



City of Apache Junction, Arizona

Special Meeting Minutes Water Utilities Community Facilities District

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

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

Tuesday, May 6, 2025

6:00 PM

City Council Chambers

A. Call to Order

Chairperson Wilson called the meeting to order at 6:14 p.m.

B. Roll Call

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

Rita Vineyard, Senior Administrative Assistant

Angelie Hawley, District Treasurer

Connie Chow, District Controller

Robert Wisler, Management Analyst

Ryan Kaup, Economic Development Director

C. Agenda Items

1. [25-199](#) Approval of meeting minutes of April 15, 2025.

**Boardmember Johnson made a motion to approve the meeting minutes of the April 15, 2025,
meeting. Boardmember Soller seconded the motion.**

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

No: 0

2. [25-191](#) Presentation and discussion on proposed District budget for Fiscal Year (FY)
2025-2026 to include proposed rates, fees, and charges applicable during FY
2025-2026 and classification and compensation plan for District employees.

District Director Mike Loggins presented an overview of the proposed District budget for Fiscal
Year (FY) 2025-2026 to include proposed rates, fees, and charges applicable during FY
2025-2026 and classification and compensation plan for District employees.

Mr. Loggins presented an overview of the current fiscal year budget. The FY 2024-2025 budget was expected to be \$13.8 million. The District is projected to spend around \$9 million.

Mr. Loggins presented an overview of the FY 2025-2026 budget. There were a few projects that did not get finished this year that will be carried over to next year's budget. The District is proposing a budget of \$15.7 million. Water resource acquisition fees and system connection fees make up a large portion of the revenue. The system connection fees are used for upgrading the water system. The water resource acquisition fees are used for purchasing additional water in the future. The water resource acquisition funds are being put into a saving account to be used to fund the Bartlett Dam Project.

Mr. Loggins presented an overview of vehicles and equipment to be purchased during FY 2025-2026. The District will be purchasing two (2) new $\frac{3}{4}$ ton service trucks, two (2) new mid-size trucks and one (1) new track hoe and trailer.

Boardmember Heck noticed a discrepancy in the operating amount listed on the proposed budget. Mr. Loggins said he would look into it and get back with the board.

Mr. Loggins presented an overview of the capital projects proposed for FY 2025-2026 to include the design and construction of a new Water District office, installation of a 12-inch waterline under Highway 60 at Goldfield Road, and replacing an existing 12-inch waterline and installing a new 12-inch waterline under Highway 60 at Idaho Road. The District will purchase one (1) two (2) million gallon a day (MGD) treatment train 5 at the Superstition Area Water Plant, construct a new booster station at Water Campus #2, drill a new well at Superstition Vistas, and finish construction of an Advanced Water Purification Demonstration Trailer.

Mr. Loggins presented an overview of the expenditures proposed for FY 2025-2026. Work continues with Salt River Project on the Verde River Sedimentation Mitigation study for a cost of \$100,000 per year, over a four-year period. This will be the last of the four payments. Due to an increase in costs, two additional payments of \$180,000 are required for the next two years.

The District will be purchasing Non-Indian Agricultural (NIA) water. Payments of \$334,000 for five years were financed through Central Arizona Project (CAP). This will be the final payment to CAP for the NIA water.

Mr. Loggins presented an overview of the cost of CAP water. These charges are increasing annually, and operation and maintenance fees are around \$1.4 million. Capital fees to CAP are \$390,000. Costs have increased over the last 10 years.

Mr. Loggins presented an overview of the proposed rate adjustments for FY 2025-2026. For customers within the city limits this increase would include 5% in the base rate and no change to the consumption rate or tiers, for a 2.3% overall increase, or \$1.75 per month. For customers in the county area this increase would include 5% in the base rate, 5% consumption rate and no change to the tiers, for a 4.8% overall increase, or \$4.30 per month. These numbers are based

on an average customer household using 7,500 gallons per month. He proposed an increase in the residential connection fees and water acquisition fees which will not affect current customers.

Mr. Loggins is proposing an increase of 1.8% in system connection fees. The increase is based on the current consumer price index for construction. This is a one-time fee and is only for new development. These fees (funds) assist with upgrades for development. He is also proposing an increase of 1.8% in Water Resource Acquisition fees. These fees help to pay for additional water supplies for the District.

Mr. Loggins presented an overview of the proposed classification and compensation plan for District employees. This will include a 2.5% one step increase for all employees, and a 4.5% increase on average to health insurance premiums. The premium cost is shared between the District and the employee.

Mr. Loggins presented the upcoming budget meeting schedule. The tentative budget will be presented on Tuesday, May 20, 2025, and the final budget will be presented on Tuesday, June 17, 2025, at 6:00 p.m. in the Apache Junction City Council Chambers.

D. District Manager Report

No report.

E. District Director Report

3. [25-197](#) Presentation and update on District wide water system.

Mr. Loggins presented a re-cap on the Apache Junction Water Festival. The festival was held at Prospector Park on April 24, 2025. The event was attended by four schools, consisting of 8 classes and 198 fourth grade students. There were over 39 volunteers from the City of Apache Junction, the Apache Junction Water District, Arizona Water Company, Project Wet and the community. Mr. Loggins expressed his gratitude to Boardmember Johnson and all the volunteers who made the event a success.

Mr. Loggins presented an update on the Colorado River reservoir levels. Water levels are lower than last year in Lake Powell and Lake Mead. Salt River Project reservoir levels are lower as well.

Mr. Loggins presented an update on water production in the District. Water production has increased due to the new development. Boardmember Cross asked how much of this water is being used for construction. Mr. Loggins explained that water used for construction comes directly from the CAP canal and is not part of these numbers.

F. District Treasurer Report

No report.

G. Adjournment

Chairperson Wilson adjourned the special meeting at 6:50 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