



# City Council Regular Meeting

Monday, September 15, 2025  
6:00 p.m.

Chandler City Council Chambers  
88 E. Chicago St., Chandler, AZ





## Our Vision

We are a world class City that provides an exceptional quality of life.

## Our Brand

A safe, diverse, equitable and inclusive community that connects people, chooses innovation and inspires excellence.

## Innovative Focus

Innovation is the lifeblood of our community. The introduction of new ideas and methods is rooted in Chandler's culture and heritage. This thread of innovation embodies how we connect, plan and serve our city to be a contemporary, financially responsible and safe place to live and work.

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a REGULAR MEETING open to the public on Monday, September 15, 2025, at 6:00 p.m., in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.





# Regular Meeting Agenda

## City Council Strategic Framework Focus Areas: Legend



Community Safety



Neighborhoods



Quality of Life



Sustainability and Technology



Connectivity



Economic Vitality

## Call to Order

## Roll Call

**Invocation - Rev. Jimmy Thomas, International Assembly of God, Chandler**

**Pledge of Allegiance - Troop 285 Chandler**

## Scheduled Public Appearances

1. Service Recognitions
2. Proclamation: Constitution Week
3. Recognition: Samarthya "Sam" Kumar, Arizona's First Place Winner in the National America 250 Essay Contest
4. Recognition: Sons of the American Revolution
5. Recognition: Daughters of the American Revolution
6. Cynthia Hardy, Appreciation Extended to the Mayor and Council, Team Chandler, Staff, and Residents of Chandler

## Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the governing body, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.


**Proposed Motion: Move to approve the Consent Agenda of the September 15, 2025, Regular Meeting, Items 1 - 2.**



## Airport

1. **Final 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 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.

Council Focus Area(s): 



## City Clerk



## 2. **Approval of Minutes**

Move City Council approve the Council meeting minutes of the Work Session held on August 4, 2025, the Special Meeting held on August 4, 2025, the Work Session held on August 11, 2025, the Study Session held on August 11, 2025, the Regular Meeting held on August 11, 2025, the Work Session held on August 14, 2025, and the Regular Meeting held on August 14, 2025.

## **Adjourn**

**City Council Memorandum      Airport Memo No.**

**Date:** September 15, 2025  
**To:** Mayor and Council  
John M. Pombier, Acting City Manager  
**Thru:** Dawn Lang, Deputy City Manager - CFO  
Steven Turner, Sustainability and Performance Officer  
**From:** Ryan Reeves, Airport Manager  
**Subject:** Final Adoption of Ordinance No. 5134, Authorizing Amendment No. 1 of the Airport Ground Lease Agreement No. 018 to Construct and Operate Hangar and Office Improvements at the Airport.

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**Proposed Motion:**

Move City Council 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.

**Background/Discussion**

Chandler Air Service (CAS) entered into a ground lease with the City on September 26, 2022, for the development located at 2250 South Stinson Way. The lease includes a 20-year term with two 10-year options and mandates a minimum development of a 14,400 sq-ft hangar, 3,000 sq-ft office space, an aircraft parking/staging ramp, and associated surface parking. The agreement required CAS to break ground by the end of year 1 (September 26, 2023) and obtain a Certificate of Occupancy by year 2 (September 26, 2024). Airport staff worked with the FAA to obtain all FAA clearances for development. The FAA environmental clearance process extended the timeline and was not received until May 2023.

Due to delays in starting construction within 12 months of lease commencement, as required by Lease Section 4.2(e), extended for FAA clearance, a Notice of Default was issued in June 2024. After CAS received notification of a loss of



funding, the city issued a Notice of Lease Termination in February 2025, which gave them 30 days to vacate. Soon after, CAS received the promise of funding through CORE Bank, which was secured by June 2025, replacing the previously withdrawn commitment from Heritage Bank. All bond requirements, including the Performance Bond, have been met as of July 2025.

This amendment requires the development site improvements to be completed and to obtain its Certificate of Occupancy no later than August 31, 2026, as well as revise the original Exhibit "D", Landlord Consent and Agreement, to incorporate certain terms required by the Lender.

**Ordinance No. 5134 was introduced and tentatively adopted by City Council on August 14, 2025.**

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### **Attachments**

Ordinance No. 5134

City of Chandler Air Service Lease Amendment

Site Map

**ORDINANCE NO. 5134**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA APPROVING AN AMENDMENT TO CITY OF CHANDLER GROUND LEASE NUMBER 018 WITH CHANDLER AIR SERVICE, INC.; AND AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT AND THE CITY MANAGER TO SIGN ALL OTHER DOCUMENTS AND TAKE ALL OTHER ACTION NECESSARY OR APPROPRIATE.

WHEREAS, the City of Chandler leased certain premises to Chandler Air Service, Inc. ("Tenant") pursuant to City of Chandler Ground Lease Number 018 effective September 26, 2022 (the "Lease") to construct and operate certain improvements at the Chandler Municipal Airport; and

WHEREAS, Tenant is assigning its interest in the Lease to a related entity and the new Tenant entity is obtaining financing from a private lender (the "Lender"); and

WHEREAS, the City and new Tenant entity wish to modify certain Lease terms to extend the time for construction of the improvements and consent to the Lease assignment as well as to revise the original Exhibit "D," Landlord Consent and Agreement, to incorporate certain terms required by the Lender.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Chandler, Arizona, hereby as follows:

Section 1. Approves Amendment No. 1 to the Lease (the "Amendment") between the City of Chandler and the new Tenant in substantially the form attached hereto as Exhibit "A."

Section 2. Authorizes the Mayor to sign the Amendment and the City Manager, or designee, to sign all documents and take all action necessary or appropriate to carry out the purposes of this Ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



PASSED AND ADOPTED BY THE City Council of the City of Chandler, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5134 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

DMG

Published in the Arizona Republic on:

## EXHIBIT “A”



**CITY OF CHANDLER  
FIRST AMENDMENT TO  
AIRPORT LEASE AGREEMENT  
NO. 018**

**RECITALS**

- A. The City of Chandler, an Arizona municipal corporation ("Landlord") and Chandler Air Service Hanger LLC, an Arizona limited liability company, as assignee of Chandler Air Service, Inc., an Arizona corporation, ("Tenant") (collectively, the "Parties") entered into that City of Chandler Airport Lease Agreement No. 018, effective September 26, 2022 (the "Lease").
- B. Pursuant to the terms of the Lease, Tenant was to perform certain Project Work and complete New Improvements on the Premises within timeframes defined in Section 4.2 of the Lease. The Parties wish to revise those timeframes.
- C. Tenant has obtained project funding from Core Bank ("Lender") to complete the New Improvements. Lender requires certain revisions to the Lease Exhibit "D."
- D. The Parties wish to execute this First Amendment to Airport Lease Agreement No. 018 ("First Amendment") in order to make the desired revisions.

**AGREEMENT**

1. The Recitals are incorporated herein. All capitalized terms are as defined in this First Amendment or the Lease.

2. Section 4.2 of the Lease is deleted in its entirety and replaced with the following:

4.2 COMPLETION OF NEW IMPROVEMENTS. Tenant covenants and agrees that, no later than August 31, 2026, Tenant, at Tenant's expense, shall fully complete a project (the "Project Work") that includes: the demolition of any Existing Improvements and, the construction of one (1) new building consisting of a minimum of fourteen thousand four-hundred (14,400) square feet of hangar space and three-thousand (3,000) square feet of office space, new aircraft parking/staging apron, and a surface parking lot ("New Improvements"). The Project Work shall be done in accordance with plans and specifications approved by Landlord in its reasonable discretion and, for purposes of Paragraph 6.2 (c), shall commence no later than August 31, 2025. Except for activities identified in Paragraph 4.2(d), Tenant will obtain the approval of the final plans and specifications by any and all federal, state, municipal and other governmental authorities, offices and departments having jurisdiction in the matter and provide conformed copies of executed approvals to Landlord. The execution of this Lease by Landlord does not, and shall not be deemed to, constitute approval by the City of Chandler of such plans and specifications. If Tenant is unable to complete the Project Work by the timeline as stated in this Section 4.2, Tenant may make a written request to the City Manager for additional

time to complete the Project Work. Landlord's response to Tenant's request for approval shall be prompt, and such approval shall not be unreasonably withheld.

(a) The Project Work shall be deemed fully completed when a final certificate of occupancy is issued for the New Improvements by the Planning and Development Department of the City of Chandler (or such other department of the City, however denominated, that is responsible for issuing building permits and providing certificates of occupancy).

(b) Tenant will perform all of the Project Work, including, without limitation, all demolition of Existing Improvements and construction of New Improvements, in a good, careful, proper, and workmanlike manner in accordance with the approved plans and specifications; all provisions of law and any and all permits and authority required by ordinance, code, law, or public regulations or by any authority at any time having jurisdiction over the Premises; and the requirements of any public or quasi-public body having similar jurisdiction.

