



# 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, February 17, 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 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  
Stacey Ramiez, District Billing Supervisor  
Angelie Hawley, District Treasurer  
Connie Chow, District Controller  
Rob Wisler, District Management Analyst  
Eli Richardson, District Management Analyst

### C. Agenda Items

1. [26-36](#) Consideration of approval of minutes of the special meeting of January 20, 2026.

**Vice Chair Schroeder moved, seconded by Boardmember Cross that the minutes of the January 20, 2026, Special Meeting be approved.**

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

**No:** 0

### D. Public Hearing

2. [26-37](#) Conduct a public hearing on the final assessment for the Superstition Vistas Community Facilities District No. 1, Assessment Area No. 7.

Zach Sakas, Esq. of Greenberg Traurig, outside counsel for the Superstition Vistas Community Facilities District No. 1 presented to the Board the final action for the special assessment bonds for Assessment Area 7 in D.R. Horton's Radiance Development. He explained that this was for 339 lots owned by D.R. Horton at \$5,000.00 per lot. The assessment will be paying for a portion of Radiance Avenue.

Mr. Sakas explained Resolution No. SVCFD1 2026-003 approves the final assessment Public Hearing. Resolution No. SVCFD1 2026-004 approves the bond transactions with an amount not to exceed \$1,000,695.00 and the related documents. The bonds are paid over a period of 25 years or the property owners can choose to prepay the assessment.

The Board had no concerns.

Chair Wilson opened the Public Hearing. Receiving no comments, he closed the Public Hearing.

3. [26-38](#) Presentation, discussion and consideration of Resolution No. SVCFD1 2026-003, a resolution of the district board of Superstition Vistas Community Facilities District No. 1 approving the final assessment for Assessment Area No. 7, determining that the work has been completed in accordance with the approved plans and specifications, and ordering the collection of the assessment in Assessment Area No. 7.

**Boardmember Heck moved, seconded by Boardmember Nesser Resolution No. SVCFD1 2026-003 be approved.**

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

**No:** 0

This Item was addressed under Item No. 2.

4. [26-39](#) Presentation, discussion and consideration of Resolution No. SVCFD1 2026-004, a resolution of the district board of Superstition Vistas Community Facilities District No. 1, authorizing the issuance of the District's Assessment Area No. 7 Special Assessment Bonds, Series 2026; approving the form and authorizing the execution and delivery of related documents; awarding the bonds to a purchaser; appointing a registrar, transfer agent and paying agent for the bonds; and authorizing the taking of other actions securing the payment of and relating to the bonds.

**Boardmember Johnson moved, seconded by Boardmember Heck Resolution No. SVCFD1 2026-004 be approved.**

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

**No:** 0

This Item was addressed under Item No. 2.

- E. District Manager Report**
- F. District Director Report**
- G. District Treasurer Report**
- H. Adjournment**

Chair Wilson adjourned the meeting at 6:07 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