



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. 2

apachejunctionaz.gov
Ph: (480) 982-8002

Doors are open to the public at least 15 minutes prior to the posted meeting start time.

Tuesday, February 17, 2026

6:00 PM

City Council Chambers

A. Call to Order

Chair Wilson called the meeting to order at 6:08 p.m.

B. Roll Call

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

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. [26-32](#) Consideration of approval of minutes of the special meeting of January 20, 2026.

Boardmember Cross moved, seconded by Vice Mayor Schroeder 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 Soller and Boardmember Cross

No: 0

D. Public Hearing

2. [26-33](#) Conduct a public hearing on the final assessment for the Superstition Vistas Community Facilities District No. 2, Assessment Area No. 3.

Zach Sakas, Esq. of Greenberg Traurig, outside counsel for the Superstition Vistas Community Facilities District No. 2 presented to the Board the final action for the special assessment bonds for Assessment Area No. 3. He explained that this was for 575 lots at \$3,500 per lot. The assessment will pay for a portion of Warner Avenue. The District Engineer has verified the project costs and that the project was completed up to city standards.

Mr. Sakas explained Resolution No. SVCFD2 2026-003 approves the final assessment Public Hearing. Resolution No. SVCFD2 2026-004 approves the bond transactions with an amount not to exceed of \$2,012,000.00 and the related documents.

The Board had no concerns.

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

3. [26-34](#) Presentation, discussion and consideration of Resolution No. SVCFD2 2026-003, a resolution of the district board of Superstition Vistas Community Facilities District No. 2 approving the final assessment for Assessment Area No. 3, 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. 3.

Boardmember Heck moved, seconded by Boardmember Soller that Resolution No. SVCFD2 2026-003 be approved.

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

No: 0

This Item was addressed under Item No. 2.

4. [26-35](#) Presentation, discussion and consideration of Resolution No. SVCFD2 2026-004, a resolution of the district board of Superstition Vistas Community Facilities District No. 2, authorizing the issuance of the District's Assessment Area No. 3 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 Nesser that Resolution No. SVCFD2 2026-004 be approved.

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

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 6:16 p.m.

ACCEPTED THIS _____ DAY OF _____, 2026, BY THE CHAIR PERSON AND DISTRICT BOARD OF THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 (CITY OF APACHE JUNCTION, ARIZONA).

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2026.

Walter "Chip" Wilson
Chair Person

ATTEST:

Evie McKinney
District Clerk