



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, March 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 Superintendent Alfonso Garcia. Public: Gregory Dunnan, Brannon Squire, Chase Courchaine, Derek Cayton, Tanner Maddux, were there.

Call to Order/Pledge of Allegiance

- The meeting was called to order on March 12, 2025 at 6:02 pm.

Call to the public:

- Wolff- CHCID concern, Pamela Cain addressed Wolff. This project is distinct from the previous agreement made for the Two Tree project. The scope and requirements of the Wolff project differ significantly, and as such, it is not feasible to serve this new project based on the terms of the old developer's contract.

To proceed, Wolff will need to submit a new contract that outlines all their specific needs and requirements. Once we have received the updated contract, we will review it thoroughly to assess what resources and support will be necessary to fulfill their requests.

At this point, it seems likely that an additional storage tank, plant upgrades, extension line upgrades, extend to plant, and a new well will be required. We are clearly dealing with two separate projects, and the expectations for the Wolff project must be defined accordingly. Please ensure that the new contract reflects these needs, and we will review as soon as it is submitted.

Unfinished Business

- February minutes were approved with a change to the second page under Action Items, changed the Developer Application Fee to Contractor Fee.
- Project planning updates –
 - Power Road Self Storage** – CHCID has completed the Domestic water line. Self-Storage has completed the Irrigation line, waiting for Alfonso to test it.
 - Car Wash** – Power and Riggs – One email to Greg about flow calculations
 - San Tan Blvd and Power Rd Improvements** - No new communication
 - D2 Office Building** - They are looking at sprinklers to resolve their fire protection issues.
 - Wolff Apartment complex** – CHCID is reviewing plans submitted
 - CHCID Projects**
 - Tangelo Water Line Project* – Plans Approved Bid awarded to Pacific West. Waiting on Pacific West to review and sign CHCID contract.

2. *San Tan Water Line Project* – Received MCESD comments. We are revising Plans
 3. *Pump Station* - Submitted revised plans to SRP. Resubmitted the plans to MCESD and MCDOT
 4. *Valencia Water Line Project* – Resubmitted to MCESD
- Litigation Status – No new updates, still waiting on the judge
 - New Well Site land acquisition- Mr. Mike Norby – No progress, Pamela Cain has driven to the property and no answer.
 - Cameras at Stacey easement – Cameras are up and running, issues with sensitivity.
 - ADWR Application – No new updates

New Business

- Cost estimate for new water tank, discuss location -
- Motions to approve –
 - A. Pamela Cain made the motion to remove Commercial from page one of 1A, Water Service Agreement. Elizabeth seconded the motion,
 - B. Pamela Cain made the motion to add NO MINORS WILL BE ALLOWED TO DO IRRIGATION WITH OUT ADULT SUPERVISION to Exhibit 2B, Irrigation Water Service Agreement. Warde Nichols seconded the motion,
 - C. Pamela Cain made the motion to add Customer is responsible to attach a back flow to assembly to prevent back flow conditions into public water system. At customer’s expense. To Exhibit 1B. Elizabeth Fulghum seconded the motion,
 - D. Pamela Cain made the motion to add Commercial to Exhibit 1C from Exhibit 1A, Service agreement. Warde Nichols seconded the motion, passed
 - E. Pamela Cain made the motion to make the following changes to Exhibit #7
 1. Move that the word engineer be struck from all of Exhibit 7 and replaced with the words, CHCID Representative.
 2. Move that on Exhibit 7, effective date July 1, 2018, page 1, we combined #2 and #3 to create #2 Pipes with A. Domestic and B. Irrigation.
 3. Exhibit #7 adding #3, calling it “All Private Irrigation Lines.” Currently located in Exhibit 6 with effective date of 11-25-2006.
Elizabeth Fulghum seconded the motion to the changes on Exhibit #7.
 - F. Pamela Cain made the motion to make the following changes to Exhibit #3
 1. Move to change the verbiage on last section of Hydrant Meters to read; Customer is responsible to attach a backflow to assembly to prevent back flow conditions into public water system. At customer’s expense.
 2. Move to remove the 3” Meter under Commercial Water Service on Exhibit #3, we do not offer it.
 3. To add in Contractor Fees as follows on Exhibit #3: PLAN REVIEW \$350, INSPECTION \$200
 4. Under Irrigation Water Rates on Exhibit #3: Remove 6” Service Connection for \$90,000. We do not offer it
Elizabeth Fulghum seconded the motion to make the changes on Exhibit #3

Action Items

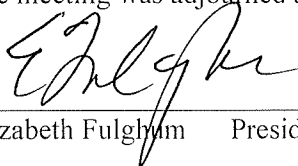
- Elizabeth Fulghum – Continue to communicate with Wolff on water plans
- Alfonso Garcia – Will get an estimate for a new water tank and ideas for the location for the new water tank.
- Pamela Cain – To continue to work on the pre-application for ADWR for assured adequate water supply.

Adjournment

Elizabeth Fulghum made a motion to adjourn the meeting.

Pamela Cain seconded the motion.

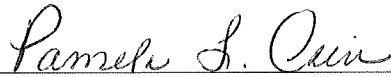
The meeting was adjourned at 7:15 p.m.



Elizabeth Fulghum President of the Board



Warde Nichols Director of the Board



Pamela Cain Director of the Board