Meeting Minutes
City Council Study Session

September 15, 2025 | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order

The meeting was called to order by Mayor Kevin Hartke at 6:36 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

Consent Agenda and Discussion

Discussion was held on items 3, 10, 27, and 29.

City Clerk

1. Boards and Commissions Member Appointments
   Move City Council approve the Board and Commission appointments as recommended.

City Manager

2. Resolution No. 5932, Authorizing a Grant Agreement and the Acceptance of Grant Funds from the Federal Highway Administration in the amount of $560,000
   Move City Council pass and adopt Resolution No. 5932, authorizing a grant agreement and acceptance of grant funds from the U.S. Department of Transportation Federal Highway Administration Fiscal Year 2024 Safe Streets and Roads for All Grant Program in the amount of $560,000.

3. Resolution No. 5934 Authorizing the Submittal of Pass-Through Indian Gaming Applications totaling S140,000 to Gila River Indian Community
   Move City Council pass and adopt Resolution No. 5934 authorizing the submittal of pass-through Indian Gaming Revenue Sharing Grant Applications of $20,000 from Si Se Puede Foundation for STEM Center Programming, $20,000 from the Chandler Cultural Foundation for Connect Kids Program, and $100,000 from Teen Lifeline for Crisis Services to the Gila River Indian Community.

RASLYN SLEET, Grants Program Manager, presented on Item 3. Item 3 authorizes a pass-through grant application for nonprofit organizations for public projects. Municipalities may apply directly to tribal communities for gaming grants, and local nonprofit organizations may submit applications to tribal communities through municipalities. The City of Chandler supports external partners and internal departments seeking Indian Gaming Grants. This item is for three nonprofit organizations requesting to pass through the City of Chandler. Chandler Cultural Foundation was awarded $20,000 for the Connect Kids Program to provide a diverse range of arts experiences through four programs: Camp Kids, Theatre Kids, Vision Kids, and Youth Arts Council. The grant would expand classroom-based arts and enhance access for an additional 300 students. The Si Se Puede Foundation was awarded $20,000 for the STEM program which serves hundreds of Chandler youth. Teen Lifeline was awarded $100,000 for crisis services and suicide prevention. Teen Lifeline helps raise awareness about youth mental health crisis prevention in partnership with the Chandler Unified School District.

VICE MAYOR ELLIS asked if there is another way other organizations can participate in seeking city pass-through grants.

MS. SLEET said typically nonprofit organizations seek their own grant funding. The City of Chandler provides information on its website. Organizations must be a registered 501(c)3 entity in order to apply for pass-through grants.

VICE MAYOR ELLIS thanked staff for the presentation.

Community Services

4. Sole Source Purchase of OCLC Cloud Library Services
   Move City Council approve the sole source purchase of OCLC Cloud Library Services in an amount not to exceed $140,000.

5. Construction Manager at Risk (CMAR) Pre-Construction Services Agreement No. PR2401.251 with Hunter Contracting Co., for the Mesquite Groves Park – Pre-Construction
   Move City Council award CMAR Pre-Construction Services Agreement No. PR2401.251 to Hunter Contracting Co., for the Mesquite Groves Park – Pre-Construction, in an amount not to exceed $319,800.68.

6. Agreement No. CS2-595-4335, Amendment No. 4, with SiteOne Landscape Supply, LLC, for Rock, Granite, and Miscellaneous Supplies
Move City Council approve Agreement No. CS2-595-4335, Amendment No. 4, with SiteOne Landscape Supply, LLC, for rock, granite, and miscellaneous supplies, in an amount not to exceed $845,000, for a one-year period, September 1, 2025, through August 31, 2026.

Cultural Development

7. Construction Agreement No. CA2202.501, Change Order No.1, with Arizona Public Service Company (APS), for Wall Street Overhead Power Conversion to Underground Design and Construction Services
Move City Council award Agreement No. CA2202.501, Change Order No.1, to Arizona Public Service Company (APS), in the amount of $330,433.71, for a revised agreement amount not to exceed $1,581,673.43. In addition, authorize an appropriation transfer of $228,467 from General Fund, Non-Departmental Contingency Account to the General Government Capital Fund, Cultural Development Capital Cost Center, Professional Services account, Wall Street Improvements Program.

