

Meeting Minutes

City Council Study Session

November 10, 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 7:11 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, 2, 5, 7, 20

Budget and Policy

1. Resolution No. 5946, Authorizing the Sale, Execution and Delivery of Excise Tax Revenue Obligations, Series 2026 Not to Exceed \$205,000,000
Move City Council pass and adopt Resolution No. 5946, prepared by the City's special counsel firm of Greenberg Traurig, LLP, authorizing and providing for the sale, execution and delivery of not to exceed \$205,000,000 of Excise Tax Revenue Obligations, Series 2026, and authorizing Authorized Representatives of the City to determine whether it is in the City's best interest to sell the Obligations in a competitive bid or through a negotiated sale.
2. Resolution No. 5947, Authorizing the Issuance and Sale of General Obligation Bonds, Series 2026 Not to Exceed \$175,000,000

Move City Council pass and adopt Resolution No. 5947, prepared by the City's bond counsel firm of Greenberg Traurig, LLP, authorizing and providing for the issuance and sale of not to exceed \$175,000,000 of General Obligation Bonds, Series 2026, and authorizing Authorized Representatives of the City to determine whether it is in the City's best interest to sell the Bonds in a competitive bid or through a negotiated sale.

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

- Proposed Sale of General Obligation and Excise Tax Revenue Obligation Bonds
- Bonds Fund Projects that Enhance Chandler's Quality of Life
- Excise Tax Revenue Obligation (ETRO) Bonds
 - Resolution 5946: Authorizes the sale, not to exceed \$205 million, of ETRO bonds series 2026
 - The pledged repayment is excise tax revenues; however, utility revenues generated from rate payers will be used to fund the debt service
 - Projects utilizing these funds:
 - Water Treatment Plant Improvements
 - Water Main Replacements
 - Water Production Facility Improvements
 - Sewer Assessment & Rehabilitation Program
 - Water Reclamation Facility Improvements
 - Santan Freeway Redundant 66-inch Sewer Line
- General Obligation (GO) Bonds
 - Resolution 5947: Authorizes the sale, not to exceed \$175 million, of GO bonds series 2026
 - The pledged repayment is secondary property taxes
 - This sale will not impact secondary tax rate, remaining at \$0.87 per \$100 of assessed value
 - This sale uses remaining authorization from prior bond elections for public improvements previously approved by Chandler voters, not the recently passed additional authorization
 - Projects utilizing these funds:
 - Ray Rd/ Dobson Rd Intersection
 - Kyrene Road (Chandler Blvd to Queen Creek)
 - Alma School Rd (Germann to Queen Creek)
 - Mesquite Groves Park
 - Traffic Management Center Improvements
 - Forensic Services Facility
 - Existing City Building Renovations/Repairs
- For your consideration:
 - Res. #5946 Authorization to sell, an amount not to exceed \$205M, of ETRO bonds, and;
 - Res. #5947 Authorization to sell an amount, not to exceed \$175M, of GO bonds.

COUNCILMEMBER ORLANDO thanked staff for the presentation and thanked residents for voting for the approval of more bonds, whose funds were needed for projects in Chandler. He asked when the bonds will sold.

MR. DUNBAR said the bonds will be sold in January 2026. The next step is to re-rate in December and sell in January.

COUNCILMEMBER ORLANDO asked for an estimate of the rate.

MR. DUNBAR answered that they hope for a 3.6% rate.

City Clerk

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

City Manager

4. Resolution No. 5953 Approving an Agreement with the City of Tempe for Construction of the Kyrene Branch and Highline Canal Shared Use Path Project
Move City Council pass and adopt Resolution No. 5953, approving an intergovernmental agreement with the City of Tempe for the construction of the Kyrene Branch and Highline Canal shared use path project.
5. Resolution No. 5955 Authorizing an Intergovernmental Agreement between the Regional Public Transportation Authority (RPTA) and the City of Chandler to Provide Fixed Route Bus, Paratransit and RideChoice Services
Move City Council adopt Resolution No. 5955 authorizing an Intergovernmental Agreement (IGA) between the Regional Public Transportation Authority (RPTA) and the City of Chandler to provide Fixed Route Bus, Paratransit and RideChoice services in Fiscal Year 2025-26.

COUNCILMEMBER ORLANDO asked how residents can participate in the feedback process for route expansion.

JASON CRAMPTON, Transportation Planning Manager, explained that there has been a history of route planning in the region, and some routes have been programmed for many years. Staff is looking to enhance bus routes with the passage of Proposition 479 and new regional funding for transit services. Resident feedback is accepted at chandleraz.gov/transit. Other items considered in route planning include demographics, land-use density, activity centers, and connections to the existing transit network.

COUNCILMEMBER ORLANDO encouraged further advertisement of resident feedback. He thanked staff for their attention to detail on transit services.

