



## Minutes

Regular Meeting of the Board of Directors for Chandler Heights Citrus Irrigation District  
26651 S. Valencia, Queen Creek, AZ  
April 13, 2010

A public meeting of the Chandler Heights Citrus Irrigation District was convened on Tuesday, April 13, 2010 at 26800 S. Mandarin. The meeting was called to order at 6:00 pm with President, Derek Arnson, Directors, Gene Rose and Joe Overton, Recording Secretary and Office Administrator, Jolieen Williams, Field Operations Manager, Alfonso Garcia and Zanjero, Vance Godwin in attendance. In attendance from the public were district residents, Brad and Elizabeth Fulghum, Tina Dotson, Tim Smith and Shari Overton.

### **Call to Order/Pledge of Allegiance**

#### **Call to the Public**

No one spoke during the call to the public.

#### **Mini-Storage (Discuss intent to provide service and related costs)**

After much discussion and careful consideration, Mr. Joe Overton made motion that the Chandler Heights Citrus Irrigation District Board of Directors agree to issue an Intent to Provide Water Service for the completion of the Mini-Storage Project at the corner of Riggs and Recker. He moved that the total costs payable to CHCID be \$50,000 and will include a 1" meter for potable water, up to a 6" fire connection provided that the district is allowed 20ft easement across the frontage of the property, on Recker between Riggs and Cherry Hills. In addition, the \$50,000 price point is payable at the time of application for service and is good for one year from April 13, 2010. Gene Rose seconded. The motion carried unanimously with all in favor. As promised in a previous conversation with Jeff Welker of Welker Development Resources, Joe asked the Office Administrator to write a letter to Mr. Welker detailing the Boards approval by Friday, April 16, 2010. It was later decided as per recommendation by the Districts Consultant Engineer that there was no need for a 20 ft easement as the development plans for the project include a 40 ft right of way across the frontage of the property. The letter sent to Mr. Welker reflected that change.

#### **Grading Permit**

Joe Overton reported that a grading permit could cost up to \$3000 which would also call for a dust control permit and a traffic control permit. In theory, this also translates into purchasing a water truck, a blade and contracting someone to grade the roads potentially resulting in costs of up to \$100,000. Joe indicated that was not an expense the District is in a position to take on as a public utility. He mentioned a second option of completely sub-contracting the work out to private contractor which could also become a costly expense for the District. His third option was to organize as a community and petition the Board of Supervisors to adopt maintenance of the ineligible roads in the District. Many were in favor of the third option.

District resident, Tina Gibson informed the Board that she'd been talking with the superintendant of Maricopa County Roads and was advised that the Chandler Heights subdivision was recorded back in the 1930's and at that time, the roads were dedicated to the public and fell under the jurisdiction of Maricopa County until they were annexed. She said the superintendant also stated that the Maricopa County Department of Transportation owns the roads in district but they are not eligible for maintenance until they are opened and declared by the Board of Supervisors. Any roads not accepted into the system prior to 1975 are ineligible for county maintenance.

Gene Rose indicated that the District used to pay approximately \$3600 every 3-4 months to have to roads graded and later discovered that being considered a municipality per ARS 48-2901, the District was not obligated to obtain permits from the county and recommendation that further analysis of the by-laws and ARS'.

Field Operations Manager, Alfonso Garcia suggested that the county did not want the liability of grading the roads due to the shallowness of the ground from weakened soil. Alfonso elaborated that in some areas the lines and piping are so close to the surface of the road that any grading could break the line. His recommendation was to consider lowering the lines as part of the upgrade to the infrastructure.

This item will continue to be an area of discussion until the community in conjunction with the Board agrees on a viable approach to addressing this issue with the county board of supervisors.

#### **WIFA Grant Update (Meetings attended by Mr. Gene Rose)**

Gene advised the Board that he did not attend the WIFA meeting on behalf of the district, however, did attend as a representative of two other water districts. He stated that he learned there is an opportunity to get another grant for CHCID but did not provide any details. The Office Administrator reported confirmation with WIFA that the District has been approved for a \$24,225 budget (grant) to complete the Engineering Study for upgrades to the Infrastructure. As of April 13, 2010, no disbursements had been issued. The Board will seek further direction as to how to proceed on this from the Districts Consultant Engineer, Greg Dunnan.

**Continued Discussion on Mini-Storage Fees**

**Non-Agenda Items:**

Alfonso Garcia informed that several customers in the District are refusing to allow access to enclosed easements for routine maintenance. Alfonso will work with the Office Administrator to draft a letter to send to our residents reminding them of our easement policy.

The meeting adjourned to at 7:10 pm.

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Derek Arnon

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Gene Rose

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Joe Overton

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Jollieen Williams (Recording Secretary)

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