



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 February 11, 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 February 11, 2026, at 6:00 PM

Call to the public

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Unfinished Business

- Warde Nichols made the motion to approve the minutes as written for January 14, 2026. Minutes were approved as written.
- TOQC road widening along Power from Riggs to Hunt; also at San Tan/Power Intersection – Traffic will be affected
- TOQC work on Lime Drive Status – Elizabeth Fulghum made a call to TOQC, no new updates
- Replace A/C unit on Shop Yard building – A/C unit will be replaced on Friday February 13, 2026 by Johnny Martinez ROC # 346745. Prior company that was going to do the job was not available.
- Wolff Contractor Bids – Waiting on Wolff to send bids over for CHCID to review
- Confirm Trailer purchase – Trailer has been purchased.
- Infrastructure funding through WIFA or State of AZ (Rep Hendrix); status update – The Identifying needs are as follows
 - a. Refurbish Well #6
 - b. Storage Tank 500k gallons
 - c. Water Treatment, Nitrates
 - d. Booster pump
 - e. New Chlorine Station
 - f. New SRP Service
 - g. Piping
 - h. Water Line Replacement to 8”
 1. Power Rd @ Riggs to Hunt Hwy

2. San Tan @ Power Rd to Grapefruit
 3. Valencia @ Stacey to Cherry Hills
 4. Lime @ Cherry Hills to Hunt Hwy
- Replenishment fee calculation for customers utilizing QC Sewer status update – Warde Nichols is proposing that any commercial business in the water district that is connected to a city or town sewer, be charged a replenishment fee of \$2.80 per 1000 gallons of water used monthly rounded up with an automatic 4.24% increase every calendar year. The board will vote on this fee at the meeting on March 11, 2026, and it will take effect in April 2026.
 - Partin San Tan and Mandarin Parcel #304-89-035S; status update – Contrary to discussion with the Fire Marshall, fire plans have been approved by city of Queen Creek. Warde Nichols to follow up with Fire Marshall. CHCID has not approved any water plans for this development.
 - San Tan Water Line Replacement plans status update – Greg Dunnan has completed the plans for 8” water replacement from Lemon to Valencia. Greg Dunnan was asked to combine Lemon to Valencia 8” water replacement with 178th Way to Lemon and submit to Maricopa County as one project.
 - Alfonso Garcia – scope of work for CHCID infrastructure needs to be able to get engineer to bid – Working on

New Business

- Update on easement lawsuit – Opposing side has filed a motion to dismiss this suit. Once our lawyer responds both parties will meet and discuss the situation. A different judge is now overseeing this case.
- CHCID asset list for CPA – Alfonso Garcia reviewed list and sent back the changes to Chriss Blankenship, CHCID’s accountant.
- Maricopa County published Framework 2040 Comprehensive Plan – 60 day public review period - Framework 2040 Annex all areas in Maricopa County.
- 1 x per month irrigation from November-February poll results – 65% of our customers who participated on the poll agree on irrigation 1x per month in the months of November-February.
- Arizona Form 5000 discussion – More review needed.

Action Items

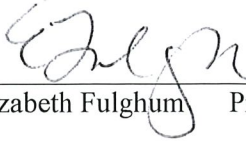
- Pamela Cain - Get actual cost of Infrastructure for WIFA or State of AZ loan.
- Warde Nichols – Write a letter to Partin Parcel #304-89-035S regarding CHCID requirement.
- Greg Dunnan- Submit to Maricopa County San Tan Blvd 8” water line replacement.
- Alfonso Garcia – Research actual prices on infrastructure needs for CHCID
- Pamela Cain – Call Chriss CHCID’s accountant and share all documentation found on Arizona Form 5000 to get a final answer on using this form for future projects.

Adjournment

Pamela Cain made a motion to adjourn the meeting.

Warde Nichols seconded the motion.

The meeting was adjourned at 6:52 p.m.



Elizabeth Fulghum President of the Board



Warde Nichols Director of the Board



Pamela Cain Director of the Board

