



City of Apache Junction, Arizona

Meeting Minutes Water Utilities Community Facilities District

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

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

www.ajwaterdistrict.org
P: (480) 982-6030

Tuesday, September 16, 2025

6:00 PM

City Council Chambers

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

Casaundra Wallace, Attorney I

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

Trina Harrison, CIP Program Manager

C. Agenda Items

1. [25-449](#) Approval of minutes of the special meeting of July 15, 2025.

Vice Chairperson Schroeder made a motion to approve the special meeting minutes of the July 15, 2025, meeting. Boardmember Heck seconded the motion.

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

No: 0

2. [25-450](#) Presentation, discussion, and consideration of Resolution No. 2025-006 for authorization to enter into an Intergovernmental Agreement for the sale of reclaimed water and the lease of fiber optic cables with Apache Junction Sewer District.

Boardmember Johnson made a motion that Resolution No. 2025-006, a resolution of the board of directors of the Water Utilities Community Facilities District (City of Apache Junction, Arizona) authorizing the board chair to execute and enter into an Intergovernmental Agreement for the sale of reclaimed water and the lease of fiber optic cables with Apache Junction Sewer District be approved. Board Member Nesser 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 Resolution No. 2025-006, an Intergovernmental Agreement with the Apache Junction Sewer District (AJSD) to purchase reclaimed water. The agreement also includes land being leased from AJSD for a tank and booster station and the lease of fiber from Apache Junction Water District (District) for an internet service connection to AJSD. Mr. Loggins added that the AJSD board had approved the agreement at their board meeting last month.

3. [25-451](#) Presentation, discussion, and consideration of a construction agreement between Water Utilities Community Facilities District and MGC Contractors, Inc. for Phase 1 Water Campus 2 booster pump station replacement in an amount not to exceed \$2,623,296.74.

Boardmember Heck made a motion that the construction agreement for Phase 1 Water Campus booster pump station replacement between Water Utilities Facilities District and MGC Contractors, Inc., in the amount of \$2,623,296.74 be approved. 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

Mr. Loggins presented an overview of a construction agreement with MGC Contractors, Inc. The booster pumps at Water Campus 2 are 30 years old and are being replaced to keep up with the growth in the area. The District will be utilizing a Job Order Contract with MGC Contractors, Inc., from the City of Peoria's Water Wastewater Treatment and Remote Facilities contract P23-0057B. Staff is requesting approval for \$2,623,296.74.

4. [25-452](#) Presentation, discussion, and consideration of a construction agreement between Water Utilities Community Facilities District and Yellow Jacket Drilling Services, LLC. for drilling and installation of Superstition Vistas Well #10 in an amount not to exceed \$2,285,435.53.

Boardmember Cross made a motion that the construction agreement for drilling and installation of Superstition Vistas Well #10 between Water Utilities Facilities District and Yellow Jacket Drilling Services, LLC, in the amount of \$2,285,435.53 be approved. Boardmember 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 construction agreement with Yellow Jacket Drilling Services, LLC for drilling and installation of Superstition Vistas Well #10. The well will be for redundancy for the surface water plant and will be used for backup if needed. Staff is requesting approval for \$2,285,435.53.

5. [25-453](#) Presentation, discussion, and consideration of retroactive approval of an emergency repair of a 16" water main break on Tomahawk Road using the City of Scottsdale JOC Contract No. 2025-042-COS with Garney Companies, Inc. in the amount of \$41,032.87.

Boardmember Heck made a motion that retro-active approval of an emergency repair of a 16" water main break on Tomahawk Road using City of Scottsdale JOC Contract No. 2025-042-COS with Garney Companies, Inc., in the amount of \$41,032.87 be approved. Boardmember 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 leak that occurred on Tomahawk Road. On June 20, 2025, the District was notified of a leak along Tomahawk Road, north of US60. The area was excavated, and a repair clamp was installed as a temporary fix. On July 7, 2025, the District hired Garney Companies, Inc., to complete the repair using City of Scottsdale Job Order Contract No. 2025-042-COS to replace the 16" water line. Work was completed on July 11, 2025.

D. District Manager Report

No report.

E. District Director Report

6. [25-454](#) Presentation and discussion of a Professional Service Agreement between Water Utilities Community Facilities District and Valley Collection Services, LLC for assistance with collections of unpaid water bills.

Mr. Loggins presented an overview of a Professional Service Agreement with Valley Collections Services, LLC, for assistance with collections of unpaid utility bills. The District will be using the pricing terms of the City of Scottsdale contract #25RFP2507.

7. [25-455](#) Presentation and discussion of new Water District office.

Mr. Loggins presented an overview of the new administration office. The District is working with the City of Apache Junction Public Works department to masterplan the existing public works site. The site plan and design will take about 12 months to complete. The District budgeted for the design project for this fiscal year. The complete project will take the next 3 years.

8. [25-456](#) Presentation of SRP Video - Navigating drought conditions in Arizona.

Mr. Loggins presented a Salt River Project video, "Navigating drought conditions in Arizona".

9. [25-457](#) Presentation, discussion, and update on District wide water system.

No report.

F. District Treasurer Report

No report.

G. Adjournment

Chairperson Wilson adjourned the meeting at 6:37 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.

WALTER "CHIP" WILSON
Chairperson

ATTEST:

EVIE MCKINNEY
District Clerk