

# Meeting Minutes

## City Council Study Session

June 23, 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 6:03 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

### Scheduled Public Appearances

MAYOR HARTKE invited Councilmember Orlando to join him for the recognition.

#### 1. Recognition – CIVIC Graduation

MAYOR HARTKE recognized the 2025 CIVIC graduates and invited Alexis Apodaca to recognize participants.

ALEXIS APODACA, Mayor & Council Public Affairs Senior Manager, presented certificates to the following CIVIC participants: Brandon Ramirez, Krishnakumar Panicheadath, Joacim Mattison, Colleen Lewis, Eric Leatham, Philip Hsieh, Janice Grote, Kim Foy, Shatavia Elder, Halle Dichoza, Jude Dcosta, Juan Te Dailey, Christopher Chavkin, Laura Alexander. She thanked participants for their involvement in the program and dedication to civic engagement.

# Consent Agenda and Discussion

Discussion was held on items 4, 6, 9, 26, and 31.

## Airport

1. Construction Agreement No. AI2202.401 with Sunland Asphalt & Construction, LLC, for Runway 4R-22L Pavement Rehabilitation  
Move City Council award Construction Agreement No. AI2202.401 to Sunland Asphalt & Construction, LLC, for Runway 4R-22L Pavement Rehabilitation, in an amount not to exceed \$1,320,294.49.
2. Professional Services Agreement No. AI2202.451, with Dibble CM, LLC, for the Runway 4R-22L Pavement Rehabilitation Construction Management Services  
Move City Council award Professional Services Agreement No. AI2202.451 to Dibble CM, LLC, for the Runway 4R-22L Pavement Rehabilitation Construction Management Services, in an amount not to exceed \$146,415.

## City Clerk

3. Approval of Minutes  
Move City Council approve the Council meeting minutes of the Special Meeting - Budget Briefing held on May 2, 2025, Regular Meeting held on May 22, 2025, the 4:00 p.m. Special Meeting held on June 2, 2025, the 5:00 p.m. Special Meeting held on June 2, 2025, the Special Meeting held on June 9, 2025, the Study Session held on June 9, 2025, the Regular Meeting held on June 12, 2025, the Special Meeting - Budget Adoption held on June 12, 2025, the Special Meeting of June 17, 2025, the amended minutes of the Special Meeting - Budget Workshop #3 held on March 27, 2025.

## Cultural Development

4. Agreement between JEMBJACD, LLC, and the City of Chandler  
Move City Council pass and adopt Resolution No. 5898 adopting a first amendment to the Development Agreement between JEMBJACD, LLC, and the City of Chandler, approving an extension to the agreement term and development deadlines, amending the time to cure defaults, and approving an assignment of the Development Agreement to Everstead Ventures, LLC, for the properties located at 200 South Oregon Street and 210 South Oregon Street.

KIM MOYERS, Cultural Development Director, presented the following presentation.

- Process
  - City-owned property since 2006
  - Site is currently vacant
  - Part of the “Future Growth Area” in the South Arizona Avenue Corridor Area Plan

- In Executive Session, City Council directed staff to prepare a Request For Proposal (RFP) for 200 and 201 S. Oregon Street
- July 2023 – Development Agreement approved between the City of Chandler and JEMBJACD, LLC
- Request for reassignment of the Development Agreement and new timelines
- Terms of the Original and Amended Development Agreement
  - Purchase at appraised value with claw back provision if property is not developed within the timelines outlined in the Development Agreement
  - Two-story building, consisting of a minimum of 15,000 sf of mixed-used restaurant and retail uses
  - New construction deadlines for rezoning permitting and commencement of construction with 30-day cure period
  - Reassignment of the Development Agreement
- Timeline
- Action
  - Developer's Submittal of administratively complete application(s) for any land use entitlement required for minimum improvements DEADLINE: October 1, 2025
  - Developer obtains final development approval, including Planned Area Development (PAD) and Preliminary Development Plan (PDP) DEADLINE: March 31, 2026
  - Developer submittal of 90% completed civil plans for the grading permit DEADLINE: March 1, 2026
  - Developer obtains approval of site and building plans (Civil Plans") DEADLINE: July 1, 2026
  - Developer's commencement of Construction ("Construction Commencement") DEADLINE: October 1, 2026
  - Developer's Completion of Construction ("Construction Completion Date") DEADLINE: October 1, 2027
- Next Steps
  - JEMBJACD, LLC to reassign the Amendment Development Agreement > Everstead Ventures, LLC
  - Everstead Ventures, LLC > Will assume all responsibilities and timelines of the Development Agreement
- Questions

COUNCILMEMBER POSTON asked about the reassignment and deadlines. Councilmember Poston commented that she is glad the project is moving forward, but noted that if deadlines are missed, the work will be seen as ongoing for a long time rather than delayed.

