



**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, October 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, October 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 6:15 p.m.

**B. Roll Call**

**Present**                    6 -     Chairperson Wilson, Vice Chair Rizzi, Boardmember Schroeder, Boardmember Biggs, Boardmember Nesser, and Boardmember Evans

**Excused**                   1 -     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

**C. Agenda Items**

1. [21-533](#) Presentation and discussion of Intergovernmental Agreement between the 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 agreement is for a non-potable water system that will reduce the demands on the potable water system. This is part of the One Water Plan for the City of Apache Junction and the Water District.

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

District Manager Powell shared that the first procurement talks have started for Community Facilities Districts, water, sewer, roads; and parks and recreation. Request for Proposal (RFP) will be going out for contractors to bid on the project down south. Per District Direct Loggins the developers will release three bid packages next week and three more in December for approximately \$25-30 million in infrastructure that will go in before the first homes are built.

District Manager Powell stated groundbreaking on state land is planned for the first or second week in November. He will let the board know once they have a date and time.

Board member Evans asked for clarification as to when the bonds are sold. District Manager Powell deferred to District Legal Counsel Stern to explain how the bonds are sold and issued. A high overview of how bonds are issued and sold was provided by District Council Stern. The City works with a bond counsel and a finance firm to estimate and sell bonds to major Investors. Investors earn money on city bonds when the city pays interest on the investment at certain intervals, which are defined in the bond parameters. Bond investors are essentially lending money to a city in return for the interest income they make on the city bonds. On the maturity date of the bond, the city returns an investor's initial investment. The city has a check list which goes through the public procurement process. Once the process is complete a special council will meet and issue bonds. This process will take a few years.

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

District Director Loggins presented a report of the Salt River Project Bartlett dam feasibility study to raise dam for the Verde river system. Next month the district will present an agreement to participate in the four year study at a cost of \$1,000,000. The \$250,000 annual study fee was budgeted for this fiscal year and the fee includes a seat on the steering committee with fee options of \$30,000 per year to be a non-voting member or \$100,000 per year to be a voting member. District Director Loggins would like to participate in the study as a voting member. This would be an opportunity for future increased water availability for the city. This will be a legacy which will go on for 100 years and will be beneficial for the future growth of the District and the city.

Board Member Biggs asked how many cities or municipalities are allowed to be involved.

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District Director Loggins responded that there are a total of 20 large cities across the valley. There are 300,000 acre fee of water available and 500,000 acre feet of water requested and being involved will allow us to determine how it will be divided between the cities. About half of the cities will be joining as non-voting members due to the small amount of water they need. Board Member Biggs asked who would vote for the city. District Director Loggins stated he would be the voting member and would submit the vote on the council's behalf.

2. [21-569](#) Presentation, discussion and update from Board Member April Pinger-Tornquist of Central Arizona Water Conservation District (CAWCD), which is a multi-county water district (Maricopa, Pima and Pinal counties) formed to manage the Central Arizona Project (CAP) and to repay the federal government for costs of constructing the CAP.

Board Member April Pinger-Tornquist of Central Arizona Water Conservation District (CAWCD) joined the meeting for a presentation on the Colorado River Basin System. CAWCD is a multi-county water district (Maricopa, Pima and Pinal counties) formed to manage the Central Arizona Project (CAP) and to repay the federal government for costs of constructing the CAP.

**F. District Treasurer Report**

No report.

**G. Adjournment**

Chairperson Wilson adjourned the meeting at 6:49 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.

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WALTER "CHIP" WILSON  
Chairperson

ATTEST:

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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.

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JENNIFER PENA  
District Clerk