Meeting Minutes
City Council Study Session

August 11, 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 6:25 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 1, 6, 20, and 30.

Airport

1. Introduction and Tentative Adoption of Ordinance No. 5134, Authorizing Amendment No. 1 to the Airport Ground Lease Agreement No. 018 between Chandler Air Service, Inc. and the City of Chandler
   Move City Council introduce and tentatively adopt Ordinance No. 5134, authorizing the Mayor to execute Amendment No. 1 to Airport Ground Lease Agreement No. 018 between Chandler Air Service, Inc. and the City of Chandler, amending the completion deadline for site improvements to no later than August 31, 2026, and for the City Manager to sign all other documents and take all other action necessary or appropriate.

RYAN REEVES, Airport Manager, presented the following presentation.

- Chandler Air Service Lease Amendment

- Chandler Air Service Hangar Development Lease 018
    - Development of a single 14,400 sq-ft hangar
    - 3,000 sq-ft of office space
- Chandler Air Service Hangar Development Lease 018
    - Lease executed in September 2022
    - Initial 20-year lease term
    - Two 10-year options
    - Performance Measures:
        - Permits pulled by the 1st anniversary
        - Certificate of Occupancy by the 2nd anniversary
    - The lease provides a day-for-day credit for any delays not caused by the tenant
- Timeline for Lease 018
    - June 2024 – Notice of Lease Default issued due to delayed construction start
    - July – December 2024 – Tenant worked in good faith toward project start
    - January 2025 – Council informed of tenant funding loss and staff intention to terminate the lease
    - February 2025 – Staff issued a letter of termination
    - March 2025 – Tenant requested the termination be stayed based upon their new financial partner
    - July 2025 – Bonds and all other terms were satisfied
- Why an Amendment?
    - Design process completed with approved plans
    - Construction permits issued
    - The Performance and Payment Bonds in Place
    - Tennant's Construction Manager selected
    - Financial Partner (CORE Bank) committed
- Chandler Air Service Hangar Development Lease 018 Amendment
    - Extends deadline for project completion to August 31, 2026
    - No other Lease Performance Measures are required
- Questions

COUNCILMEMBER POSTON asked why the city did not go back to RFP for this item.

MR. REEVES said that due to the time and money already invested by the tenants, issuing a new RFP would likely delay the project by a year or more. He stated the current approach is the most direct and fair path to developing hangars and the airport.

COUNCILMEMBER POSTON asked about the confidence level for its completion.

MR. REEVES said that he and staff are confident the guarantees in place have positioned the project for the best possible chance of success.

COUNCILMEMBER POSTON asked about the project's progress and requested an update on its status.

MR. REEVES said that if Council approves the amendment, material delivery is scheduled for next month. He explained that approval would resolve the default lease status, allowing construction to proceed.

COUNCILMEMBER POSTON thanked Mr. Reeves for the performance measures he had implemented and for his expertise. She said that if he believed the project was ready to proceed, she trusted his thorough review. She also thanked him for the presentation and extended her thanks to the applicant.

VICE MAYOR ELLIS thanked the applicants for their dedication to investing in Chandler despite challenges. She praised their efforts in securing a builder and funding, and said the city works hard to help projects succeed. She added that she looks forward to seeing what they will bring to Chandler in the future.

City Clerk

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

Communications and Public Affairs

3. Agreement No. CAPA2-918-4421, Amendment No. 4, for Digital Marketing Services for Recruitment Campaigns
   Move City Council approve Agreement No. CAPA2-918-4421, Amendment No. 4, with Davidson Belluso, for digital marketing services for recruitment campaigns, for a period of one year, September 1, 2025, through August 31, 2026, in an amount not to exceed $125,000.

Community Services

4. Agreement No. PW2-988-4516, Amendment No. 3, with BrightView Landscape Services, Inc., for Landscape Maintenance Areas 1 through 4
   Move City Council approve Agreement No. PW2-988-4516, Amendment No.3, with BrightView Landscape Services, Inc., for landscape maintenance areas 1 through 4, in an amount not to exceed $3,432,732.32, for the period of August 22, 2025, through June 30, 2026.

