



City of Apache Junction, Arizona

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

Special Meeting Minutes Superstition Vistas Community Facilities District No. 1

apachejunctionaz.gov
Ph: (480) 982-8002

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

Tuesday, November 18, 2025

6:30 PM

City Council Chambers

Revised Time From 6:00 p.m. to 6:30 p.m.

A. Call to Order

Chair Wilson called the meeting to order at 6:30 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
Connie Chow, District Controller
Angelie Hawley, District Treasurer
Kayla Fulmer, District Director of Marketing and Communications
Eli Richardson, District Management Analyst
Rob Wisler, District Management Analyst
Nicholas Leftwich, Planner

C. Agenda Items

1. [25-564](#) Consideration of approval of minutes of the special meeting of November 4, 2025.

Boardmember Cross moved, seconded by Boardmember Nesser that the minutes of the November 4, 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. [25-565](#) Conduct a public hearing on the final assessment for the Superstition Vistas Community Facilities District No. 1, Assessment Area No. 6.

Zach Sakas, Esq. of Greenberg Traurig, outside counsel for the Superstition Vistas Community Facilities District No. 1 presented to the Board the final action for the special assessment bonds for Assessment Area 6 in D.R. Horton's Radiance Development. He explained that this was for 191 lots owned by D.R. Horton at \$5,000.00 per lot. The assessment will be paying for a segment of Officer Facio Drive.

Mr. Sakas explained that Resolution No. SVCFD1 2025-009 acknowledges and approves that the final assessment Public Hearing was conducted. Resolution No. SVCFD1 2025-010 approves bond transactions with an amount not to exceed \$955,000.00. The bonds are paid over a period of 25 years or by prepayment options.

Board Member Cross inquired about the prepayment option.

Mr. Sakas explained the prepayment process.

Chair Wilson opened the public hearing. Receiving no comments, he closed the public hearing.

3. [25-566](#) Presentation, discussion and consideration of Resolution No. SVCFD1 2025-009, a resolution of the district board of Superstition Vistas Community Facilities District No. 1 approving the final assessment for Assessment Area No. 6, determining that the work has been completed in accordance with the approved plans and specifications, and ordering the collection of the assessment in Assessment Area No. 6.

Boardmember Heck moved, seconded by Boardmember Soller that Resolution No. SVCFD1 2025-009 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 addressed under Item No. 2.

4. [25-567](#) Presentation, discussion and consideration of Resolution No. SVCFD1 2025-010, a resolution of the district board of Superstition Vistas Community Facilities District No. 1, authorizing the issuance of the District's Assessment Area No. 6 Special Assessment Bonds, Series 2025; approving the form and authorizing the execution and delivery of related documents; awarding the bonds to a purchaser; appointing a registrar, transfer agent and paying agent for the bonds; and authorizing the taking of other actions securing the payment of and relating to the bonds.

Boardmember Johnson moved, seconded by Boardmember Nesser that Resolution No. SVCFD1 2025-010 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 addressed under Item No. 2.

D. District Manager Report

E. District Director Report - Presentation and discussion of the following items:

F. District Treasurer Report - Presentation and discussion

G. Adjournment

Chair Wilson adjourned the meeting at 6:38 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