(c) Landlord will be an additional insured on all liability insurance policies maintained by Tenant and its contractor(s) during the performance of all of the Project Work.

(d) Tenant and Landlord acknowledge receipt of a Categorical Environmental Exclusion from the Federal Aviation Administration (FAA), pursuant to the National Environmental Policy Act of 1969, dated May 23, 2023 and valid for work commenced at the Premises within three (3) years.

(e) In the event that, through no fault of the Tenant's actions, the period of the Project Work is delayed by federal, state, regional, or county agencies, Landlord shall grant Tenant a daily schedule credit for completion of the Project.

3. Exhibit "D" is deleted and replaced in its entirety with the "Revised Exhibit 'D'" in Attachment 1.

4. This First Amendment is subject to A.R.S. § 38-511.

SIGNATURES ON FOLLOWING PAGE



IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed as of the day and year first above written.

**LANDLORD:** CITY OF CHANDLER, an  
Arizona municipal corporation

By: \_\_\_\_\_  
Kevin Hartke  
Its: Mayor

APPROVED AS TO FORM

\_\_\_\_\_  
City Attorney  
DMG

**TENANT:** CHANDLER AIR SERVICE  
HANGER LLC, an Arizona limited liability  
company

By: \_\_\_\_\_  
Thomas Mathew  
Its: Sole Member

ATTACHMENT 1

REVISED EXHIBIT "D"

# CHD-1-2021-RFP



 PROPERTY MAP



**City Council Memorandum      City Clerk's Office    Memo No. N/A**

**Date:** September 15, 2025  
**To:** Mayor and Council  
**From:** Dana DeLong, City Clerk  
**Subject:** Approval of Minutes

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**Proposed Motion:**

Move City Council approve the Council meeting minutes of the Work Session held on August 4, 2025, the Special Meeting held on August 4, 2025, the Work Session held on August 11, 2025, the Study Session held on August 11, 2025, the Regular Meeting held on August 11, 2025, the Work Session held on August 14, 2025, and the Regular Meeting held on August 14, 2025.

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**Attachments**

Minutes of the Work Session held on August 4, 2025  
Minutes of the Special Meeting held on August 4, 2025  
Minutes of the Work Session held on August 11, 2025  
Minutes of the Study Session held on August 11, 2025  
Minutes of the Regular Meeting held on August 11, 2025  
Minutes of the Work Session held on August 14, 2025  
Minutes of the Regular Meeting held on August 14, 2025

# Meeting Minutes

## City Council Work Session

August 4, 2025 | 4:00 p.m.  
Council Chambers Conference Room  
88 E. Chicago St., Chandler, AZ



### Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:01 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

\*Vice Mayor Ellis and Councilmember Harris attended virtually.

#### Staff in Attendance

Tadd Wille, Assistant City Manager  
Dawn Lang, Deputy City Manager / Chief Financial Officer  
Andy Bass, Deputy City Manager  
Alexis Apodaca, Mayor & Council Public Affairs Senior Manager  
Matt Burdick, Communications & Public Affairs Director  
John Knudson, Public Works & Utilities Director  
Simone Kjolsrud, Water Resources Manager  
Helen Parker, Budget & Research Principal Analyst  
Ryan Peters, Strategic Initiatives Director

### Discussion

1. Utility Rate Update Discussion Continued



- Recap of Adjustments Presented
- Follow-up Items from Prior Work Session
- Rate Implementation Methodology Options and Directions
- Next Steps and Key Process Dates

MAYOR HARTKE called for a staff presentation.

JOHN POMBIER, Acting City Manager, introduced the discussion item.

MATT DUNBAR, Budget and Policy Director, presented the following presentation.

- FY 2025-26 Utility Rate Update Discussion Continued
- Agenda
  - Recap of Adjustments Presented
  - Follow-up Items from Prior Work Session
  - Rate Implementation Methodology Options and Direction
  - Next Steps and Key Process Dates
- Recap of Adjustments Presented
- Average Residential Cost Comparison for Water, Wastewater and Solid Waste
- Utility Rate Adjustment History Last COS Study Transition
  - Enterprise Funds are self supporting. Rate revenue must support all operating, capital, debt service and reserve requirements
  - The city has rate models for each Enterprise fund, updated annually to analyze rate needs
  - Cost of Service (COS) studies happen every 5-7 years
- Utility Rate Revenue Requirements Needed to Fund Operating, Capital, Debt and Reserves
  - A rate increase is needed to maintain the integrity of our enterprise funds and keep our systems safe. The impacts of increased capital replacements, operating costs and capital project costs is driving the rate requirement.
  - The direction needed in this workshop will be what implementation methodology to use to share clear customer classification impacts for public outreach
- Review of Follow-up Items from Prior Work Session
- Looking Back: Utility Rate COS Study Alignment Result
  - Original findings for Water indicated Residential and Multi-Family were slightly subsidizing other classifications
- Looking Back: Utility Rate COS Study Alignment Result
  - Original findings for Wastewater indicated Residential subsidizing other classifications
- Industrial Classification
  - 22 Industrial Businesses with at least one meter designated as industrial
    - Aligned Data Centers (Chandler) Propco LLC
    - Air Products & Chemical
    - Allied Waste Transportation Inc.

- Applied Materials Inc
- Avnet Inc
- Bowman Consulting
- Chandler Air Services
- Chandler HFP II LLC
- CRP III Chandler Airport LLC
- Dr Horton Inc
- Emerald On 87 LLC
- FCL Builders Arizona LLC
- Ferguson Enterprise LLC
- First Electronics
- Gila River Indian Community (Lone Butte)
- Intel Corp
- Microchip Technology Inc
- NXP USA Inc.
- Rogers Corp
- South Bay Circuits Inc
- True Up Companies, LLC
- Unbound 165 LLC
- Utility SDF Fund Balances
  - SDFs are allocated based on projects that are related to growth and repayments are made to normalize the impact of these revenues.
  - \*Annual SDF Loan payback revenues help minimize needed rate increase
  - Once fund balances reach zero, any annual revenues will be used to continue to pay outstanding loans keeping the fund balances at or near \$0

COUNCILMEMBER HAWKINS asked what happens when the wastewater SDF fund balance at year-end reaches zero.

MR. DUNBAR explained that it represents the fund balance, so a \$0 fund balance indicates that revenue is being used to pay off outstanding loans.

MS. LANG continued that system development fees are collected when developments pull a permit and are then kept in a separate fund. They are not allocated to the water and wastewater enterprise funds until it is determined whether the funds will be used to pay off a loan or directly for a growth-related project. Over the past few years, large permits have been issued for developments, and funds are available in the SDF that can be utilized in the next few years. Once that balance reaches zero, it depends on any new permits coming in on a year-to-year basis to determine how much can be paid back annually. The chart on the slide depicts what has accumulated that has not yet been used.

COUNCILMEMBER HAWKINS asked once the third year is reached and permit fees still come in, would that be the time to look at adjusting rates.

MS. LANG said the revenue would come into the SDF water fund and become an incoming revenue stream that helps minimize any rate adjustments. The revenue is applied to loans owed to the water operating fund. Whatever comes in is paid back against the loan, as there are no further growth projects to apply it to.

MAYOR HARTKE said impact fees pay for pre-existing infrastructure that is used by developers, in essence, paying for the work that others have paid for in the past.

MS. LANG added that in the past, the city sold bonds and used utility rates to pay bonds, and now that there are no more growth projects to apply the revenue to, the loans can be paid back into the operating funds. This helps in this high-inflationary period.

COUNCILMEMBER ORLANDO noted that the current SDF fund balance is approximately \$12 million, which then reduces to \$9 million in FY25-26, reflecting a \$3 million buydown. In FY26-27, the balance reduces to \$3 million, reflecting \$6 million in buydown. He asked why this pattern is followed.

MR. DUNBAR said the city must maintain the structure, as the general obligation bonds' debt service has a statutory cap on it, so they must ensure the balance of the secondary tax revenues remains within 10% of the current existing debt service. If there is too much loan repayment at one time, then the balance will rise above the allowed 10%. Repayment must be staggered to stay below the statutory cap.

COUNCILMEMBER ORLANDO asked if this fund is only used to pay back debt service on bonds.

MR. DUNBAR said yes, some of these are only used for capital outlays in the enterprise fund themselves, and some are for debt service. Then, when paying back loans, there is a provision that the loan is in the debt service fund, it has to be paid back there because that is the fund that made the original payments. There is an offset from secondary taxpayers by subsidizing this loan repayment so that the secondary property tax users that have already paid do not have to repay. There is a statutory cap on this fund, so they must be careful to ensure that they do not add too much fund balance to raise the balance above the cap.

MR. DUNBAR continued the presentation.

- 5-Year Enterprise Funds Fund Balance Projection
  - Fund balances is being drawn down to support Pay-go capital, One-time and Ongoing O&M, and Debt Service

COUNCILMEMBER POSTON asked how much above the threshold is the current balance.

