



Chandler Heights Citrus Irrigation District

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Office Hours – Monday through Friday 7:30am -2pm

A public meeting of the Chandler Heights Citrus Irrigation District was convened on Wednesday, January 8, 2025, at 26619 S Valencia Ave. President of the Board, Elizabeth Fulghum, Directors of the Board Pamela Cain and Warde Nichols. Acting Recording Secretary Alicia Ayala, and superintendent Alfonso Garcia. Public: Gregory Dunnan were there.

Call to Order/Pledge of Allegiance

- The meeting was called to order on January 8, 2025 at 6:00 pm

Call to the public

- None

Old Business

- Approve December meeting minutes
- Board elect CHCID President for 2025 – Pamela Cain nominated Elizabeth Fulghum for president for CHCID for 2025 term, Warde seconded the motion. Elizabeth Fulghum was voted as CHCID president for 2025 term.
- Project Planning updates:
  - **Power Rd Self Storage** – CHCID will be replacing the 6” Domestic water line with an 8”. The storage company will not be doing this work. They are responsible for the work to be done on the replacement of the irrigation line only. All fees are due to CHCID before we can open commercial accounts.
  - **Car Wash** - No contact since November 2024
  - **San Tan and Power Rd Improvements** - No communication since September 2024
  - **D2 Office Building** – Provided Hydrant test results: Flow 1,044 gpm at 20 psi. Required: 1,500 gpm at 20 psi. Test is below requirements
  - **Wolff Apartment Complex**: CHCID has not returned comments on their plan and water report submittal as yet. Draft was sent out on October 28, 2024 by Greg Dunnan. Elizabeth Fulghum sent comments to Wolff Company on 12/12/24. Meeting was held via zoom on January 9, 2025 with the Wolff representatives, CHCID Board including Elizabeth Fulghum, Pamela Cain and Warde Nichols. In attendance were Alfonso Garcia superintendent, John Lemaster and Daniel Herder, attorney representing CHCID and Greg Dunnan.
  - **Pipeline Project Cost Estimate**: Board stated that the Pipeline Project Priority is as follows:
    1. Tangelo Ave Water Line Replacement – Plans Approved

2. San Tan Boulevard Water Line Replacement – December 13, 2024 Submitted to MCESD and MCDOT
  3. Valencia Ave Water Line Replacement – December 20, 2024 Submitted revised plans to MCESD
- **CHCID Project:** Pump Station Improvements – December 20, 2024 Submitted revised plans to MCESD
    - Litigation Status – January 30, 2025 hearing on motion for summary judgement
    - New Well Site land acquisition – Mr. Mike Norby – No reply from Mr. Norby. Have Alfonso Garcia stop by to see if Mr. Norby is available to meet with CHCID
    - Car Wash response to questions asked – No reply from car wash
    - Project Manager Position – Board will be meeting to work on job description for project manager and performance reviews for current employees.
    - Re-drill Well #5 – What will be the cost to re-drill. Well 5 needs a new sleeve to make it last at least 15 years

### New Business

- Cameras on Stacey Easement – Alfonso Garcia will be installing camera second week in January 2025. Any time the lock is broken a police report must be filed by calling the non-emergency number

### Action Items

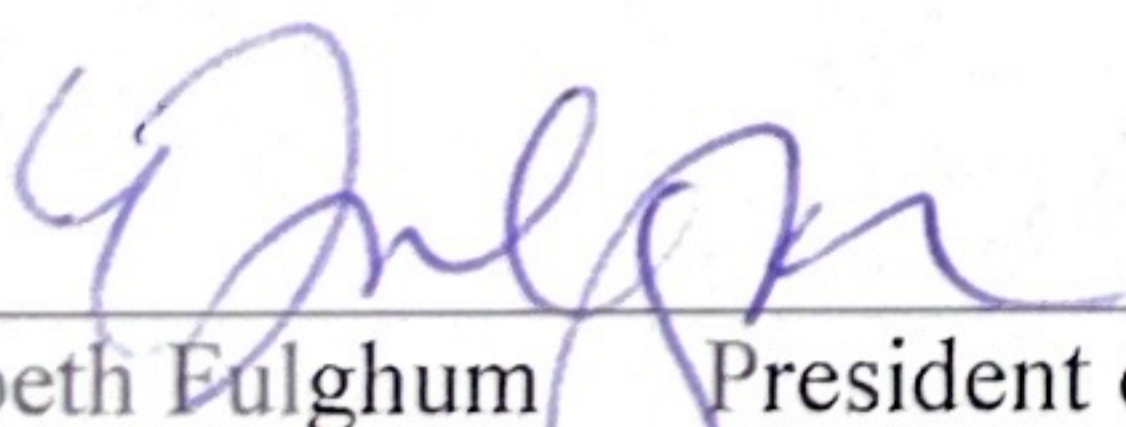
- Alfonso Garcia - stopping by Mr. Norby's house to speak about land acquisition for new well
- Board – schedule meeting for Project manager job description and employee reviews
- Alfonso Garcia – look into cost to re-drill Well #5
- Alfonso Garcia – install camera on Stacey Easement
- Pam Cain – Follow up on correcting CHCID address with Maricopa County

### Adjournment


Elizabeth Fulghum made a motion to adjourn the meeting.

Pamela Cain seconded the motion.

The meeting was adjourned at 6:25 p.m.

  
 Elizabeth Fulghum President of the Board

  
 Warde Nichols Director of the Board

  
 Pamela Cain Director of the Board