



# 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  
P: (480) 982-6030

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Tuesday, January 16, 2024

6:00 PM

City Council Chambers

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### A. Call to Order

Chairperson Wilson called the meeting to order at 6:45 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  
Stacy Ramirez, Utility Billing Supervisor  
Charles Briggs, Water District Project Manager  
Rita Vineyard, Senior Administrative Assistant  
Anna McCray, Human Resources Director  
Connie Chow, District Controller  
Evie McKinney, Deputy District Clerk  
Robert Wisler, Management Analyst  
Eli Richardson, Management Analyst

### C. Agenda Items

1. [24-016](#) Approval of meeting minutes of December 19, 2023.

**Boardmember Heck made a motion to approve the meeting minutes of the December 19, 2023, meeting. Boardmember Schroeder seconded the motion.**

2. [24-017](#) Presentation, discussion, and consideration of Resolution No. 2024-001, requesting a portion of the public utility easement located at 2056 East Scenic Street, 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. 2024-001, a resolution of the Board of Directors of the Water Utilities Community Facilities District (City of Apache Junction, Arizona) declaring a portion of the public utility easements located at 2056 East Scenic Street, Apache Junction, Arizona is no longer necessary for public use as a utility easement and is hereby extinguished be approved. Boardmember Schroeder seconded.**

District Director Mike Loggins presented an overview of Resolution No. 2024-001, a request to extinguish the water utility easement and declaring a portion of the public utility easement located at 2056 East Scenic Street, Apache Junction, Arizona is no longer necessary for public use as public utility easement. Mr. Loggins advised the city has already abandoned the north half of the 33 feet. Weekes Wash runs through the property and a road will not be built in the area requested to be extinguished. The District recommends abandoning the easement.

3. [24-018](#) Presentation, discussion, and consideration of Resolution No. 2023-007, amending the classification and compensation plan for fiscal year 2023-2024 for Water District employee positions, implementing a mid-fiscal year adjustment to salaries, authorizing necessary budget appropriations, and establishing an effective date for these actions.

**Boardmember Cross made a motion that Resolution No. 2023-007, a resolution of the Board of Directors of the Water Utilities Community Facilities District (City of Apache Junction, Arizona) amending the classification and compensation plan for Fiscal Year 2023-2024 for Water District employee positions, implementing a mid-fiscal year adjustment to salaries, authorizing necessary budget appropriations, and establishing an effective date for these actions be approved. Boardmember Heck seconded.**

District Director Mike Loggins presented an overview of Resolution No. 2023-007, which was presented at the city council work session on January 15, 2024. The resolution is for amending the classification and compensation plan for Fiscal Year 2023-2024 for Water District employee positions, implementing a mid-fiscal year adjustment to salaries, authorizing necessary budget appropriations, and establishing an effective date for these actions.

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

No report.

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

4. [24-019](#) Presentation, discussion, and update on District wide water system.

Mr. Loggins presented an update on the Well 5 rehabilitation. A chemical treatment was performed, and it was found that some of the perforations in the casing are enlarged. These perforations allow gravel to enter the well. Some of the gravel has been removed and the District is getting quotes for installing a liner before the casing inside the well collapses. The results of the quotes will be presented at a future meeting. No interruption in production has occurred while this is being done since all production is coming from the surface water treatment plant.

Mr. Loggins presented an update on the water treatment plant. The commissioning of the second treatment train at the water treatment plant is scheduled for the week of January 22, 2024. This new treatment train will take the plant from its current capacity of 2 million gallons per day (MGD) to 4 MGD. Expansion of the plant continues and phase one is expected to be completed in December 2024.

Mr. Loggins presented an overview of development in the 4-mile state land area in the southern part of the city. The developer, DR Horton, has approximately one square mile in some phase of development. The District has approximately 500 new service connections that are active in the DR Horton subdivision. The developer, Brookfield, has sold off parcels to five other home builders. Each builder will have approximately five models. Permits for additional homes have already been submitted. In the next six to eight months, the District anticipates approximately 500 additional homes to be built in the area.

Mr. Loggins presented an update on the District's new utility billing software. The District has not been shutting off customers due to non-payment, and wanted to allow customers time to get signed up for online bill pay on the new system. Starting January 1, 2024, the District implemented the shut off process for those with outstanding bills and will continue this practice going forward.

**F. District Treasurer Report**

No report.

**G. Adjournment**

Chairperson Wilson adjourned the meeting at 6:54 p.m.

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
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 \_\_\_\_\_, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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JENNIFER PENA  
District Clerk