

Meeting Minutes

City Council Regular Meeting

June 26, 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

Invocation

The invocation was given by Pastor Tim Klontz, Family Bible Church.

Pledge of Allegiance

The Pledge of Allegiance was led by Vice Mayor Ellis.

Consent Agenda and Discussion

Consent Item Nos. 26 and 32 were moved to Action.

Airport

1. Construction Agreement No. A12202.401 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.
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.

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 and 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.

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.
26. Appointment of Acting City Manager and Approval of Employment Agreement
Move City Council appoint John Pombier as Acting City Manager and approve an Employment Agreement with the term beginning on July 13, 2025.

COUNCILMEMBER HAWKINS moved item No. 26 to action.

Neighborhood Resources

27. 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.

Police Department

28. 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.
29. 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

30. 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.

31. 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.
32. 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.

COUNCILMEMBER HARRIS moved Item No. 32 to action.

33. 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.
34. Purchase of Asphalt Crack Sealants
Move City Council approve the purchase of asphalt crack sealants, from Crafcro, Inc., utilizing State of Arizona Contract No. CTR066732, in an amount not to exceed \$200,000.

Consent Agenda Motion and Vote

Councilmember Harris moved to approve the Consent Agenda of the June 26, 2025, Regular City Council Meeting with the exception of items 26 and 32 which were moved to action; Seconded by Vice Mayor Ellis.

Motion carried unanimously (7-0).

Action Agenda Item 26

26. Appointment of Acting City Manager and Approval of Employment Agreement
Move City Council appoint John Pombier as Acting City Manager and approve an Employment Agreement with the term beginning on July 13, 2025.

COUNCILMEMBER HAWKINS welcomed John Pombier, the Acting City Manager appointee. She commented that while she believes Mr. Pombier to be a qualified candidate, she would be voting no to express her opinion that the process was not publicly inclusive and did not promote transparency and accountability.

COUNCILMEMBER HARRIS provided comments regarding the process of selecting candidates included internal and external, which Mayor and Council then reviewed and came to a decision. He welcomed John Pombier, the Acting City Manager appointee and shared his qualifications.

Councilmember Harris commented that Mayor and Council are responsible for four direct hires who serve the city: City Manager, City Attorney, City Clerk, and City Magistrate.

MAYOR HARTKE agreed with Councilmember Hawkins and stated that Mr. Pombier is a qualified candidate.

VICE MAYOR ELLIS stated the vote tonight is to come together to move the city forward.

Action Agenda Motion and Vote

Councilmember Orlando moved to appoint John Pombier as Acting City Manager and approve an Employment Agreement with the term beginning on July 13, 2025.; Seconded by Councilmember Poston.

Motion carried by majority (6-1), Councilmember Hawkins dissenting.

Action Agenda Item 32

32. 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.

COUNCILMEMBER HARRIS requested more information on this item to follow up from discussion held at the study session.

JEREMY ABBOTT, Public Works and Utilities Assistant Director, gave a brief presentation. After hearing feedback from Monday's study session, staff took feedback and came up with a compromise for basin 418B that met residents' and project needs. The plan for the basin is to add circular turf areas in the bottom on the retention basin. The shape may be irregular to meet the needs of landscaping, but residents accepted the proposed compromise.

COUNCILMEMBER HARRIS brought up the importance of informing residents of changes to come in these community spaces and working together to create solutions.

MR. ABBOTT said the consultant has been directed to incorporate the turf areas within the basin, so the work is underway. More information can be shared with Council during this project.

COUNCILMEMBER HARRIS requested that staff share more information with residents so they may see the project design.

MR. ABBOTT agreed and mentioned that the retention basin designs are on Chandler's website so residents may view them.

COUNCILMEMBER HARRIS said that providing as much notice as possible is the best practice for communicating with residents.

COUNCILMEMBER ENCINAS asked if staff were able to contact residents at the site being discussed.

MR. ABBOTT said yes, they were able to contact the six residents with concern. The equivalent of 2,500 square feet will be added back into the basin. For comparison, about 110,000 square feet will be removed to meet the xeriscape program needs, transitioning from mostly turf to more drought-resistant landscaping.

COUNCILMEMBER ENCINAS asked if residents would be part of the design process.