MR. DUNBAR explained that sometimes fund balances accumulate because there is a large pay-go capital project coming up. It is another option for financing large-dollar projects.

COUNCILMEMBER POSTON summarized that the balance kept in the enterprise fund above the minimum is not kept as a savings account, it is kept in advance of expected expenditures to use for water or wastewater projects.

MR. DUNBAR continued the presentation.

- Rate Adjustment Options and Determination on Direction
- FY 2025-26 Utility Rate Adjustment Timing Methodology
  - A change from rate adjustments every other year to every year would affect estimated planned rates as follows for Water & Wastewater

COUNCILMEMBER HARRIS asked about the history of past rate adjustments conducted every other year.

MS. LANG explained that in the past, rate adjustments did use to take place every year. Then, it changed to every other year but at the time the rate increases were not as high as they currently are.

COUNCILMEMBER HARRIS said this is another example of rate increases for taxpayers. He asked if there would ever be a point to look at a rate adjustment to bring down rates.

MS. LANG explained that over the past few years, inflation has had such a large effect on capital plan projects. Chandler also faces the issue of aging infrastructure, and gaps need to be addressed quickly. In considering that, the interest rates have increased so despite Chandler remaining AAA bond rated, the debt costs more in a higher inflation environment. All of these impacts in the rate model show double digit increases every other year. If the rate adjustments are implemented every other year, it could make it more predictable for residents and businesses. The high-cost environment is not going away anytime soon.

COUNCILMEMBER HARRIS asked why the aging infrastructure projects were not considered in the current bid for bonds.

MS. LANG said they have worked closely with the Public Works and Utilities Department in gathering information. Studies completed in the last few years have illuminated the need for faster replacements of existing critical vertical infrastructure. The project impacts costs in the capital plan. From the debt standpoint, it can be cash-funded or bond-funded. More upcoming capital needs have shifted to be bond-funded, which impacts the rate increases for debt service. There are multi-million-dollar projects and replacements completed, but the debt service coming on over the next decade will likely double.

COUNCILMEMBER ORLANDO asked when projected in the past, what did the 2026 water rate adjustment projection look like.

MS. LANG said as of the last presentation, they had projected the 2026 rate adjustment to be 8.4%.

COUNCILMEMBER ORLANDO asked if they had projected out to 2028 at the time.

MS. LANG said no, but a cost of service adjustment would have been conducted.

COUNCILMEMBER ORLANDO asked when projected in the past, what did the 2026 wastewater rate adjustment projection look like.

MS. LANG said as of the last presentation, they had projected the 2026 rate adjustment to be 8%.

COUNCILMEMBER HAWKINS said if Council looked at an annual model, would it be prudent to reexamine the rate every year.

MS. LANG said yes, Council has the authority to reexamine the rate every year through the budget.

COUNCILMEMBER POSTON asked if there are any opportunities to scale back CIP projects to mitigate the immediate cause.

MS. LANG said there are large projects projected out in the second five years. If those were not expected in that time frame there could be more flexibility. Pushing or delaying projects set for the first five years would then delay everything else. A 30-year projection was conducted but it still affects the large replacement projects coming up.

JOHN KNUDSON, Public Works & Utilities Director, added that CIP projects for Public Works and Utilities are derived from ongoing assessments conducted at all city facilities. Staff determines the highest priority projects, and then works with the budget team to place the projects in the years ahead to manage rate increases. The CIP projections can be changed, but it may affect the quality of the city facilities. Currently, the 30-year projection addresses only 186 miles of pipe out of the city's 1,200 miles of pipe, which typically lasts only about 50 years. He suggested that the city should stay ahead of replacements for infrastructure.

COUNCILMEMBER POSTON asked if the recent water main breaks show this.

MR. KNUDSON said the water main breaks are not unusual, there are typically 3-5 a month, either contractor-caused or due to old pipes. The difficulty is putting in new projects without replacing old pipe because it is not in the budget for that project.



COUNCILMEMBER POSTON said previously items were presented at different levels of priority, but all of the projects seem necessary.

MR. KNUDSON said correct. Some items like water quality at the water and wastewater treatment plants are due to regulatory requirements. These changes are expected within the next year, followed by an implementation period.

COUNCILMEMBER POSTON commented that there is a region of the city where the infrastructure is the same age, due to the rapid expansion of Chandler historically.

MR. KNUDSON agreed, there is a map of the years of when city pipe was put in. Materials installed in the 1980s are considered to be problematic materials.

MAYOR HARTKE supported the current plan for infrastructure improvements and suggested that Council address these infrastructure needs now rather than delay action.

COUNCILMEMBER HAWKINS asked about the suggested rate of pipe replacement.

MR. KNUDSON said 24 miles a year would address the 1,200 miles of pipe over a 50-year span.

COUNCILMEMBER HAWKINS asked if the proposed rates support that rate of pipe replacement.

MR. KNUDSON said no, currently the program supports five miles of replacement a year. It depends on the lifespan estimate of the pipes as well.

MS. LANG said pipe replacement projects were categorized by highest, high, and moderate risk.

MR. DUNBAR continued the presentation.

- FY 2025-26 Utility Rate Adjustment Implementation Methodologies
  - Implement Across the Board (ATB)
    - Increase needed (revenue requirement) for FY 2025-26 applied evenly ATB to all classifications, therefor all classifications increase at the same percent
    - Allows full inflation and new projects to be allocated over the next COS update
  - Implement Blended (COS/ATB blended rates)
    - Continues using FY 2019-20 data to align COS rate increases for anticipated increase needed based on the prior projection, then
    - Additional increase needed for FY 2025-26 applied evenly ATB to all classifications
  - Implement ATB **and** Blended for one or the other
    - Use ATB with one utility, and Blended for another
- Utility Rate Adjustments by Implementation Method
- Utility Rate Adjustments by Implementation Method

- Prior year A-OK donations were \$25,509. An additional \$25,000 could assist customers most at risk
- Current average residential bill of \$75 is \$37 lower than closest valley city
- Chandler Utility Rate Adjustment Direction
  - Determine method of implementing rates prior to public outreach and allocate revenue requirement
    - Across the Board (ATB) – uses the same revenue increase rate for all customer classifications, OR
    - Blended Cost of Service – allocating the original revenue requirement following COS and additional revenue requirement ATB to all classifications
    - Blended Cost of Service mixed with ATB – allocating the original revenue requirement following COS and additional revenue requirement across the board to one utility, and full
  - Advise on timing of future utility rate changes (every other year or annually)

COUNCILMEMBER HARRIS supported the across the board policy.

COUNCILMEMBER ENCINAS asked how long it would take to conduct another cost of service (COS) study.

MS. LANG said the increase is still based on the 21-22 cost of service study. This would be the fifth year. There are some things that have changed in the data. The next study is planned to kick off summer 2026, typically they wait until the five-year period ends. COVID affected the prior COS results and planning. Once engaged with a COS, it takes anywhere from six to eight months to do the study, results then come to Council to determine implementation.

MAYOR HARTKE said the results are fluid each year, as the data is reexamined to see if the COS is in alignment.

COUNCILMEMBER ORLANDO asked if there is a way to conduct a COS in shorter period of time.

MS. LANG said no, COS studies take longer than three to four months to conduct.

MAYOR HARTKE asked if a future COS shows a rate adjustment increase is not needed, does that set the city up for success with additional funds that can be allocated for these needs.

MS. LANG explained COS is allocating a revenue requirement or need a different way depending on the classification's impact in the system. It would not change the need for the revenue as long as the city has to sell debt and pay for the capital, but it could change how it gets implemented.

COUNCILMEMBER POSTON asked what the next steps in this process would be.

MS. LANG said they had hoped to get direction on what the increases will look like for each classification. The methodology will inform residents what the impact will be. Staff conducts modeling for residents and businesses. Staff meets with community partners and highlight projects that impact rates. There are also resident open house events. Then staff will return at a future Council meeting in November to bring back the results of public outreach.

MR. POMBIER asked what would be brought back in November.

MS. LANG said public outreach would consist of sharing what the city's need is, the revenue requirement needs, and the impact to users on a monthly bill basis. Staff would report back to Council on feedback received grouped by classification.

COUNCILMEMBER POSTON said this is not a final vote today.

VICE MAYOR ELLIS supported increasing the A-OK fund, and supported the replacement program for critical infrastructure. She supported seeking feedback from residents and business owners while taking care of the city's needs.

MAYOR HARTKE determined Council consensus was the 15%. He asked about the implementation of funding the A-OK program increase.

MS. LANG said if there is consensus, staff will research funding the increase to the A-OK fund.

MAYOR HARTKE supported the one-year timing of future utility rate changes, there was Council consensus on the timing of one-year.

COUNCILMEMBER ORLANDO asked about when the timing of this would go into effect.

MS. LANG said that information will be presented at the follow-up meeting.

COUNCILMEMBER HARRIS requested to look deeper into the rate of replacement of infrastructure.

