



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
P: (480) 982-6030

Tuesday, September 21, 2021

6:00 PM

City Council Chambers

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, September 21, 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 6:00 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

Charles Briggs, Water District Project Manager

Evie McKinney, Utility Billing Supervisor

Rita Vineyard, Administrative Assistant

Leslie DeReche, District Treasurer

Connie Chow, District Controller

Larry Kirch, Development Services Director

C. Agenda Items

1. [21-472](#) Approval of the meeting minutes of August 17, 2021.

Board Member Rizzi made a motion to approve the minutes of the meeting of August 17, 2021.

Board Member Biggs seconded.

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

No: 0

2. [21-473](#) Consideration of first amendment of the water development agreement between Water Utilities Community Facilities District and Superstition Vista Subdivision (Cortez Road and Baseline Avenue).

Board member Evans made a motion to approve the first amendment of the Water Development Agreement between Water Utilities Community Facilities District (City of Apache Junction, Arizona) and Superstition Vista Subdivision be approved. Board Member Rizzi seconded.

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

No: 0

District Director Loggins presented an overview of first amendment of the water development agreement between Water Utilities Community Facilities District and Superstition Vistas Subdivision. The original agreement was with Hillstone Homes who has sold the development to Century Homes. The amendment would transfer the agreement to the new owner and would extend the agreement another twelve months.

3. [21-474](#) Discussion and presentation of non-potable agreement between Water Utilities Community Facilities District and Superstition Mountains Community Facilities District No. 1.

District Director Loggins presented overview of an agreement between Water Utilities Community Facilities District and Superstition Mountains Community Facilities District No. 1 for non-potable water. This agreement is part of the state land development where they would like to utilize non-potable water for irrigation, direct potable reuse and for recharge into the ground.

Board Member Gremmel arrived at 6:12 p.m.

4. [21-475](#) Discussion and presentation of water agreement between Water Utilities Community Facilities District and DR Horton.

District Director Loggins presented overview of a water service agreement between Water Utilities Community Facilities District and D.R. Horton. The developer needs to show they can cover the water needed for the auctioned property. The developer will be required to build and supply 13.5 million gallons a day (MGD) of water production, 6.4 million gallons of water storage, 16 MGD of booster pump capacity and; transmission and distribution water lines. This will be funded by the developer and through the Community Facilities Districts. These facilities will only be for the new developed area.

Board member Evans directed a question to District Manager Powell, she asked what is the

current housing number. He replied that the city currently has approximately 11,000 households, not including parks. Board member Evans noted that the new development will essentially double the size of the city and the usage of water. District Manager Powell clarified water usage for the district would double, but not the city because a portion of the city is in the Arizona Water Company's service area.

Board member Nesser asked why the agreement was only with DR Horton and not Brookfield. District Director Loggins explained that DR Horton is the owner of the property and will sign it to Brookfield as the agreements are finalized.

5. [21-476](#) Discussion and presentation of Intergovernmental Agreement between Water Utilities Community Facilities District, Superstition Vistas Community Facilities District No. 1 and Superstition Vistas Community Facilities District No. 2.

District Director Loggins presented overview of an Intergovernmental Agreement between Water Utilities Community Facilities District, Superstition Mountains Community Facilities District No. 1, Superstition Vistas Community Facilities District No. 1 and Superstition Vistas Community Facilities District No. 2. The agreement is a funding mechanism for major infrastructure in the auctioned property of Arizona State Land. The developer will fund the project and will go after bonds to recoup their costs. The Superstition Vistas CFD will not own the infrastructure and the infrastructure will be given to the Water District, Sewer District or the City of Apache Junction to maintain.

District Counsel Stern asked if he could inquire if District Director Loggins could describe what is eligible public infrastructure. District Director Loggins explained that this includes anything that can help service large infrastructure projects including large water lines, booster pump stations, storage tanks, large diameter pipe and sewer lines; and sewer lift stations to move sewer waste. It will also finance roads and large infrastructure not included in the interior of the subdivision.

D. District Manager Report

District Manager Powell met with employees from Representative Biggs office and brought up ideas for water resources and water resource allocation to the City of Apache Junction by working with Salt River Project on the redesign and possible raising of Horseshoe Dam at Bartlett Lake. He will continue to discuss this opportunity with Federal officials for the benefit of the city.

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

No report.

F. District Treasurer Report - Presentation and discussion

No report.

G. Adjournment

Chairperson Wilson adjourned the meeting at 6:23 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.

WALTER "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.