MR. ABBOTT said the design process is complete, and the discussions held were regarding the turf square footage. Designs can be shared throughout the process.

COUNCILMEMBER ENCINAS agreed with Councilmember Harris that some residents may be unaware of any changes with these projects, so communication and outreach are essential.

COUNCILMEMBER ORLANDO asked if there is an HOA in this project's neighborhood.

MR. ABBOTT said there is no HOA.

Action Agenda Motion and Vote

Mayor Hartke moved to 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. Seconded by Vice Mayor Ellis.

Motion carried unanimously (7-0).

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

Unscheduled Public Appearances

BROOK BEALL, 85 W. Teakwood Pl., shared that he has reported between 400 and 500 incidents over the past two and a half years. He commented that in response to comments made at a previous meeting regarding the safety of the canal, safe is not the same as lucky. There are about seven and a half miles of canal to patrol, but Mr. Beall has offered a space for patrol. In June, he

made reports to the police non-emergency number for a repeat individual travelling on an e-bike on the canal path. He shared that he was not able to find the eight verbal warnings mentioned, and the website needs to be updated. The City Attorney is working on a report regarding where e-bikes are allowed and he requested a copy of the report once it is completed.

Current Events

Mayor's Announcements

MAYOR HARTKE invited residents to Chandler's All-American Bash on Friday, July 4, beginning at 7:00 p.m. in Dr. A.J. Chandler Park to enjoy vendors, concerts, and pyrotechnics.

MAYOR HARTKE announced Operation Back to School on Saturday, July 12, beginning at 8:00 a.m. in Compass Christian Church to distribute school supplies and services to students in Chandler to get ready for the return to school. This is also a volunteer opportunity, and he encouraged residents to sign up to serve at forourcitychandler.org.

MAYOR HARTKE commented that he completed his term as the Chair of the Maricopa Association of Governments (MAG) Regional Council, and Alexis Hermosillo, Mayor of El Mirage, was elected as the new chair. The past year's accomplishments include the passage of Proposition 479, control of ozone and dust pollution, and the point in time homelessness count to address providing services to individuals experiencing homelessness. He thanked MAG for the work they do, and thanked councilmembers who serve on other MAG boards.

Council's Announcements

COUNCILMEMBER POSTON gave a reminder that the City Clerk's Office is a designated passport acceptance facility, to make an appointment visit chandleraz.gov/passports.

COUNCILMEMBER POSTON congratulated members of Team Chandler who were recognized in the Chandler Chamber of Commerce and Chandler Lifestyle Men of Chandler 2025: William Onyett, Fire Captain; and Daniel Shellum, Police Commander.

COUNCILMEMBER ORLANDO commented that there will be a dedicated police task force on the Fourth of July to serve residents' safety concerns.

COUNCILMEMBER HARRIS recognized Jessica Sweet, Management Assistant and asked Dana DeLong, City Clerk, for an introduction.

MS. DELONG shared that Ms. Sweet achieved her Certified Municipal Clerk designation through the International Institute of Municipal Clerks. The experience and education requirements demonstrate her commitment to her career development in Chandler. She congratulated Ms. Sweet on this milestone.

COUNCILMEMBER HARRIS recognized John Pombier, newly appointed Acting City Manager, and said he looks forward to working with him.

City Manager's Announcements

JOSHUA WRIGHT, City Manager, shared that there will be extra patrols on Fourth of July for fireworks related calls. The city has been working on producing education and outreach regarding fireworks safety leading up to the holiday.

Adjourn

The meeting was adjourned at 6:31 p.m.

ATTEST: _____
City Clerk

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 Regular Meeting of the City Council of Chandler, Arizona, held on the 26th day of June 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of July, 2025.

City Clerk



COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: June 26, 2025

Agenda Item No. _____
(If applicable)

☐ Support

☐ Oppose

Comments:

I filled out the online Public Comment Form but my name
was not called for public comment during the agenda.
I thought it was the same as a Speaker sign up form
I look forward to our conversation regarding Intel's PFAS.

Name: Cynthia Diaz
Address: _____
City/State/Zip _____
Phone: 480 989 0566

*Note: Contact information is included as part of the Public Record.