Development Services

5. 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.

MAYOR HARTKE stated that Item No. 5 had been postponed to September and would not be on the agenda for a vote on Thursday night.

Facilities and Fleet

6. Agreement No. BF5-910-4930, with The Pigeon Guy, for Bird Abatement Services
   Move City Council approve Agreement No. BF5-910-4930, with The Pigeon Guy, for bird abatement services, in an amount not to exceed $350,000, for the period of one year, beginning July 17, 2025, through July 16, 2026, with the option of up to four one-year extensions.

MICHAEL HOLLINGSWORTH, Facilities & Fleet Manager, provided a briefing on the city's proposed pigeon and bird abatement program. He stated that staff is seeking approval to implement contracted services to address persistent pigeon activity at multiple city facilities, including the main library, police department parking garage, city hall and its parking garage, cooling towers, courts parking, Center for the Arts, Tumbleweed Tennis and Recreation Centers, and the Oregon Street parking structure. The city has worked with experts for over a year to develop a plan. Previous methods, such as trapping and spikes, have provided only temporary results. Persistent pigeon activity has caused property damage, health and safety concerns, and increased maintenance costs, particularly in covered areas and parking structures, and the city continues to receive complaints. The proposed program employs a comprehensive approach, involving cleaning and sanitizing affected areas, utilizing humane deterrents at nesting and perching sites, and conducting ongoing monitoring and assessment. Data will be collected before and after implementation to measure results and guide future maintenance. Expected outcomes include a significant reduction in pigeon activity, lower repair and maintenance costs, improved cleanliness and safety, and a sustainable monitoring program for ongoing control.

COUNCILMEMBER ENCINAS asked how the city arrived at the RFP, expressed surprise at the cost, and requested the total number of buildings or facilities included in the program.

MR. HOLLINGSWORTH said that the program involves at least 11 or 12 buildings. He noted that his list includes 10 buildings, with a few additional facilities not listed.

COUNCILMEMBER ENCINAS asked for an estimate of how much the city has spent internally on pigeon abatement.

MR. HOLLINGSWORTH stated that he did not have the exact number on hand. He noted that pigeon abatement has been an ongoing issue for many years, in some cases dating back to the original construction of the facilities, such as the Oregon Street parking structure and other covered parking areas. He added that going forward, construction specifications will include pigeon abatement controls.

COUNCILMEMBER ENCINAS asked whether the proposed abatement measures would be permanent. He inquired if, beyond spikes, other long-lasting structures would be installed and whether the contract is intended as a one-time upgrade or as an ongoing, year-to-year arrangement.

MR. HOLLINGSWORTH said the abatement measures will be permanent at each facility and require minimal maintenance. The primary method is netting, which is highly effective and needs only occasional repairs if damaged. Additional methods may be used as recommended by the contractor.

COUNCILMEMBER ENCINAS asked whether the permanent structures would include maintenance and cleanup.

MR. HOLLINGSWORTH confirmed that they would.

COUNCILMEMBER ENCINAS said that the maintenance was intended for a specific period of time.

MR. HOLLINGSWORTH clarified that this referred to the project implementation phase and the expected duration of the project.

COUNCILMEMBER ENCINAS emphasized that the concern was not about the lifespan of the structures themselves, but rather the ongoing maintenance, including netting and cleaning, once the structures are installed.

MR. HOLLINGSWORTH agreed.

COUNCILMEMBER ENCINAS asked if maintenance would be provided for a defined timeframe.

MR. HOLLINGSWORTH said that maintenance would continue for the duration of the building's life.

