



## Minutes

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

February 24, 2009

A public meeting of the Chandler Heights Citrus Irrigation District was convened on Tuesday February 24, 2009 at 26620 S Mandarin Dr. The meeting was called to order at 6:05pm with Pat O'Malley, George Surbeck, and Gene Rose in attendance. From the public were district residents Amy Quintana and Derek Arnson. No one spoke during the open call to the public.

### **Impact Fees and Infrastructure Upgrades**

The discussion picked up from where it left off the previous week. George Surbeck stated that the general infrastructure plan discussed in a previous meeting matched the future needs of the District. The question was whether it also provided enough capacity to support higher levels of commercial service.

There was also a comment that time was passing and the District may be missing opportunities to collect impact fees. Pat O'Malley said that the existing \$5000 new meter fee was an impact fee in his mind, but perhaps it should be increased. There was a discussion that a price of about \$8,700 would be in line with previous discussions about what upgrades might cost and how many new meters would be needed to reach build out.

The previous meeting on this subject had concluded that it would take about \$3.5 million to build up CHCID infrastructure to the level previously discussed. Calculations were presented to show that water rates would have to go up \$20 to \$25 per month to generate the cash flow for loan repayment. This was based on a 20 year WIFA loan at a rate of 3 or 4%.

Gene Rose and George Surbeck commented about starting the process of retaining an engineering firm. Pat O'Malley said he thought retaining an engineering firm was premature, and he had no interest in paying for engineering work out of existing District funds.

There was a discussion about applying for a grant for engineering money. Gene Rose said opportunities for grants are limited, but it may be possible to get up to \$15,000 if the District puts up matching funds. He will investigate the possibility.

The Board then went through a process of specifying what levels of service might be available to residential and commercial customers. These are not considered to be solid proposals. They are intended as a reference point so all the Directors have a common vision during the ongoing discussion. They are;

1. Residential – Maximum of a single 1.5" meter
2. Commercial – Maximum available sizes
  - a. 4" fire protection connection (for fire sprinklers)
  - b. 2" drinking water meter
  - c. 2" irrigation meter (drinking water for landscaping)

There was no attempt at this time to identify other size (smaller) connections that might be available or to assign rates to higher levels of service.

The Board also identified geographic zones within the District where these levels of service might apply. Again, this was not intended as a solid proposal. It was intended to give all of the Directors a common reference point for discussion and a shared vision of how the District might build out in the future.

1. Residential level service – Available throughout the District
2. Commercial – Available on Power Rd. from Riggs to San Tan and on San Tan from Power to Sossaman.
3. Special Commercial – San Tan from Recker to Power, and on Riggs from Recker to Sossaman.

Special commercial would be commercial level service available in areas that aren't zoned commercial, but that might be developed as large projects either through exceptions built in to the residential zoning rule (like the LDS project) or through rezoning. Pat O'Malley is to prepare a map showing these proposed zones.

Derek Arnson asked the Directors to keep in mind that commercial zones and other developments that attract groups of people are, on average, more likely to result in calls to law enforcement.

**Well 6 Repairs**

Gene Rose reported that patches applied to well 6 had resulted in new leaks appearing a few feet away and would have to be repeated.

He also reported that there are splits in the 18" well casing starting at about 600' down. There is a proposal from Hoover Well Service, as a subcontractor, to remove the existing casing in this area and install 16" casing from this point down to the bottom of the well. Pricing and details were not available at this time. Gene will report back by email when all of the information is available.

George Surbeck made a motion to authorize payment to Duncan Pump of approximately \$60,000 for replacement well pipe and a new pump that are already known to be needed regardless of the details of how the well 6 casing is repaired. Gene Rose seconded and the motion passed unanimously.

George Surbeck motioned for the meeting to adjourn and Gene Rose seconded. The meeting adjourned at 8:20 pm.

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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)