



# City of Apache Junction, Arizona

## Meeting Minutes Water Utilities Community Facilities District

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

[www.ajwaterdistrict.org](http://www.ajwaterdistrict.org)  
P: (480) 982-6030

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Tuesday, January 19, 2021

6:00 PM

City Council Chambers

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### Notice of Meeting

#### NOTICE OF PUBLIC MEETING AND AGENDA OF THE DISTRICT BOARD OF THE WATER UTILITIES COMMUNITY FACILITIES DISTRICT (CITY OF APACHE JUNCTION, ARIZONA)

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the District Board of the Water Utilities Community Facilities District, (City of Apache Junction, Arizona), and to the general public, that on Tuesday, January 19, 2021 at 6:00 p.m., the District Board of the Water Utilities Community Facilities District will hold a meeting open to the public at the Apache Junction City Council Chambers, 300 E. Superstition Blvd., Apache Junction, AZ.

#### A. Call to Order

Chairperson Wilson called the meeting to order at 6:01 p.m.

#### B. Roll Call

**Present** 7 - Chairperson Wilson, Vice Chair Rizzi, Boardmember Schroeder, Boardmember Biggs, Boardmember Nesser, Boardmember Evans, and Boardmember Gremmel

Staff in attendance

Bryant Powell, District Manager

Matt Busby, Assistant District Manager

Jennifer Pena, District Clerk

Joel Stern, District Legal Counsel

Mike Loggins, District Director

Luiza Yordanova, District Superintendent

Evie McKinney, Utility Billing Supervisor

Rita Vineyard, Administrative Assistant

Leslie DeReche, District Treasurer

Connie Chow, District Controller

Al Bravo, Public Information Officer

#### C. Agenda Items

1. [20-603](#) Approval of the meeting minutes of October 20, 2020.

Board Member Evans made a motion to approve the minutes of October 20, 2020. Board Member Schroeder seconded.

2. [21-011](#) Discussion and approval of agreement with SV Development, LLC. for a water line extension to the Superstition Vista Subdivision and payment of a water resource fee in the amount of \$2,864,176.00, paid by developer.

**Board Member Evans made a motion to approve the agreement between Apache Junction Water Utilities Community Facilities District and SV Development, LLC for a water line extension to the Superstition Vista Subdivision and payment of a water resource fee. Board Member Schroeder seconded.**

**Yes:** 7 - Chairperson Wilson, Vice Chair Rizzi, Boardmember Schroeder, Boardmember Biggs, Boardmember Nesser, Boardmember Evans and Boardmember Gremmel

**No:** 0

District Director Mike Loggins presented an overview of a water resource and water system infrastructure agreement between Apache Junction Water Utilities Community Facilities District and SV Development, LLC. The agreement is for a water line extension to Superstition Vista Subdivision, a 258-lot single-family housing development located along Cortez Road south of Baseline Avenue, Apache Junction, Arizona and the payment of a water resource fee. This project is developer funded and there would be no cost to the Water District.

#### **D. District Manager Report**

No report.

#### **E. District Director Report - Presentation and discussion of the following items:**

3. [20-604](#) Presentation, discussion and update on:
- Introduction of new Water District Superintendent
  - State Land
  - Water System

District Director Mike Loggins presented the new Water District Superintendent. Water District Superintendent Luiza Yordanov introduced herself to the Water Board.

District Director Mike Loggins presented an overview on the Superstition Area Water Plant Water Impound Project. The design phase is 60% completed and construction is expected to start in March or April 2021 and is expected to take two years to complete.

District Director Mike Loggins presented an overview on the state land located south of Baseline Avenue. Approximately 2,800 acres of state land are under contract with a Developer. The area currently has a four-inch line, but no major infrastructure. Water Utilities Community Facility District, City of Apache Junction and Superstition Mountain Community Facility District Number One staff along with the Developer are working on a Master Water Infrastructure Report to determine what is needed to support this new area. District Legal Counsel Joel Stern is working on an Intergovernmental Agreement between the City of Apache Junction, the Water Utilities Community Facility District and the Superstition Mountain Community Facility District Number One to service the new area.

District Director Mike Loggins presented an overview on the Water Resource Acquisition Fess

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and Water System Connection Fees. TischlerBise is currently working on a study that will determine future fees and the results will be presented to the board in the next couple of months.

**F. District Treasurer Report - Presentation and discussion**

District Treasurer Leslie DeReche introduced herself to the Water Board.

**G. Adjournment**

Chairperson Wilson adjourned the meeting at 6:34 p.m.

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
CHIP WILSON  
Chairperson

ATTEST:

\_\_\_\_\_  
JENNIFER PENA  
District Clerk

**WATER UTILITIES COMMUNITY FACILITIES DISTRICT MINUTES  
CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Water Utilities Community Facilities District of the City of Apache Junction, Arizona, held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JENNIFER PENA  
District Clerk