



City of Apache Junction, Arizona

Meeting Minutes Water Utilities Community Facilities District

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

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

Tuesday, June 17, 2025

6:00 PM

City Council Chambers

A. Call to Order

Chairperson Wilson called the meeting to order at 6:15 p.m.

B. Roll Call

Present 7 - Chairperson Wilson, Vice Chair Schroeder, Boardmember Cross, Boardmember Soller, Boardmember Johnson, Boardmember Heck, and Boardmember 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, Utility Billing Supervisor

Rita Vineyard, Senior Administrative Assistant

Connie Chow, District Controller

Kayla Fulmer, Director of Marketing & Communication

Robert Wisler, Management Analyst

Eli Richardson, Management Analyst

Ryan Kaup, Economic Development Director

C. Agenda Items

1. [25-295](#) Approval of minutes of the special meetings of May 6, 2025 and May 20, 2025.

Vice Chairperson Schroeder made a motion to approve the special meeting minutes of the May 6, 2025, and May 20, 2025, meetings. Boardmember Nesser seconded the motion.

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

No: 0

D. Public Hearing

2. [25-296](#) Presentation, discussion, public hearing, and consideration of Resolution No. 2025-004, adopting estimates of expenditures by the Water Utilities Community Facilities District (City of Apache Junction, Arizona), for Fiscal Year beginning July 1, 2025, and ending June 30, 2026; declaring establishment of the budget for the Water Utilities Community Facilities District (City of Apache Junction) for Fiscal Year 2025-2026.

Boardmember Soller made a motion that Resolution No. 2025-004, a resolution of the Board of Directors of the Water Utilities Community Facilities District (City of Apache Junction, Arizona), adopting estimates of expenditures by the Water Utilities Community Facilities District (City of Apache Junction, Arizona), for Fiscal Year beginning July 1, 2025 and ending on June 30, 2026; declaring that such action shall establish the budget for the Water Utilities Community Facilities District (City of Apache Junction, Arizona) for Fiscal Year 2025-2026 be approved. Boardmember Nesser seconded the motion.

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

No: 0

Mr. Loggins presented an overview of the FY 2025-2026 budget. There were a few projects that did not get finished this year that will be carried over to next year's budget. The District is proposing a budget of \$15.7 million. Water resource acquisition fees and system connection fees make up a large portion of the revenue. The system connection fees are used for upgrading the water system and the balance of the fund is around \$5.5 million. The water resource acquisition fees are used for purchasing additional water in the future and the balance of this fund is around \$11 million.

Mr. Loggins presented an overview of vehicles and equipment to be purchased during FY 2025-2026. The District will be purchasing two (2) new ¾ ton service trucks, two (2) new mid-size trucks and one (1) new track hoe and trailer.

Mr. Loggins presented an overview of capital projects proposed for FY 2025-2026 which include the design and construction of a new Water District office, installation of a 12-inch waterline under Highway 60 at Goldfield Road and replacing an existing 12-inch waterline and installing a new 12-inch waterline under Highway 60 at Idaho Road. The District will purchase one (1) two (2) million gallon a day (MGD) treatment train 5 at the Superstition Area Water Plant, construct a new booster station at Water Campus #2, drill a new well at Superstition Vistas, and finish construction of an Advanced Water Purification Demonstration Trailer.

Mr. Loggins presented an overview of the expenditures proposed for FY 2025-2026. Work continues with Salt River Project on the Verde River Sedimentation Mitigation study for a cost of \$100,000 per year, over a four-year period. This will be the last of the four payments. Due to an increase in costs, two additional payments of \$180,000 are required for the next two years.

The District will be purchasing Non-Indian Agricultural (NIA) water. Payments of \$334,000 for five years were financed through Central Arizona Project (CAP). This will be the final payment to CAP for the NIA water.

Mr. Loggins presented an overview of the cost of CAP water. These charges are increasing annually, and operation and maintenance fees are around \$1.4 million. Capital fees to CAP are \$390,000. Costs have increased over the last 10 years.

Chairperson Wilson called for a Public Hearing on the final budget for Fiscal Year 2025-2026. There being no one wishing to speak, he closed the Public Hearing and called for a motion.

3. [25-297](#) Presentation, discussion, public hearing, and consideration of Resolution No. 2025-005, re-adopting all existing and adopting new potable and non-potable rates, user fees and charges, service connection fees and, water acquisition fees for Fiscal Year 2025-2026; and establishing an effective date.

Boardmember Johnson made a motion that Resolution No. 2025-005, a resolution of the Board of Directors of the Water Utilities Community Facilities District (City of Apache Junction, Arizona), re-adopting all existing and adopting new potable and non-potable rates, user fees and charges, service connection fees, and water acquisition fees for Fiscal Year 2025-2026; and establishing an effective date be approved. Boardmember Nesser seconded the motion.

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

No: 0

Mr. Loggins presented an overview of the proposed rate adjustments for FY 2025-2026. For customers within the city limits this increase would include 5% in the base rate and no change to the consumption rate or tiers, for a 2.3% overall increase, or \$1.75 per month. For customers in the county area this increase would include 5% in the base rate, 5% consumption rate and no change to the tiers, for a 4.8% overall increase, or \$4.30 per month. These numbers are based on an average household customer using 7,500 gallons per month. He proposed an increase in the residential connection fees and water acquisition fees which will not affect current customers.

Mr. Loggins is proposing an increase of 1.8% in system connection fees. The increase is based on the current consumer price index for construction. This is a one-time fee and is only for new development. These fees (funds) assist with upgrades. He is also proposing an increase of 1.8% in Water Resource Acquisition fees. These fees help to pay for additional water supplies for the District.

Chairperson Wilson called for a Public Hearing on the final rates for Fiscal Year 2025-2026. There being no one wishing to speak, he closed the Public Hearing and called for a motion.

E. District Manager Report

No report.

F. District Director Report

Mr. Loggins presented an overview of the District's new Resident Access payment portal.

G. District Treasurer Report

No report.

H. Adjournment

Chairperson Wilson adjourned the meeting at 6:38 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