

Meeting Minutes

City Council Study Session

May 19, 2025 | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 6:00 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Christine Ellis
Councilmember Angel Encinas
Councilmember Jane Poston
Councilmember Matt Orlando
*Councilmember OD Harris
Councilmember Jennifer Hawkins

Appointee Attendance

Joshua Wright, City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

*Councilmember OD Harris attended virtually.

Scheduled Public Appearances

MAYOR HARTKE invited Councilmember Poston to join him for the recognitions.

1. Recognition: For Our City Day Sponsors

MAYOR HARTKE invited the For Our City Day Sponsors to be recognized.

PRISCILLA QUINTANA, Neighborhood Preservation Manager, recognized sponsors from Salvation Army Captain Philpot and Lieutenant Philpot, Resurrection Street Ministry Bill Barry, Street Sponsors PCL Tyler Richard and Velocity, Block Sponsors Vyabi, Kim Beck - Home Depot, Red Canyon Supply, Aeli Juarez Pioneer Landscaping, Rick Edens, Compass Christian Church, Steven Buckner and Sam Thomas. Neighborhood Sponsors – Waste Management, Victoria Richie, and Connor Anderson – Sherwin-Williams.

2. Recognition: Chandler Hot Shots

MAYOR HARTKE invited members from the Chandler Hot Shots: Danae Bell, Baylee Webster, Jireh Bell, Deja Bell, and Judah Bell to be recognized.

3. Recognition: Read On Chandler

MAYOR HARTKE invited Joanne Floth from Read On Chandler to be recognized.

MS. FLOTH thanked the Mayor and Council for joining the VIP Guest Reader event in April, with 100% participation. Mayor visited three schools, and Councilmember Orlando visited several as well. She praised them for doing a great job reading to the kids and thanked them for supporting literacy and the community. Over two years, 25 VIP readers reached over 2,200 students in nine Title I schools and helped distribute 24,000 books. She introduced Ricardo Yancey Jr., a local children's author, who gave each of them a book as a thank-you gift.

MR. YANCEY thanked Ms. Floth and shared that his book, *My Best Friend Granny*, is a tribute to his grandmother. He appreciated the support from Read On Chandler, Chandler Public Library, and Barnes & Noble. He announced a Kickstarter for an animated short film based on the book and encouraged everyone to spread the word or support the project.

Consent Agenda and Discussion

Discussion was held on items 6, 18, and 19.

City Clerk

1. Approval of Minutes
Move City Council approve the Council meeting minutes of the Study Session of May 5, 2025 and the Regular Meeting of May 8, 2025.
2. Boards and Commissions Member Appointments
Move City Council approve the Boards and Commissions appointments as recommended.

City Magistrate

3. Agreement No. CC4-961-4762, Amendment Nos. 1, and 2, for Public Defender Services
Move City Council approve Agreement No. CC4-961-4762, Amendment No. 1, with Jared Allen, Law Office of Jared Allen, PLLC; Ursula H. Gordwin, Gordwin Law, PLLC; and Christopher J. Palmisano, The Law Offices of Christopher J. Palmisano, PLC; and Amendment No. 2, with Manny A. Jacobo, Jacobo Law Firm, PLLC, for public defender services, in an amount not to exceed the total of \$454,000, for the period of one year, beginning July 1, 2025, through June 30, 2026.

Community Services

4. Job Order Project Agreement No. LI2401.401 with Caliente Construction, Inc.,

Pursuant to Job Order Master Agreement No. JOC2409.401, for the Hamilton Library Improvements

Move City Council award Job Order Project Agreement No. LI2401.401 to Caliente Construction, Inc., pursuant to Job Order Master Agreement No. JOC2409.401, for the Hamilton Library Improvements, in an amount not to exceed \$1,148,917.30, and approve a contingency appropriation transfer from the General Fund Contingency Account to the Library Bond Fund, Library Facilities Improvement Program, in the amount of \$175,000 to allow additional bond funds to be used toward the project.