MAYOR HARTKE asked if that would be part of next year's budget presentation.

MS.LANG said yes.

- Next Steps and Key Process Dates
- Questions?

## **Public Comment**

None.

## Adjourn

The meeting was adjourned at 4:56 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 Work Session of the City Council of Chandler, Arizona, held on the 4th 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.

City Clerk

# Meeting Minutes

## City Council Special Meeting

August 4, 2025 | 4:00 p.m.  
Council Chambers Conference Room  
88 E. Chicago St., Chandler, AZ



### Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:57 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

\*Vice Mayor Ellis attended virtually

### Set an Executive Session

1. Executive Session for Legal Advice--A.R.S. §38-431.03(A)(3) – Discussion or consultation with legal counsel for legal advice regarding new standard requirements for federal grant agreements.

### Action Agenda Motion and Vote

Councilmember Harris moved to hold an Executive Session Meeting immediately following the Special Meeting; Seconded by Councilmember Poston.

Motion carried unanimously (7-0).



## Adjourn

The meeting was adjourned at 4:57 pm.

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 Special Meeting of the City Council of Chandler, Arizona, held on the 4<sup>th</sup> 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

\_\_\_\_\_  
City Clerk

# Meeting Minutes

## City Council Work Session

August 11, 2025 | 4:00 p.m.  
Council Chambers Conference Room  
88 E. Chicago St., Chandler, AZ



### Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:00 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 Encinas arrived at 4:08 p.m.

#### Staff in Attendance

Tadd Wille, Assistant City Manager  
Dawn Lang, Deputy City Manager / Chief Financial Officer  
Andy Bass, Deputy City Manager  
Alexis Apodaca, Mayor & Council Public Affairs Senior Manager  
Matt Burdick, Communications & Public Affairs Director  
Kevin Mayo, Planning & Urban Design Service Administrator  
Kevin Snyder, Development Services Director  
Leah Powell, Neighborhood Resources Director  
Amy Jacobson, Housing and Redevelopment Senior Manager  
John Knudson, Public Works & Utilities Director  
Riann Balch, Community Resources Senior Manager  
Kim Moyers, Cultural Development Director  
Lauren Schumann, Principal Planner

David De La Torre, Planning Manager  
Tawn Kao, Deputy City Attorney  
John Sefton, Community Services Director  
Ryan Peters, Strategic Initiatives Director  
Alisa Petterson, Senior Planner

#### Consultants

Jim Heid, FASLA, Founder CRAFT DnA  
Rick Merritt, President, Elliott D. Pollack & Co.  
Lorenzo Perez, Founder, Venue Projects

## Discussion

1. Presentation and Discussion of Housing Study and Increasing Housing Strategies including:
  - Housing as an Economic Development Strategy
  - Comprehensive Housing Study Findings
  - Infrastructure and Land Use Planning Considerations
  - Downtown Region Area Plan Overview
  - Opportunities for Small-Scale Housing Development
  - Next Steps and Implementation Strategies

MAYOR HARTKE called for a staff presentation.

JOHN POMBIER, Acting City Manager, introduced the discussion item.

KEVIN SNYDER, Development Services Director, presented the following presentation.

- Council Work Session
- Today's Agenda
- What is Housing
- It is referred to by many names:
  - Affordable Housing
  - Attainable Housing
  - Workforce Housing
  - Missing Middle Housing
  - Market Rate Housing
- National State of Housing – 2025
  - High home prices and elevated interest rates reduced homebuying to its lowest level since the mid – 1990s
  - Despite an abundance of new apartments, high rents have left more people that ever cost burdened and have contributed to a sharp rise in homelessness.
  - Increases in both insurance premiums and property taxes have heightened financial stress on homeowners and landlords

- Federal housing support is lessening, creating uncertainty regarding the availability of crucial assistance programs
- Housing IS an Economic Development Strategy
- Reasons for Housing as an Economic Development Strategy
  - Reliable Workforce
  - Talent Attraction
  - Poverty reduction
  - Mixed Income Neighborhoods
  - Increased Community Diversity
  - Enhanced Economic Mobility
  - Increased Property Values and Tax Base
  - Increased Disposable Income
  - More Business Tax Revenues

RICK MERRITT, President with Elliott D. Pollack Company, presented the following slides.

- Comprehensive Housing Study
- Housing Assessment Process
  - Data Collection & Analysis
  - Stakeholder Interview & Public Engagement
  - Housing Gap Analysis
  - Housing Needs Assessment
  - Policy & Regulatory review
  - Strategy Development
- Commuting Flow
- Apartment Flow
- Chandler Home Price History
  - Resale home prices increased by 63% between 2022 and 2019.
  - New homes prices increased by 51% between 2022 and 2020.
- Chandler Housing Gap
- Renter Gap
- A household earning the City median income can afford a \$366,000 home with a 10% down payment.
- Targeted Housing Strategy
  - Low & Moderate-Income Households earning less than \$50,000 per year.
  - Workforce Households:
    - Market – rate renter housing to address the right market for renters earning between \$50,000 and \$75,000 (affordable rent \$1,125 to \$1,725).
    - Homeownership opportunities directed at workforce households earning between \$75,000 to \$100,000.
- Tools for Affordable Housing Development

COUNCILMEMBER ORLANDO agreed with the concerns raised. He said when the city asks developers to include 20% workforce housing in new multi-family projects, the response is often no, due to financial challenges and bank restrictions. He noted this is not a new issue and is considering how the city can help make that 20% feasible. Developers also say investors prefer all market-rate units because they bring in more revenue, especially with current rental credits. Councilmember Orlando said this remains a key challenge for him, and he hasn't yet found a solution.

MR. MERRITT said the current housing situation requires a new approach, beyond traditional public housing and tax credits. With rising costs, especially for land and development, he suggested the city may need to help fill financial gaps possibly through a housing trust fund or support from the Industrial Development Authority (IDA).

COUNCILMEMBER ORLANDO added that while some actions are allowed by law, others may not be. He stressed the need to review those legal limits.

MR. MERRITT responded that, to his knowledge, everything being discussed is legal, with the exception of voluntary inclusionary zoning, which could be uncertain. However, he noted that cities like Sedona and Flagstaff have implemented it successfully.

KEVIN MAYO, Planning & Urban Design Service Administrator, presented the following slides.

- Infrastructure and Land Use Planning
- Infrastructure and Land Use Planning
- 2008 General Plan
  - Historically Land Use Planning lead Infrastructure Planning
  - Plan the Land Use, then Plan the Infrastructure
  - Potential Colorado River cuts not eminent
  - Abundance of Reclaimed Water supply
  - Water Allocation Policy
- 2016 General Plan
  - Moving closer to Build-Out
  - Reclaimed Water supply becoming a more valuable asset
  - Urban Residential Density/Infill Area
  - Update to Water Allocation Policy
- Infrastructure and Land Use Planning
- 2026 General Plan Update
  - Existing and Future Infrastructure capacities will influence update
  - On-Project vs. Off-Project land differences
  - Colorado River cuts eminent
  - Infill and Re-Development can't always pay for off-site improvements – i.e.: install larger wastewater pipe 2-3 miles away
  - Anticipate future CIP projects to accommodate Infill and Re-Development

COUNCILMEMBER ORLANDO said that while the city welcomes new development, it also needs to find a way to bridge the gap between growth and infrastructure capacity.

MR. MAYO responded that the city is closely studying existing infrastructure. He said John's team is carefully assessing the capacity along utility lines to guide development to areas that can handle it now, while planning future upgrades.

COUNCILMEMBER ENCINAS asked how the city will monitor capacity as development continues, especially with the upcoming state code changes in 2026 that will allow for increased residential density. He questioned how the city will know when an area has reached its limit.

MR. MAYO said the city is still figuring that out. He explained they are currently reacting to new state legislation and will need to review projects on a case-by-case basis. In the future, broader infrastructure plans may be developed for areas such as downtown, north Chandler, or west Chandler to better manage growth.

ALISA PETTERSON, Senior Planner, presented the following slides.