COUNCILMEMBER HARRIS asked the City Manager and staff to consider that the current plan only addresses symptoms and will create ongoing costs. He noted the contract covers seven locations but suggested reviewing others. He expressed concern about residents feeding wild animals, which leads to costly damage and cleanup. He urged the Council to consider ordinances to address the issue of feeding wild animals, to reduce long-term problems. He stressed that barriers alone won't solve the issue and encouraged exploring lasting solutions as the city continues to grow. Councilmember Harris asked City Manager for input.

JOHN POMBIER, Acting City Manager, said that the city is somewhat ahead in addressing this issue for its buildings. He noted that staff is working through a subcommittee to tackle the problem within the community. He explained that the matter is not being brought forward at this time because the city wants to be thoughtful and intentional, ensuring that any actions taken are enforceable and effectively address the concerns raised. Mr. Pombier assured that staff is actively working on the issue and hopes to present a plan in the future that provides confidence that the problem is being addressed both citywide and for city buildings.

COUNCILMEMBER HARRIS emphasized the need for consistency in addressing wild animal issues. He noted that the city previously spent $30,000 on feral cat programs and is now planning to spend over $300,000 on pigeon protection. He urged that if the city is going to invest in managing wild animals, it should do so in a balanced and sensible way across all types.

MR. HOLLINGSWORTH clarified that the protection efforts are focused on the city’s buildings and infrastructure, not on protecting pigeons.

7. Agreement No. BF2-912-4485, Amendment No. 3, for General Building Maintenance Services
   Move City Council approve Agreement No. BF2-912-4485, Amendment No. 3, with ASR Construction Group, LLC, Crawford Mechanical Services, LLC, FPS Civil, LLC, DMS Companies, Inc., dba Hernandez Companies, Kowalski Construction, Inc., MGC Contractors, Inc., and Nickle Contracting, LLC, for general building maintenance services in an amount not to exceed $4,265,000 for the period that begins September 1, 2025, and runs through August 31, 2026.

Fire Department

8. Resolution No. 5922 Authorizing the Mayor to Execute an Intergovernmental Agreement (IGA) with the City of Maricopa for Joint Firefighter Training
   Move City Council pass and adopt Resolution No. 5922 authorizing the Mayor to execute an IGA with the City of Maricopa that will allow the Chandler Fire Department to continue to provide firefighting and emergency medical training to the City of Maricopa Fire Department.

9. Fire and Emergency Medical Dispatch Services Appropriation for Fiscal Year (FY) 2025-26
   Move City Council approve the appropriation for fire and emergency medical dispatch services for FY 2025-26, in accordance with the current IGA with the City of Phoenix, in the amount of $1,697,699.

Information Technology

10. Purchase of Annual Support and Maintenance for the Talent Management Suite

Move City Council approve the purchase of annual support and maintenance for the talent management suite, from Saba Software, Inc., for a period of three years, beginning September 25, 2025, through September 24, 2028, in an amount not to exceed $499,387 ($158,410 for the first year, $166,330 for the second year, and $174,647 for the third year).

11. Purchase of SolarWinds Software Annual Maintenance
Move City Council approve the purchase of SolarWinds software annual maintenance, from SHI International, utilizing the Omnia Partners Contract No. 2024056-02, in the amount of $108,390, for the period of one year, beginning August 11, 2025, through August 10, 2026.

12. Purchase of Rubrik Support and Maintenance
Move City Council approve the purchase of Rubrick support and maintenance, from SHI International Corp., utilizing the Omnia Partners Contract No. 2024056-02, in the amount of $213,339.

13. Purchase of Computers and Equipment
Move City Council approve the purchase of computers and equipment from Dell Marketing LP, utilizing the State of Arizona Contract No. CTR068890, in an amount not to exceed $2,852,962.

Management Services

14. New License Series 7, Beer and Wine Bar Liquor License Application for Jeffrey Craig Miller, Agent, Outpost Kodelia, LLC, DBA The Outpost Arcade
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 351000, a Series 7, Beer and Wine Bar Liquor License, for Jeffrey Craig Miller, Agent, Outpost Kodelia, LLC, DBA The Outpost Arcade, located at 590 N. Alma School Road, Suite 19, and approval of the City of Chandler, Series 7, Beer and Wine Bar Liquor License No. 309913.

