



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, January 14, 2026 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: Gregory Dunnan, Pat O'Malley, were there.

Call to Order/Pledge of Allegiance

- The meeting was called to order on January 14, 2026 at 6:05 PM
- Elizabeth Fulghum asked if there were any nominations for President for 2026. Warde Nichols nominated Elizabeth Fulghum, Pam Cain seconded the motion. Passed unanimous, Elizabeth is the Board President for 2026.

Call to the public

- Pat O'Malley- Inquire about time line for project on Lime Dr. He was informed that Queen Creek will be in charge of this project. Warde Nichols will speak to Bruce Gardner manager of Town of Queen Creek to get more information on time lines for this project.

Unfinished Business

- Warde Nichols made the motion to approve the minutes as written for December 10, 2025. Minutes were approved
- TOQC road widening along Power from Riggs to Hunt, and at San Tan/Power Intersection – No new information on road widening at this time
- WIFA application Status – CHCID does not qualify for low-cost loans. Pam Cain will continue to look for different options to get low-cost loans. CHCID will look for three bids from engineers to get scope of work for infrastructure updates needed.
 - a. New Water tank storage
 - b. Refurbish Well
 - c. Water Treatment
- Replace A/C unit on Shop Yard building- Vote on it. See Vote in New Business

- Replenishment fee calculation for customers utilizing QC Sewer – CHCID will use CAGARD fee sheet as a model to come up with a replenishing fee for customers using QC sewer. Pat O'Malley will be helping compile information needed from CAGARD customers.
- Review open Commercial Projects:
 1. Wolff – Sewer system installation will start on February 2, 2026, south of Power Rd to San Tan intersection. Expected to be at San Tan and Power by the end of the month. Intersection will be closed for about a week, according to Town of Queen Creek.
 2. SRP – Waiting on submittal of shop drawings and pre construction meeting
 3. Partin San Tan and Mandarin Parcel #304-89-035S – Brent Freeman stopped at CHCID office on January 14, 2026, He was told that CHCID standards do not allow a tap directly into our water system.
 4. San Tan water line replacement – Greg Dunnan working on plans to submit to Maricopa County

New Business

- Vote on trailer purchase to accommodate generator – Pamela Cain made a motion that Chandler Heights Citrus Irrigation District purchase a 24-foot x 6.5 foot, 3-axel trailer. No plate. Cost not to exceed \$2,200.00. Warde Nichols seconded the motion. Passed
- A motion was made by Pamela Cain that we purchase a new air conditioner for the property located on 26608 S. Mandarin Drive, CHCID yard. Serrano Air Conditioning and Heating will complete the installation. Cost not to exceed \$7800. This will include removing and disposing of the old unit, replacing it with a new 3-ton heat pump, and all materials for complete installation. Warranty: 5 years parts, 1 year labor. Warde Nichols seconded the motion. Passed
- Review Pending/anticipated commercial projects –
 - a. D2 Parcel #304-89-058N - is no longer constructing on San Tan and Grapefruit.
 - b. Maricopa County has changed rules on new construction requirements to road and sidewalk improvements, making it difficult for new businesses.
 - c. Car Wash Parcel #304-89-003P – Not proceeding
 - d. Greulich's Automotive Parcel #304-89-003Q - want a "will serve" letter
 - e. Sossaman/San Tan Parcel #304-89-078A - No New Information
 - f. Parcel #304-88-093C 18325 E San Tan Blvd – No new information
 - g. Power and Riggs Commercial Pads Parcel #304-88-083M - Emailed Exhibit 3 and plan review check list on June 2, 2025

Action Items

- Warde Nichols – Work on getting replenishing fee for customers connected to QC sewer
- Warde Nichols – Follow up with Town of Queen Creek regarding Power Rd widening.
- Pam Cain – Continue to get information on loans for CHCID for infrastructure.
- Pam Cain – Bids on scope of work for infrastructure needs for CHCID from 3 different engineers
- Alfonso Garcia – Follow up on New AC unit installation at CHCID shop

- Alfonso Garcia – Work on scope of work for CHCID infrastructure needs to be able to get engineers to bid

Adjournment

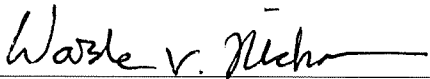
Elizabeth Fulghum made a motion to adjourn the meeting.

Pamela Cain seconded the motion.

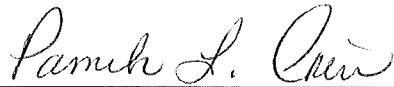
The meeting was adjourned at 7:08 p.m.



Elizabeth Fulghum President of the Board



Warde Nichols Director of the Board



Pamela Cain Director of the Board

