



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, May 19, 2026

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
Amy Greening, Deputy District Clerk
Joel Stern, District Attorney
Connie Chow, District Controller
Angelie Hawley, District Treasurer
Matthew Hoshall, Deputy Finance Director
Anna McCray, Human Resources Director
Rob Wisler, District Management Analyst

C. Agenda Items

1. [26-239](#) Consideration of approval of minutes of the special meeting of April 21, 2026.

Vice Chair Schroeder moved, seconded by Boardmember Heck that the minutes of the April 21, 2026, Special Meeting be approved.

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

No: 0

D. Public Hearing

2. [26-240](#) Presentation, discussion and consideration of Resolution No. SVCFD1 2026-006, approving the proposed District budget for FY 2026/27 and ordering a hearing on and calling for public testimony on the District budget.

Boardmember Soller moved, seconded by Boardmember Nesser that Resolution No. SVCFD1 2026-006 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 agenda items 2, 3 and 4 to the Board regarding approval of the annual SVCFD No. 1 budget. Mr. Sakas explained that the CFD approval process is a two-step process. The first step is the consideration of the tentative budget for the district. He stated the district has four sources of revenue;

- operations and maintenance property taxes used to pay for district operations, maintenance, and administration.
- general obligations bond debt service property taxes; special assessment installment payments.
- cash contributions from the developer.

Item 2 approves Resolution No. SVCFD1 2026-006, the consideration of the proposed budget.

Item 3 is conducting a public hearing on the tentative or proposed budget, and item 4, Resolution No. SVCFD1 2026-007 is the adoption of the final budget for the CFD for the upcoming fiscal year. Mr. Sakas further explained that the tax levy increased following the amendment of the CFD agreement establishing a target tax rate of \$5.00 and would remain at a combined levy of \$5.30 for the fiscal year.

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

3. [26-261](#) Conduct a public hearing regarding the proposed District budget for FY 2026/27.

This Item was addressed under Item No. 2.

4. [26-243](#) Presentation, discussion and consideration of Resolution No. SVCFD1 2026-007, adopting the District budget for FY 2026/27 and ordering a tax levy.

Boardmember Heck moved, seconded by Boardmember Soller that Resolution No. SVCFD1 2026-007 be approved.

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

No: 0

This Item was addressed under Item No. 2.

E. District Manager Report

F. District Director Report

G. District Treasurer Report

H. Adjournment

Chair Wilson adjourned the meeting at 6:07 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