



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, October 8, 2025, at 26619 S Valencia Ave. President of the Board, Elizabeth Fulghum, Directors of the Board Pamela Cain and Warde Nichols. Recording Secretary Alicia Ayala, and Superintendent Alfonso Garcia. Public: Pat O'Malley, Don Hannum, Randy Sevilla, Allan Edwards, Ann Sevilla, Jay Earls, Chad Schaub, ED Vanderplanke, Heather Carnes, Patrick Camunez, Karen Weigele were there.

Call to Order/Pledge of Allegiance

- The meeting was called to order on November 12, 2025, at 4:00 pm

Call to the public

- Heather Carnes – Inquired about the age and condition of the districts pipeline. The board was not able to provide immediate answers; they agreed to investigate the infrastructure's age and condition and report back at the next meeting or contact Carnes directly.
- Chad Schaub – Inquired about the flow rate when it comes to irrigation and the Zanjeros responsibility. Pat O'Malley clarified that the standard irrigation flow rate is about 4 inches (or a third of a foot) per acre per hour, which is 90,000 gallons for an acre. The Zanjeros are responsible for turning on pumps, and scheduling water delivery, but they do not monitor neighbors' compliance with water shut-off times. Elizabeth explained that if there are ongoing issues with neighbors not closing their irrigation gates, residents can file a complaint with the office, which will result in warnings, fines, and/or suspension of irrigation rights if problems persist. There is an escalation process in place. The area in question is a shut off valve located between 172nd and 174th street. Who is responsible for opening and closing the valve, as it might be a private line. CHCID board agreed to open a work order to investigate the situation further, as there appeared to be an issue with water distribution affecting multiple properties.

Unfinished Business

- Elizabeth Fulghum made the motion to approve the minutes as written for October 8, 2025 and October 14, 2025. Both October minutes were approved.
- Scope of work to Wolff Development – From the scope of work that was sent to Wolff they came back with a question on the generator size; CHCID agreed to discuss this internally before providing an answer.
- Meeting with AZ Senate Representative Laurin Hendrix and WIFA research: infrastructure funding – CHCID discussed Grants & Forgivable Loans. Laurin Hendrix referred us to Samantha Lemke with the Warter Infrastructure Authority, WIFA. A meeting with Samantha Lemke,

CHCID board and Chriss Blankenship (CPA) will be scheduled after December 1, 2025 to apply for a loan to possibly cover

- a. Water Treatment
- b. Transmission and Distribution
- c. Source and Storage
- d. Consolidation & Creation of New Systems
- e. Water Rights
- f. Security
- g. Green Infrastructure

(Operation and maintenance are not eligible, and drinking water projects intended primarily to support future population growth are not eligible.)

- Flow Meter Installation – Flow Meter was installed on the pump station on Monday November 11, 2025. Pat O’Malley found some technical challenges with new specifications that could result in minor additional costs for communication with the device.
- Car Wash Peak demand calculations and deposits – As of November 12, 2025 no deposit received. A concern CHCID has is the contaminants in the water supply from the car wash. CHCID will continue with further research on the car wash project before issuing a “will serve” letter.
- Follow up Mark Stewart Meeting – Some issues related to the apartment complex development, including water recharge concerns and buffer zone requirements are two important issues that CHCID needs to bring up with the developer. Follow up response on road maintenance, Maricopa County has a no interest in road maintenance, CHCID is not on their road maintenance radar and will not maintain the roads.

New Business

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Action Items

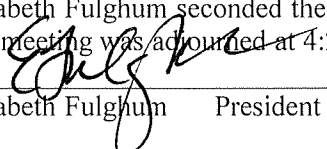
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Adjournment

Pamela Cain made a motion to adjourn the meeting.

Elizabeth Fulghum seconded the motion.

The meeting was adjourned at 4:27 p.m.



Elizabeth Fulghum President of the Board



Warde Nichols Director of the Board



Pamela Cain Director of the Board