MS. MOYERS said that the new timelines are aligned with both the existing and new developers. She noted that the new developer is fully aware of these timelines, which is why the cure period has been shortened to only 30 days. She added that the project is expected to progress quickly.

COUNCILMEMBER POSTON asked when the new agreement would be signed, and whether that process is separate from this one.

MS. MOYERS said that Everstead cannot move forward until it is reassigned. She explained that Council is allowing the reassignment to proceed so that Everstead can begin working with JEMBJACD to purchase the property. Once the property has been acquired, Everstead will coordinate with the legal department to transfer ownership and change the name from JEMBJACD to Everstead.

COUNCILMEMBER POSTON asked whether that would come before Council again or if it would be handled more as a private matter.

MS. MOYERS said it does not have to come back to Council. However, she noted that what will return to Council is the project as it moves through the PAD and PDP process. Council will continue to see the renderings as the rezoning progresses, so the project will appear before Council once more before it begins.

COUNCILMEMBER POSTON said that one new addition was the grocer.

MS. MOYERS said yes, they are trying for that addition.

COUNCILMEMBER POSTON said she was excited about the grocer, noting it would be a great addition to downtown.

MS. MOYERS said it has been her dream for 11 years, and she is hopeful it will happen soon.

COUNCILMEMBER ENCINAS said his question was answered and noted the project would return to Council for rezoning due to design changes. He acknowledged the developer had made improvements, especially to the building's height, which is an important issue downtown, and appreciated the consideration given to the surrounding neighborhood.

VICE MAYOR ELLIS asked if the sale of the property had already been discussed and agreed upon, and if the parties were now just waiting for Council to approve and sign the necessary documents.

MS. MOYERS confirmed that was correct. JEMBJACD had already purchased the property from the city, and Everstead is now buying it for the exact same price. Ms. Moyers explained that the development agreement does not allow for a profit to be made from reselling the property so that the sale will go through at the original purchase price.

VICE MAYOR ELLIS said she was happy to hear that, as they had been concerned about the possibility of a profit being made from the resale.

5. Purchase of Rigging Control System Installation for Center for the Arts  
Move City Council approve the competition impracticable purchase of the rigging control system and installation services from Hourland Enterprise, LLC, in an amount not to exceed \$483,315.88.

### Development Services

6. Introduction and Tentative Adoption of Ordinance No. 5127, Zoning Code Amendment, PLH25-0007 Medical Marijuana Code Amendment  
Move City Council introduce and tentatively adopt Ordinance No. 5127 approving Zoning Code Amendment PLH25-0007 Medical Marijuana Code Amendment, amending Chapter 35 - Section 2213 Medical marijuana facility, medical marijuana cultivation site, and infusion food establishment by replacing the one (1) year time condition for medical marijuana facilities approved through a Use Permit with any period of time approved by the City Council.

KEVIN MAYO, Planning & Urban Design Service Administrator, said he has a presentation that covers the history of medical and recreational marijuana from the state to the city. He added that if Council prefers, he can focus only on the limited request for tonight due to time, and he is happy to proceed either way.

VICE MAYOR ELLIS said her question was for the applicant or their lawyer to clarify that the City of Chandler continues to regulate the business. She wanted to ensure it was clear that if any problems arise with what is approved tonight, the city still has the authority to revoke licenses and stop the project if it does not meet the city's expectations. Vice Mayor Ellis said this explanation was needed so Council could move forward.

MR. MAYO said the only change being made is to the timing of the conditional use permit. All rules and requirements stay the same. Instead of renewing the permit every year, the timeline will now be set by Council as needed. He explained that in the past, permits had strict timelines, but over the years, the city has moved toward more flexible schedules. This new approach allows for shorter timelines initially to ensure the business is being a good neighbor, followed by longer ones later if no issues arise. Mr. Mayo said this is the last permit with a one-year rule and changing it will match current city policy. He also noted the city can still revoke the permit at any time if the business doesn't follow the rules.

MAYOR HARTKE asked if there are still permits, like the dog permit in south Chandler, that follow a one-year, three-year, or five-year schedule. He wanted to know what the general standard is now for permits in the city.

MR. MAYO said the city usually starts new use permits with a short time limit one or two years so they can see how things go. This helps make sure the business is a good fit for the area. If everything runs smoothly, the city will often recommend continuing the permit without a time

limit. He mentioned there are still a few older permits with five-year limits that will be reviewed soon. All use permits are conditional, so if a business, such as a dog daycare near homes, receives complaints, the city can still impose a time limit. However, if there have been no problems, staff will likely suggest removing the time limit when those permits return to Council.

