



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, October 5, 2021

6:00 PM

City Council Chambers

Notice of Special 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, October 5, 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 6:03 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

Charles Briggs, Water District Project Manager

Evie McKinney, Utility Billing Supervisor

Rita Vineyard, Administrative Assistant

Leslie DeReche, District Treasurer

Connie Chow, District Controller

Vivian Howell, Senior Legal Assistance

C. Agenda Items

D. Public Hearing

1. [21-519](#) Presentation, discussion, public hearing and consideration of Resolution No. 2021-008 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 for community facilities district operations, infrastructure and financings.

Boardmember Evans made a motion that Resolution No. 2021-008 an Intergovernmental Agreement between Water Utilities Community Facilities District (City of Apache Junction, Arizona), Superstition Mountains Community Facilities District No. 1, Superstition Vistas Community Facilities District No. 1 and Superstition Vistas Community Facilities District No. 2 for community facilities district operations, infrastructure and financings be approved. Boardmember Schroeder seconded.

District Director Loggins presented an 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. A board will be formed to manage the two new districts. All infrastructure approved in the master infrastructure reports will be turned over to the Water District, the Sewer District or the City of Apache Junction. The developer will fund the project and will hold an election to sell 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.

Chairperson Wilson called for a Public Hearing. There being no one wishing to speak, he closed the public hearing with no further comments from the board, he called for a motion.

2. [21-520](#) Presentation, discussion, public hearing and consideration of Resolution No. 2021-009 authorizing the Water Utilities Community Facilities District to enter into the Superstition Vistas Development and Water Services agreement with D.R. Horton, Inc.

Boardmember Nesser made a motion that Resolution No. 2021-009 authorizing the Water Utilities Community Facilities District (City of Apache Junction, Arizona), to enter into the Superstition Vista Development and water services agreement with D.R. Horton, Inc. be approved. Boardmember Evans seconded.

District Director Loggins presented an overview of a water agreement between Water Utilities Community Facilities District and D.R. Horton, Inc. According to the Master Water Plan for the auctioned property the developer is required to build and supply 13.5 million gallons (MGD) a day 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 Facility District.

Chairperson Wilson called for a Public Hearing. There being no one wishing to speak, he closed the public hearing with no further comments from the Board he and called for a motion.

E. District Manager Report

District Manager Powell thanked the Water District board and the Superstition Mountains

Community Facilities District No. 1 board for their work with the developer and the State Land Department. Their assistance with getting the development agreement and the financing mechanism for infrastructure approved for Apache Junction's future residents was greatly appreciated.

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

- 3. [21-548](#) Presentation and discussion of the following items:
 - Intergovernmental agreement between Water Utilities Community Facilities District and Superstition Mountains Community Facilities District No. 1 for the sale of long term storage credits and A+ effluent water.

District Director Loggins presented an overview of an Intergovernmental agreement between Water Utilities Community Facilities District and Superstition Mountains Community Facilities District No. 1 for the sale of long term storage credits and A+ effluent water. The Sewer district will deliver A+ effluent water to a storage tank and the Water District will deliver the water to customers. The non-potable water will be used for lakes and irrigated public areas in the new development. The non-potable rates will be set each year in conjunction with the potable water rates and the Water District will be responsible for the billing and collection of payments. At the next meeting the final agreement will be ready to be signed.

G. District Treasurer Report

No report.

H. Adjournment

Chairperson Wilson adjourned the meeting at 6:13 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.

JENNIFER PENA
District Clerk