Development Services

8. Resolution No. 5939, a Pre-Annexation Development Agreement between the City of Chandler and Chandler Acquisition I, LLC Pertaining to Future Annexation and Development of 23.46 Acres Comprised of Parcel Nos. 303-41-020L and 303-41-020M on the Northside of Ocotillo Road East of Arizona Avenue and West of McQueen Road
Move City Council pass and adopt Resolution No. 5939 approving the Pre-Annexation Development Agreement between the City of Chandler and Chandler Acquisition I, LLC.

9. Temporary Construction Easement, Agreement for Temporary Construction Easement and Non-Exclusive Easements for Below-Grade Building Footings between the City of Chandler and S Arizona Avenue, LLC, an Arizona Based Limited Liability Company, for the Portion of the Building Located at 141 South Arizona Avenue
Move City Council approve Temporary Construction Easement, Agreement Regarding Temporary Construction Easement and Non-Exclusive Easements for Below-Grade Building Footings between the City of Chandler and S Arizona Avenue, LLC, an Arizona Based Limited Liability Company, for the portion of the building located at 141 South Arizona Avenue provided that City execution of the two Non-Exclusive Easements shall be contingent upon the City's receipt of payment of the required one-time fees for these Easements.

Economic Development

10. Resolution No. 5930, Approving an Intergovernmental Agreement Between the City of Chandler and the Chandler Unified School District No. 80, Kyrene School District No. 28, Mesa Unified School District No. 4 and Tempe Union School District No. 213, to Collaborate on a Young Families and Young Professionals Community Attraction Campaign; and

Authorizing the Acceptance of Grant Funds from the Chandler Industrial Development Authority as well as Grant Funds from Each of the Four School Districts to Pay for the Implementation and Launch of the Campaign
Move City Council pass and adopt Resolution No. 5930 approving an Intergovernmental Agreement between the City of Chandler and the Chandler Unified School District No. 80 (CUSD), Kyrene School District No. 28 (KSD), Mesa Unified School District No. 4 (MUSD) and Tempe Union School District No. 213 (TUHSD), to collaborate on a Young Families and Young Professionals Community Attraction Campaign; and authorizing the acceptance of grant funds from the Chandler Industrial Development Authority in the amount of $150,000 as well as one-time grant funds of $10,000 from each of the four school districts, totaling $40,000, to assist with creating and implementing this multi-year community attraction campaign; and authorizing the city manager to sign and execute all documents, contracts, or agreements necessary to implement campaign.

MICAH MIRANDA, Economic Development Director, gave a presentation on Item 10. Item 10 originated from discussions held in August 2024. Direction was given to staff to work with school districts to come up with a plan to better prepare the city for the upcoming demographic challenges. In partnership with four local school districts, the City of Chandler is coordinating to launch a campaign sharing the story as to why Chandler is great place for young families and professionals.

COUNCILMEMBER ORLANDO asked how success would be measured with this program.

MR. MIRANDA said there will be two indicators of success, campaign success among target audiences and school enrollments. He said feedback from the business community will also be considered. This is a long-term demographic change with a long-term solution in the making.

COUNCILMEMBER ORLANDO asked what other steps are being taken and who is involved in this process.

MR. MIRANDA answered the team will be comprised of marketing professionals from all five partner organizations, and they will be working with an organization that will help research perceptions of the City of Chandler and school districts to have that information inform how the campaign will be positioned.

COUNCILMEMBER ORLANDO asked if the Economic Development Department will be monitoring and implementing this solution.

MR. MIRANDA said yes and there will be opportunities for input from other city departments.

VICE MAYOR ELLIS asked if affordable housing will be considered a selling point in this campaign.

MR. MIRANDA said affordable housing and its effects will be considered in this campaign. Housing costs have gone up in many valley cities. More research is needed to understand why young families and professionals choose the housing choices they select.

11. Agreement No. ED3-920-4587, Amendment No. 3, for Search Engine Optimization and Pay Per Click Services
Move City Council approve Agreement No. ED3-920-4587, Amendment No. 3, with Granicus, Inc., for search engine optimization and pay per click services, in an amount not to exceed $112,830, for the period of one year, beginning July 1, 2025, through June 30, 2026.