Economic Development

5. Resolution No. 5907, Approving a Sustainable Water Service Agreement Between Applied Materials, Inc., and City of Chandler, Allocating Tier II Water for a Semiconductor Equipment Manufacturing Facility Located at 2377 South Arizona Avenue

Move City Council pass and adopt Resolution No. 5907, approving a Sustainable Water Service Agreement between Applied Materials, Inc., a Delaware Corporation, and the City of Chandler, allocating Tier II Water for a semiconductor equipment manufacturing facility located at 2377 South Arizona Avenue.

Fire Department

6. Agreement No. FD4-948-4766, Amendment No. 1, for First Responder Cancer Screenings
Move City Council approve Agreement No. FD4-948-4766, Amendment No. 1, with Vincere Physicians Group, PLLC, dba Vincere Cancer Center, for first responder cancer screenings, in an amount not to exceed \$550,000, for the period of one year, beginning July 1, 2025, through June 30, 2026.

KEITH HARGIS, Assistant Fire Chief, thanked Councilmember Poston for bringing the item forward and recognized the importance of cancer prevention for Chandler firefighters. He shared that cancer is now the leading cause of line-of-duty deaths for firefighters in the U.S. Firefighters are at much higher risk than the general public for several cancers. Chandler Fire has also been personally affected, with its only line-of-duty death caused by cancer. Over the past two years, cancer screening participation has been high—95% in the first year and over 75% so far this year. These screenings identified eight cancers, including one serious and one life-threatening case. He emphasized that early screening saves lives and is more cost-effective than treatment. He noted that cancer screening is two to four times less expensive than treating cancer. The department supports continuing the program, which will include services like lung scans, breast ultrasounds, and PSA testing. He thanked Council and city management for their support.

COUNCILMEMBER POSTON thanked staff for the presentation, saying it answered most of her questions. She was glad to hear about the strong participation in the screening program and praised the team for their efforts. She said the program is important to her and expressed full support for keeping firefighters healthy and safe.

ASSISTANT CHIEF HARGIS said the department shares the same sense of responsibility. He noted that Chandler Fire currently has the highest participation rate in cancer screening among regional fire departments, setting the standard for others. He credited this success to the strong support from the City Council, the City Manager's Office, and the department's commitment. He thanked everyone again for their support.

VICE MAYOR ELLIS thanked staff and said she has supported the pilot program every year to help the public see its importance. As a first responder, she said she is proud of the impact it's making. She explained that the cancers being screened are serious and often show no warning signs. Early detection through this program can save lives. She thanked everyone for their support and stated that she believes the program will soon transition beyond the pilot stage.

ASSISTANT CHIEF HARGIS said he was glad to speak about the program and the positive impact it has for everyone involved.

Information Technology

7. Purchase of Information Technology Research Subscription Services
Move City Council approve the purchase of information technology research subscription services, from Gartner, Inc., utilizing the State of Arizona Contract No. CTR053240, in an amount not to exceed \$175,000, for the period of one year, beginning July 1, 2025, through June 30, 2026.
8. Purchase of SmartSheet Subscription and Professional Services
Move City Council approve the purchase of a SmartSheet subscription and professional services from Carahsoft Technology Corporation, utilizing the State of Arizona Contract No. CTR046098, in an amount not to exceed \$470,106.

Management Services

9. Resolution No. 5863, Designating the Chief Fiscal Officer for Officially Submitting the Fiscal Year 2026 Expenditure Limitation Report to the Arizona Auditor General
Move City Council pass and adopt Resolution No. 5863, designating the Chief Fiscal Officer for officially submitting the Fiscal Year 2026 Expenditure Limitation Report to the Arizona Auditor General.
10. Agreement No. MS1-926-4312, Amendment No. 4, for Emergency Environmental Response and Remediation Services
Move City Council approve Agreement No. MS1-926-4312, Amendment No. 4, with Emergency Environmental Services, GrayMar Environmental Services, Inc., and Kary Environmental Services, for emergency environmental response and remediation services, in a combined amount not to exceed \$150,000, for the period of one year, beginning July 1, 2025, through June 30, 2026.