- Downtown Region Area Plan
- Downtown Region Area Plan Update (DRAP)
- Guide future development within the region that aligns with the community
- Create a vision for the future built environment
- Primary Goals:
  - Adaptive reuse
  - Mixed-uses
  - Alley activation
  - Downtown gateways
  - Character area guidelines
  - Commerce routes
- DRAP is consistent with recommendations from AzTAP and the Washington Street Alignment Study
- Downtown Region Area Plan Update (DRAP)
- Area:
  - Ray Rd to 202 & McQueen to Alma School Rd
  - 5 unique districts
- Replace & combine existing area plan:
  - Chandler Redevelopment Element (blue)
  - South AZ Ave Corridor Area Plan (yellow)
- Expand area from prior plans to add "gateways"
  - San Marcos District
  - Arizona Ave north of Chandler Blvd
  - Chandler Blvd east of Arizona Ave
  - AZ Ave from 202 north to Pecos Rd



- DRAP Future Land Use Map
- Housing Land Uses
  - Neighborhood Residential
  - Mixed Use; Commercial/office/residential \*
  - High Density Residential
- Key Benefits;
  - Support development of more housing
  - Allow redevelopment & adaptive reuse
  - Greater flexibility & creativity
- Approval will consider design, water & sewer demand, traffic & parking impact & neighborhood compatibility
- 1995 & 2006 Housing Land Uses
- 1995 Redevelopment Element
  - Medium & High Density Residential
  - Low-Density Residential
  - Commercial/Residential
- 2006 SAZACAP (downtown core)
  - Medium & High Density Residential
  - Low Density Residential
  - Mixed uses (High Density Residential/Commercial/Office)
  - Largely, development under these plans did not occur as anticipated
- Upcoming State Mandates Related to Housing
- HB 2720 – Accessory Dwelling Units (ADU)
  - 2 ADUs allowed on single family lots by right
  - A 3<sup>rd</sup> ADU allowed on 1+ acre lots if rented as ‘affordable’
  - Effective Dec 9, 2024
- HB 2721 – Middle Housing
  - Duplexes, triplexes, fourplexes & townhomes allowed by right on single-family lots within 1 mile of central business district
  - Chandler will apply this to a larger area than mandated
  - Effective Jan 1, 2025
- HB 1529 – Preapproved Design
  - Requires standard preapproved housing designs
  - Includes single-family homes, duplexes, triplexes & ADUs
  - Effective July 1, 2026 & Jan 1, 2027
- A Housing ‘Infusion’
- Zoning changes to support DRAP housing:
  - More areas zoned for housing
  - ADUs allowed by right
  - Middle housing types allowed by right
  - Pre-approved plans to expedite approvals

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

- Washington Street Area vision
- Development to the South
  - Smaller lot development
  - Adaptive reuse
  - Neighborhood uses
  - Use of alleys
  - South AZ Corridor Study –
    - High & medium density residential development
    - Assemblage of small parcels
    - Revision of neighborhood streets to facilitate traffic for new growth
- 2023 Washington Street Alignment – Lokahi
  - Research 3 options for the re-alignment of Washington Street
- Community Input
  - 100% consensus opening to Pecos Rd
  - Allow for neighborhood traffic circulation
  - Right only lane on Fairview Avenue
  - Traffic calming
  - Minimize on-street parking from businesses on Arizona Ave
- Washington Street Alignment Stakeholder Meetings Feedback
- Stakeholder Meetings
  - November 2021 – Overall Neighborhood Meeting – Kickoff
  - January 2023 – Southside Village Reunion at Harris Park
  - August 2025 – Washington Street Alignment Update
- ULI AZ TAP
  - April 2022 – ULI AZ Tap Meeting Stakeholder Meeting (Harris Park)
  - May 2022 – Panel Day
  - Individual Stakeholder interviews chosen by
  - Over 72 residents attending the various meetings with community leaders assisting with communication on all meetings
- Washington Street Meeting
  - August 2023 – Meeting with Southside Village Stakeholder Meeting
  - November 2023 – Washington Street Kick Off Meeting (Community Input Meeting Mt. Olive with Southside Village Stakeholder Meeting)
  - December 2023 – Salvation Army Stakeholder Meeting
  - March 2024 – Southside Village Stakeholder Meeting
  - January 2024 – Light and Life Church Stakeholder Meeting
  - June 2024 – Salvation Army Leadership Board Meeting
  - August 2024 – Southside Village Stakeholder Meeting
- Downtown Region Area
  - August 2024 – Multiple meetings throughout the month
- Preferred Option

JIM HEID, FASLA, Founder CRAFT DnA, presented the following slides.

- Small Development Housing Product Opportunities
- “Building Small brilliantly captures all the moving parts of the development process that need to be coordinated, changed and re-tooled to turn loose the entrepreneurial spirit necessary for great communities to grow” Tom Murphy, former three term Mayor of Pittsburgh
- As of 2022, 19% of all housing units produced in CA is an ADU
- Housing Prototypes Assuming 50' x 150' Lot Size
- As-of-Right + HB2829
  - 10 Detached Duplex
  - 2 Single Family
  - 32 Single Family w/ ADU
  - 44 Units
- Current Holdings
  - 16 Detached Duplex/Live-Work
  - 36 Row Homes
  - 45 Garden-Style Courtyard
  - 97 Units
- Closing the Gap for MMH
- Ultimately good development is about Managing Risk. To the extent Chandler can partner with Developers to reduce entitlement and financial risk the better it will attract the kind of development it wants.

LORENZO PEREZ, Founder, Venue Projects, presented the following slides.

- Why Chandler?

RICK MERRITT, President – Elliott D Pollack, presented the following slides.

- Key Recommendations
- Prime the pump with infrastructure
- Create an ‘Open for Business’ culture
- Streamline approvals and single cost clarity
- Develop Financial tools to support delivery
- Convene local Small Developers Forum, and share the opportunity

COUNCILMEMBER ORLANDO asked if homes could be built at the same time that infrastructure work was being done on Hamilton.

MR. MERRITT explained that while it could be done, the ideal approach would be first to complete the public infrastructure to create a strong foundation for the street. Homes could then be added to enhance the area. Building homes first would make it more difficult, as physical connections

would have to be added later. He noted that accelerating the infrastructure project would be the best way to support development.

MAYOR HARTKE asked about the Washington Street project that Councilmember Orlando had mentioned. He noted it would go through the normal bid process, with proposals considered and neighborhood input gathered as part of the design phase.

LEAH POWELL, Neighborhood Services Director, said the city could explore using a community land trust under the nonprofit PHA and partner with a development team through an RFP process. She emphasized that infrastructure and neighborhood feedback would be critical, along with financial feasibility. Ms. Powell described this as a demonstration project that could highlight the uniqueness of the neighborhood and potentially be replicated in other areas of Chandler.

MAYOR HARTKE added that some projects may not fit certain sites but could work in others, depending on the neighborhood and conditions.

MS. POWELL agreed, noting the goal was to be creative and adaptable.

MAYOR HARTKE said the project could serve as a template for future development.

MS. POWELL confirmed, adding that both the city and developers could use it, and stressed the importance of also considering current property owners, especially in Southside Village.

VICE MAYOR ELLIS supported the idea, calling it a strong prototype. She said doing it right the first time would make replication faster and more cost-effective across the city.

COUNCILMEMBER POSTON asked if the project aimed to create paths to homeownership.

MS. POWELL confirmed, explaining that the community land trust could make housing affordable by separating land costs from the purchase price, ensuring long-term affordability for future buyers.

COUNCILMEMBER ORLANDO asked about timelines for Hamilton or Washington Street improvements.

KIM MOYERS, Cultural Development Director, said funding was allocated in the CIP budget for fiscal year 2027–2028.

COUNCILMEMBER ORLANDO asked if there was a way to expedite the housing project by encouraging collaboration between the builder and the city. He emphasized the desire to avoid a four-year wait before the first homes are built and suggested that concurrent efforts, such as neighborhood outreach and early planning, could help shorten the timeline.

MAYOR HARTKE stated that significant infrastructure work still needs to be completed in the neighborhood before housing construction can commence.

COUNCILMEMBER ORLANDO reiterated the need to explore options to accelerate progress, acknowledging the strong interest in moving the project forward and questioning whether waiting years is necessary if certain steps can be taken earlier.

COUNCILMEMBER HAWKINS asked how infrastructure costs would be addressed, especially if the city is considering offering property discounts. She expressed concern about how these expenses would fit into the overall plan.

MS. POWELL explained that further research is needed. While the current capacity may support a small number of units, the aging infrastructure, particularly the pipes, needs to be addressed. She noted that it is often difficult for small developers to shoulder these costs, and alternative funding sources would need to be explored. She mentioned a bipartisan bill in the U.S. Senate that could provide funding for small developments and for cities that reduce barriers to affordable housing. Although the bill has not yet been passed, it presents a potential opportunity to help fund and speed up the project.

KEVIN SNYDER, Development Services Director, said that the city is shifting its approach to land use planning by prioritizing infrastructure first. Unlike most communities that plan land use before infrastructure, the city is now focusing on assessing existing infrastructure capacity and deficiencies upfront. This helps create plans through city projects, public-private partnerships, or creative financing to address infrastructure needs before finalizing land use decisions.

COUNCILMEMBER POSTON asked how the current infrastructure plans differ from those in previous general plans, which had anticipated more business development in the area.

MS. MOYERS responded that earlier plans assumed larger developments that would remove alleys and consolidate infrastructure along Washington Street. With smaller developments now planned, some infrastructure is already in place, so adjustments will differ, and less infrastructure work will be needed along Washington.

COUNCILMEMBER HARRIS asked about streamlining development approvals, especially regarding water infrastructure complexities in mixed-use areas.

