardmember Nesser, Boardmember Soller, and Boardmember Cross

1. 25-587 Consideration of approval of minutes from the October 21, 2025 meeting.

Chair Wilson called for a motion. Boardmember Heck moved, seconded by Boardmember Nesser that the minutes of the October 21, 2025, Special Meeting be approved.

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

No: 0

2. 25-588 Conduct a public hearing on the feasibility report for a proposed project to be financed by the issuance of general obligation bonds of Superstition Vistas Community Facilities District No. 2.

Zach Sakas, Esq. of Greenberg Traurig, outside counsel of the Superstition Vistas Community Facilities District No 2. presented to the Board the general obligation bond series 2025 for Public Hearing regarding the feasibility for the project. The bonds are to finance large sewer improvements along the Meridian Road alignment in an amount not to exceed \$2.5 million. The bonds will reimburse a portion of what the developers spent so there will be another request for funding in the future. The interest rate is not to exceed 8% but is expected to be much lower. Residents are unable to prepay the bonds because they are levied over time. Resolution No.

SVCFD2 2025-008 will approve all the necessary bond documents.

Boardmember Heck asked for clarification about the feasibility report.

Mr. Sakas responded that the feasibility is at the Boards determination if the project is eligible.

Boardmember Heck inquired if Mr. Sakas, as the attorney for the developers determines the financing information.

Mr. Sakas informed he represents the District, and the Board conducts a Public Hearing to determine the feasibility of the project.

Mr. Busby informed Council that Mr. Sakas represents the District, not the developer.

Chair Wilson opened the Public Hearing at 6:09 p.m. Receiving no comments, Chair Wilson closed the Public Hearing at 6:09 p.m.

3. [25-589](#) Presentation, discussion and consideration of Resolution No. SVCFD2 2025-008, approving the prior giving of notice of a public hearing with respect to a feasibility report relating to the acquisition and financing of certain improvements benefiting the Superstition Vistas Community Facilities District No. 2; approving the feasibility report, authorizing the issuance of the District's General Obligation Bonds, Series 2025; approving the form and authorizing the execution and delivery of various documents related thereto; ratifying and approving a preliminary official statement and approving a final official statement relating to the bonds; levying an ad valorem tax on taxable property in the District; awarding the bonds to the purchaser thereof; appointing a bond registrar, transfer agent and paying agent for the bonds; and authorizing taking other actions securing the payment of and relating to the bonds.

Chair Wilson called for a motion. Boardmember Johnson moved, seconded by Boardmember Soller that Resolution No. SVCFD2 2025-008 be approved.

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

No: 0

This item was discussed under Item No. 2.

D. District Manager Report

E. District Director Report - Presentation and discussion of the following items:

F. District Treasurer Report - Presentation and discussion

G. Adjournment

Chair Wilson adjourned the meeting at 6:11 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