Facilities and Fleet

12. Purchase of HVAC Equipment, Installation, and Services from TD Industries, Johnson Controls, Inc., Daikin Applied Americas, Inc., and Trane U.S. Inc.
Move City Council approve the purchase of heat, ventilation, and cooling (HVAC) equipment, installation, and services, utilizing multiple vendors available under the Omnia Partners Contract No. R200403, with TDI Industries, Inc., Contract No. R200402, with Johnson Controls, Inc., Contract No. R200401, with Daikin Applied Americas, Inc., and Contract No. 15-JLP-023, with Trane U.S., Inc., and the Mohave Educational Services Cooperative Contract No. 19F-SMC-0904, with Sun Mechanical Contracting, Inc., in a combined amount not to exceed $3,645,000.

13. Purchase of Maintenance, Repairs and Purchase of Doors, Locking Systems, Door Hardware, and Operable Walls
Move City Council approve the utilization of the Mohave Educational Services Cooperative Contract No. 21H-DHP-0917, for maintenance, repairs, and purchase of bay doors, locking systems, door hardware, and operable walls, from DH Pace Company, Inc., in an amount not to exceed $550,000, for the period of one year, September 17, 2025, through September 16, 2026.

Fire Department

14. Resolution No. 5933 Authorizing the Acceptance of Gaming Revenue Sharing Grant Funds from the Gila River Indian Community for the Chandler Fire Department
Move City Council pass and adopt Resolution No. 5933 authorizing the acceptance of gaming revenue-sharing grant funds from the Gila River Indian Community in the amount of $59,262, for the purpose of supporting the purchase of battery-operated fans for fire apparatus for the Chandler Fire Department.

15. Purchase of Chest Compression Systems and Accessories from Stryker Sales, LLC
Move City Council approve the purchase of Chest Compression Systems and Accessories from Stryker Sales, LLC., utilizing the Sourcewell Contract No. 041823-STY, in the amount of $257,099, and authorize the Acting City Manager or designee to sign a linking agreement with Stryker Sales, LLC.

Human Resources

16. Agreement No. 4802, Amendment No. 1, Employee Benefits Consulting Services
Move City Council approve Agreement No. 4802, Amendment No. 1, with The Segal Company (Western States), Inc., for employee benefits consulting services, in an amount not to exceed $120,000, for the period of one year, beginning January 1, 2026, through December 31, 2026.

17. Agreement No. 1193, Calendar Year 2026 Amendment, with Delta Dental Plan of Arizona, Inc., for Dental Insurance Benefit
Move City Council approve Agreement No. 1193, Calendar Year 2026 Amendment, with Delta Dental Plan of Arizona, Inc., for dental insurance benefit, for the period of one year, beginning January 1, 2026, through December 31, 2026.

18. Agreement No. HR-948-4496, Amendment No. 2, Basic and Voluntary Life and Accidental Death and Dismemberment Insurance
Move City Council approve Agreement No. HR2-948-4496, Amendment No. 2, with ReliaStar Life Insurance Company, for basic and voluntary life and accidental death and dismemberment insurance, in an amount not to exceed $960,000 per year, for the period of two years, beginning January 1, 2026, through December 31, 2027.

19. Agreement No. HR2-948-4453, Amendment No. 2, Group Medical and Pharmacy Program Administration
Move City Council approve Agreement No. HR2-948-4453, Amendment No. 2, with Blue Cross Blue Shield of Arizona, for the administrative services agreement amendment for group medical and pharmacy program administration, for the period of one year, beginning January 1, 2026, through December 31, 2026.

Law

20. Opioid Settlements
Move City Council authorize the City of Chandler's participation in any settlements with pharmaceutical companies related to the opioid epidemic and authorize the City Attorney or City Manager or his designee, after consultation with the City Attorney's Office, to complete all documentation, verify claims, and execute all releases and agreements on behalf of the city that are necessary to participate in opioid-related settlements.

21. Settlement in Wakefield vs. City of Chandler, et al.
Move City Council approve the settlement in the matter of Wakefield vs. City of Chandler, et al., in the amount of $45,000, in full and final settlement of all claims asserted without admitting liability, and to authorize the City Attorney to sign any necessary documents in such forms as are approved by the City Attorney to effectuate the terms and conditions of the settlement in this matter.

