



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
P: (480) 982-6030

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

Tuesday, March 18, 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, 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

Stacy Ramirez, District Billing Supervisor

Angelie Hawley, District Treasurer

Connie Chow, District Controller

Amy Greening, Administrative Assistant

Robert Wisler, Management Analyst

C. Agenda Items

1. [25-123](#) Approval of minutes of the January 21, 2025 meeting.

Vice Chairperson Schroeder made a motion to approve the special meeting minutes of the January 21, 2025, meeting. Boardmember Soller seconded the motion.

2. [25-124](#) Presentation, discussion and consideration of a Professional Service Agreement between Water Utilities Community Facilities District and Clear Creek Associates for Superstition Vistas Well #10 in the amount not to exceed \$116,773.00.

Boardmember Cross made a motion that the Professional Service Agreement between Water Utilities Community Facilities District and Clear Creek Associates, LLC. in the amount not to exceed \$116,773.00 be approved. Boardmember Heck seconded the motion.

District Director Mike Loggins presented a Professional Service Agreement with Clear Creek Associates, LLC for design, permitting, construction support and testing services for Superstition Vistas Well #10. The well will be located in the new land being developed to the south and will help with the demands in the area. When the well is bid out for construction the

cost will be between \$1.5 and \$2 million. Boardmember Cross asked for clarification of the cost of the consultant's work. Mr. Loggins stated the cost would be approximately \$117,000.00.

Mr. Loggins presented a drawing of Well 9 as an example of what the new well will look like and explained how it will work. Well 9 currently produces around 2,000 gallons per minute (GPM), which is almost four times as much as the District's existing wells. He is hoping the new well will have a similar production rate.

District Legal Counsel Joel Stern asked Mr. Loggins to explain how the District gets permission to dig a well. Mr. Loggins explained the District goes to the Arizona Department of Resources (ADWR) and submits an application for the area desired. The District must show that the water supply of other wells in the area will not be affected and prove it will not draw down the supply to any domestic, individual, or another city or private water company's wells. Once this analysis is done, the amount of water the well can produce is determined. Since the well will be in the state land area, there are currently no other wells that will be affected. Drill logs must be submitted to ADWR. When final completion is done, a design will be submitted and depending on what ADWR requires, and if there is known subsidence in the area, the well will be monitored annually. The well will be pumped, and a new source sample is submitted to the Arizona Department of Environmental Quality to prove its drinking water standards or what is needed to treat the water.

Boardmember Soller asked how long the new well will last once it is in place. Mr. Loggins said they typically last about 30 years on average. The pump will need to be pulled every 5-10 years for maintenance. The new well will be an aquifer storage and recovery well. The physical water, while available, will be pumped back into the ground for later use. Because the water will be stored in Apache Junction, there will be no water lost as opposed to storing it elsewhere, where the District loses 10% currently.

Boardmember Heck asked if there was any limit to how much water could be stored underground. Mr. Loggins said that a recharge permit would be required from ADWR. The permit would be based on how much the well produces, and how much could be pushed back into the aquifer. The District is looking at putting 2500 GPM back in. A permit is required for each well that will be used as an aquifer storage and recovery well. Boardmember Cross asked how deep the well will be. Mr. Loggins said the well will be between 1,000 and 1,200 feet deep.

3. [25-125](#) Presentation, discussion and consideration of a construction agreement for Pure Water Demonstration Trailer between Water Utilities Community Facilities District and Garney Companies, Inc. using the cooperation portion of the City of Scottsdale Job Order Contract 2020-056-COS in the amount of \$741,797.97 plus 10% contingencies in the amount of \$74,179.80 for a total amount not to exceed \$815,977.77.

Boardmember Soller made a motion that the construction agreement between Water Utilities Community Facilities District and Garney Companies, Inc. using the cooperative portion of the City of Scottsdale Job Order Contract 2020-056-COS in the amount of \$741,797.97 plus 10% contingencies in the amount of \$74,179.80 for a total amount not to exceed \$815,977.77 be approved. Boardmember Nesser seconded the motion.

Mr. Loggins presented a construction agreement with Garney Companies, Inc. for a Pure Water Demonstration Trailer. The trailer will be part of a pilot program for direct potable reuse to be used to educate the public about this technology and to show the public the water is good to drink. The trailer will be built so the process can be seen. Boardmember Soller stated the biggest hurdle is to get people to understand that the water is safe to drink.

Boardmember Johnson asked how long it will take to build. Mr. Loggins said it would take about 1 year. She asked if the technology changes during that time, will the District be able to make those updates? Mr. Loggins stated the trailer will be custom, and parts will be updated as the technology changes.

Boardmember Cross asked about “forever” chemicals. Mr. Loggins explained how the water is filtered with activated carbon filters and how those type of chemicals are removed during the process.

Vice Chairperson Schroeder asked about the current water supply. Mr. Loggins explained there is an assured 100 year water supply available for existing customers as well as the customers in the developing area. Future development will need more water supplies and potable reuse will help with this. Mr. Loggins is planning for the future and trying to utilize the water supplies in the most efficient way. The trailer will be used as a training opportunity to educate the public.

District Manager Powell explained if the District is not continually seeking new sources of water, this could interfere with future economic development.

Boardmember Cross asked where the money to fund this project comes from. Mr. Loggins explained the money for the trailer is collected through Water Resource Acquisition fees collected from new development.

D. District Manager Report

No report.

E. District Director Report

4. [25-126](#) Presentation, discussion, and update on Verde River Sediment Mitigation Study.

District Director Mike Loggins presented an update on the Verde River sediment mitigation study. There was a meeting with SRP who did a reanalysis of the funding. The cost of construction has gone up and the price will be increasing. They do not have a number at this time but wanted to inform all involved. They are waiting on the Bureau of Reclamation for their water request. With the new administration coming in, the project has not halted but is currently on hold.

5. [25-127](#) Presentation, discussion, and update on District wide water system.

Mr. Loggins presented an overview of the District’s monthly and annual water usage.

Mr. Loggins presented information about the District's annual water festival for 4th grade students on April 24, 2025.

Mr. Loggins presented information about the Arizona Water Association's 2025 Customer Service Professional of the Year award, earned by the Apache Junction Water District, for the work the office and field staff has done implementing the new billing system and other related items. Mr. Loggins read the letter received announcing the award.

F. District Treasurer Report

No report.

G. Adjournment

Chairperson Wilson adjourned the special meeting at 6:43 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