MAYOR HARTKE asked if the community has had any issues or questions with this particular establishment.

MR. MAYO said that the zoning code applies to the entire city. So far, only one establishment has utilized the 2023 zoning code amendment. At both the time of the original use permit and its one-year renewal, the city received no feedback from the community.

MAYOR HARTKE said that if issues were to arise, staff would bring them to Council's attention, at which point Council might consider revisiting the conditions, potentially returning to a "one" designation, choosing a different number, or addressing the matter through other appropriate means.

MR. MAYO said that the one business currently operating under the existing code amendment has a use permit that is set to expire and will be returning to Council for review. He noted that if the new code amendment is approved, staff will recommend removing the time condition unless community input suggests otherwise.

COUNCILMEMBER HAWKINS said that, while she agreed the one-year limit may be outdated especially for businesses that have been good partners with the city, she would prefer to see some type of cap included in the amendment. Councilmember Hawkins suggested that instead of a one- or three-year limit, a five-year maximum with a required review at that point would be more appropriate than leaving the permit open-ended.

7. Resolution No. 5910 Adopting a First Amendment to the Development Agreement between Valley Christian Schools and the City of Chandler  
Move City Council pass and adopt Resolution No. 5910 adopting a first amendment to the Development Agreement between Valley Christian Schools and the City of Chandler, approving a partial release of an amendment to the 2021 development agreement for the property located in the area of North 56th Street and West Galveston Street.
8. Entertainment Use Permit, PLH25-0002 Black Sheep Wine Bar, 98 S. San Marcos Place, Generally Located 1/4 Mile South of the Southwest Corner of Arizona Avenue and Chandler Boulevard  
Move City Council approve Entertainment Use Permit PLH25-0002, Black Sheep Wine Bar, for an Entertainment Use Permit for live indoor entertainment, including live acoustic music performances and outdoor speakers for ambient music, subject to the conditions recommended by Planning and Zoning Commission.

## Economic Development

9. Resolution No. 5919, Authorizing Support for the Expansion of the Approved Subzone for the Foreign Trade Zones Program for Intel Corporation to Include Additional Sites in the City, and Approving the Related Third Amendment to the Intergovernmental Agreement with the City of Phoenix

Move City Council pass and adopt Resolution No. 5919, authorizing support for the expansion of the approved subzone for the Foreign Trade Zones program for Intel Corporation to include additional sites in the city; approving the related third amendment to the Intergovernmental Agreement with the City of Phoenix dated November 12, 1993; and authorizing the Mayor to execute the third amendment to the Intergovernmental Agreement on behalf of the City of Chandler.

MICHAEL WINER, Economic Development Project Manager, presented the following presentation.

- Foreign Trade Zone
- Foreign Trade Zone Program
  - Federal program established in 1934
  - Administered by U.S. Customs and Border Protection
  - Offers special customs procedures designed to increase the use of U.S. labor, U.S. capital investment and U.S. exports.
  - FTZs are considered outside of U.S. customs territory, allowing activity involving foreign items (manufacturing, assembly, repair, testing) to take place prior to formal customs entry
  - Can help offset customs advantages available to overseas producers that compete with U.S. companies.
- Foreign Trade Zone Benefits
  - Duty Deferral: Duties are paid only when goods enter the U.S. Customs territory. Postponing the payment of duties until goods exit the FTZ warehouse for domestic distribution allows companies to enhance cash flow
  - Duty Exemption: Merchandise may be exported out of the U.S. duty free
  - Duty Reduction: Manufacturers may pay the lower duty rate applicable to either component materials or merchandise produced
  - Duty Elimination: Duties are eliminated on merchandise that is obsolete, damaged, destroyed as defective, scrapped, or wasted
  - Weekly Entry Savings: Companies can reduce their cost of fees for U.S. Customs entry filings by using weekly entries versus entry per shipment
  - Direct Delivery: With U.S. Customs and Border Protection approval, an importer may bypass normal customs FTZ procedures and move imported directly to the FTZ
- Questions

COUNCILMEMBER HARRIS said that he wanted to ensure the community has a better understanding of the city's actions regarding Intel and the item under discussion. He noted that he had no further questions but wanted to inform the public about the matter.

COUNCILMEMBER ORLANDO asked whether the Foreign Trade Zone (FTZ) areas, which currently pay reduced property taxes, will pay the full 100% property tax.