15. Purchase of Janitorial and Sanitation Supplies
Move City Council approve the purchase of janitorial and sanitation supplies, from Waxie Sanitary Supply, utilizing the City of Tucson Contract No. 240240-01, in an amount not to exceed $300,000, for the period of August 1, 2025, through July 31, 2026.

16. Agreement No. WH2-914-4361, Amendment No. 4, for Electrical Supplies
Move City Council approve Agreement No. WH2-914-4361, Amendment No. 4, with Consolidated Electrical Distributors, Inc., DBA Arizona Electric Supply, for electrical supplies, in an amount not to exceed $200,000, for the period of September 1, 2025, through August 31, 2026.

Mayor and Council

17. City Council Strategic Framework 2025-2027

Move City Council pass and adopt Resolution No. 5925 to approve the City Council Strategic Framework.

Police Department

18. Agreement No. PD5-200-4934, with FX Tactical LLC, L.N. Curtis & Sons dba Curtis Blue Line, and Galls, LLC, for Police Uniforms and Duty Gear
Move City Council approve Agreement No. PD5-200-4934, with FX Tactical LLC, L.N. Curtis & Sons dba Curtis Blue Line, and Galls, LLC, for Police Uniforms and Duty Gear, in an amount not to exceed $458,000, for a one-year period, September 1, 2025, through August 31, 2026, with the option of up to four additional one-year extensions.

19. Payment to Support the City of Chandler Radio System Infrastructure
Move City Council approve payment to the City of Phoenix, in an amount not to exceed $561,321, for the Fiscal Year 2025-26 participation in the Regional Wireless Cooperative (RWC),

Public Works and Utilities

20. Purchase and Installation of Monopole Tower Services
Move City Council approve the purchase of monopole tower services, from Arizona West Builders and Communications, Inc., utilizing Maricopa County Agreement No. 240184, in an amount not to exceed $400,000.

JOHN KNUDSON, Public Works and Utilities Director, presented the following presentation.

- AMI – Monopoles
- Monopole
    - Single Pole – like a streetlight (without light attached)
    - 7 monopoles total
    - 6 monopoles – 40 ft high, installed at city reservoirs and well sites
    - 1 monopole – 60 ft high installed, at sewer facility
    - Monopoles will provide height required to collect meter reads within a one-to-two-mile radius
- Monopole Location Map
- Monopole Notification
    - Postcard Notification mailed on July 18, 2025, to 315 residents
    - Postcard provides information on the AMI project, including website address to view an image of the pole
    - To date, only one resident call – no concerns on pole – interested in customer portal
- Gateway Collector
    - Approximately 48 gateway collectors needed for network coverage
    - To date, 30 collectors have been installed on already established assets (field lights, rooftops, towers, & poles)

    - Installed collectors providing 90% daily network coverage, and 75% hourly network coverage
- Thank you/Questions

COUNCILMEMBER ORLANDO asked whether the program would also cover businesses.

MR. KNUDSON confirmed that it would apply to all city meters.

COUNCILMEMBER ORLANDO asked how a customer would be notified of a water leak if they were not signed up for the customer service portal.

MR. KNUDSON explained that customers will have the option to sign up for alerts. Notifications, likely through email or text, will inform users if their water usage exceeds normal levels. These alerts will be customizable.

COUNCILMEMBER ORLANDO asked if the program would result in staff savings, noting that meter readers might be reassigned.

MR. KNUDSON said that the city currently has a small metering team and that other cities implementing similar programs have not seen a reduction in staffing. Instead, meter readers transition into more technical roles, such as maintaining meters and replacing batteries. While staffing levels are expected to remain the same, the program's main benefit is improved water conservation. He added that alerts can help residents take quick action during leaks, such as calling a neighbor to shut off the water, which helps avoid high bills and water waste.

