

# Meeting Minutes

## City Council Regular Meeting

July 17, 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

John Pombier, Acting City Manager  
Kelly Schwab, City Attorney  
Dana DeLong, City Clerk

\*Councilmember Poston, Councilmember Orlando, and Councilmember Harris attended virtually.

### Invocation

The invocation was given by Rajan Zed, Universal Society of Hinduism.

### Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Encinas.

### Consent Agenda and Discussion

#### Airport

1. Construction Agreement with Combs Construction Company, Inc., for Hangar Area Pavement Reconstruction  
Move City Council award Construction Agreement No. AI2501.401 to Combs Construction

Company, Inc., for Hangar Area Pavement Reconstruction, in an amount not to exceed \$4,459,866.95.

2. Professional Services Agreement with Dibble CM LLC for the Hangar Area Pavement Reconstruction Construction Management Services  
Move City Council award Professional Services Agreement No. AI2501.451 to Dibble CM LLC for the Hangar Area Pavement Reconstruction Construction Management Services, in an amount not to exceed \$162,944.
3. Job Order Project Agreement No. AI2502.401 with SDB, Inc., Pursuant to Job Order Master Agreement No. JOC2402.401, for Annual Airport Pavement Maintenance  
Move City Council award Job Order Project Agreement No. AI2502.401 to SDB, Inc., pursuant to Job Order Master Agreement No. JOC2402.401, for Annual Airport Pavement Maintenance, in an amount not to exceed \$222,589.22.

### Community Services

4. Agreement No. CS1-967-4327, Amendment No. 4, with Nutrien Ag Solutions, Inc., and Rentokil North America, Inc., dba Target Specialty Products, for Fertilizers, Herbicides, and Pesticides  
Move City Council approve Agreement No. CS1-967-4327, Amendment No.4, with Nutrien Ag Solutions, Inc., and Rentokil North America, Inc., dba Target Specialty Products, for fertilizers, herbicides, and pesticides, in a combined amount not to exceed \$200,000, for a one-year term, August 1, 2025, through July 31, 2026.
5. Job Order Project Agreement No. PR2504.402 with Hunter Contracting Co., Pursuant to Job Order Master Agreement No. JOC2419.401, for the Veterans Memorial Phase 3 Recognition Panels  
Move City Council award Job Order Project Agreement No. PR2504.402 to Hunter Contracting Co., pursuant to Job Order Master Agreement No. JOC2419.401, for the Veterans Memorial Phase 3 Recognition Panels, in an amount not to exceed \$266,880.08.

### Development Services

6. Introduction and Tentative Adoption of Ordinance No. 5131, Rezoning and Preliminary Development Plan, PLH24-0035 California Duplex, Generally Located 1/2 mile South of the Southwest Corner of Chandler Boulevard and Arizona Avenue (Continued from the Regular Meeting of June 12, 2025)  
Rezoning  
Move City Council introduce and tentatively adopt Ordinance No. 5131, approving PLH24-0035 California Duplex, Rezoning from Planned Area Development (PAD) for Single-Family Residential to PAD for a Duplex, subject to the conditions as recommended by Planning and Zoning Commission.  
Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH24-0035 California Duplex for site layout and building architecture, subject to the conditions as recommended by Planning and Zoning Commission.

7. Introduction and Tentative Adoption of Ordinance No. 5133, Sign Code Text Amendment, PLH25-0013 Temporary Signs in the Right-of-Way  
Move City Council introduce and tentatively adopt Ordinance No. 5133 authorizing the removal of illegal temporary signs in the public right-of-way and requiring them to be marked with the name and telephone number of the person or entity responsible for erecting the sign.

COUNCILMEMBER HARRIS requested more information about this subject before September.

8. Resolution No. 5921, Authorizing Amendment No. 1 to the existing License Agreement between Bicentel, LLC, and the City of Chandler for the Use of Public Property for the establishment of Class 4 and Class 5 Telecommunications Systems, for Joint Use and Construction of Telecommunications Facilities  
Move City Council pass and adopt Resolution No. 5921, authorizing the City Manager's designee to execute Amendment No. 1 to the license agreement between Bicentel, LLC, and the City of Chandler for a joint use fiberoptic conduit project and concurrently approving an appropriation transfer from General Fund, Non-Departmental Cost Center, Contingency Account, in the amount of \$1,594,862, to the General Funds, Development Services Capital Projects Cost Center, Professional Services, Citywide Fiber Upgrades Program Account.
9. Area Plan Update, PLH25-0030 Downtown Region Area Plan, generally bounded by Ray Road, McQueen Road, Santan 202 Freeway, and Alma School Road  
Move City Council withdraw the request to adopt the Downtown Region Area Plan, which will establish future land uses, objective design standards, and related goals and policies, and will also replace the current Downtown-South Arizona Corridor Area Plan in totality, and bringing forward to Council at the September 18, 2025, meeting.

