



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, December 11, 2024, at 26651 S Valencia Ave. President of the Board, Elizabeth Fulghum, Directors of the Board Pamela Cain and Warde Nichols. Office staff Stacey Padilla, and superintendent Alfonso Garcia. Public: Gregory Dunnan, and Michael Davis were there.

### Call to Order/Pledge of Allegiance

- The meeting was called to order on December 11, 2024, at 6:00 pm

### Call to the public

- Michael Davis- 25719 S. 189<sup>th</sup> St. Has a concern that the road on Grapefruit and Mews is being ruined for the last three months irrigation cycle and wants CHCID to send out more warnings and fines. Alfonso has spoken to the Zanjeros and it's a private line on a closed easement.

### Old Business

- Approved November meeting minutes
- Project Planning Updates –

**San Tan/Power Rd Apartments:** under contract with Wolff Company

**Power Road Self Storage:** Mitchell Hanson has sent Irrigation plans for approval. Domestic line will be taken care by CHCID. We are waiting for signed contracts and rest of the funds to open up account for the customer. Warde made a motion to accept, Pam seconded the motion. Irrigation drawings were accepted and total fees with no discounts.

**Car Wash:** Waiting on Jeff Wimmer to send over information requested. Peak flow rate, recycle flow rate vs no recycling, etc.

**D2 Office Building:** D2 has spoken to Alfonso Garcia about our requirements. D2 will identify their fire flow and get a hydrant test.

### **CHCID Projects:**

- Tangelo Water Line - Plans approved
- San Tan/ 178 to Lemon - Next step is submittal to MCESD and MCDOT
- Valencia Water Line - Plans are completed. Submitted as a draft to Alfonso Garcia for review.

- Pump Station Improvements - Alfonso Garcia provided a new pole location. Greg Dunnan reviewed the fire flow information provided by the developers engineer. The fire flow is the same as the original Two Tree Project.

**NexStar:** Project is underway. Has five units at Mandarin and Happy. We are supplying water to three of the properties. All requirements with CHCID have been met and agreed upon for the three properties.

**Two Tree Development:** New project. 43 townhouses on 2.25 acres. They are requesting 1 meter. We need to find out if townhomes will be sold or rented. If rented they do qualify for one meter but if not, they will not qualify for CHCID meters.

- Litigation Status – Daniel will be out of the country for two weeks. Phone meeting scheduled for December 12, 2024
- New Well Site land acquisition – Mr. Mike Norby – No reply yet
- Car Wash response to questions asked – Still waiting for information requested by CHCID
- Wolff Company responses to meeting action items – No update
- Stacey easement issues: Letter to residents – no feedback from customers as of yet

### **New Business**

- Project Manger Position- Board needs to draw up requirements and cost for this position
- Project application Fee - Developmental Application Fee \$ 10,000 – This is a new fee for new commercial development. This fee will be non-refundable, non-negotiable. This Fee will cover engineering, project review and labor. If any commercial property goes over \$10,000 they will be billed for the remainder. Warde made a motion for approval of this fee Pam second the motion, Fee is approved starting December 11, 2024.
- 2025 Project Queue - Elizabeth – Draft a statement for office staff adding the new Development Fee and the 12 to 18 month time frame to begin new projects
- ADWR Conservation Program 5<sup>th</sup> Management Plan Provider Profile –
- Re-drill well #5 – What will be the cost to do this?

### **Action Items**

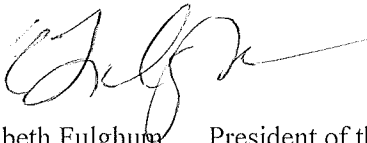
- Elizabeth – Draft a statement for office staff adding the new Development Fee and the 12 to 18 month time frame to begin new projects – New requirements for water conservation that are coming.

### **Adjournment**

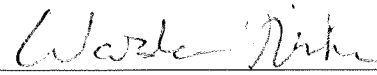
Elizabeth Fulghum made a motion to adjourn the meeting.  
Pamela Cain seconded the motion.  
The meeting was adjourned at 7:53 p.m.

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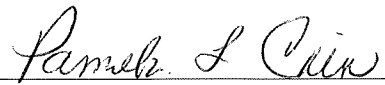
December 11, 2024



Elizabeth Fulghum      President of the Board



Warde Nichols      Director of the Board



Pamela Cain      Director of the Board