



Chandler Heights Citrus Irrigation District

PO Box 9038

Chandler Heights AZ 85127

Office 480.988.2731

Fax 480.988.4015

chcid@chcid.org

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

A public meeting of the Chandler Heights Citrus Irrigation District was convened on Wednesday, February 12, 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 field manager Alfonso Garcia. Public: Gregory Dunnan, Derek Cayton, Chase Courchaine, Daniel Auxier, Mark and Jennifer Horning, Samuel Bowman, Jeremy Damacio, Karen Weigele were there.

Call to Order/Pledge of Allegiance

- The meeting was called to order on February 12, 2025 at 6:00 pm

Call to the public

- Jeremy Damacio from D2 project on Grapefruit and San Tan parcel number 304-89-058N – Inquired about the upgrades needed for the pipe line around his property. He wants CHCID to help with the costs or give him a discount to upgrade the line. Elizabeth explained that the costs are on the developer. Jeremy’s concern is that if he upgrades the lines and the fire flow test still doesn’t pass, what will happen? Elizabeth explained that the burden would fall on the developer. Warde Nichols told them they could call Maricopa County for help.
- Mark and Jennifer Horning on 18207 E Cherry Hills Place – They have never heard of private lines. Someone always turned water on and off for them before. Alfonso Garcia explained private lines to them and showed them a map showing private drops. He will show them more after meeting and explained what they are responsible for as far as repairs go. Office will send Mark and Jennifer Horning a copy of CHCID documentation that covers private drops.
- Samuel Bowman on 26606 S Tangelo Ave and 17725 E. Stacey Rd – Samuel was put on the NO Water list for flooding the street several times. Samuel feels he is being targeted on the removal of his irrigation privileges. Samuel has four violations on the back property on 17725 E Stacey Rd due to flooding last three cycles. He is asking for violations to be removed. He will not get irrigation privileges back until he corrects berms. Alfonso Garcia will evaluate Samuel’s property on 17725 S Stacey Rd to make sure it can hold water without flooding the streets and neighboring properties.
- Wolff- Wolff’s concern is the length of time to review water demand for the apartment complex project. The Board needs to review water demands from Wolff and see if we are able to meet their demands. CHCID will be reviewing the contract with Two tree to see what was promised and if any party is in violation of the contract. There are no water notes in Wolff’s plans. Pager one is missing our Exhibit seven, page two missing 700 plus feet on the 8” water line. We need the grading plans, irrigation pipeline plans. 1500 GPM for three hours fire flow is not what we agreed to with Two Tree.

Warde Nichols: Our district modeled everything by the concept given by Two Tree. Additionally, our agreement with Two Tree was for one fire connection, Wolff wants three.

Unfinished Business

- Approve January Meeting Minutes
- Project Planning Updates
 - a. **Power Road Self Storage** – Irrigation line is complete. Domestic line that goes thru CHCID easement on Big Brand tire shop is 50% complete.
 - b. **Car Wash- Power and Riggs- Francis and Sons-** No new updates, still waiting for them to send us peak flow rate.
 - c. **San Tan Blvd and Power Intersection improvements** –_No New Communication 30% plans
 - d. **D2 Office Building** –_Provided hydrant test results: Flow 1,044 gpm at 20 psi. Required: 1,500 gpm at 20 psi.
 - e. **Wolff Apartment Complex** – Board needs send comments on their water report.
 - f. **Tangelo Water Line Replacement** –_Plans are approved and we have started the bids for this project. Pacific West and Ellison- Mills have sent in their proposals.
 - g. **San Tan Water Line Project** –_178th to Lemon: Received comments from MCESD and MCDOT, Gregory Dunnan is revising plans
 - h. **Pump Station Improvements-**_Submitted Revised plans to SRP on 12/19/2024
 - i. **Valencia Water Line Replacement** –_Received MCESD Comments. Revising plans
- Litigation Status – Court session on January 30, 2025 Waiting for Judge
- New Well Site land acquisition- Mr. Mike Norby – No response yet, can't get a hold of Mr. Norby, we have written letters and emails and no response.
- Project Manager position and performance reviews – Performance reviews are done, will be effective February 1, 2025. Project manager position is on hold
- Re-Drill Well #5 – Weber brushed it and sent a camera down to examine the damages. A hole was found as well as walls damaged. Alfonso Garcia is getting Weber to patch the hole and look into what it will take to fix well #5. Board asked Alfonso about Well #1. Well #1 has one inch of calcium build up around, This well is more than one hundred years old, no one will guarantee the casing. Well #1 is also high in nitrates at last test in 2015.
- Cameras at Stacey Easement- One Camara has been installed to test and see if this is the type of camera we want to use.

New Business

- Website software update – Website has been updated but still needs a lot of work
- Wolff Company Will Serve letter – Letter was hand delivered by Elizabeth Fulghum on 2/12/2025 to Wolff Representative.
- Cost estimate for new water tank, discuss location – Alfonso suggested higher elevation with the district.
- Developer Plan Checklist- Fees of \$550 (\$200 inspection fee and \$350 plan fees) will be added to Exhibit 7 & Exhibit 3, board will vote for the changes at next meeting

Action Items

contractor fee

- Alicia - Add ~~Developer~~ Application fee of \$550 to Exhibit 7 for Board to review and approve
- Elizabeth – Will coordinate with Board to respond to Wolff outstanding issues, specifically regarding three hours of fire flow.
- Elizabeth – Create a new log in and password for website for Alicia Ayala.

Adjournment

Elizabeth Fulghum made a motion to adjourn the meeting.

Pamela Cain seconded the motion.

The meeting was adjourned at 7:54 p.m.

Elizabeth Fulghum

Elizabeth Fulghum President of the Board

Warde Nichols

Warde Nichols Director of the Board

Pamela S. Cain

Pamela Cain Director of the Board