22. Settlement in Andres Ramirez, Jr., et al. vs. City of Chandler, et al.
Move City Council approve the payment of the balance of its self-insured retention, in an amount up to $1,100,000 toward the full and final settlement of all claims against the city defendants in the matter of Andres Ramirez, Jr., et al. vs. City of Chandler, et al., CV2022-008776, without admitting liability, and to authorize the City Attorney to sign any necessary documents in such forms as are approved by the City Attorney to effectuate the terms and conditions of the settlement in this matter.

Management Services

23. New License Series 10, Beer and Wine Store Liquor License Application for Andrea Dahlman Lewkowitz, Agent, Fortune Foods Arizona, Inc, DBA Seafood City Supermarket
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 354035, a Series 10, Beer and Wine Store Liquor License, for Andrea Dahlman Lewkowitz, Agent, Fortune Foods Arizona, Inc, DBA Seafood City Supermarket, located at 3177 W. Chandler Boulevard, Suite 200, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 310190.

24. License Series 12, Restaurant Liquor License Application for Theresa June Morse, Agent, Best Pizza and Brew Chandler, LLC, DBA Best Pizza and Brew
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 355787, a Series 12, Restaurant Liquor License, for Theresa June Morse, Agent, Best Pizza and Brew Chandler, LLC, DBA Best Pizza and Brew, located at 290 S. Arizona Avenue, Suite B, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 310254.

25. New License Series 12, Restaurant Liquor License Application for Edgar Eduardo Cortez Gonzalez, Agent, Sol Azteca Mexican Kitchen, LLC, DBA Sol Azteca Mexican Kitchen
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 334281, a Series 12, Restaurant Liquor License, for Edgar Eduardo Cortez Gonzalez, Agent, Sol Azteca Mexican Kitchen, LLC, DBA Sol Azteca Mexican Kitchen, located at 70 E. Riggs Road, Suite 3, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 310284.

Mayor and Council

26. Resolution No. 5937, Setting the 2026 City Council Regular Meeting Schedule
Move City Council pass and adopt Resolution No. 5937, approving the 2026 City Council Regular Meeting Schedule.

Neighborhood Resources

27. Congregate Shelter Program - Extensions with GAJANAN, LLC ($450,000) and Metro Zona Hospitality, LLC ($525,000)

Move City Council approve Agreement No. 4638, Amendment No. 2, with GAJANAN, LLC, in an amount not to exceed $450,000, for the term beginning October 1, 2025, through June 30, 2026, and Agreement No. 4758, Amendment No. 3, with Metro Zona Hospitality, LLC, in an amount not to exceed $525,000, for the term beginning July 1, 2025, through June 30, 2026.

RIANN BALCH, Acting Neighborhood Resources Director, presented the following presentation.

- Operation Open Door Non-Congregate Shelter
- Agenda Item 27
  - Approval of Hotel Agreements for Operation Open Door Non-Congregate Shelter Program – Extensions with Redwood Motel (GAJANAN, LLC) for $450,000 and Metro Chandler Extended Stay (Metro Zona Hospitality, LLC) for $525,000.
- Operation Open Door Non-Congregate Shelter
  - Began in 2020
  - Provides non congregant shelter at Chandler hotels
  - Client eligibility criteria and participant agreements
  - Two dedicated City of Chandler Community Navigators provide intensive case management services to program participants
  - Goal is to exit to permanent housing or the next time towards permanency
- Benefits of Contracting
  - Ensures access to 15 one-bedroom units and 10 two-bedroom units.
  - Allows a guaranteed flat rate.
  - No cost increase for this period of service.
  - Accessible to Police and Fire.
  - Provides safe, dignified accommodations for households to focus on next steps.
  - Reduces unsheltered homelessness in Chandler.
- Operation Open Door: FY 2024-2025
  - Served 182 households, including 353 persons
  - Served 135 persons under the age of 18
  - 96% (305) of the persons who exited the program, exited to a positive outcome.
- Questions?

NOTE: Audio recording cut out for six minutes during this section of the meeting.