MR. WINER said Intel has agreed not to seek property reclassification, so there will be no financial impact on the City.

COUNCILMEMBER ORLANDO asked if Intel sales tax would still come back to the city.

MR. WINER said yes.

COUNCILMEMBER ORLANDO stated that there is no significant change to the city's income stream due to the FTZ areas at this time. He confirmed that the primary purpose is to allow businesses faster import and export processes.

MR. WINER confirmed that the designation is to support Intel and business efficiency.

COUNCILMEMBER ORLANDO asked if it was true that as long as Intel retains the free trade zone, the property tax remains unchanged. Therefore, they cannot return ten years from now and seek to renegotiate.

MR. WINER said that the property tax arrangement is included in the intergovernmental agreement between the City of Chandler and the City of Phoenix who is the grantee for the Foreign Trade Zone No. 75 designation. He noted that if Intel were to seek a property reclassification, the FTZ designation could be revoked.

COUNCILMEMBER ORLANDO asked if the city was protected.

MR. WINER said yes.

### **Facilities and Fleet**

10. Agreement No. BF5-910-4893 for Roofing Repairs and Maintenance Services  
Move City Council approve Agreement No. BF5-910-4893, with Five Oliver Roofing, dba Oliver Roofing Systems; Sprayfoam Southwest, Inc., dba Global Roofing Group; National Waterproofing & Roofing, LLC; Progressive Services, Inc., dba Progressive Roofing; and Weatherproofing Technologies, Inc., for roofing repair and maintenance services, in a combined amount not to exceed \$1,485,000, for the period of one year, beginning June 27, 2025, through June 26, 2026.
11. Agreement No. FS2-928-4310, Amendment No. 4, for Auto Body Repair Services



Move City Council approve Agreement No. FS2-928-4310, Amendment No. 4, with Allard Collision, LLC, for auto body repair services, for an amount not to exceed \$250,000, for the period of July 1, 2025, through June 30, 2026.

12. Agreement No. BF2-910-4417, Amendment No. 3, for Janitorial Services

Move City Council approve Agreement No. BF2-910-4417, Amendment No. 3, with Universal Building Maintenance, LLC, dba Allied Universal Services, for janitorial services, in an amount not to exceed \$548,720.28, for the period of one year, beginning June 15, 2025, through June 14, 2026.

13. Purchase of HVAC System Coil, Air Handler, Duct, and Equipment Cleaning Services

Move City Council approve the purchase of HVAC system coil, air handler, duct, and equipment cleaning services, from KM Facility Services, utilizing the Maricopa County contract No. 220122-S, in an amount not to exceed \$500,000.

14. Purchase of Generator Maintenance Services

Move City Council approve the purchase of generator maintenance services, from W. W. Williams Company, Inc., utilizing the City of Goodyear Contract No. C-25-0540, in an amount not to exceed \$160,000.

15. Purchase of Access Controls and Security Equipment

Move City Council approve the purchase of access controls and security equipment from APL Access & Security, Inc., utilizing the State of Arizona Contract No. CTR056377, in an amount not to exceed \$850,000.

16. Purchase of Tires

Move City Council approve the purchase of tires, utilizing the State of Arizona Contracts No. CTR072014 with Goodyear Tire and Rubber Company, CTR072352 with Bridgestone Americas, Inc., and CTR073298 with Michelin North America, Inc., in an amount not to exceed \$250,000. Agreement

## Fire Department

17. Resolution No. 5912 Authorizing an Intergovernmental Agreement with the City of Phoenix for Firefighter Health Services and Approving an Appropriation for Firefighter Physical Examinations for Fiscal Year (FY) 2025-26

Move City Council pass and adopt Resolution No. 5912 authorizing an intergovernmental agreement (IGA) between the City of Chandler and the City of Phoenix for the provision of firefighter health services and approving the appropriation for Firefighter Physical Examinations for FY 2025-26 in accordance with the IGA in the amount of \$200,000.

## Information Technology

18. Purchase of Managed Detection and Response Services

Move City Council approve the purchase of Accelerynt managed detection and response services, from Transource Services Corp., dba Transource Computers, utilizing the Maricopa County Contract No. 240094-RFP, in an amount not to exceed \$130,000.

## Law

### 19. Renewal of Commercial Insurance and Services for Fiscal Year (FY) 2025

Move City Council approve the renewal of commercial insurance and services for FY 2025-26 and authorize the City Attorney and Human Resources Director to sign all documents related to obtaining commercial insurance and services in an amount not to exceed \$4,515,371.

