



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, April 15, 2025

6:00 PM

City Council Chambers

A. Call to Order

Chair Wilson called the meeting to order at 6:00 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
Joel Stern, District Attorney
Amy Greening, District Deputy Clerk
Angelie Hawley, District Treasurer
Mike Loggins, District Director
Charles Briggs, District Project Manager
Connie Chow, District Finance Controller
Kayla Fulmer, District Director of Marketing and Communications
Eli Richardson, District Management Analyst
Casaundra Wallace, City Attorney 1

C. Agenda Items

1. [25-161](#) Approval of minutes of special meeting of November 19, 2024.

Chair Wilson called for a motion. Boardmember Heck moved, seconded by Boardmember Cross that the minutes of the November 19, 2024, 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. [25-162](#) Conduct a public hearing on the feasibility report for a proposed project to be financed by the issuance of the Superstition Vistas Community Facilities District No. 1 Assessment Area No. 5 Special Assessment Bonds.

Chair Wilson opened the public hearing at 6:02 p.m. Receiving no comments, Chair Wilson closed the public hearing at 6:03 p.m.

Zach Sakas, Esq. of Greenberg Traurig, outside counsel for the Superstition Vistas Community Facilities District No. 1 presented to the Board the feasibility report for Assessment Area 5 in D R Horton's Radiance development. He explained this was for a new street called Davis Drive that the Board has not previously reviewed. The report states the Assessment Area has 172 lots for \$5,000.00 each for a total bonding amount of \$860,000.00.

Councilmembers had no concerns.

3. [25-163](#) Presentation, discussion and consideration of Resolution No. 2025-001 SVCFD No. 1, a resolution of the district board of Superstition Vistas Community Facilities District No. 1 relating to approval of the feasibility report for the acquisition and financing of certain improvements benefiting the district; approving the prior giving of notice of hearing relating to the feasibility report; declaring the district board's intention to acquire the improvements described in the feasibility report; forming an assessment district; determining that special assessment bonds may be issued to finance the costs and expenses of the improvements; declaring the improvements to be of more than local or ordinary public benefit and that the costs of the improvements will be assessed upon Assessment Area No. 5; and ordering the public infrastructure projects performed.

Chair Wilson called for a motion. Boardmember Heck moved, seconded by Boardmember Nesser that Resolution No. 2025-001 SVCFD No.1 be approved.

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

No 0

Zach Sakas, Esq. of Greenberg Traurig, outside counsel for the Superstition Vistas Community Facilities District No. 1 presented to the Board Resolution No. 2025-001 and Resolution No. 2025-002. He explained that Resolution No. 2025-001 approves the feasibility report from Item No. 2. Resolution No. 2025-002 approves the assessment diagram that the District Engineer drafted to confirm each lot will benefit from the improvements they are being assessed for.

Council members had no concerns.

4. [25-164](#) Presentation, discussion and consideration of Resolution No. 2025-002 SVCFD No. 1, a resolution of the district board of Superstition Vistas Community Facilities District No. 1 approving the levying of an assessment and assessment diagram for Assessment Area No. 5 within the district.

Chair Wilson called for a motion. Boardmember Cross moved, seconded by Boardmember Soller that Resolution No. 2025-002 SVCFD No.1 be approved.

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

No 0

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 6:08 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