MS. BALCH said the number of heat fatalities decreased in 2025. Providing day shelter at AZCEND and overnight shelter contributed to keeping the community safe. Staff feedback said the program was lifechanging.

MAYOR HARTKE said some individuals transfer into the I-HELP program as a result of building this relationship.

MS. BALCH agreed and explained that one night in heat relief shelter creates a connection to provide further services for an individual.

Police Department

28. Resolution No. 5931 Intergovernmental Agreement Between Chandler PD and Maricopa County Regarding Sworn Officer and Detention Officer Training Academy
Move City Council pass and adopt Resolution No. 5931 authorizing an Intergovernmental Agreement (IGA) with Maricopa County by and through the Maricopa County Sheriff's Office; authorizing the Mayor to sign the IGA; and authorizing the Chief of Police to administer, execute, and submit the Agreement and all documents and other necessary instruments in connection with such Agreement

29. Construction Manager at Risk (CMAR) Pre-Construction Services Agreement No. PD2301.251 with Willmeng Construction, Inc., for the Forensic Services Facility
Move City Council award CMAR Pre-Construction Services Agreement No. PD2301.251 to Willmeng Construction, Inc., for the Forensic Services Facility, in an amount not to exceed $430,547.93.

ALICIA ROSENBERG, Forensic Services Senior Manager presented the following presentation.

- Police Forensics Services Facility
- Current Facility Limitations
    - Built in 1999
    - 5,500 sq. ft. lab
    - 3,000 sq. ft. biohazard and vehicle bay
- Citizen Bond Exploratory Committee Public Safety Subcommittee – Police 2020
    - CIB & Communications Renovations
    - Forensic Services Facility
    - Emergency Vehicles
    - Main Stations Renovations
- Concept Site Plans
- Forensic Services
    - Current
        - 24/7 Crime Scene Response
        - Ten-Print Analysis
        - Blood Alcohol Analysis (DUI)
        - Seized Drugs
        - Latent Fingerprints
    - Key Additions
        - DNA
        - Blood Drug Analysis (DUI and Sex Assault)
        - Computer Forensics / Digital Evidence

DAN HASKINS, Capital Projects Manager, continued the presentation on Item 29. He explained the construction manager at risk (CMAR) procurement process: CMAR is a qualifications-based selection process that allows the best contractor to be selected for the job. There are currently eight other CMAR projects with different contractors. Each CMAR had a different subcommittee that reviewed statement of qualifications and determined who won the project. In addition, the city also performs alternative delivery methods including job order contracts and low bid contracts. For the forensic facility, there were eight statements of qualification received, which were reviewed by a subcommittee of seven individuals. Four contractors moved forward to interviews with the subcommittee. The subcommittee was comprised of representatives from Capital Improvement Projects, Police Department, and a neutral contractor. Each representative individually scores interviewees independently from each other. Willmeng Construction, Inc was awarded the project. Subcommittee members also offer a debrief to other participating contractors in order to provide feedback. To avoid potential conflict of interest, contractors are not allowed to talk to city staff associated with the project after the request for proposals goes out. Individuals who worked in the city within the last year are not allowed to be awarded a project. In this procurement process, a contractor reached out to a city retiree for consultation, it was determined that this did not constitute a conflict of interest or impact the project. Willmeng Construction was informed that this individual will not be involved in the project.

VICE MAYOR ELLIS asked how the southeast valley will be helped by the new forensic facility.

MS. ROSENBERG said the ability to prevent crime through forensic testing will positively impact neighboring municipalities.

VICE MAYOR ELLIS thanked staff for the presentation.

MAYOR HARTKE asked how the forensic facility will help reduce the amount of Chandler’s forensic samples sent to external labs.

MS. ROSENBERG said currently the city relies on the Arizona Department of Public Safety to provide the services the city does not. Chandler being able to provide its own services will allow the state to put their resources towards other communities.

COUNCILMEMBER HARRIS asked if any of the contractors requested a debrief after the procurement process.

MR. HASKINS responded that they wait until after the project is awarded. Staff is prepared to work with contractors if they have questions.

COUNCILMEMBER HARRIS asked for the eight contractors that applied for this project.

MR. HASKINS said the contractors that applied were Caliente, Core, Jacobson, MJ Harris, MA Mortenson, Oakland, Sun Eagle, and Willmeng.

