



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, February 15, 2022

6:00 PM

City Council Chambers

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

Matt Busby, Assistant District Manager

Anna McCray, Assistant to the 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

Leslie DeReche, District Treasurer

Connie Chow, District Controller

C. Agenda Items

1. [22-090](#) Approval of meeting minutes of January 18, 2022.

Boardmember Evans made a motion to approve the minutes of the meeting of January 18, 2022.

Boardmember Biggs seconded.

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

No: 0

D. District Manager Report

No report.

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

2. [22-091](#) Presentation, discussion and update on:
- Water System

District Director Loggins presented an update of the Apache Junction Water District's water

system. This included an update on the projects starting in the newly annexed state land area located at Meridian Road to Idaho Road and Elliot Road to Ray Road.

The first phase of the project is the Superstition Area Water Treatment Plant expansion. This will add 2 million gallons a day to be completed by March 2024. This water will service the area located to the south of the treatment plant

Additionally, in the first phase will be the installation of a 30" transmission line from the water treatment plant going south down Ironwood Road to the future water campus. The campus is approximately a five-acre site, with an expected completion of January 2023. The new water campus will include 3.2 million gallons of storage and 3 to 4 million gallons a day of water production. This will service the customers to the south.

A 24" distribution line will be installed from the water campus going south to Ray Road, at this point a 16" line will be installed to service DR Horton's first four units of their subdivision to the west. The installation of sewer lines has started in the first two subdivisions and water lines installation will start next month even though there is no water currently available to the site.

The Superstition Mountain Community Facilities District is installing a forced sewer main. The water district will install a non-potable water tank on the sewer district's property which will be managed by the water district. This will be a pressurized system including a 1.2-million-gallon storage tank and booster station with an estimated completion by September 2023. A 24" water transmission line will be installed from the sewer district going south down on Ironwood Road. Construction is expected to begin around August 2022.

The culvert running under Ironwood Road at the flood channel was not properly sized and will need to be upsized. Traveling through this culvert will be three 24" forced sewer mains, a 30" transmission line, and a 24" distribution line. On the east side there will be a non-potable 24" water line and a 24" raw water line which will bring water from wells located on the water campus and from a couple of well sites located south of the campus. The culvert upgrade will take 3-4 months and each side Ironwood Road will need to be closed during this construction. The pipeline will be roughly 16' deep going underneath the road in order to fit all the water and sewer infrastructure needed for the new development.

Mr. Loggins presented a timeline of the construction projects including their completion dates consisting of a pump station, completion expected in January 2023; a non-potable system, completion expected September in 2023; and, the expansion of the existing Water Treatment Plant, completion expected in January 2024. The next two years will be busy with construction projects going on in the annexed area.

Boardmember Evans asked if other utilities will be tearing up the Ironwood Road again. Mr. Loggins stated they will try to coordinate with the other utilities so this does not happen. He also explained that dry utilities (gas, electric, telephone and cable) are usually located off the side of the road and is hoping they should be able to do their work without having to tear up the road

again.

Mr. Loggins explained there are plans for roughly 400 units in the DR Horton section and 1200 units in the Brookfield section in the first phase. Plans are currently under review with all departments involved.

Mr. Loggins reported that the final report was received on the Salt River Project's Verde River sedimentation mitigation study. The Federal government approved it in the 1.2 trillion-dollar infrastructure plan and will be contributing half of the funding for the study to see if it will be feasible to raise the dam 50-100 feet. The district will be entering into an agreement to start the next phase of the project. The process will take four years to complete. This project will help the city if there are ever anymore cut backs with our current water supply from the Colorado River, this will allow the district to have an alternative source for water.

F. Adjournment

Chairperson Wilson adjourned the meeting at 6:19 p.m.

The meeting was reopened at 6:20. Mr. Loggins expressed DR Horton's gratitude to the board at how quickly the plan approval process is going.

Vice Chairperson Rizzi inquired about the Water Festival. Mr. Loggins stated the District is looking into it and will provide an update when he has more information.

Chairperson Wilson adjourned the meeting at 6:23 p.m.

ACCEPTED THIS _____ DAY OF _____, 2022, 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 _____, 2022.

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 _____, 2022.

JENNIFER PENA
District Clerk