



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, April 9, 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. Public: Gregory Dunnan, Richard Partin, John Reddell, Jeff Wimmer, Jeff Francis were there.

Call to Order/Pledge of Allegiance

- The meeting was called to order on April 9, 2025 at 6:03 p.m.

Call to the public

- San Tan and Mandarin Retail Stores – Richard Partin inquired about CHCID requirement to upgrade water line from Mandarin to Lime and not just property frontage. Elizabeth Fulghum explained to them that our standard is any new construction will upgrade old 6” existing line to our current standard 8” water line in order to get service from CHCID.
- Car Wash – Jeff Wimmer and Jeff Francis wants to know what the next steps are after water usage submittal. CHCID will email car wash once plans have been reviewed.

Unfinished Business

- March minutes were approved
- **Project Planning Updates**
 - A. **Car Wash** – DKG reviewed water demand on original piping plan and forwarded them to Alfonso Garcia for additional comments.
 - B. **D2 Office Building** – D2 is looking to installing new pipe in their frontage.
 - C. **Wolff Apartment Complex** – Wolff is trying to bid the pump station project but they have questions, some pertinent to bidding others are not. Wolff waiting on first offsite water plan improvement comments.
 - D. **Tangelo Water Line** – 60% complete by Pacific West
 - E. **San Tan Water Line: 178th to Lemon** – MCDOT approved the plans. MCESD – need to make a final submittal for approval.
 - F. **Valencia Water Line** – Received MCESD Approval
 - G. **Pump Station Improvements** – Greg Dunnan met with a control engineer on 04/09/2025 to obtain programming for the new pump station.
- **New Well site land acquisition** – Mr. Mike Norby has not responded to any of the emails or phone messages, Pam Cain and Alicia Ayala stopped at his house and no one answered.
- **Camaras at Stacey Easement** – Elizabeth Fulghum is working on this.

- **ADWR Pre Application Meeting Results** – No further information. To offset the yearly fee for water withdraw from ADWR a charge of \$1 a month will be implemented. Elizabeth Fulghum made the motion to add a line item to residential bills \$1 per month for ADWR withdrawal privilege. Warde second the motion, passed.
- **Meeting with Mark Stewart, Maricopa County Board of Supervisors** – Some questions from the board will be
 1. Traffic Studies
 2. Septic tanks proximity on private property
 3. Wells being drilled

New Business

- **Cost estimate for new water tank, discuss location** – Alfonso Garcia not at the meeting
- **Motions to Approve:**
 - A. Pam Cain made the motion that in CHCID's Rules and Regulations Regarding Delivery of Water Services, Section V. Specifications, page 10 dated January 18, 2024, Section C - For Private Irrigation Line Installations, The section C be corrected to state, "See Exhibit 7 hereto." Elizabeth seconded the motion, passed.
 - B. Pam Cain made the motion to add to Domestic Water Service, Exhibit 3, Page 1, "To upgrade from 5/8" x 3/4" acre requirement (32,670 square feet), a fee of \$7,000.00." Warde Nichols seconded the motion, passed.
 - C. Pam Cain made the motion that in THE BY-LAWS of the Chandler Heights Citrus Irrigation District, Amended September 7, 2011.

Page 3, Article III Elections, Section 18, should read; A locked ballot box will be available at the CHCID office during normal business hours from 7:30 am to 2:00 pm, Monday through Friday from the date the ballots are mailed until 6:00 pm. on the day of voting.

Page 4, Article IV Meetings, Section 1, should read: The regular meeting of the Board of Directors shall be on the second Wednesday of each month at 6:00 pm. and all meetings shall stand adjourned without further action to said date. Special meetings may be called at any time by the President on his or her motion, or by his or her written request of the majority of the Board and a majority shall constitute a quorum for the transaction of business. A small number may adjourn from time to time and compel the presence of absent members. Minutes of the meetings of all bodies shall ordinarily be prepared in provisional forms and shall be placed in permanent records when approved and thereupon signed by the proper officers.

Page 4, Article IV Meetings, Section 6, C, should read; Unfinished Business/Reading of the Minutes.

Page 10, Article XIII WATER DISTRIBUTION

To add Section 24, to read, NO MINORS WILL BE ALLOWED TO DO IRRIGATION WITHOUT ADULT SUPERVISION.

April 9, 2025

Warde Nichols seconded the motion, passed.

Action Items

- Elizabeth Fulghum – Call lawyer about fire flow jurisdiction
- Alicia – Set up a meeting with Queen Creek Fire Marshall
- Elizabeth – Find out if we are able to use Eminent Damain
- Elizabeth – Stacey easement cameras

Adjournment

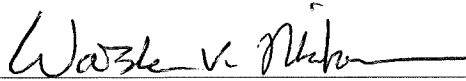
Elizabeth Fulghum made a motion to adjourn the meeting.

Pamela Cain seconded the motion.

The meeting was adjourned at 7:07 p.m.



Elizabeth Fulghum President of the Board



Warde Nichols Director of the Board



Pamela Cain Director of the Board