COUNCILMEMBER ORLANDO asked if it is common practice for contractors to hire advisors.

MR. HASKINS said in the statement of qualifications submitted, contractors listed advisors such as retired police officers from other municipalities and laboratory technicians. Contractors understand the needs of the individuals who have experience with similar projects. This had been the first time someone who was previously employed by the City of Chandler had been credited as an advisor, which is why they worked to ensure it was not a conflict of interest.

COUNCILMEMBER ORLANDO asked to look into the policy further to ensure this policy is clear and fair.

MR. HASKINS said staff will look into this.

COUNCILMEMBER HARRIS asked for information about the lowest and highest bids submitted.

MR. HASKINS said financial information about the bids cannot be discussed at this time due to state statute regarding the procurement process.

COUNCILMEMBER HARRIS asked what is the current step in the process.

MR. HASKINS explained that tonight's item is for Council approval of the pre-construction services contract. If approved, then they will move forward with pre-construction services and then a guaranteed maximum price contract.

COUNCILMEMBER HARRIS asked when will the cost of the project be known.

MR. HASKINS explained that they are early in the design phases, so the exact cost is unknown.

COUNCILMEMBER HARRIS asked to clarify what step of the process this item is for.

MR. HASKINS said this item is to select the contractor used for this project. The contract is for pre-construction services. The design phase of this project is occurring.

COUNCILMEMBER HARRIS said he would like more information regarding the procurement process.

MAYOR HARTKE asked if this is a standard process for construction manager at risk projects.

MR. HASKINS said yes.

Public Works and Utilities

30. Purchase of Refrigerated Liquid Carbon Dioxide
Move City Council approve the purchase of refrigerated liquid carbon dioxide, from Reliant Gases, Ltd., utilizing City of Tempe Contract No. WUD22-135-02, in an amount not to exceed $570,000.

31. Agreement No. WW5-885-4923, with Carbon Activated Corp., for Purchase of Activated Carbon
Move City Council approve Agreement No. WW5-885-4923, with Carbon Activated Corp., for the purchase of activated carbon, in an amount not to exceed $380,000, for a one-year term, September 25, 2025, through September 24, 2026, with the option of up to four one-year extensions.

32. Professional Services Agreement No. WW2402.451, with Wilson Engineers, LLC, for the 101/202 Redundant 66-inch Sewer Line Being Installed Under the Loop 202 Santan Freeway Approximately 1,800 Feet East of Price Road, Construction Management Services
Move City Council award Professional Services Agreement No. WW2402.451, to Wilson Engineers, LLC, for the 101/202 Redundant 66-inch Sewer Line Construction Management Services, in an amount not to exceed $2,414,865.

33. Construction Manager at Risk Construction Services Agreement No. WW2402.401, with B&F Contracting, Inc., for the 101/202 Redundant 66-inch Sewer Line Being Installed Under the Loop 202 Santan Freeway Approximately 1,800 Feet East of Price Road
Move City Council award CMAR Construction Services Agreement No. WW2402.401, to B&F Contracting, Inc., for the 101/202 Redundant 66-inch Sewer Line, in an amount not to exceed $34,649,463.94.

34. Sole Source Purchase of Analytical Equipment, Parts, and Services
Move City Council approve the sole source purchase of analytical equipment, parts, and services, from Emerson LLP, in an amount not to exceed $325,000.

35. Agreement No. 4831, Amendment No. 1, with Tetra Tech, Inc., Paseo Vista Recreation Area and Landfill Environmental Consulting Services
Move City Council approve Agreement No. 4831, Amendment No. 1, with Tetra Tech, Inc., Paseo Vista Recreation Area and landfill environmental consulting services, in an amount not to exceed $200,000, for a one-year period, October 1, 2025, through September 30, 2026.

36. Introduction and Tentative Adoption of Ordinance No. 5135 Granting a Non-Exclusive Power Distribution Easement to Salt River Project Agricultural Improvement and Power

District, at No Cost, for Electrical Facilities Relocation Required as Part of the Lindsay Road Improvement Project from Ocotillo Road to Hunt Highway
Move City Council introduce and tentatively adopt Ordinance No. 5135 granting a non-exclusive power distribution easement to SRP, at no cost, for electrical facilities relocation required as part of the Lindsay Road Improvement Project from Ocotillo Road to Hunt Highway.

