



## Minutes

Special Meeting of the Board of Directors for Chandler Heights Citrus Irrigation District  
26651 S. Valencia, Queen Creek, AZ  
February 17, 2009

A public meeting of the Chandler Heights Citrus Irrigation District was convened on Tuesday February 17, 2009 at 26620 S Mandarin Dr. The meeting was called to order at 6:05pm with Pat O'Malley, George Surbeck, Gene Rose and Recording Secretary Jolliien Williams in attendance. From the public were district residents JR Berrey and Michelle Hamilton and Bill Standage representing the LDS Church Project. No one spoke during the open call to the public but Mr. O'Malley left the meeting open for questions through its duration.

### **Impact Fees and Fire Protection for the LDS Project**

Its been estimated that the potential cost to upgrade our piping infrastructure to accommodate the needs of the LDS project at San Tan and Lemon could be between \$324,745 and \$361,731. However this estimate is for increased pipe size only and doesn't include changes in storage and pumping capacity that should also be done. (Both estimates are attached to the official record). Gene Rose indicated that the district needs to insist on designing and working toward an infrastructure that will allow for future growth and potential delivery to larger developments, commercial and residential alike.

Upgrading the entire infrastructure to support complete buildout of Chandler Heights including multiple projects with water requirements like the LDS project is estimated at \$3.5 million. This is not a final or detailed estimate, but the Board considers it to be accurate enough for planning discussions. The following upgrades to the infrastructure were considered in the approximate \$3.5 million figure.

- 4 miles of new pipe
- A 750,000 capacity storage tank
- Enlarging the current pump house or adding an additional one
- Upgrading the electrical system
- Adjusting Well 4 (use for domestic delivery)
- Modifying plant and office building

As we look at build out, the types of services we look at providing would not only include residential, commercial and irrigation but also fire protection. George Surbeck did a substantial amount of research and concluded that though the districts fees are in line with what other neighboring water companies are charging, we may need to look at restructuring our rates and fees with the idea of encouraging our customers to use less water. Currently we charge a minimum monthly rate of \$25.25 which includes 3000 gallons. In theory, George believes that lowering the basic rate and charging customers a fixed amount per gallons used could allow customers to have more control and ultimately decrease the amount of water they are using monthly rather than trying to get to 3000 gallons simply because they are "paying" for it.

The Board reviewed several options in planning for build out including perhaps changing the commercial and residential policies too allow for larger meters. (Spreadsheet outlining several ideas for commercial, residential and irrigation rates is attached to official record).

J.R. Berry expressed support for impact fees and larger meters for commercial buildings. He hopes that commercial project impact fees can pay for the upgrades without requiring large rate increases for all the residents.

Bill Standage and J.R. Berry encouraged the Board to jump ahead and retain an engineering firm to start doing detailed estimates and designs. Pat O'Malley responded that first the Board has to decide if this is a good idea. It is too soon to start paying for work to implement the changes.

Michelle Hamilton asked if the minutes of Board meetings could contain more details. The Board responded that they had received advice from multiple sources to make sure minutes cover all the major topics discussed, but to avoid detailed Minutes because they cause disagreements.

No definitive decisions were made at this time. A meeting was scheduled for Tuesday February 24, 2009 at 6pm to continue this discussion in more clear and concise detail.

The meeting adjourned at 10pm.

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Pat O'Malley

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George Surbeck

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Gene Rose

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Jollieen Williams (Recording Secretary)