



City of Apache Junction, Arizona

Special Meeting Minutes Superstition Vistas Community Facilities District No. 1

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

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 6:32 p.m.

B. Roll Call

Present	7 -	Chairperson Wilson Vice Chair Schroeder Boardmember Heck Boardmember Johnson Boardmember Nesser Boardmember Cross Boardmember Soller
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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
Casaundra Wallace, District Attorney
Liz Langenbach, Parks and Recreation Director
Rob Wisler, District Management Analyst

C. Agenda Items

1. 25-647 Consideration of approval of minutes of the special meeting of November 18, 2025.

Vice Chair Schroeder moved, seconded by Boardmember Heck that the minutes of the November 18, 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. 25-648 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. 7 Special Assessment Bonds.

Zach Sakas, Esq. of Greenberg Traurig, outside counsel for the Superstition Vistas Community Facilities District No. 1 presented to the Board the proposed project for Assessment Area No. 7 in D.R. Horton's Radiance Development. He explained this was for 339 lots over approximately 50 acres and it will be financing another portion of Radiance Avenue. The assessment amount per lot is \$5,000.00 and homeowners have the option to prepay the assessment fee.

Mr. Sakas explained Resolution No. SVCFD1 2026-001 approves the project and the feasibility report, which states the bond amount is Not To Exceed \$1,695,000.00. Resolution No. SVCFD1 2026-002 approves the assessment diagram that the District Engineer prepared showing the lots that would be assessed and how they benefit from the proposed project.

Boardmember Cross had concerns about the commercial side of this development.

Mr. Sakas explained that he is the District's attorney and unable to address this topic. He stated that Staff will take note of this and share his concerns with the developers.

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

- 3. 25-649** Presentation, discussion and consideration of Resolution No. SVCFD1 2026-001, 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 benefitting 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. 7; and ordering the public infrastructure projects performed.

Boardmember Heck moved, seconded by Boardmember Nesser that Resolution No. SVCFD1 2026-001 be approved.

Yes: 6 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Heck, Boardmember Johnson, Boardmember Nesser and Boardmember Soller

No: 1 - Boardmember Cross

This Item was addressed under Item No. 2.

- 4. 26-3** Presentation, discussion and consideration of Resolution No. SVCFD1 2026-002, 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. 7 within the district.

Vice Chairperson Schroeder moved, seconded by Boardmember Nesser that Resolution No. SVCFD1 2026-002 be approved.

Yes: 6 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Heck, Boardmember Johnson, Boardmember Nesser and Boardmember Soller

No: 1 - Boardmember Cross

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 6:43 p.m.

ACCEPTED THIS _____ DAY OF _____, 2026, 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 _____, 2026.

Walter "Chip" Wilson
Chair Person

ATTEST:

Evie McKinney
District Clerk