



City of Apache Junction, Arizona

City Council Chambers
300 E Superstition Blvd
Apache Junction, AZ
85119

apachejunctionaz.gov
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Special Meeting Minutes Superstition Vistas Community Facilities District No. 1

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

Tuesday, October 21, 2025

6:00 PM

City Council Chambers

A. Call to Order

Chair Wilson called the meeting to order at 6:21 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
Mike Loggins, District Director
Connie Chow, District Controller
Angelie Hawley, District Treasurer

C. Agenda Items

1. [25-499](#) Consideration of approval of minutes of the special meeting of June 17, 2025.

Chair Wilson called for a motion. Vice Chair Schroeder moved, seconded by Boardmember Heck that the minutes of the June 17, 2025, Special Meeting be approved.

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

No 0

2. [25-500](#) Conduct a public hearing on the feasibility report for a proposed project to be financed by the issuance of the Superstition Vistas Community Facilities District No. 1 Assessment Area No. 6 Special Assessment Bonds.

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 the special assessment bonds for Assessment

Area 6 in D.R. Horton's Radiance development. He explained this was funding 191 lots on Officer Facio Drive (formerly Davis Drive) with the assessment being \$5,000.00 each.

Boardmembers had no concerns.

3. [25-501](#) Presentation, discussion and consideration of Resolution No. SVCFD1 2025-007, a resolution of the district board of Superstition Vistas Community Facilities District No. 1 relating to approval of the feasibility report for the acquisition and financing of certain improvements benefiting the district; approving the prior giving of notice of hearing relating to the feasibility report; declaring the district board's intention to acquire the improvements described in the feasibility report; forming an assessment district; determining that special assessment bonds may be issued to finance the costs and expenses of the improvements; declaring the improvements to be of more than local or ordinary public benefit and that the costs of the improvements will be assessed upon Assessment Area No. 6; and ordering the public infrastructure projects performed.

Chair Wilson called for a motion. Boardmember Heck moved, seconded by Boardmember Cross that Resolution No. SVCFD1 2025-007 be approved.

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

No 0

Zach Sakas, Esq. of Greenberg Traurig, outside counsel for the Superstition Vistas Community Facilities District No. 1 presented to the Board Resolution No. SVCFD1 2025-007 and Resolution No. SVCFD1 2025-008. He explained that Resolution No. SVCFD1 2025-007 concludes the assessment process and to proceed for the work for Assessment Area 6. Resolution No. SVCFD1 2025-008 is approving the assessment diagram prepared by the District Engineer and it does benefit each of the 191 lots.

Boardmembers had no concerns.

4. [25-502](#) Presentation, discussion and consideration of Resolution No. SVCFD1 2025-008, a resolution of the district board of Superstition Vistas Community Facilities District No. 1 approving the levying of an assessment and assessment diagram for Assessment Area No. 6 within the district.

Chair Wilson called for a motion. Boardmember Cross moved, seconded by Boardmember Soller that Resolution No. SVCFD1 2025-008 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 discussed under Item #3.

D. District Manager Report

E. District Director Report

F. District Treasurer Report

G. Adjournment

Chair Wilson adjourned the meeting at 6:28 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