### **Economic Development**

10. Resolution No. 5920 Agreement with the Greater Phoenix Economic Council (GPEC), Fiscal Year 2025-26, for Regional Economic Development Services, in the amount of \$140,222, for the period of July 1, 2025, through June 30, 2026  
Move City Council pass and adopt Resolution No. 5920, approving the Fiscal Year (FY) 2025-26 Agreement between the City of Chandler and the Greater Phoenix Economic Council (GPEC) for regional economic development services, in the amount of \$140,222, for the period of July 1, 2025, through June 30, 2026.

## Facilities and Fleet

11. Professional Services Agreement with Kitchell/CEM, Inc. (CA Corp) for the Boys and Girls Club Tenant Improvements Construction Management Services  
Move City Council award Professional Services Agreement No. BF2401.451 to Kitchell/CEM, Inc. (CA Corp) for the Boys and Girls Club Tenant Improvements Construction Management Services, in an amount not to exceed \$152,716.78.
12. Job Order Project Agreement No. BF2401.401 with Chasse Building Team, Inc. (AZ Corp), Pursuant to Job Order Master Agreement No. JOC2407.401, for the Boys and Girls Club Tenant Improvements  
Move City Council award Job Order Project Agreement No. BF2401.401 to Chasse Building Team, Inc. (AZ Corp), Pursuant to Job Order Master Agreement No. JOC2407.401, for the Boys and Girls Club Tenant Improvements, in an amount not to exceed \$1,575,703.93.
13. Purchase of Vehicles and Upfitting  
Move City Council approve the purchase of vehicles and upfitting, using multiple vendors under State of Arizona contracts, in a combined amount not to exceed \$3,421,076.

## Information Technology

14. Agreement No. 4506, Amendment No. 5, for the Digital Adoption Platform  
Move City Council approve Agreement No. 4506, Amendment No. 5, with WalkMe, Inc., for the digital adoption platform, in an amount not to exceed \$173,019, for the period of one year, beginning June 30, 2025, through June 29, 2026.

## Management Services

15. License Series 12, Restaurant Liquor License Application for Andrea Dahlman Lewkowitz, Agent, J. Alexander's Restaurants, LLC, DBA J. Alexander's  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 347346, a Series 12, Restaurant Liquor License, for Andrea Dahlman Lewkowitz, Agent, J. Alexander's Restaurants, LLC, DBA J. Alexander's, located at 7111 W. Ray Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 309754.
16. New License Series 4, In State Wholesalers Liquor License Application for Jeffrey Craig Miller, Agent, Borracho Imports, LLC, DBA Borracho Imports  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 347660, a Series 4, In State Wholesalers Liquor License, for Jeffrey Craig Miller, Agent, Borracho Imports, LLC, DBA Borracho Imports, located at 2700 S. Gilbert Road, Suite 10, and approval of the City of Chandler, Series 4, In State Wholesalers Liquor License No. 309800.

## Mayor and Council

17. Fiscal Year (FY) 2025-2026 Budget Amendments  
Move City Council approve as presented the twenty-one one-time FY 2025-26 budget amendments totaling \$364,000 and two ongoing FY 2025-26 budget amendments totaling \$70,000, for a total of \$434,000 using Council Contingency, and authorize staff to transfer appropriation from the Non-Departmental Council Contingency to the respective departments.

## Neighborhood Resources

18. Agreement No. NR5-952-4899, Human Services, General Services  
Move City Council approve Agreement No. NR5-952-4899, for Human Services, General Services, with multiple contractors as detailed in the attached spreadsheet, in a combined amount not to exceed a total of \$865,443.01, for the period of one year, beginning July 1, 2025, through June 30, 2026.
19. Agreement No. NR5-952, Human Services, Core Services  
Move City Council approve Agreement No. NR5-952, for Human Services, Core Services, with multiple contractors as detailed in the attached spreadsheet, in a combined amount not to exceed \$1,250,000, for the period of one year, beginning July 1, 2025, through June 30, 2026.

