



# 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

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

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Tuesday, October 21, 2025

6:00 PM

City Council Chambers

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### A. Call to Order

Chairperson Wilson called the meeting to order at 6:00 p.m.

### B. Roll Call

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

Staff in attendance:

Bryant Powell, District Manager

Matt Busby, Assistant District Manager

Yvette McKinney, District Clerk

Joel Stern, District Legal Counsel

Mike Loggins, District Director

Charles Briggs, Water District Project Manager

Stacy Ramirez, Utility Billing Supervisor

Rita Vineyard, Senior Administrative Assistant

Angelie Hawley, District Treasurer

Connie Chow, District Controller

Ryan Kaup, Economic Development Director

### C. Agenda Items

1.      [25-510](#)                      Approval of minutes of the meeting of September 16, 2025.

**Boardmember Heck made a motion to approve the minutes of the September 16, 2025, meeting.**

**Boardmember Nesser seconded the motion.**

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

**No:**                                0

2. [25-511](#) Presentation, discussion, and consideration of a professional service agreement between Water Utilities Community Facilities District and Wilson Engineers LLC for Phase 3 final build out of Superstition Area Water Plant construction administration and inspection services in an amount of \$2,735,475.00.

**Boardmember Cross made a motion that the professional service agreement for Phase 3 final buildout of Superstition Area Water Plant Construction Administration and Inspection Services between Water Utilities Community Facilities District and Wilson Engineers, LLC, using the City of Scottsdale's Engineering Services contract no. 2022-038-COS in the amount of \$2,735,475.00 be approved. Board Member Soller seconded the motion.**

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

**No:** 0

Mr. Loggins presented an overview of a professional service agreement with Wilson Engineers LLC for Phase 3 final build out of Superstition Area Water Plan Construction Administration and Inspection Services in the amount of \$2,735,475.00. The first phase of the surface water plant was completed taking the plant from 2 million gallon per day (MGD) to 4 MGD. The next expansion will take the plant from 4 MGD to 10 MGD. A consultant is needed for construction administration inspection services. This will be a pass-through cost that will be paid by the developer. The District is recommending utilizing Wilson Engineering in conjunction with the City of Scottsdale's Engineering Services Contract No. 2022-038-COS.

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

No report.

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

Mr. Loggins presented an overview of work recently completed at the Water Treatment Plant. A raw water impound lake was built for water pre-treatment. The lake is roughly 1 acre. A new treatment train was recently completed. With the upcoming expansion, the building will be expanded to house three (3) new treatment trains. The building will have a total of five (5) treatment trains. Also included in this upgrade is additional sludge maintenance, a flow equalization basin (EQ), a clear well tank and additional treatment components. Additional driving area, a brick wall and resurfacing the plant entrance at Ironwood Drive will also be done to complete the final build out of the site. The total cost of the plant expansion will be approximately \$60 million when completed.

Mr. Loggins presented an update on the development going on in the southern portion of the city. Homes continue to be built and land is being cleared for future development. The Water Campus 3 is also going through an expansion. The site currently has a holding tank that holds 3.2 million gallons. The new tank will add an additional 3.2 million gallons for a total of 6.4 million gallons of storage. This project will take approximately 18 months to complete.

District Manager Powell asked for an update on the lakes being installed in the Radiance subdivision and whether it will have an impact on the Water District. He also inquired about the water service for the future fire station and where it will be located. Mr. Loggins explained the lake will be filled with raw Central Arizona Project (CAP) water. A line has been constructed from the Apache Junction Sewer District for delivery of effluent water to the lake. The lake has

**District**

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not been filled yet but should be done by the end of the year. Water from the lake will also be used to water grass areas in the subdivision that are over 2.5 acres.

Water lines have been installed along Warner Road for the future fire station. Utilities are being installed to the area, including power, sewer and fiber for internet.

Boardmember Soller commended the District on how rate adjustments have been handled by implemented smaller increases annually as opposed to large jumps like what is happening with the Town of Gilbert. Mr. Loggins thanked the board for their support.

**F. District Treasurer Report**

No report.

**G. Adjournment**

Chairperson Wilson adjourned the meeting at 6:16 p.m.

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025.

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WALTER "CHIP" WILSON  
Chairperson

ATTEST:

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EVIE MCKINNEY  
District Clerk