



# 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

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Tuesday, February 20, 2024

6:00 PM

City Council Chambers

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#### A. Call to Order

Chairperson Wilson called the meeting to order at 6:03 p.m.

#### B. Roll Call

**Present** 5 - Chairperson Wilson, Boardmember Cross, Boardmember Johnson, Boardmember Nesser, and Boardmember Soller

**Excused** 2 - Vice Chair Schroeder, and Boardmember Heck

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

Connie Chow, District Controller

Evie McKinney, Deputy District Clerk

Robert Wisler, Management Analyst

#### C. Agenda Items

1. [24-055](#) Approval of meeting minutes of January 16, 2024.

**Boardmember Cross made a motion to approve the meeting minutes of the January 16, 2024, meeting. Boardmember Johnson seconded the motion.**

**Yes:** 5 - Chairperson Wilson, Boardmember Cross, Boardmember Johnson, Boardmember Nesser and Boardmember Soller

**No:** 0

**Excused:** 2 - Vice Chair Schroeder and Boardmember Heck

#### D. District Manager Report

No report.

#### E. District Director Report

2. [24-064](#) Presentation, discussion and update on real property purchase and sale agreement for property adjacent to Well 8, located at 2102 South Coconino Drive, Apache Junction, Arizona.

Mr. Loggins presented an update on the purchase of property adjacent to Well 8, located at 2102 South Coconino Drive, Apache Junction, Arizona. The Developer was not able to develop the property the way he wanted, so he contacted the District to inquire if there might be interest in purchasing the property. The original asking price was \$155,000.00. After researching comparable properties, a purchase price of \$123,500.00 was offered. The additional property will allow the District to install a dry well and bring the existing well back into service.

3. [24-065](#) Presentation, discussion and update of Well 5 rehabilitation, located at 2401 West 16th Avenue, Apache Junction, Arizona.

Mr. Loggins presented an update on the Well 5 rehabilitation. It was found that some of the perforations in the casing have been enlarged and are allowing gravel to enter the well. The District is planning to install a 12-inch liner inside the existing 16-inch casing. The new liner will stabilize the well. The estimated cost of the well rehabilitation is \$750,000.00.

4. [24-066](#) Presentation, discussion and update on District wide water system.

Mr. Loggins presented an overview of development in the 4-mile state land area in the southern part of the city. The developer, D.R. Horton, has approximately 600 new service connections that are active in the D.R. Horton subdivision. In the Blossom Rock development, there are about 20-25 models being built at this time.

Mr. Loggins presented an update on the water treatment plant. The second treatment train at the water treatment plant is online. Water sampling is being done and results will be submitted for approval of construction to Arizona Department of Environmental Quality. This new treatment train will take the plant from its current capacity of 2 million gallons per day (MGD) to 4 MGD. Current treatment plant expansion will not be complete until the end of 2024. The developer has requested pricing on the final build out of the plant which will consist of five treatment trains, with the capacity of processing 10 MGD. Anticipated construction of the final build out would possibly start in 2025 if home sales continue as they are. Additionally at the water treatment plant, a 2-million-gallon raw water impound pond is being constructed. The raw water impound allows for additional water to be pumped from the Central Arizona Project canal. The impound will allow for pre-processing of water before it goes into the treatment plant.

Mr. Loggins presented an overview of the current construction at the treatment plant site and at the Water Campus 3 site.

Mr. Loggins presented an update on the Verde River dam project. An environmental assessment is currently being done. A letter of commitment for the project has been sent to Salt River Project. Funding for the project is going to be approximately \$22.5 million to purchase water supplies. These funds should be available by 2027.

**F. District Treasurer Report**

No report.

**G. Adjournment**

Chairperson Wilson adjourned the meeting at 6:28 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.

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