## Management Services

### 20. Adoption of Ordinance No. 5130, Levying Upon the Assessed Valuation of the Property within the City of Chandler, Arizona

Move City Council adopt Ordinance No. 5130, levying upon the assessed valuation of the property within the City of Chandler, Arizona, subject to taxation a certain sum upon each one hundred dollars (\$100) of assessed valuation sufficient to raise the amount estimated to be required in the annual budget, less the amount to be received from other sources of revenue; providing funds for various bond redemptions, for the purpose of paying interest upon bonded indebtedness and providing funds for general municipal expenses, all for the Fiscal Year ending the 30th day of June, 2026.

### 21. License Series 12, Restaurant Liquor License Application for Jeffrey Craig Miller, Agent, 2040 Unit 2, LLC, DBA Morning Jam

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 346638, a Series 12, Restaurant Liquor License, for Jeffrey Craig Miller, Agent, 2040 Unit 2, LLC, DBA Morning Jam, located at 2040 S. Alma School Road, Suite 3, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 309626.

### 22. License Series 12, Restaurant Liquor License Application for Dean Michael Lucente, Agent, LG Live Concepts, LLC, DBA Cork & Craft

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 347623, a Series 12, Restaurant Liquor License, for Dean Michael Lucente, Agent, LG Live Concepts, LLC, DBA Cork & Craft, located at 4920 S. Gilbert Road, Suite 3, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 309646.

### 23. Withdrawal Series 12, Restaurant Liquor License Application for Jared Michael Repinski, Agent, Tap N Taco CH1, LLC, DBA Tap N Taco

Move to accept withdrawal of the application for a Series 12, Restaurant Liquor License for Jared Michael Repinski, Agent, Tap N Taco CH1, LLC, DBA Tap N Taco, located at 141 S. Arizona Avenue.

### Mayor and Council

24. Employment Agreement with Presiding City Magistrate  
Move City Council approve the Presiding City Magistrate Employment Agreement with Alicia Skupin for the term of July 1, 2025, through June 30, 2027.
25. Employment Agreement for City Magistrates  
Move City Council approve the City Magistrate employment agreements with Michelle Lue Sang, Alexa Nolle, and Scott Silva, through June 30, 2027.

### Neighborhood Resources

26. Report of City Manager, Emergency Authorization for Heat Relief Services, and Agreement No. 4929, for Heat Relief Services  
Move City Council accept and ratify this report of the emergency authorization by the City Manager, for heat relief services, and approve Agreement No. 4929, with AZCEND, for heat relief services, in an amount not to exceed \$750,000, for the period of one year, May 1, 2025, through April 30, 2026, with the option of up to four one-year extensions.

RIANN BALCH, Community Resources Senior Manager, presented the following presentation.

- Heat Relief Summer 2025
- 2024 Heat Related Deaths
  - 608 heat related deaths occurred in Maricopa County
  - 8 of these deaths occurred in Chandler
  - 60% of heat related deaths were age 50 or older
  - 3 out of 4 heat related deaths occurred outside
  - 49% of the deaths were among people experiencing homelessness
- 2025 Day Respite Services and Cooling Centers
  - Day Respite Center operated by the AZCEND
    - Open 9 am -7 pm Sunday through Friday
    - Food, water and uninterrupted rest
  - 8 cooling stations at Chandler public facilities during regular business hours
  - Solari provides transportation to/from day respite centers marketing and signage
- 2025 Overnight Respite Services
  - Overnight Respite Centers operated by the AZCEND
    - Services provided at the Chandler Senior Center
    - Intake at AZCEND, transportation provided to and from Chandler Senior Center
    - 7pm – 6 am daily from June 13 through September 12
    - Dinner and Breakfast provided
    - Average 26 participants per night

VICE MAYOR ELLIS stated that in this program, individuals go to AZCEND to sign up, after which they are transported to the Senior Center where they have dinner and spend the night. She asked whether guests had time the following day for hygiene and other personal needs before returning to their next destination.

MS. BALCH said that the services are available, but not in the exact order described. She explained that guests wake up around 5:30 a.m. at the Senior Center so regular programming can continue. They are then transported back to AZCEND, where breakfast is provided. Shower and laundry facilities are available during the day through another service provider.

VICE MAYOR ELLIS noted that the Salvation Army was used in the past and asked why that site is no longer being used.

MS. BALCH said that the city partnered with the Salvation Army for these services over the past few years. However, this year, the Salvation Army informed the city that they are shifting their focus toward ministry efforts and youth services, and no longer felt this program was the right fit. She noted that they remain a valuable partner, still offering a daytime cooling center where individuals can drop in for water. Additionally, the Salvation Army continues to provide a shower trailer with laundry facilities, where guests receive these services during the day.

