



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. 2

apachejunctionaz.gov
Ph: (480) 982-8002

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

Tuesday, January 20, 2026

6:30 PM

City Council Chambers

A. Call to Order

Chair Wilson called the meeting to order at 6:43 pm

B. Roll Call

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

Staff in Attendance:

Bryant Powell, District Manager
Matt Busby, Assistant District Manager
Amy Greening, Deputy District Clerk
Joel Stern, District Attorney
Connie Chow, District Controller
Angelie Hawley, District Treasurer
Rob Wisler, District Management Analyst
Liz Lagenbach, Parks and Recreation Director
Casaundra Wallace, District Attorney 1

C. Agenda Items

1. [25-641](#) Consideration of approval of minutes of the special meeting of December 2, 2025.

Vice Chair Schroeder moved, seconded by Boardmember Cross that the minutes of December 2, 2025, Special Meeting be approved.

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

No: 0

2. [25-642](#) 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. 2 Assessment Area No. 3 Special Assessment Bonds.

Zach Sakas, Esq of Greenberg Traurig, outside counsel for the Superstition Vistas Community Facilities District No. 2 presented to the Board the proposed project for Assessment Area 3. He explained that it will cover 575 lots over approximately 63 acres on Warner Ave and the

homeowners will have the option to prepay this amount. It will be a new project for consideration with a total cost of \$2.4 million invested. The assessment amount is \$3,500.00 per lot which is a Not To Exceed amount of \$2,012,500.00 for the bond.

Mr. Sakas explained that Resolution No. SVCFD2 2026-001 approves the bond amount, the feasibility report, and the prior giving of notice for this meeting. Resolution No. SVCFD2 2026-002 approves the assessment diagram that has been prepared by the District Engineer.

The Board had no concerns.

Chair Wilson opened the Public Hearing. Receiving no comments, he closed the Public Hearing.

3. [25-643](#) Presentation, discussion and consideration of Resolution No. SVCFD2 2026-001, a resolution of the district board of Superstition Vistas Community Facilities District No. 2 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. 3; and ordering the public infrastructure projects performed.

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

No: 0

This Item was addressed under Item No. 2.

Chair Wilson expressed his concern about the commercial side of this development.

4. [25-644](#) Presentation, discussion and consideration of Resolution No. SVCFD2 2026-002, a resolution of the district board of Superstition Vistas Community Facilities District No. 2 approving the levying of an assessment and assessment diagram for Assessment Area No. 3 within the district.

Boardmember Soller moved, seconded by Boardmember Heck that Resolution No. SVCFD2 2026-002 be approved.

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

No: 0

This Item was addressed under item No. 2.

D. District Manager Report

E. District Director Report

F. District Treasurer Report

G. Adjournment

Chair Wilson adjourned the meeting at 6:50 p.m.

ACCEPTED THIS _____ DAY OF _____, 2026, BY THE CHAIR PERSON AND DISTRICT BOARD OF THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 (CITY OF APACHE JUNCTION, ARIZONA).

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2026.

Walter "Chip" Wilson
Chair Person

ATTEST:

Evie McKinney
District Clerk