



# 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.*

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Tuesday, May 6, 2025

6:00 PM

City Council Chambers

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### 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  
Evie McKinney, District Deputy Clerk  
Angelie Hawley, District Treasurer  
Mike Loggins, District Director  
Charles Briggs, District Project Manager  
Rita Vineyard, District Administrative Assistant  
Connie Chow, District Finance Controller  
Ryan Kaup, Economic Development Director  
Rob Wisler, District Management Analyst

### C. Agenda Items

1.      [25-198](#)                      Approval of minutes of special meeting of April 15, 2025.

**Chair Wilson called for a motion. Boardmember Heck moved, seconded by Vice Chair Schroeder that the minutes of the April 15, 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. [25-200](#) Conduct a public hearing on the final assessment for the Superstition Vistas Community Facilities District No. 1, Assessment Area No. 5.

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

Zach Sakas, Esq. of Greenberg Traurig, outside counsel for the Superstition Vistas Community Facilities District No. 1 presented to the Board the special assessment bonds for Assessment Area 5 in D.R. Horton's Radiance development. He explained this was funding a portion for Davis Drive and the assessment per lot is \$5,000.00. The district engineer and City staff have confirmed that the project is complete and that each lot being assessed will benefit from the street improvements.

Boardmembers had no concerns.

3. [25-201](#) Presentation, discussion and consideration of Resolution No. 2025-003 SVCFD No. 1, a resolution of the district board of Superstition Vistas Community Facilities District No. 1 approving the final assessment for Assessment Area No. 5, 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. 5.

**Chair Wilson called for a motion. Boardmember Cross moved, seconded by Boardmember Nesser that Resolution No. 2025-003 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. 2025-003 and Resolution No. 2025-004. He explained that Resolution No. 2025-003 concludes the assessment process for Assessment Area 5. Resolution No. 2025-004 states the Board authorizes the issuance and sale of special assessment bonds in the amount of \$5,000.00 per 172 lots for a total of \$860,000.00. The proceeds of the bonds will be used for the street improvements on Davis Drive.

Boardmembers had no concerns.

4. [25-202](#) Presentation, discussion and consideration of Resolution No. 2025-004 SVCFD No. 1, a resolution of the district board of Superstition Vistas Community Facilities District No. 1, authorizing the issuance of the District's Assessment Area No. 5 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.

Chair Wilson called for a motion. Boardmember Heck moved, seconded by Boardmember Nesser that Resolution No. 2025-004 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 6:07 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.

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WALTER "CHIP" WILSON  
CHAIR PERSON

ATTEST:

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EVIE MCKINNEY  
DISTRICT CLERK