VICE MAYOR ELLIS asked how many respite sites are currently available in the city, noting the distinction between cooling centers and respite sites.

MS. BALCH said that there are eight cooling centers available, which are places where individuals can walk in to get water, take a quick break, and then leave. There is a one-day respite center located at AZCEND on California Street, where individuals can stay for the entire day. Additionally, at night, there is an overnight respite center also operated by AZCEND, occurring at the Chandler Senior Center within their facility.

VICE MAYOR ELLIS asked about the community education efforts in place to ensure residents can effectively inform each other and know where to go during emergencies. She questioned how the message about cooling centers is communicated, particularly for residents whose houses or trailers may break down and who need a place to cool off.

MS. BALCH said that at the start of the season, staff used many ways to share information. She along with the Mayor and others were featured in news stories on television, radio, and print. The Neighborhood Resources department has also shared updates on the city's social media pages. Staff distributed brochures to public safety workers and nonprofits that might be able to assist people in need. The CARES team from the Neighborhood Resources Department, the navigation team on the streets, and the Public Housing Authority helped share information to varying

audiences. Staff specifically worked with organizations that support seniors, as seniors often struggle to manage their budgets, especially for air conditioning during the summer.

MAYOR HARTKE asked about the number of individuals currently utilizing the respite center during the day. Mayor Hartke requested the current attendance figures and inquired if a comparison was available with previous years.

MS. BALCH said the day service started on May 1 and the night service began on June 13. So far, this program has helped 168 different people, 60% men and 40% women. Two families stayed overnight and were quickly moved to a shelter the next day. During the day, approximately 51 people visit the AZCEND site daily. They have distributed over 4,000 bottles of water, 1,200 snack bags, and more than 800 nutritious meals. At night, about 26 people come each night, but the number has recently grown to more than 30.

MAYOR HARTKE asked if there is an estimate of services performed for this program at the Downtown library.

MS. BALCH said staff monitors the supplies being given out and have liaisons who meet with the libraries every week to discuss whether their needs are met and if there are any new requirements. She also mentioned a new incident command team that meets weekly, comprising members from every city department, including the emergency manager. This team helps coordinate and share updates from all locations to identify any needs or necessary changes in operations.

MAYOR HARTKE expressed gratitude to service providers and AZCEND, acknowledging their extensive experience running the I-HELP program over the years. He appreciated their efforts to keep guests safe by knowing what to look for, what to check, and the questions to ask during the intake process. He also thanked Riann for her work. Mayor Hartke noted that their center is the second one in the valley, following the first one, which opened last year in Phoenix. He mentioned that MAG has been involved in encouraging and assisting with the program. He expressed appreciation for the team's efforts in helping residents through the overnight program and thanked Leah and the entire team for their dedication to serving the community's needs.

MS. BALCH thanked the Mayor and expressed deep gratitude to AZCEND for stepping up when needed. She described AZCEND as the perfect partner for the program, praising the high level of service and care they provide to clients. Ms. Balch also emphasized the strong relationships AZCEND has built with those they serve, which encourages more people to use the service. Ms. Balch said they couldn't be more thankful to have such a valuable partner right in our community.

COUNCILMEMBER ORLANDO said this is an excellent chance for Navigators to connect with people. He asked what was being done to help them with long-term needs, such as housing, jobs, or obtaining important documents like a Social Security card.

MS. BALCH said they've created a strong program where the city's Navigators work alongside AZCEND staff during the overnight service. Because of this, many guests already know and trust the staff, which has helped people feel safe coming in for the first time. She said they're encouraging guests to work with Navigators if they haven't already, and it's working. They're already seeing success stories. With Navigators involved throughout the whole day, the program is making a real impact. Ms. Balch said she's excited to share more results later and believes the teamwork between the Navigators and AZCEND is a big reason for the program's success.

COUNCILMEMBER ORLANDO said this is a great chance to build trust and help people get the long-term support they need.

### **Police Department**

27. Resolution No. 5918, Authorizing a Grant Agreement Between the City of Chandler and the Arizona Department of Administration for the Acceptance of a Financial Reimbursement for Purchase of 911 Call Handling Equipment and Related Services  
Move City Council pass and adopt Resolution No. 5918, authorizing a grant agreement with the Arizona Department of Administration for financial reimbursement in the amount of \$210,446 for Maricopa Region 911 Services for Fiscal Year 2025-26.
28. Purchase of Replacement Cloud Edge Router and Switches for the Police Department  
Move City Council approve the purchase of cloud edge router and switches, from Hye Tech Network and Security Solutions, LLC, utilizing the 1GPA Contract No. 22-02PV-08, in an amount not to exceed \$189,271.