21. Agreement No. PW2-936-4357, Amendment No. 2, for Water and Wastewater Equipment Maintenance and Repair Services
    Move City Council approve Agreement No. PW2-936-4357, Amendment No. 2 with Capital Pump and Equipment, LLC; DXP Enterprises, Inc. dba Hennesy Mechanical Sales; Foster Electric Motor Service, Inc.; James, Cooke & Hobson, Inc.; Keller Electrical Industries, LLC; KP Ventures Well Drilling & Pump Co., LLC; Layne Christensen Company; Phoenix Pumps, Inc.; Pumpman Phoenix/Scott's AZ Electric Motor Repair; Southwest Waterworks Contractors PM, LLC, dba Pumpman Waterworks; TW Associates, Inc.; and Weber Water Resources, LLC, for water and wastewater equipment maintenance and repair services, in a combined amount not to exceed $11,986,000, for a two-year period, September 1, 2025, through August 31, 2027.

22. Agreement No. 4956, with Q-mation, Inc., for the Sole Source Purchase of AVEVA Licenses and Support
    Move City Council approve Agreement No. 4956, with Q-mation, Inc., for the sole source purchase of AVEVA licenses and support, for a period of three years, beginning July 1, 2025, through June 30, 2028, in an amount not to exceed $105,095 in the first year.

23. Job Order Project Agreement No. WW2502.401, with B & F Contracting, Inc. Pursuant to Job Order Master Agreement No. JOC2413.401, for the Quarter Section 10-55 Sewer Rehabilitation
Move City Council award Job Order Project Agreement No. WW2502.401, to B & F Contracting, Inc., Pursuant to Job Order Master Agreement No. JOC2413.401, for the Quarter Section 10-55 Sewer Rehabilitation, in an amount not to exceed $1,807,933.89.

24. Professional Services Agreement No. WW2502.451, with Entellus, Inc., for the Quarter Section 10-55 Sewer Rehabilitation Construction Management Services
Move City Council award Professional Services Agreement No. WW2502.451, to Entellus, Inc., for the Quarter Section 10-55 Sewer Rehabilitation Construction Management Services, in an amount not to exceed $117,021.46.

25. Purchase of Flow Meters and Level Meters
Move City Council approve the purchase of flow meters and level meters from Krohne Inc., Vega Americas, Inc.; Winn-Marion, Inc., Western Environmental Equipment, Co., Doan and Hartwig Water Systems, Inc.; Process Technology, Inc., and ADS, LLC, utilizing City of Phoenix Contract No. IFB-2324-WWT-620, in a combined amount not to exceed $535,000.

26. Agreement No. PW1-855-4313, Amendment No.4, with Aquafit Chlorination Systems, LLC; Hill Brothers Chemical Company; Landmark Aquatic Services, LLC; Momar, Inc.; Polydyne, Inc.; PVS DX, Inc.; Salt Works; Thatcher Company of Arizona, Inc.; and Univar Solutions USA, Inc., for the Purchase of Water Treatment Chemicals
Move City Council approve Agreement No. PW1-855-4313, Amendment No.4, with Aquafit Chlorination Systems, LLC; Hill Brothers Chemical Company; Landmark Aquatic Services, LLC; Momar, Inc.; Polydyne, Inc.; PVS DX, Inc.; Salt Works; Thatcher Company of Arizona, Inc.; and Univar Solutions USA, Inc., for the purchase of water treatment chemicals, in a combined amount not to exceed $14,100,000, for a one-year term, August 15, 2025, through August 14, 2026.

27. Agreement No. PW3-925-4631, Amendment No. 5, with Hazen and Sawyer, P.C., for the Water System Upgrades Program Consultant Services
Move City Council approve Agreement No. PW3-925-4631, Amendment No. 5, with Hazen and Sawyer, P.C., for the water system upgrades program consultant services, increasing the agreement amount by $422,420.