37. Purchase of Streetlights, Signals, and Intelligent Transportation Systems Components
Move City Council approve the purchase of streetlights, signals, and ITS components, from CS Construction, Inc., utilizing Town of Gilbert Contract No. 323000238, in an amount not to exceed $460,000.

38. Resolution No. 5923 Authorizing the Acquisition of Real Property in Fee or by Easement Required for the Cooper Road and Insite Way Loop Improvement Project ST2303
Move City Council pass and adopt Resolution No. 5923 authorizing the acquisition of real property in fee or by easement required for the Cooper Road and Insite Way Improvement Project ST2303; authorizing the city's real estate administrator to sign, on behalf of the city, the purchase agreements, and any other documents necessary to facilitate these acquisitions; authorizing eminent domain proceedings as needed to acquire real property rights and obtain immediate possession thereof; and, relocation assistance as may be required by law.

39. Resolution No. 5924 Authorizing the Acquisition of Real Property in Fee or by Easement Required for the Hamilton Street and Armstrong Way Improvement Project ST2301
Move City Council pass and adopt Resolution No. 5924 authorizing the acquisition of real property in fee or by easement required for the Hamilton Street and Armstrong Way Improvement Project ST2301; authorizing the city's real estate administrator to sign, on behalf of the city, the purchase agreement, and any other documents necessary to facilitate these acquisitions; authorizing eminent domain proceedings as needed to acquire the real property and obtain immediate possession thereof; and, relocation assistance as may be required by law.

40. Professional Services Agreement No. WW2206.451, Amendment No. 3, to Wilson Engineers, LLC, for the Reclaimed Water Conveyance Improvements for Long Lead Items for ASR Wells 11 and 12 Located on the Southeast Corner of Tumbleweed Park, Construction Management Services
Move City Council award Professional Services Agreement No. WW2206.451, Amendment No. 3, to Wilson Engineers, LLC, for the Reclaimed Water Conveyance Improvements Construction Management Services, in the amount of $137,620, for a revised agreement amount not to exceed $1,656,390.

41. Construction Agreement No. WW2206.401, Change Order No. 3, with PCL Construction, Inc., for the Reclaimed Water Conveyance Improvements to Purchase Long Lead Items for ASR Wells 11 and 12 Located on the Southeast Corner of Tumbleweed Park
Move City Council award Construction Agreement No. WW2206.401, Change Order No. 3, to PCL Construction, Inc., for the Reclaimed Water Conveyance Improvements, in the amount of $2,327,384.58, for a revised agreement amount not to exceed $15,909,279.58.

42. Purchase of Pavement Maintenance Materials
Move City Council approve the purchase of pavement maintenance materials, from Pavement Restoration, Inc., utilizing Pinal County Contract No. 240328, in an amount not to exceed $470,037.

43. Agreement No. WW3-885-4614, Amendment No. 2, for Iron Salt for Odor & Corrosion Control
Move City Council approve Agreement No. WW3-885-4614, Amendment No. 2, with US Peroxide LLC, dba USP Technologies, for iron salt for odor and corrosion control, in an amount not to exceed $600,000, for a one-year period, September 21, 2025, through September 20, 2026.

44. Construction Agreement No. WW2206.403, Change Order No. 1, with Revolution Industrial, LLC, for the Hamilton Street Reclaimed Water Transmission Main (Queen Creek Road to Ryan Road)
Move City Council award Construction Agreement No. WW2206.403, Change Order No. 1, to Revolution Industrial, LLC, for the Hamilton Street Reclaimed Water Transmission Main (Queen Creek Road to Ryan Road), in the amount of $520,872.65, for a revised agreement amount not to exceed $6,420,957.38.

Informational

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

46. Contracts and Agreements Administratively Approved, Month of August 2025

Adjourn

The meeting was adjourned at 7:18 p.m.

ATTEST: Dana R. DeLong ____________ Kevin Hartke ____________
City Clerk Mayor

Approval Date of Minutes: October 13, 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 15th day of September 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 13th day of October, 2025.

Dana R. DeLong

City Clerk