



**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, May 14, 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, Pat O'Malley, Frank Waszkiewicz- AZ Family Holding Trust, Jonathan Browning, Debbie Farr, Josephine Knights and Kelly and Steve Hubble were there.

**Call to Order/Pledge of Allegiance**

- The meeting was called to order on May 14, 2025, at 6:00 pm

**Call to the public**

- Debby Farr – Debby is concerned with the constant flooding on her property; the flooding is damaging her new landscaping. CHCID will get more information on the issue with flooding from Zanjeros and will contact Debby once information is provided.
- Frank Waszkiewicz- AZ Family Holding Trust – Frank has not received his irrigation water due to other customers not closing their risers. This is an ongoing issue, CHCID will do some research and get back to Mr. Waszkiewicz
- Pat O'Malley –
  - a. ADEQ wants more information on unknown lead pipes within the district. CHCID has around 20 customers with unknown type of pipes, at this time we are not forced to dig up customers pipes to see if they have lead pipes but ADEQ has a target date of 2027 to get all unknown type of pipe information.
  - b. Pat O'Malley inquired about the public meeting that was held on May 9, 2025 at CHCID plant. Elizabeth Fulghum explained that the meeting was to get a bid on the pump station.
  - c. Power Road – Mr. O'Malley asked if CHCID had any information on the expansion of Power Road – The city of Queen Creek is working with Maricopa County to expand the road as an agreement they made at some unknown time in the past.
- Jonathan Browning – Wants information on Commercial Irrigation requirements. He was taken off Commercial Irrigation due to not having enough hours ordered on North Side Commercial Irrigation in his area. He should order thru residential irrigation since he's only irrigating for 2.5 hours and is not a commercial customer.

**Unfinished Business**

- April Meeting Minutes were approved.

- Project Planning Updates:
  - A. **Power Road Self Storage** – Completed
  - B. **Car Wash- Power and Riggs – Francis and Sons:** Engineer Jeff Wimmer says they will assess the feasibility of installing the Riggs to Lime Loop connection.
  - C. **San Tan Blvd and Power Road Intersection Improvements:** Queen Creek will be doing the improvements for Power Road based on an agreement between Maricopa County and city of Queen Creek
  - D. **D2 Office Buildings** – D2 is getting design plans for new pipe in their frontage.
  - E. **Wolff Apartment Complex** – Wolff held a bid walk with Felix Construction, NP Engineering, EPS and CHCID for pump station project
  - F. **Pump Station Improvements** –
    1. Waiting on SRP to send us revised plans from February, could be because we upgraded the SES to 600A 277/480V.amp
    2. Need to send Wolff the Scope of Work from controls/electrical contractor
    3. CHCID is requiring 3 bids for the pump station and CHCID will make the final decision on who will get the bid.
  - G. **CHCID Projects:**
    1. Tangelo Water Line – Completed, Greg will work on the As Built Plans to submit to Maricopa County
    2. San Tan Water Line – 178<sup>th</sup> to Lemon: Plans Approved
    3. Valencia Water Line – Plans Approved
- New Well Site land acquisition – Mr. Mike Norby – No new communication
- Cameras at Stacey easement - No new information, Elizabeth is working on it.
- Maricopa County Board of Supervisors Staff Meeting - CHCID board met with Pete Mains and Andres Martin from Maricopa County regarding CHCID various concerns. CHCID did not get any definite answers but to get legal advice on several of the topics.
- Clarify ADWR line item on customer statement – ADWR Fees and DOWR Fees are the same. This is an Irrigation tax fee that CHCID pays once a year, then Irrigation customers are billed for it once a year. We will not be charging the \$1 per customer that was approved on April 9, 2025.

### New Business

- Legal discussion regarding commercial businesses and limitations – CHCID can't charge a different tax rate but they can charge impact fees and have tier pricing. Nothing on Well requirements for commercial.
- Motions to Approve:
  1. Pam Cain made the motion that **THE BY-LAWS** of Chandler Heights Citrus Irrigation District, Amended September 7, 2011, **Page 3, Article III, Elections, Section 11**, should read; Candidates must submit a nominating petition to the CHCID Office by close of business day, 2:00 pm, not less than one hundred twenty (120) days nor more than one hundred fifty (150) days before the elections. Warde Nicoles seconded the motion, passed
  2. Pam Cain made the motion that the **PLAN REVIEW CHECKLIST** dated May 1, 2020 and approved March 11, 2020, be added to Exhibit 2C in its entirety. Warde Nicoles seconded the motion, passed.

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- Neighborhood Watch – CHCID will let them use our conference room for Neighborhood Watch meetings. Elizabeth will have a CHCID staff meeting to address safety.

**Action Items**

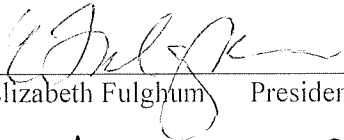
- CHCID staff – Find out how to resolve issue at Debby's Farr property
- CHCID staff – Help AZ Fam Holdings find out why they are not getting their irrigation water
- Elizabeth Fulghum – Stacey Easement cameras

**Adjournment**

Warde Nichols made a motion to adjourn the meeting.

Pamela Cain seconded the motion.

The meeting was adjourned at 7:01 p.m.

  
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Elizabeth Fulghum      President of the Board

  
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Warde Nichols      Director of the Board

  
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Pamela Cain      Director of the Board