KEVIN MAYO, Planning & Urban Design Service Administrator, said the required infrastructure changes for mixed-use are minimal. While some commercial uses like restaurants may need grease interceptors, the pipe sizes won't increase significantly. However, the number of housing units has increased two to four times compared to previous expectations, creating capacity challenges, especially with aging pipes.

MR. SNYDER added that the development approval process has been streamlined to better assist smaller developers, who often have limited resources compared to large firms. The goal is to simplify procedures, reduce redundancies, and provide strong customer support from start to finish, recognizing the city's changing developer profile.

COUNCILMEMBER ORLANDO asked if they are working on addressing the issues previously raised about development challenges.

MR. SNYDER confirmed they are actively working on those concerns, including feedback from local developers, to ensure the city remains the preferred place to develop and avoids losing projects to neighboring cities. Mr. Snyder said the city will implement an annual code amendment process, bringing incremental updates regularly rather than large, infrequent packages. This approach aims to reduce barriers steadily.

COUNCILMEMBER ORLANDO asked if the city will push these changes forward soon.

MR. SNYDER confirmed work is already underway.

MAYOR HARTKE asked if the city's "pre-tech" process for early development meetings is common elsewhere.

MR. SNYDER explained that the city's pre-tech process is unique but evolving toward a more formal pre-application process, involving multiple meetings with applicants. This aims to identify issues early and provide clear guidance, helping developers avoid fatal flaws and reduce delays.

LEAH POWELL, Neighborhood Resources Director, presented the following slides.

- How This Approach Reduces Gentrification Risk
  - Gradual Change: Incremental development allows neighborhoods to evolve slowly, preventing sudden demographic shifts
  - Affordable Options: Smaller projects typically create more diverse price points, maintaining housing accessibility
  - Local Ownership: Small-scale development often involves local developers or existing residents who understand community needs
  - Economic Integration: Mixed-income housing prevents the displacement of existing residents
  - Community Voice: Smaller projects are more responsive to resident input and neighborhood planning
  - Capturing & Preserving Uniqueness:
    - Architectural Harmony: Small infill projects can complement existing building styles and scale

- Local Character: Preserves walkability, street life, safety, and neighborhood gathering spaces
- Cultural Continuity: Supports and incubates local businesses and community institutions that define neighborhood identity
- Historic Preservation: Adaptive reuse of existing structures maintains neighborhood heritage
- Three Potential Delivery Models
  - Public-Private Partnerships
  - City-owned land and vacant lots developed through public-private partnerships or community land trusts
  - Purpose: Maintain affordability through Income Qualifications, Deed Restriction, or Community Land Trust
  - Potential Products: Duplex, triplex, and cottage court on vacant lots along Morales and Washington Streets
  - Existing Residents
  - Current residents and their families adding units, renovating, or developing accessory dwelling units (ADUs)
  - Purpose: Encourage existing residents to invest in their properties
  - Potential Products: Small single unit to be used for rental income or building on vacant land, microbusinesses
  - Small Developers
  - Local entrepreneurs and small-scale builders creating infill housing and mixed-use projects
  - Purpose: Attract development that is a compliment to the neighborhood
  - Potential Products: Duplex, triplex, cottage court and live-work spaces

MAYOR HARTKE noted that many vacant properties exist beyond the Washington Street corridor and asked if those could be included in the current development plans.

MS. POWELL said they would like to explore acquiring adjacent properties, including one owned by another party, to expand the project area.

MAYOR HARTKE asked if the city could offer incentives to property owners similar to programs on the west side, that encourage improvements while the city retains ownership.

MS. POWELL agreed and mentioned potential funding programs to assist homeowners with repairs and yard improvements, even if they are not ready to develop. She also noted ongoing use of housing rehab and emergency repair funds in the neighborhood.

COUNCILMEMBER HARRIS raised concerns about community trust, highlighting that some residents fear that engagement may lead to code enforcement actions and feel the city's



intentions are misunderstood. Councilmember Harris asked how the city plans to address trust issues and cultural or language barriers while promoting improvements.

MS. POWELL said that the city maintains a strong stakeholder group in the South Side Village neighborhood, including long-term residents and nonprofits, to build trust through ongoing communication and programming. They offer initiatives like dumpster days and neighborhood cleanups to support beautification and engagement. She emphasized respecting the neighborhood's history and priorities, such as affordable homeownership, and involving residents early in the planning process to ensure their voices are heard.

COUNCILMEMBER HARRIS expressed appreciation for the efforts but stressed the importance of balancing the city's plans with the community's cultural identity and feelings, to avoid unintended negative impacts.

COUNCILMEMBER ORLANDO acknowledged the concerns and noted that community engagement has been ongoing for decades. However, he emphasized the need to complete essential groundwork, like infrastructure planning, before seeking broader resident input on neighborhood design and use.

KEVIN SNYDER, Development Services Director, presented the following slides.

- Next Steps
- Next Steps – Policy Actions
  - Council Adoption of Downtown Region Area Plan – Scheduled for September 2025
  - Completion of Comprehensive Housing Study – October 2025
  - Implementation of HB 2447 (Objective Design Standards) and HB 2721 (Middle Housing) by December 2025
  - Completion of General Plan Update - February 2026 (City Council); August 2026 (voter ratification)
- Next Step – Strategies
  - Continue neighborhoods communication and outreach
  - Research Alternate Products/Materials
  - Evaluate Community Land Trust Formation
  - Identify RFP Elements for City Properties
  - Receiving Capacity Analysis (General Plan)
  - Continue Discussions with Salvation Army on Winn School Site
  - Develop Building Models/Design Prototypes
  - Utility Needs Assessment
  - Public Housing Authority – Continued Redevelopment Planning
  - Downtown Development Summit
  - Annual Code Amendments (e.g. Zoning, Engineering, Pre-Approved Plans)
- Questions

VICE MAYOR ELLIS asked about the median cost of the new houses planned, noting a 35-50% market increase. She wanted to know the expected starting price points and emphasized the importance of understanding the actual move-in costs for residents. Vice Mayor Ellis requested staff to revisit affordability goals, aiming for monthly payments closer to \$1,500–\$1,800, rather than higher amounts.

COUNCILMEMBER HARRIS expressed interest in being more involved in community listening sessions, not just reviewing data. He emphasized the need to hear community perspectives directly, especially since redevelopment could affect long-established neighborhoods. Councilmember Harris warned that while state laws may override local concerns, sensitivity is crucial in managing community impacts. He also noted the potential for opportunity zone credits to encourage investment in live and workspaces.

COUNCILMEMBER ENCINAS praised the presentation but stressed the need for ongoing, clear communication about realistic affordable housing options. He suggested expanding focus beyond the Southside Village project to other parts of the city for future planning.

COUNCILMEMBER ORLANDO raised legal questions about whether certain historic or overlay districts are exempt from recent housing laws. He asked about timelines for private partnerships, city property use, and updated codes. Councilmember Orlando urged exploring how to accelerate housing projects, especially shovel-ready ones, if government funding is available.

COUNCILMEMBER POSTON confirmed that Chandler is a net importer of jobs across all sectors, from service to tech. She asked about infrastructure capacity, particularly in North Chandler, and whether other areas might have gaps. Councilmember Poston inquired about the comprehensive housing study due in October 2025 and if it would address broader city housing needs. She also highlighted the importance of ensuring neighborhood residents are informed and involved in discussions, noting a lack of local community leaders at the meeting.

MR. SNYDER explained the housing study would be data-driven, with strategy recommendations. Next steps include developing an action plan with city administration to prioritize short-, mid-, and long-term housing strategies for Council review.

MAYOR HARTKE asked if there are plans for a town meeting or presentation to share this information with the public.

MS. POWELL confirmed that, pending Council's approval tonight, public engagement would be the next step.

COUNCILMEMBER HAWKINS complimented the presentation and emphasized prioritizing quality over quantity in housing development, looking forward to identifying easier projects.

MAYOR HARTKE added that housing should fit neighborhood character rather than adopting a one-size-fits-all approach. He asked if some projects could move faster in areas with newer infrastructure and available land, rather than waiting on older areas.

## Public Comment

BARBARA QUIJADA, Chandler Congregation, speaking for the Valley Interfaith Project (VIP), said they've been working with the city for over a year to support more housing in Chandler especially for middle-income families who are important to the community and economy. VIP members have joined city meetings to make sure the new housing plan (2026–2036) focuses on affordable, mixed-income housing like condos and apartments. They know Chandler has little empty land left, so building and redeveloping wisely is important. VIP supports flexible planning to meet changing needs and appreciates the city's efforts to go beyond state housing laws. They are also working with the local school district to help provide stable housing near schools, which helps students succeed. Finally, VIP urges the city to use all available tools to encourage new housing projects and attract developers with good ideas. They look forward to continuing to work with the city to solve the housing crisis.

## Adjourn

The meeting was adjourned at 5:39 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 Work 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.

