



**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, June 11, 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, Brent Freeman-GC Ex El, Mark Lisiecki- Fire protection group, Recharad Partin- Ex El Pipeline Service, Derek Cayton- Wolff were there.

**Call to Order/Pledge of Allegiance**

- The meeting was called to order on June 11, 2025, at 6:00 pm

**Call to the public**

- Mark Lisiecki from Fire protection group regarding property on San Tan and Mandarin- Plumbing company – Mark has a concern of why they have to upgrade the line on San Tan and Mandarin for fire protection. On the onsite meeting we had with the owners of this property back on April 14, 2025 Alfonso gave owner a copy of CHCID Exhibit 3 that talks about our requirements including upgrading the water line. Elizabeth suggested to call the office and schedule a second meeting with Plumbing company and CHCID staff to go over the requirements.
- Pat O'Malley – Pat asked for an update on Power Road Upgrades. 2027 is the earliest date we have on upgrades on Power Road.

**Unfinished Business**

- May Meeting minutes were approved.
- **CHCID Staff Safety Discussion** - Elizabeth met with field team to bring up safety after several break-ins and vandalism in the neighborhood. All gates must remain locked at all times when staff not present. Lock all trucks when not in use, lock up equipment when not in use.
- **Irrigation customer issues follow up –**
  1. **AZ Family Holding-** Found out that other irrigation customers were not closing risers on time or keeping their risers open. AZ Family Holding was not charged, Irrigation desk sent out violation letters to other customers and charged them for the water.
  2. **Jonathan Browning Jr-** He has been switched to residential and is doing good with the switch. He has pumps on his property to push the water to the back area so he requested to be irrigated during daylight hours to not wake neighbors. He asked for the guys to come check the property to quote putting in lines to irrigate without the pumps.
  3. **Debbie Farr-** This is an overflow of a private drop not necessarily a particular person. They call after flooding happens and we do not know who is opening late. They have been told many

times that they need to call immediately when the private drop starts flooding so we can look at the schedule and know who is causing it to flood. The last time this was brought up, they were calling the wrong number programed in their phone, and were not receptive to start calling the correct number for the Zanjero.

The Farr property is also much lower than neighboring properties and the private drop. We have told them many times that “preventative measures” on their part needs to happen to keep the water from the higher drop flowing into their lower property. We made a berm around the private drop to help and it worked for a while, but now they want us to put in a cinder block wall around the private drop. They will have to do that themselves as it is a private line issue.

- **Power Road/Lime Drive widening update-** Earliest will be in 2027
- **Scope of work document for Wolff Apartment project-** CHCID is working on the document to send over to Wolff as soon as is ready. CHCID new project manager Greg Crandall will be working on this
- **SRP project has been submitted for stakeholder review –** April 18, 2025 last response from SRP- Wolff Project
- **New Well Site land acquisition-** No new information. CHCID will continue to work on well 5 as Domestic back up
- **Project Planning Updates-**
  1. **Car Wash- Power and Riggs-** Pam Cain checked with planning and development and no activity on their permit.
  2. **D2 Office Building-** Project is evaluating cost of San Tan Blvd street improvements required by MCDOT.
  3. **Wolff Apartment Complex-** Wolff project projected hydrant test data will be ready by Friday June 13, 2025. Greg Dunnan will be sending Second plan review to Wolff by Friday June 13, 2025.
  4. **Power Road & Riggs Commercial Pads-** Shoaib Vahora and Chris Curiel Contacted CHCID on June 2, 2025 for a “Will Serve Letter”, planning on a Tire shop and an AutoZone.
  5. **San Tan and Mandarin- Plumbing offices-** Requested information on CHCID requirements,
  6. **CHCID- Pump Station Improvements-** Project scoping document created. CHCID is gathering comments from staff. CHCID Board made it clear that CHCID will be leading this project and all decisions need to go thru CHCID Board.
  7. **Tangelo Water line upgrade-** Need to submit Approval of Construction application to finalize the permit.
  8. **San Tan Water line upgrade-** Plans approved on May 1, 2025
  9. **Valencia Water line upgrade-** Plans approved March 5, 2025

## New Business

- **Motions –**
  1. New policy change on Exhibit 3 – Elizabeth made the motion to add to Exhibit 3 under Irrigation Violations a new line stating – Theft of Water: Opening Risers during another customer’s scheduled time 1<sup>st</sup>-4<sup>th</sup> Violation schedule listed above, plus the cost of water. Warde Nichols seconded the motion, passed.

2. Pam Cain made the motion to rescind the motion adopted April 9, 2025 regarding ADWR. Motion made by Elizabeth Fulghum to add a line item to residential billing, \$1.00 per month for ADWR water withdrawal fee to offset the annual fee charged to CHCID for such privilege. Elizabeth seconded the motion, passed

**Action Items**

- Alfonso – Nexstar- Watford and Tangelo irrigation water line needs to be replaced
- CHCID board- Zoom meeting in July to approve Yearly Budget.
- Alfonso and Warde- Meet with Plumbing company at San Tan and Mandarin to review questions on fire protection.

Move to Executive Session at 7:00 pm

Return to meeting at 7:25 pm

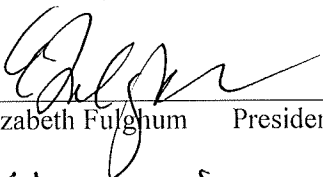
Warde Nichols made a motion to abide by state law that requires compensation for board members at a reasonable hourly rate for District work performed outside of board responsibilities. Seconded by Pam Cain. Unanimously approved

**Adjournment**

Elizabeth Fulghum made a motion to adjourn the meeting.

Pamela Cain seconded the motion.

The meeting was adjourned at 7:30 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

