



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.

Tuesday, November 4, 2025

6:30 PM

City Council Chambers

A. Call to Order

Chair Wilson called the meeting to order at 6:30 p.m.

B. Roll Call

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

Staff in attendance:

Bryant Powell, District Manager
Matt Busby, Assistant District Manager
Evie McKinney, District Clerk
Joel Stern, District Attorney
Connie Chow, District Controller
Angelie Hawley, District Treasurer
Kayla Fulmer, District Director of Marketing and Communications
Eli Richardson, District Management Analyst

C. Agenda Items

1. [25-544](#) Consideration of approval of minutes of the special meeting of October 21, 2025.

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

Yes 6 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Heck, Boardmember Nesser, Boardmember Cross, and Boardmember Soller

No 0

Excused 1 - Boardmember Johnson

Boardmember Johnson was attending the meeting virtually. She had technical difficulties so her vote was excused.

2. [25-545](#) 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. 1.

Chair Wilson opened the public hearing, receiving no comments, Chair Wilson closed the public hearing.

Zach Sakas, Esq. of Greenberg Traurig, outside counsel for the Superstition Vistas Community Facilities District No. 1 presented to the Board that Resolution No. SVCFD1 2025-011 authorizes general obligation bonds to be repaid with secondary property taxes. The total bond amount is not to exceed \$7,500,000.00 and will be paid over a period of 25 years. The project that the bonds will pay for are Ray Avenue street improvements. Mr. Sakas explained the feasibility report and public hearing process.

District Boardmembers had no concerns.

3. [25-546](#) Presentation, discussion and consideration of Resolution No. SVCFD1 2025-011, 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. 1; 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 Heck moved, seconded by Boardmember Soller that Resolution No. SVCFD1 2025-011 be approved.

Yes 6 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Heck, Boardmember Nesser, Boardmember Cross, and Boardmember Soller

No 0

Excused 1 - Boardmember Johnson

This item was discussed under Item No. 2.

Boardmember Johnson continued to have technical difficulties so her vote was excused.

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 6:39 p.m

ACCEPTED THIS _____ DAY OF _____, 2025, 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 _____, 2025.

WALTER "CHIP" WILSON
CHAIR PERSON

ATTEST:

EVIE MCKINNEY
DISTRICT CLERK