\_\_\_\_\_  
City Clerk

# Meeting Minutes

## City Council Study Session

August 11, 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 6:25 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 1<sup>st</sup> 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 Rubrik 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.

\_\_\_\_\_  
City Clerk

# Meeting Minutes

## City Council Regular Meeting

August 11, 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 6:02 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

### Invocation

The invocation was given by Pastor Preston Dobbins, Bethel Sonrise.

### Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Poston.

### Scheduled Public Appearances

#### 1. Service Recognitions

Jayne Richins, 10 years – Neighborhood Resources  
Ofelia Sesma, 40 years – Development Services

#### 2. Proclamation: Drowning Impact Awareness Month

MAYOR HARTKE read the proclamation and invited staff from Community Services, the Police Department, and the Fire Department to accept.



BLAS MINOR, Fire Battalion Chief, shared the ABCDs of water safety, highlighting A – Adult Supervision. He stressed that adults must maintain constant, direct supervision of anyone in the water as simply being nearby is not enough. He emphasized the need for community-wide vigilance, especially during the hot summer months when pool and water activity increases. He called for a collective effort to prevent further tragedies by keeping a close watch on loved ones around water.

### **3. Recognition: Imani Galera-Young, 24-25 Gatorade Arizona Girls Track & Field Player of the Year**

MAYOR HARTKE invited Imani Galera-Young, a Chandler High student, to be recognized for as the 24-25 Gatorade Girls Track & Field Player of the Year, she won the AIA state championship in the 300 meter hurdle this past season, leading the Chandler Wolves in their team title.

MS. GALERA-YOUNG thanked her family and coaches at Chandler High.

### **4. Recognition: GFiber and IDIA Partnership**

MAYOR HARTKE invited GFiber and IDIA team to be recognized for their partnership.

WILL NOVAK, Government and Community Affairs Manager from Google Fiber, introduced the Institute for Digital Inclusion Acceleration (IDIA). He shared that Google Fiber has been serving Chandler since November 2024 and is quickly expanding its service citywide. He encouraged residents to check [fiber.google.com](https://fiber.google.com) for availability and noted the company's focus on digital equity and STEM skills, which align with IDIA's mission. Will invited attendees to visit the mobile hive outside after the meeting and introduced Dr. Erin Carr-Jordan.

DR. ERIN CARR-JORDAN, President and CEO said IDIA is excited to partner with Google Fiber and to serve the Chandler community. She noted they have a hive at San Marcos Elementary School and a mobile hive to reach those unable to visit in person. All programs are free and focus on 21st-century skills, education, workforce development, healthcare access, and community building. She invited everyone to visit the mobile hive after the meeting.

## **Consent Agenda and Discussion**

### **City Clerk**

#### **1. Approval of Minutes**

Move City Council approve the Council meeting minutes of the Work Session held on July 14, 2025, the Study Session held on July 14, 2025, the Regular Meeting held on July 14, 2025, the Regular Meeting held on July 17, 2025, and the Special Meeting held on July 28, 2025.

## Development Services

2. Final 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  
Move City Council 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.

## Consent Agenda Motion and Vote

Councilmember Orlando moved to approve the Consent Agenda of the August 11, 2025, Regular City Council Meeting; Seconded by Councilmember Encinas.

Motion carried unanimously (7-0).

# Adjourn

The meeting was adjourned at 6:25 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 Regular Meeting 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.

City Clerk

# Meeting Minutes

## City Council Work Session

August 14, 2025 | 5:00 p.m.  
Council Chambers Conference Room  
88 E. Chicago St., Chandler, AZ



### Call to Order

The meeting was called to order by Mayor Kevin Hartke at 5:00 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

\*Vice Mayor Ellis attended virtually.  
\*\*Councilmember Harris arrived at 5:18 p.m.

#### Staff in Attendance

Tadd Wille, Assistant City Manager  
Andy Bass, Deputy City Manager  
Alexis Apodaca, Mayor & Council Public Affairs Senior Manager  
Matt Burdick, Communications & Public Affairs Director  
Niki Tapia, Diversity, Equity & Inclusion Officer

### Discussion

1. Presentation, Overview, and Chandler's Participation in the International Sister Cities Program

MAYOR HARTKE called for a staff presentation.

JOHN POMBIER, Acting City Manager, introduced the discussion item.

NIKI TAPIA, Diversity, Equity & Inclusion Officer, presented the following presentation.

- Chandler Sister Cities
- History of Chandler Sister Cities
  - Partnered with Tullamore, Ireland in 2009
  - Added Tainan, Taiwan, as a Friendship City in 2016
  - Limited activity from 2020-2023
  - Revived by local leader Mahfam in 2023
  - City resumed support with funding and staff

MAHFAM MOEENI-ALARCON, President of Chandler Sister Cities, continued the presentation.

- Board of Directors
- Chandler Sister Cities
  - Mission
    - To create lasting relationships between the people of Chandler and our International Sister Cities
  - Vision
    - To create Global Awareness: promote economic opportunities
    - To Cultivate People: who will champion humanity, uniqueness, and dignity
    - Operate with Integrity: Embracing professional, ethical behavior and transparent standards
    - Art and Culture: Celebrate the diversity of arts, culture, and stories
- Chandler Sister Cities
  - Importance
    - Foster international goodwill and peace
    - Expand global awareness and cultural understanding
    - Provide Chandler residents-especially youth-with opportunities to engage globally
    - Promote economic development and tourism
- Benefits to Chandler
  - Exposure
    - New ideas in education, technology and business
  - Culture
    - Cultural enrichment through events, performances and festivals
  - International
    - Collaboration in STEM, sustainability and leadership
  - Youth
    - Engagement through leadership opportunities and scholarships
- Chandler Sister Cities Highlights
  - Annual Tullamore SW Tea
  - Youth art contest: YAAS (Young Artists & Authors Showcase)

- YAAS Awards received awards from Tullamore Sister Cities
- (SCI) Tainan hosted Giant Cup Little League with AZ team participation
- Hosted visiting delegates in Chandler
- Booth at 30<sup>th</sup> Multicultural Festival with cultural games
- Artist exchange with Tullamore
- Initiated Relationship with Global Ties
- Taiwanese community exchange with Mayors Gallego & Hartke
- Joined 2025 Korean War Memorial event
- 2025 Innovation in Arts & Culture Award
- Chandler Sister Cities Wins Award
  - Sister Cities International Annual Conference July 2025
  - Awards Chandler – Tullamore Sister Cities
  - Recipient of the Innovation in Arts and Culture Award
- International Development Efforts
  - Sister City
    - Tullamore, Ireland
    - (since 2009)
    - Chandler's first Sister City
    - Ongoing artist exchange program
    - 2025 Sister Cities International *Innovation in Arts & Culture* Award recipient
  - Friendship
    - Tainan, Taiwan
    - (since 2016)
    - 6<sup>th</sup> Giant Cup International Little League Champion
    - A sword Lion, the guardian of Tainan City, was presented by Mayor Lai Ching of Tainan as a mark of respect and friendship
  - Establishing New Relationship
    - Cheongju, Korea
    - Maringa', Brazil
  - Launching Outreach
    - Guanajuato, Mexico
    - Vadodara, India
    - Singapore
    - Maracaibo, Venezuela
- Cheongju, South Korea
  - Population: 853,938
  - Education Hub: Home to multiple universities, one of the most educated populations globally
  - Technology-forward city with a growing R&D sector
  - Average age: 41.5
  - Low unemployment: 2.8%
  - Cultural richness: deep historical roots and a vibrant modern arts scene

- Cheongju, South Korea, Maringa', Brazil
- 24/25 Accomplishments
  - Chandler Sister Cities is proud to share an overview of its accomplishments over the past fiscal year. The organization has made significant progress in marketing, community engagement, board development, and goals with sister cities expansion. These accomplishments reflect Chandler Sister Cities' commitment to growth, community involvement, and expanding international relationships.
  - Marketing and Rebranding Efforts
  - Community Engagement
  - International Expansion Efforts
  - Conferences and Networking
  - Board Development
- Board Development
- Mayor & Council Support
  - Your support of Chandler Sister Cities connects Chandler to the world-building cultural exchange, educational opportunities, and global partnerships that enrich our community and elevate Chandler's international presence.
- Thank You

MAYOR HARTKE said it is important to have community support for any proposed sister cities. The current sister cities in Ireland and Taiwan have strong representatives that advocate for events and engagement within Chandler. It is important to have consensus with both cities participating, as establishing the relationship requires a vote of city government on each side.

JACK SELLERS, Chandler Sister Cities Board Member, added that the Friendship City relationship with Tainan, Taiwan was proposed by the former mayor of Tainan.

COUNCILMEMBER POSTON thanked the group for this presentation. The board composition is thoughtfully put together. She supported getting the community involved and building business relationships in the program.

COUNCILMEMBER ORLANDO looks forward to continuing communication with the program. He suggested developing relationships with regions that Chandler has economic ties to.

