



## **Minutes**

Special Meeting of the Board of Directors for Chandler Heights Citrus Irrigation District  
26651 S. Valencia Dr., Queen Creek, AZ  
April 14, 2009

The meeting was called to order at 6:00 PM with Directors Pat O'Malley, Gene Rose and Derek Arnson in attendance. Recording Secretary Jollieen Williams was present. Employees Alfonso Garcia, Elizabeth Dine, and Tex Larson were present. From the public George Surbeck, Ron, Amy, and Kimberly Quintana, Randy Willis, Margaret and Barry Benson, Barry Brum, JR Berrey, Jim King, Bill Standage, Steven Letner, Brandon Letner, Debby Hassell, Sharon and Gary Jones, Shari Overton, LaKay Ashurst, Michelle Hamilton, Thom Wright, Nancy and Emily Lopez were present.

### **Call to the Public** – (MP3 file 0:00:00 – 0:05:00)

Steve Letner asked about the MCDOT violation notice on the District barricade at Stacey and Valencia.

Amy Quintana asked about the domestic water leak at about 4:00 AM on April 14<sup>th</sup> on Watford near Valencia.

### **LDS Church Project** – (MP3 file 0:05:50 – 0:23:00)

Gene Rose reported that the proposed agreement between the LDS church and the District was well along, but not yet complete, so there was nothing for the Board to act on tonight.

Bill Standage, the LDS church's engineer for this project, described in general what work would be covered in the agreement.

The Board agreed to hold another Board meeting on April 21<sup>st</sup>, by which time the proposed agreement should be complete.

Amy Quintana was limited to 3 minutes, and asked several questions.

1. Is everything in this proposal? What about additional water tanks?
2. What kinds of impact fees are being charged?
3. Are there any grants or loans associated with this project?

### **Kelly and Kerry Black Project** – (MP3 file 0:23:00 – 0:32:15)

Gene Rose reported that the Black Bros. had intended to be present, but were unavailable for family reasons.

Gene also reported that the Black Bros. are committed to providing the District with a master plan as a part of this project, and that the plan will be sufficient to meet the District's needs for build out.

Amy Quintana was limited to 3 minutes, and asked several questions.

1. Who set the fee for these meters in absence of a commercial policy?
2. Where is the red line drawing, reviewed by the District, and showing the meter sizes the Black Bros. wanted?
3. Why is the District paying to encase water lines?

**Impact Fees and vacant Land** – (MP3 file 0:32:15 – 0:35:50)

Amy Quintana said the District has about 75 currently inactive meters. It was mentioned in a previous meeting that the District should consider assigning a charge to these inactive accounts.

**Tex Larson** – (MP3 file 0:35:50 – 0:44:30)

Tex Larson brought up an employee issue and was reminded that it was his choice whether to handle the issue in the public meeting or in Executive Session. Tex chose the public meeting.

Tex apologized for an incident in a public restaurant within the District where he lost his temper and made threats.

Derek Arnson replied that he had been present during the incident and that Tex committed two misdemeanors during the incident, and that charges could still be filed against him. Derek also said that Tex had spread a rumor that Derek would use his peace officer status to run background checks on current employees.

**Exhibit 7** – (MP3 file 0:44:30 – 1:11:15)

Gene Rose presented a document that specified the charges for commercial meters of various sizes and the rates for water obtained through commercial meters.

Several changes were discussed and the document was tabled until the next meeting so the edits could be completed.

**Existing Attorney Contract** – (MP3 file 1:11:15 – 1:13:45)

Derek Arnson expressed concern that we are spending too much on legal fees and not getting good return on our money, but he does not have all the data he wants to discuss this issue.

It was tabled until the next meeting.

**Tax Liens** – (MP3 file 1:13:45 – 1:17:55)

Derek Arnson investigated and found that the method required to file a tax lien against a property for non-payment of water bills is simple and inexpensive.

Derek made a motion that CHCID begin using tax liens on or before June 1<sup>st</sup>. the motion passed unanimously.

**Employee Files / Written Documentation from Managers** – (MP3 file 1:17:55 – 1:24:12)

Derek Arnson said CHCID does not have as detailed employee records as he would like. He proposed to train the managers on how to make very brief reports once or twice a week on how employees were performing.

**Routine Director Reports** – (MP3 file 1:24:12 – 1:26:50)

Individual Directors reported on activities they have been performing.

**National Bank of Arizona / Arizona Federal Credit Union** – (MP3 file 1:26:50 – 1:34:10)

Jolliien Williams and Elizabeth reported that they have been investigating moving the District's accounts away from JP Morgan Chase to another bank. The National Bank of Arizona continues to be the most attractive candidate.

**Office Dress Code** – (MP3 file 1:34:10 – 1:38:50)

Jollieen explained that the office employees would like to buy some shirts and have them embroidered with the CHCID name as a uniform. Exact quantities and prices were not available. The Board expressed support for the idea.

It was tabled until the next meeting.

**Discussion of the By-Laws** – (MP3 file 1:41:40 – 2:21:00)

Gene Rose lead a discussion of the By-Laws and how it impacts the authorities of individual Directors and managers.

Derek Arnson made a motion that CHCID begin each Board meeting with the Pledge of Allegiance. Gene Rose seconded. The motion was adopted unanimously.

**Executive Session** –

The meeting adjourned to Executive Session at 8:21 to discuss legal and employee issues. The executive session ended at 9:37.

After returning to open session, Pat O'Malley made a motion that;

1. CHCID would change from paying overtime after 8 hours in one day to paying overtime after 40 hours in one week.
2. Overtime would be paid after 40 hours worked. The base 40 hours would not include paid time off.
3. Callouts will be paid at time and a half rates, but continue to be for 2 hours minimum. There will be no circumstances under which CHCID pays double time rates.
4. The ability to use paid time off on short notice will be limited to 4 occurrences per year. Beyond 4 occurrences the employee will have to take time off without pay. Short notice was defined as notifying your supervisor on the same day you want to take off.
5. These policies will go into effect beginning April 16th.

Derek Arnson seconded the motion and it passed unanimously.

The meeting adjourned at 9:38

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Pat O'Malley

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Gene Rose

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Derek Arnson

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Jollieen Williams – Recording Secretary