11. Agreement No. WH3-890-4597, Amendment No. 2, for Waterworks Supplies
Move City Council approve Agreement No. WH3-890-4597, Amendment No. 2, with Core and Main, LP, and Ferguson Enterprises, LLC, for waterworks supplies, in an amount not to exceed \$700,000, for the period of June 1, 2025, through May 31, 2026.

Police Department

12. Resolution No, 5092, Authorizing an Intergovernmental Agreement for the Renewal of and Participation in the Arizona Child Abduction Response Team
Move City Council pass and adopt Resolution No. 5092 authorizing an intergovernmental agreement for the renewal of and participation in the Arizona Child Abduction Response Team (AZCART).

Public Works and Utilities

13. Purchase of Asphalt Products and Services
Move City Council approve the purchase of asphalt products and services from Weems Asphalt, LLC; Cactus Asphalt, Inc.; Roadrunner Paving & Asphalt Maintenance, LLC; and Sunland Asphalt & Construction, LLC, utilizing 1GPA Agreement No. 22-15P, in a combined amount not to exceed \$2,088,000.
14. Settlement Agreement with Price & Queen Creek, LLC, for an Extension of a Temporary Construction Easement (TCE) Required for the Price Road Sewer Rehab Project No. WW2302
Move City Council approve a settlement with Price & Queen Creek, LLC, an Arizona limited liability company, in the amount of Two Hundred Thousand and no/100ths dollars (\$200,000), for extension of a TCE required for the Price Road Sewer Rehab Project No. WW2302.

Public Hearing

15. Public Hearing for Resolution No. 5899 Approving the Fiscal Year 2025-2026 Annual Assessment for the City of Chandler, Arizona, Downtown Chandler Enhanced Municipal Services District
 1. Open Public Hearing
 2. Staff Presentation
 3. Council Discussion
 4. Discussion from the Audience
 5. Close Public Hearing
16. Resolution No. 5899, Approving the Fiscal Year 2025-2026 Annual Assessment for the City of Chandler, Arizona, Downtown Chandler Enhanced Municipal Services District
Move City Council pass and adopt Resolution No. 5899 approving the Fiscal Year 2025-2026 Annual Assessment for the City of Chandler, Arizona, Downtown Chandler Enhanced

Municipal Services District, authorizing the Enhanced Municipal Services District (EMSD) Agreement for Fiscal Year 2025-26 between the City of Chandler and the Downtown Chandler Community Partnership, and authorizing the City's voluntary contribution to the EMSD in the amount of \$137,530.

Action Agenda

17. Resolution No. 5905, Adopting the Fiscal Year (FY) 2025-26 Tentative Budget and 2026-2035 Tentative Capital Improvement Program (CIP) and Giving Notice of the Dates and Times for Hearing Taxpayers for Final Adoption of the Budget and for Setting the Tax Levies and Tax Rates
Move that City Council pass and adopt Resolution No. 5905, adopting the FY 2025-26 Tentative Budget and 2026-2035 Tentative CIP and giving notice of the dates and times for hearing taxpayers for final adoption of the budget and for setting the tax levies and tax rates.
18. Creating Performance Evaluations and Criteria Policy for Direct Hires (City Manager, Clerk, Attorney, Magistrate), as requested by Councilmember Harris

MAYOR HARTKE explained that item 18 is on the action agenda, but first, he read a brief script about Council rules. He clarified that any councilmember could submit an item for the agenda before 5:00 PM on Wednesday, which will be discussed at the Monday study session and possibly voted on at the Thursday meeting. If an ordinance or resolution is needed, city staff will draft it for future consideration. Mayor Hartke asked Councilmember Harris to explain the goal of the item and whether it would align with contractual reviews or when it would be implemented.

COUNCILMEMBER HARRIS explained that this item is separate from contract agreements and is focused on ensuring merit, transparency, and accountability for direct hires. He wanted to establish a written review process to measure merit, ensuring raises are based on performance and qualifications. He also highlighted the importance of transparency, so the public understands how decisions are made. Lastly, he wanted to maintain accountability year after year, as the staff does great work. The goal was to provide a tool for Council to evaluate performance and make informed decisions about raises.

MAYOR HARTKE asked if the mention of raises was intended to be addressed during the upcoming contract review.