MAYOR HARTKE said it is important to be realistic in exchanges with other countries of the expectations for economic support.

COUNCILMEMBER ORLANDO said smaller actions can drive economic growth and development for smaller businesses.

VICE MAYOR ELLIS thanked the group for the presentation and the opportunity to interface with other regions interested in joining the Sister Cities Program. She supported the educational part

of this program, especially the student exchange program to show Chandler's opportunities for education.

COUNCILMEMBER HAWKINS thanked the board for the presentation.

COUNCILMEMBER ENCINAS thanked the board for the presentation and asked how new relationships are established with other municipalities.

MS. MOEENI-ALARCON explained that the group follows the tool kit shared by Sister Cities International to evaluate partnerships.

COUNCILMEMBER ENCINAS requested scheduling information for any upcoming meetings.

MAYOR HARTKE said the two existing relationships and four developing relationships under Launching Outreach have relationship aspects within the Chandler community.

MS. TAPIA said one suggestion from Sister Cities International is to have a Sister City on the same continent, which is why the group is looking to build a relationship in Mexico.

VICE MAYOR ELLIS asked if there is a prominent Brazilian community in Chandler to support the proposed new relationship with Brazil.

MS. MOEENI-ALARCON said there is a strong Brazilian community in the East Valley as well as in Chandler. There is not a formal association, but a community that would embrace this program.

VICE MAYOR ELLIS asked about the percentage of Brazilian residents in Chandler.

MS. MOEENI-ALARCON said she will follow up with that information.

VICE MAYOR ELLIS noted that it would be important to consider other variables when proposing new relationships.

MS. MOEENI-ALARCON agreed and said the board ensures all the boxes are checked before initiating a sister city agreement.

COUNCILMEMBER HARRIS suggested a location in Scotland as a potential sister city.

MS. MOEENI-ALARCON noted that Dr. A. J. Chandler, the founder of Chandler, traced ancestry to a town in Scotland.

## Public Comment

BROOK BEALL, 85 W. Teakwood Pl., supported the idea of sister cities and he shared concerns about one of the suggested new sister cities.

## Adjourn

The meeting was adjourned at 5:35 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 Work Session of the City Council of Chandler, Arizona, held on the 14th 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.

\_\_\_\_\_  
City Clerk



# Meeting Minutes

## City Council Regular Meeting

August 14, 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

\*Vice Mayor Ellis attended virtually.

### Invocation

The invocation was given by Rabbi Tracee Rosen, Temple Beth Sholom of the East Valley.

### Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Hawkins.

### Scheduled Public Appearances

1. Service Recognition

MAYOR HARTKE invited John Pombier, Acting City Manager to recognize Andy Bass, Deputy City Manager, for his service to the city.

TADD WILLE, Assistant City Manager, shared some of Mr. Bass' accomplishments including park development and community services expansion. He commented that as he embarks on a new chapter, he leaves behind a stronger, more vibrant Chandler due to his contributions.

MR. POMBIER thanked Mr. Bass for his service to Chandler.

MAYOR HARTKE shared appreciation with Mr. Bass for his leadership and organization in volunteering at Chandler events and steering innovative ideas.

COUNCILMEMBER ENCINAS thanked Mr. Bass for his commitment and care during his time of service in Chandler.

COUNCILMEMBER POSTON noted Mr. Bass' perseverance and patience and appreciated his hard work.

COUNCILMEMBER ORLANDO commented about Mr. Bass' consistency, and said he helped make Chandler a better place.

COUNCILMEMBER HARRIS noted that Mr. Bass has helped move Chandler forward and shared appreciation for his service.

COUNCILMEMBER HAWKINS thanked Mr. Bass for his knowledge and patience and wished him luck.

VICE MAYOR ELLIS commented on Mr. Bass' positivity and shared gratitude for the time they spent together.

MR. BASS thanked Mayor and Council for their kind words. The City Manager team has been great to work with, and the departments he has worked with have provided many opportunities to grow.

## **Consent Agenda and Discussion**

### **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.

## City Clerk

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

MAYOR HARTKE recognized the board and commission appointees in attendance.

## 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.

## Facilities and Fleet

5. 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.
6. 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

7. 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.

8. 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

9. 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).
10. 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.
11. Purchase of Rubrik Support and Maintenance  
Move City Council approve the purchase of Rubrik support and maintenance, from SHI International Corp., utilizing the Omnia Partners Contract No. 2024056-02, in the amount of \$213,339.
12. 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.
13. 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.
14. 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.

15. 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**

16. Resolution No. 5925, Approving the City Council Strategic Framework for 2025-2027  
Move City Council pass and adopt Resolution No. 5925 to approve the City Council Strategic Framework.

### **Police Department**

17. 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.
18. 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), including operations and maintenance costs, and system upgrade agreement.

### **Public Works and Utilities**

19. 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.
20. 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.

21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.

27. 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.
28. Purchase of Traffic Signal Heads and Components  
Move City Council 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.
29. 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.

## **Consent Agenda Motion and Vote**

Councilmember Orlando moved to approve the Consent Agenda of the August 14, 2025, Regular City Council Meeting; Seconded by Councilmember Encinas.

Motion carried unanimously (7-0).

## **Informational**

30. Claims Report for the Quarter Ended June 30, 2025
31. Contracts and Agreements Administratively Approved, Month of July 2025

## **Unscheduled Public Appearances**

BROOK BEALL, 85 W. Teakwood Pl., Chandler, spoke regarding the subject of electric bikes on canals. He requested that information be communicated clearly to law enforcement regarding the legality of using e-bikes on the canal. He shared that the calls for service are not properly reported on the Chandler Police Department open data set on their website.

COUNCILMEMBER ORLANDO requested to bring this issue to a Council subcommittee for further discussion and communication.

## Current Events

### Mayor's Announcements

MAYOR HARTKE announced next week Mayor and Council will attend the Annual League of Cities and Towns Conference. They look forward to returning with fresh perspectives and meaningful takeaways. He thanked staff for the work they put in to make it happen.

MAYOR HARTKE announced the Tumbleweed Park Pickleball Facility ribbon cutting on Saturday, September 6 starting at 8:30 a.m., at Tumbleweed Park.

MAYOR HARTKE highlighted the City Council Strategic Framework for 2025-2027, passed tonight by Council. This document guides policy decisions and investments over the next two years, and thanked staff for their efforts in compiling this document.

### Council's Announcements

COUNCILMEMBER ENCINAS shared that registration for the Good Neighbor 101 program is open. Neighborhood Programs is excited to offer Good Neighbor 101, a four-session program where participants can hear from and learn about the services and programs of city departments that impact their neighborhood. Sessions will be held in September weekly at the ASU Innovation Center. To register, sign up at <https://www.chandleraz.gov/goodneighbor101>.

COUNCILMEMBER POSTON shared information about the celebration of life for community member Terry Locke, to be held Thursday, August 28 beginning at 6:00 p.m. at the Chandler Center for the Arts.

COUNCILMEMBER POSTON welcomed newly appointed Board and Commission members.

COUNCILMEMBER POSTON announced the Chandler Chamber of Commerce and the City of Chandler's event to welcome John Pombier, the new Acting City Manager, and meet members of the Executive Team. This is a chance to connect with John, share thoughts, and hear his perspectives on Chandler today and the opportunities ahead. The event will be on Wednesday, August 27 beginning at 4:30 p.m. in the Vision Gallery.

COUNCILMEMBER ORLANDO thanked the community for participating in the General Plan Update workshops held earlier in the week. For more information and to submit feedback, visit [chandleraz.gov/GeneralPlan](http://chandleraz.gov/GeneralPlan).

COUNCILMEMBER HARRIS encouraged residents to slow down in school zones as school is back in session in Chandler.



COUNCILMEMBER HAWKINS said staff is looking for vendors or performance groups to participate in the Tumbleweed Tree Lighting event, applications are open at [chandleraz.gov/TumbleweedTree](http://chandleraz.gov/TumbleweedTree).

COUNCILMEMBER HAWKINS introduced Jason Sieczkowski, Assistant Police Chief, to give more information on a Chandler Police Department event.

ASSISTANT ACHIEF SIECZKOWSKI announced the event Common Ground: A Teen Safety Forum presented by the Maricopa County Attorney's Office and the Chandler Police Department. This event will be held Wednesday, August 27 beginning at 6:00 p.m. in the Chandler Public Safety Training Center. For more information, visit [MaricopaCountyAttorney.org/TeenViolence](http://MaricopaCountyAttorney.org/TeenViolence).

COUNCILMEMBER HAWKINS congratulated newly appointed Boards and Commissions members.

### **City Manager's Announcements**

MR. POMBIER announced that information about newly appointed Deputy City Manager will be forthcoming.

## **Adjourn**

The meeting was adjourned at 6:37 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 Regular Meeting of the City Council of Chandler, Arizona, held on the 14th 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.

\_\_\_\_\_  
City Clerk