



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, August 19, 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: Rose Contreras, Gregory Dunnan, Pat O'Malley, Heather Carnes, Allen Edwards, Ann Sevilla, Robert Sevilla, Mark LeResche, Kelvin Hardy, Nichole Brainard, were in attendance. Via ZOOM- Channel 15 news, John W, Stacey Padilla

Call to Order/Pledge of Allegiance

- The meeting was called to order on August 19, 2026, at 6:03 pm

Call to the public

- Nichole Brainard- Following up on a written public records request for financial and infrastructure-related communication from CHCID.

Unfinished Business

- Elizabeth Fulghum moved to approve June 10, 2026, meeting minutes, Warde Nichols seconded the motion, and it passed unanimously.
- Irrigation Sign up form clarification - Pamela Cain made a motion that effective immediately, all customers signing up online requesting irrigation will be required to provide their full name and the account number for the property where the irrigation service will be provided. Elizabeth Fulghum seconded the motion, passed unanimously.
- San Tan/Valencia water line replacement – Waiting on Maricopa County, all fees have been paid
- Updated Business Plan 2026-2031 – Board to review plan. Focus on sustainability and financial challenges of the flood irrigation system. CHCID is concerned about the system's negative net position of hundreds and thousands of dollars and questioned how it could be sustained without rate increase. CHCID continues to monitor costs and adjust pricing as needed. Cyber security is another issue CHCID is addressing due to recent attacks on water systems.
- CHCID Pump Station Improvements Project Update – Pumps will be installed by September 15, 2026. A pump station improvement chart was provided
- Lead Pipe Replacement – CHCID has around 150 homes that were built prior to 1988. Pamela Cain is working on a letter to send out to those customers regarding unknown pipes from meter to their house and what steps to follow.
- Hydrant meter use within the District – Warde Nichols is working on a motion for Hydrants to keep water within the district.
- Personnel policy regarding time off – Reviewed Personnel policy regarding holiday time-off requirements and confirmed that current rules already cover eligibility for holiday pay.

- Water recharge credit/replacement fees – Queen Creek does not offer a recharge credit. A replenishment fee will go to all commercial properties connected to sewer; the fee will be based on gallons pumped.
- High water bills – Any customer can call the office and request a usage report if they feel they have a high water bill. Water use is typically higher in the summer.
- Sargent property meter replacement – Sargent did not show up to speak to the board about the cost of replacing broken meter. Office notified customer that each customer is responsible for any damage to their meter.
- Conway easement -No new information
- Cybersecurity Advisory with Ryan McCaigue, Unwired Engineering – Get bid going

New Business

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Action Items

- Private lines- Pamela Cain - Fine letter to customer on private line who flooded Leticia's house
- Infrastructure funding through WIFA or State of AZ; status update – Pamela Cain
- Elizabeth Fulghum – Process Nicole Brainerd's records request.
- Warde Nichols – Work on a motion regarding hydrant meter use within the district and submit it for the next meeting.
- Alicia Ayala- Consult with McCaigue from Unwired Engineering to get recommendations for a security system
- Pamela Cain – Escalate the issue with Mr. Clark on block 20-31 N by issuing a letter stating the fine for not opening risers and flooding.
- Pamela Cain – Touch bases with Lauren Hendricks regarding infrastructure funding through WIFA and the state of Arizona
- Office- Update workorders to document pipe material during meter replacement.
- Pamela Cain – Verify websites and finalize a letter to help residents get loans for lead pipe replacement.

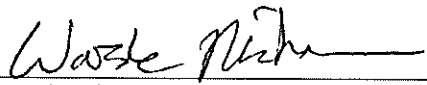
Adjournment

Elizabeth Fulghum made a motion to adjourn the meeting.

Pamela Cain seconded the motion.

The meeting was adjourned at 6:45 p.m.

Elizabeth Fulghum President of the Board



Warde Nichols Director of the Board



Pamela Cain Director of the Board