### **Public Works and Utilities**

29. Introduction and Tentative Adoption of Ordinance No. 5126, Granting a Non-Exclusive Power Distribution Easement to Salt River Project Agricultural Improvement and Power District, at No Cost, for the Electrical Facilities Required for the New Pickleball and Tennis Courts at Tumbleweed Park  
Move City Council introduce and tentatively adopt Ordinance No. 5126, granting a non-exclusive power distribution easement to SRP, at no cost, for the electrical facilities required for the new pickleball and tennis courts at Tumbleweed Park.
30. Professional Services Agreement No. ST2405.451, with Burgess & Niple, Inc., for the Turf to Xeriscape Program, Phase I Construction Management Services  
Move City Council award Professional Services Agreement No. ST2405.451, to Burgess & Niple, Inc., for the Turf to Xeriscape Program, Phase I Construction Management Services, in an amount not to exceed \$496,445.
31. Construction Agreement No. ST2405.401 with ELS Construction, Inc., for the Turf to Xeriscape Program, Phase I

Move City Council award Construction Agreement No. ST2405.401, to ELS Construction, Inc., for the Turf to Xeriscape Program, Phase I, in an amount not to exceed \$4,645,925.43.

JEREMY ABBOTT, Public Works & Utilities Assistant Director, presented the following presentation.

- Turf to Xeriscape Program
- Why Convert Grass Retention Basins to Xeriscape?
- Chandler's 2023-2025 Strategic Framework described the city's intention to embrace water sustainability and be a leader in water conservation. The average stormwater retention basin with grass uses between 3 and 6 million gallons of irrigation water each year.
- Xeriscape is a type of landscape design that uses minimal irrigation by incorporating drought tolerant trees, shrubs and native grasses.
- More than just rocks
- Why now?
  - Chandler has always been committed to water conservation and has a long history of water conservation and has a long history of water conservation programs designed to encourage xeriscape landscaping. However, turf to xeriscape conversions of large grass areas are quite expensive. This past year, the State of Arizona offered grant funds to implement water conservation programs such as turf to xeriscape conversions.
- Is There Savings When You Xeriscape?
- Potential Savings with Planned Xeriscape Conversions:
  - Chandler was awarded a grant of \$3M dollars with a 25% match in city funding
  - Utility Bill Cost Savings of \$70,500/yr total
  - Substantial Water Savings=22.5 million gal/yr total
- Maintenance Costs Per Acre:
  - Slight increase when xeriscape is complete due to higher number of trees and shrubs but can be managed with trimming and cutting frequency changes.
  - No increase for maintenance in FY 25/26 Budget as a result of the new xeriscaping.
- Phase 1 Xeriscape Locations – Sites for Public Meeting #1
- Public Involvement
- 2023-2025 Strategic Framework
- Postcards mailed to 3,500 residents who live near the retention basins
- First public meeting was held on May 30, 2024 – 25 attendees
- Website – [chandleraz.gov/Turf to Xeriscape](http://chandleraz.gov/Turf%20to%20Xeriscape) – 289 visits
- Online surveys completed – 14
- Calls and emails received – 4
- Council Sustainability and Technology Subcommittee Meeting held on November 8, 2024
- Call back to Residents – 44
- Construction Public Meeting
- Subcommittee Action Items
- Direction from Subcommittee
  - Notify residents of plans to move forward with projects
  - Add design recommendations to the website

- Move forward with sites 107, 108, 119, 416A, and 418B as recommended
- Area 416B request further feedback on options available from area residents
- Renderings of Site 107
- Xeriscape Locations – Sites for Public Meeting# 2 (Phase 2)
- Thank you Questions

COUNCILMEMBER HARRIS said he's heard concerns from residents about changing Site 418B on Chandler Boulevard. The grassy area has been part of the neighborhood for 30 to 40 years, and people want it to stay. One resident even started a petition to keep it green. He explained that many neighbors use the space for their dogs, especially since grass is easier on pets in the summer. He said staff have spoken with the concerned resident, who emphasized the space's importance to the community. Since it may be the only long stretch of grass on Chandler Boulevard, he requested that Site 418B be excluded from the xeriscaping plan to preserve it as a green space.

COUNCILMEMBER ENCINAS said he also heard concerns about changes to the same green space mentioned by Councilmember Harris. He noted that while the sites were carefully chosen, many are long-standing grassy areas valued by neighbors. He supports water conservation but praised the staff for working with the community on compromises, such as reducing grass instead of removing it altogether. Councilmember Encinas agreed that Site 418B should be delayed or moved to phase two. He said most feedback was against the change and that not everyone had been contacted by June 9. He suggested taking more time to talk with residents and possibly adjusting the plan to keep some grass and add rock.