28. Agreement No. PW5-885-4950, with Brenntag Pacific, Inc., and Univar Solutions USA, LLC., for the Purchase of Hydrochloric Acid (HCL) 35%
Move City Council approve Agreement No. PW5-885-4950, with Brenntag Pacific, Inc., and Univar Solutions USA, LLC., for the purchase of hydrochloric acid (HCL) 35%, in an amount

not to exceed $1,160,000, for a one-year term, September 1, 2025, through August 31, 2026, with the option of up to four one-year extensions.

29. Purchase of Traffic Signal Heads and Components
Move City Council to approve the purchase of traffic signal heads and components from Clark Electric Sales, Inc., utilizing Maricopa County Agreement No. 220205-C, in an amount not to exceed $800,000.

30. Resolution No. 5911, Approving an Agreement Between Salt River Project and the City of Chandler for a Landscape Water Efficiency Program
Move City Council pass and adopt Resolution No. 5911, approving an agreement between Salt River Project and the City of Chandler for a Landscape Water Efficiency Assessment Program.

SIMONE KJOLSRUD, Water Resources Manager, provided a briefing on Item 30 and highlighted a new five-year partnership between the City of Chandler and SRP focused on improving water efficiency in city parks. She explained that the program is a two-step landscape water efficiency assessment initiative. In the first step, SRP will fully fund professional irrigation assessments for up to 15 parks per year, aiming to evaluate all city parks over the five-year period. Based on those assessments, the second step involves making recommended irrigation system repairs or upgrades. These improvements will be funded through a 50/50 cost-sharing model, with SRP covering half the cost and the city covering the other half using the existing parks department budget. Ms. Kjolsrud emphasized that the main goal is to reduce water waste in city parks and ensure efficient irrigation. She noted this program is part of a larger effort to prepare for future water supply reductions, such as those anticipated from the Colorado River and potentially the SRP system. She added that maintaining efficient city irrigation systems sets a strong example for residents and supports the city's goal of becoming the most sustainable and water-efficient city in Arizona.

VICE MAYOR ELLIS acknowledged the partnership with SRP, highlighting its importance in supporting the city's water conservation efforts both financially and through active involvement. Vice Mayor Ellis thanked SRP and city staff for their leadership on the project. She also asked for confirmation that the program would cover all 70 city parks over the five years and that SRP's support would continue through both phases of the project.

MS. KJOLSRUD said that the agreement allows for up to 15 sites per year, and the goal is to fully utilize the funding offered by SRP each year. If the city stays on schedule, all parks will be assessed by the end of the five-year program. She added that if there are any remaining site slots in the final year, the city may evaluate other city-owned properties with large irrigation needs, such as stormwater retention basins and medians.

COUNCILMEMBER ORLANDO asked for clarification on whether repairs to the first 15 parks would be done concurrently as assessments begin on the next set of 15 parks. He noted it was not clear if the two parts of the program, assessment and repair, would happen at the same time.

MS. KJOLSRUD confirmed that the goal is to conduct assessments and repairs concurrently. She explained that while one team performs water efficiency assessments, also referred to as irrigation audits, a separate team will handle the repairs or system upgrades. As improvements begin at one site, assessments will continue at the next, creating an overlapping process.

COUNCILMEMBER ORLANDO noted that he understood the program had two parts and wanted to clarify that those parts, assessment and repair, would occur concurrently.

MS. KJOLSRUD acknowledged that she should have mentioned the concurrent process earlier and explained that completing 15 sites per year is an aggressive goal. It requires completing more than one site per month and staying on schedule by preparing the next site while work is still being done on the current one. She emphasized that staff will work diligently to meet this goal.

Informational

31. Claims Report for the Quarter Ended June 30, 2025

32. Contracts and Agreements Administratively Approved, Month of July 2025

Adjourn

The meeting was adjourned at 6:57 p.m.

ATTEST: ______________________ ____________________________

City Clerk Mayor

Approval Date of Minutes: September 15, 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 11th day of August 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _______ day of September, 2025.

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City Clerk