



# City of Apache Junction, Arizona

## Meeting Minutes

### Water Utilities Community Facilities District

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

[www.ajwaterdistrict.org](http://www.ajwaterdistrict.org)  
P: (480) 982-6030

---

Tuesday, October 17, 2023

6:00 PM

City Council Chambers

---

#### A. Call to Order

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

#### B. Roll Call

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

Staff in attendance:

Bryant Powell, District Manager

Matt Busby, Assistant District Manager

Jennifer Pena, District Clerk

Joel Stern, District Legal Counsel

Mike Loggins, District Director

Charles Briggs, Water District Project Manager

Rita Vineyard, Senior Administrative Assistant

Leslie DeReche, District Treasurer

Connie Chow, District Controller

Evie McKinney, Deputy District Clerk

Robert Wisler, Management Analyst

Eli Richardson, Management Analyst

#### C. Agenda Items

1. [23-560](#) Approval of meeting minutes of September 19, 2023.

**Boardmember Soller made a motion to approve the meeting minutes of the September 19, 2023, meeting. Boardmember Nesser seconded the motion.**

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

**No:** 0

2. [23-561](#) Presentation, discussion, and consideration of Resolution No. 2023-006, requesting a portion of the public utility easement located at 1363 North Plaza Drive, Apache Junction, Arizona, be extinguished and is no longer necessary for public use as a public utility easement.

**Boardmember Soller made a motion that Resolution No. 2023-006, a resolution of the Board of Directors of the Water Utilities Community Facilities District (City of Apache Junction) declaring a portion of the public utility easement located at 1363 North Plaza Drive, Apache Junction, Arizona be pulled and discussed at a future meeting. Boardmember Nesser seconded the motion.**

District Director Mike Loggins stated irregularities were found between what the city has abandoned and what the developer is asking to be abandoned on Resolution No. 2023-006, a request to extinguish a portion of the public utility easement located at 1363 North Plaza Drive, Apache Junction, Arizona. The District is requesting the resolution be pulled and discussed at a future meeting.

#### **D. District Manager Report**

No report.

#### **E. District Director Report**

3. [23-562](#) Presentation, discussion, and update on District wide water system.

Mr. Loggins presented an overview on Perfluoroalkyl Substance (PFAS) and Polyfluooctane Substance (PFOS) also known as forever chemicals. He described what they are and how they can affect the water system. In 2021, the Environmental Protection Agency (EPA) started looking at forever chemicals and requires water systems to conduct sampling for unregulated chemicals every five (5) years under the Fifth Unregulated Contaminant Monitoring Rule (UCMR 5). Under UCMR 5, the District tested 20-25 chemicals for a three (3) year period. At the end of the testing period, the EPA determines how much is in the drinking water and what health effects it has on humans. Based on the results, the EPA decides if more treatment is required to get the chemicals out to avoid the health effects.

Since 2021, the District has taken all the required samples and no UCMR 5 chemicals have been found in the drinking water, the wells or Central Arizona Project water. At this time, based on the results, the District will not have to do any additional treatment. At the end of the final testing for the entire state, there may be changes made by the EPA for future water testing and treatment.

Mr. Loggins presented an update on the Utility Billing software that went live August 1, 2023. Calls into the office to make payments have slowed down due to the new Interactive Voice Response (IVR), system which allows customers to make payments without talking to a clerk. Staff is also assisting customers with signing up on the new website. More features will be added in the future, including outbound automated calls to notify customers that their bills are late.

Mr. Loggins presented an update on the District wide water system. About 600 meters have been installed in the recently developed State Land area. These meters are for construction use, 200 newly built homes, and for future homes currently under construction. A temporary 30" transmission line is in use to serve these customers until construction on the new water campus is completed sometime in December 2023 or January 2024.

At the water treatment plant, a second filter is being installed and is expected to be online sometime in January 2024. The new filter will allow water to be treated for the new development located in the State Land area. The District is working with the developer to purchase additional filters for future growth.

A non-potable water tank is under construction and will take about 6 months to complete. The effluent water will be used for landscaping and will offset the current demand for potable water currently being used in the new development located in the State Land area.

**F. District Treasurer Report**

No report.

**G. Adjournment**

Chairperson Wilson adjourned the meeting at 6:22 p.m.

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY THE CHAIR  
PERSON AND DISTRICT BOARD OF THE WATER UTILITIES COMMUNITY FACILITIES  
DISTRICT, (CITY OF APACHE JUNCTION, ARIZONA).

SIGNED AND ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
WALTER "CHIP" WILSON  
Chairperson

ATTEST:

\_\_\_\_\_  
JENNIFER PENA  
District Clerk

WATER UTILITIES COMMUNITY FACILITIES DISTRICT MINUTES  
CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Water Utilities Community Facilities District of the City of Apache Junction, Arizona, held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

---

JENNIFER PENA  
District Clerk