MAYOR HARTKE said he supports the xeriscaping effort and shared that he saved around 75,000–80,000 gallons of water annually after xeriscaping his yard, which still looks lush. He noted the city has added three new parks to serve the community. While open to removing site 418B from the plan, he asked if there are nearby parks within walking distance that could serve as alternatives for residents.

MR. ABBOTT explained that in the graphic, the green locations near the basins represent local city parks. Specifically for site 418B, he pointed out that Desert Breeze Park is to the north, Mountain View Park is to the southwest, and Harter Park is to the northeast of the area.

MAYOR HARTKE said it was somewhat close, but perhaps not as convenient as he would prefer.

COUNCILMEMBER HARRIS mentioned that one of the main concerns from constituents was the loss of the nearby green area where they could take their dogs.

MAYOR HARTKE asked about the potential implications of advancing the project. He noted that he had not heard objections from others but expressed concern over the urgency to move forward with the Water Infrastructure Finance Authority of Arizona grant (WIFA). He questioned whether



pushing the park into a second phase or reworking it might jeopardize funding, and whether there would still be enough resources to proceed with the plans.

MR. ABBOTT said that as of now, it is not known precisely what the impact will be. He mentioned that, to secure the grant, there were indications of a proposed removal of a certain square footage of turf. However, the specifics of how this may or may not affect the grant are not yet available. He suggested that there could potentially be an impact, possibly resulting in a reduction of the \$3 million grant, perhaps proportional to the percentage change in turf. He clarified that this is currently speculative.

MAYOR HARTKE asked if it might be possible to combine some of the smaller projects to meet the original scope planned for phase two. He suggested adding these to bridge the gap, should the Council decide to withdraw from the current plan, and asked if there was a way to accommodate this difference.

MR. ABBOTT said he thinks that's a possibility. Again, their concern revolves around the timing. They are obligated to have about 50% of this project completed by December of this year.

MAYOR HARTKE asked if staff could provide answers to the Council's questions before Thursday's meeting to help them make informed decisions when voting. He also wondered if an amendment should be proposed, or if the Council chooses to remove a site, there are alternative options to consider. He emphasized the importance of having all necessary information to make the best possible decision.

JOSHUA WRIGHT, City Manager, suggested that staff could return before Thursday's meeting with a few alternative options and also follow up with the residents who expressed concerns. He noted that the site in question is unique, as it is split across both sides of Country Club Way near Chandler Boulevard, which might allow for a more natural division than other sites. He also mentioned that Harter Park is nearby and includes additional retention basins. He said the team would explore possibilities between the two locations to present a better option ahead of Thursday's vote.

COUNCILMEMBER POSTON asked if these sites are being left without any grass, expressing the impression that some of them would at least have some grass.

MR. ABBOTT confirmed that some of the sites would have turf installed in certain basins, coordinating with residents to determine the specific locations. Not all basins will receive turf, but a portion of them will.

COUNCILMEMBER POSTON said the specific proposal Councilmember Harris was referring to would not include any grass.

MAYOR HARTKE asked if the savings from not having to mow and blow grass regularly would be balanced out by the cost of maintaining shrubs and trees. He wanted to know if overall maintenance costs would stay the same or be slightly higher.

MR. ABBOTT said that while they don't have exact numbers yet, maintenance could be slightly higher because of the number of new trees and shrubs. However, the city is changing how it cares for this area so plants will grow more naturally, which means less trimming and overall, less maintenance work.

32. Purchase of Combination Sewer Cleaner

Move City Council approve the purchase of a 12-yard combination sewer cleaner, from AZ Wastewater Industries, Inc., utilizing Sourcewell Contract No.101221-SCA, in the amount of \$627,610.17.

33. Purchase of Asphalt Crack Sealants

Move City Council approve the purchase of asphalt crack sealants, from Crafc0, Inc., utilizing State of Arizona Contract No. CTR066732, in an amount not to exceed \$200,000.

## Informational

34. Contracts and Agreements Administratively Approved, Month of May 2025

35. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved

## Adjourn

The meeting was adjourned at 7:09 p.m.

ATTEST: *Dana R. D'Long*  
City Clerk

*Kevin Hartke*  
Mayor

Approval Date of Minutes: July 14, 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 23rd day of June 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 14th day of July, 2025.

Dana R. Dilling

City Clerk