COUNCILMEMBER HARRIS said he wanted a straightforward, written process for evaluating the four direct hires. He emphasized the importance of having all councilmembers agree on how the evaluations are conducted, as well as ensuring that both the public and staff understand the basis for the evaluations.

MAYOR HARTKE said that staff would fill out the forms before the contract, Council would review them, and they'd be used in the evaluation.

COUNCILMEMBER HARRIS said the process should be reciprocal. Staff would fill something out to show how they're meeting expectations, and Council would do the same to help make decisions and keep everyone on the same page.

COUNCILMEMBER ORLANDO thanked Councilmember Harris for bringing this up. He noted that Council used to conduct written reviews for the four direct hires, but this practice had ceased. He stated that the International Contract Management Association recommends written reviews and that he's open to exploring how to implement this. He mentioned it's common in other industries and the Council's policies. He's okay with moving forward and exploring different options.

COUNCILMEMBER POSTON asked for clarification on whether we are discussing the International City Managers Association.

COUNCILMEMBER ORLANDO said whatever guidelines the city follows.

COUNCILMEMBER POSTON stated that she has no issue with this. She believes it is standard operating procedure to review city staff, including executive staff, and that they should be held to the same standards as all other employees. She added that this is common practice in the corporate world and sees no issue with applying it in government as well.

COUNCILMEMBER ORLANDO asked if there are any ideas to present on Thursday, as Council will be voting on this.

MAYOR HARTKE clarified that on Thursday, Council will vote on whether to move forward with the decision. He clarified that staff won't present a final product on Thursday. Instead, the vote is to determine if Council wants to proceed, after which they will direct staff to create something to bring back.

Informational

19. Contracts and Agreements Administratively Approved, Month of April 2025

KIM MOYERS, Cultural Development Director, presented on the community garden at 190 S. Dakota Street, located at the northwest corner of Dakota Street and Chicago Street. The city purchased the property in 2008 and leased it to Harvest for Humanities for 10 years to be used as a community garden. The garden has grown produce for AZCEND, partnered with schools, and allowed community members to grow fruits and vegetables. Since then, Cultural Development and Neighborhood Resources have worked together to revitalize the garden. They researched successful gardens in the metro area and engaged the Pueblo Viejo neighborhood at the first Cesar Chavez event. Various ideas were shared, including new garden beds, lighting, reading

areas, and programming. In December, the City Council approved Resolution No. 5855 to reallocate CDBG funds for the garden's design and construction. The design completed by J2 Design, is expected to finish in early fall. The city will continue engaging the neighborhood during the design process and is developing the garden's operational structure, including safety, garden use, partnerships, and neighborhood programming.

COUNCILMEMBER POSTON said the community garden would be a valuable asset. She recognized the challenges of maintaining gardens but was happy to hear that successful programs are being studied. She asked if the garden would have individual plots for residents or be shared, and how it would work.

MS. MOYERS said they are still working through the details, but the garden beds will be available for neighborhood residents to use. There has been strong interest from people in the downtown area. They also plan to activate the garden in different ways, including discussions with libraries about classes and with neighborhood resources about programs teaching healthy food options. The goal is to bring strong programming to the garden through teamwork.

COUNCILMEMBER POSTON said food is foundational. She appreciated that the garden would give people the chance to grow their own food and hopes it will help kids develop a better view of vegetables. She praised the holistic approach being taken.

COUNCILMEMBER ENCINAS asked what successes other communities with gardens have had that could help make this garden successful.

MS. MOYERS said they visited a successful garden in Fountain Hills, where a dedicated person helps with gardening and teaches how to use the space. The success is also due to active programming, a safe environment, and a strong neighborhood feel. These are the goals for the Chandler garden as well.

MAYOR HARTKE thanked Councilmember Encinas for organizing a work project at the community garden on Cesar Chavez Day last year, where they helped clean and rehabilitate the space. He appreciated the effort in making it happen.

COUNCILMEMBER ENCINAS directed the credit to Neighborhood Resources.

Adjourn

The meeting was adjourned at 6:39 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: June 12, 2025

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Chandler, Arizona, held on the 19th day of May 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of June, 2025.

City Clerk