## Police Department

20. Maricopa County Detention Services for Fiscal Year (FY) 2025-26  
Move City Council approve the use of Maricopa County detention services, for the booking and housing of inmates, in an aggregate amount not to exceed \$1,477,573, for the period of one year, July 1, 2025, through June 30, 2026.
21. Purchase of Mobile Communication Services for Fiscal Year (FY) 2025-26  
Move City Council approve the purchase of mobile communication services from AT&T FirstNet, utilizing the State of Arizona Contract No. CTR052804, in an amount not to exceed \$330,000.

## Public Works and Utilities

22. Agreement No. PW5-890-4794, Amendment No. 1, for Water Meters  
Move City Council approve Agreement No. PW5-890-4794, Amendment No. 1, with Ferguson Enterprises LLC, for water meters, in an amount not to exceed \$1,200,000, for the period of July 1, 2025, through June 30, 2026.
23. Agreement No. PW1-745-4336, Amendment No. 4, with Vincon Engineering Construction, LLC, for Right-of-Way Repairs  
Move City Council approve Agreement No. PW1-745-4336, Amendment No. 4, with Vincon Engineering Construction, LLC, for right-of-way repairs, in an amount not to exceed \$225,000, for a one-year period, August 1, 2025, through July 31, 2026.

## **Consent Agenda Motion and Vote**

Councilmember Encinas moved to approve the Consent Agenda of the July 17, 2025, Regular City Council Meeting; Seconded by Vice Mayor Ellis.

Motion carried unanimously (7-0).

## **Informational**

24. Contracts and Agreements Administratively Approved, Month of June 2025

## **Unscheduled Public Appearances**

BROOK BEALL, 85 W. Teakwood Pl., thanked Councilmember Encinas for taking the time to join him for a walk on the canal where they witnessed some violations of the e-bike prohibition. He thanked Jason Brooks for his informative article in the newspaper regarding this issue. Mr. Beall shared that recent calls or texts for service at the canal were not responded to within an appropriate time or not logged. He requested an update on the City Attorney's report regarding where e-bikes are allowed within the city.

COUNCILMEMBER HARRIS requested staff take a closer look at this issue and see what can be done.

JOHN POMBIER, Acting City Manager, reported that Tadd Wille, Assistant City Manager, has done a lot of work to bring various city departments together to consider this issue. The next step in the process will be to convene a City Council subcommittee to discuss in further detail.

## **Current Events**

### **Mayor's Announcements**

MAYOR HARTKE shared condolences for community member Terry Locke's family.

MAYOR HARTKE spoke about the success of the annual Operation Back to School Event, where thousands of Chandler students and families were served by various nonprofits providing goods and services to prepare kids for their first days of school. Mayor Hartke thanked For Our City Chandler for putting together this great event, and the community sponsors and partners for funding this event.

MAYOR HARTKE wished Chandler students a happy back to school. He cautioned drivers to heed the school zone speed limits to ensure safety in the community.

MAYOR HARTKE recognized Micah Miranda, Economic Development Director, who was named Policymaker of the Year by the Association for Career Technical Education of Arizona.

**Council's Announcements**

VICE MAYOR ELLIS shared she had the opportunity to attend the graduation of the latest Mesa Police Academy. She congratulated graduates of the academy.

VICE MAYOR ELLIS said August is National Black Business month. To celebrate, the National Black Business Month Summit is coming to Chandler Center for the Arts on Friday, August 1 beginning at 9:00 a.m. to celebrate and support Black-owned businesses.

COUNCILMEMBER HAWKINS shared information about the Free Summer Concert series hosted at the Chandler Center for the Arts on Friday evenings starting on July 25 at 7:30 p.m., no ticket is required.

**City Manager's Announcements**

MR. POMBIER thanked Mayor and Council for welcoming him.

**Adjourn**

The meeting was adjourned at 6:17 p.m.

ATTEST: Dana R. D'Long City Clerk                      Kevin Harthe Mayor

Approval Date of Minutes: August 11, 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 17th day of July 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 11th day of August, 2025.

Dana R. D'Long  
City Clerk