6. Resolution No. 5956, Authorizing the Submittal of an Awarded Pass-Through Gaming Tribal Revenue Sharing Grant Application to the Ak-Chin Indian Community from the Dignity Health Foundation
Move City Council pass and adopt Resolution No. 5956 approving an Intergovernmental agreement between the Ak-Chin Indian Community and the City of Chandler for the distribution of a pass-through Indian gaming revenue sharing grant in the amount of \$91,713.81 to Dignity Health Foundation-East Valley; and authorizing submission of a related pass-through awarded grant application to purchase four Point of Care Ultrasound (POCUS) units.

Development Services

7. Introduction and Tentative Adoption of Ordinance No. 5139, Rezoning and Preliminary Plat, PLH25-0034/ PLT23-0023 Tumbleweed Estates, 5.02-acre site Located at 1981 S Tumbleweed Lane, Generally Located 1/3-mile East and North of the Northeast Corner of Germann Road and Alma School Road
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5139 approving PLH25-0034 Tumbleweed Estates, Rezoning from Agricultural District (AG-1) to Agricultural District/Planned Area Development (AG-1/PAD) to allow for the development of five (5) single-family residential lots ranging from 0.844 to 0.989 net acres, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Plat
Move City Council approve Preliminary Plat, PLT23-0023 Tumbleweed Estates, subject to the condition as recommended by Planning and Zoning Commission.

COUNCILMEMBER ORLANDO asked if these residences will be for sale or for lease.

TAYLOR MANEMANN, Planner, stated that the intention is for the residences to be for sale.

8. Introduction and Tentative Adoption of Ordinance No. 5140, Rezoning and Preliminary Development Plan, PLH25-0009 Cooper Road Medical and Retail Building, 0.64-acre Site Generally Located South of the Southwest Corner of Cooper Road and Chandler Boulevard
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5140 approving PLH25-0009 Cooper Road Medical and Retail Building, Rezoning from Planned Area Development (PAD) for retail uses only to PAD for Community Commercial (C-2) uses, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Development Plan
Move City Council approve Preliminary Development Plan, PLH25-0009 Cooper Road Medical and Retail Building, for a new approximately 5,377 square-foot medical office and

retail building, subject to the conditions as recommended by Planning and Zoning Commission.

9. Continue to the December 11, 2025 Regular Meeting Introduction and Tentative Adoption of Ordinance No. 5143, PLH24-0046 Price Road Innovation Campus, located at 3380 S. Price Road, southwest corner Price and Dobson Roads
Move City Council continue this request to the December 11, 2025 Regular Meeting to rezone an approximately 40-acre site from Planned Area Development (PAD) to PAD for a data center (approximately 422,877 square feet and 85 feet high) in addition to knowledge-intensive uses, advanced business services and ancillary commercial with a Mid-Rise Overlay up to 90 feet and Preliminary Development Plan approval for site layout and building architecture.
10. Final Adoption of Ordinance No. 5141, City Code Amendment, PLH25-0024 Middle Housing Overlay District, amending Chapter 35 Land Use and Zoning pertaining to House Bill 2721
Move City Council adopt Ordinance No. 5141, approving PLH25-0024 Middle Housing Overlay District, to allow for duplexes, triplexes, fourplexes, and townhomes on all lots zoned single-family residential within one mile of the Chandler's Central Business District, and at least twenty percent of any new development of more than ten contiguous acres as a permitted use.
11. Final Adoption of Ordinance No. 5142, City Code Amendment, PLH25-0025 Objective Design Standards, amending Chapter 35 Land Use and Zoning and Chapter 48 Subdivisions pertaining to state-mandated requirements contained in House Bill 2447
Move City Council adopt Ordinance No. 5142, approving PLH25-0025 Objective Design Standards, relating to the state-mandated requirements contained in House Bill 2447, requiring cities to authorize administrative personnel to review and approve design review plans and plats based on objective standards, without requiring a public hearing.

Facilities and Fleet

12. Purchase of Main Electrical Switchgear Equipment for Center for the Arts
Move City Council approve the purchase of switchgear equipment, from Siemens Industry Inc., utilizing the Sourcewell Contract No. 030421-SIE, in an amount not to exceed \$523,595.12.

Fire Department

13. Purchase of Automotive Parts and Service
Move City Council approve the purchase of automotive parts and service, from Freightliner of Arizona, dba Velocity Truck Centers, utilizing the Maricopa County Contract No. 250106-C, in an amount not to exceed \$150,000.

Information Technology

14. Fleet Management System Annual Support and Maintenance

Move City Council approve Agreement No. IT9-208-4034, Amendment No. 6, with CCG Systems, Inc., dba FASTER Asset Solutions, for the fleet management system, in an amount not to exceed \$128,029, for a period of one year, beginning September 30, 2025, through September 29, 2026.

15. Purchase of Microsoft Server Licensing

Move City Council approve the purchase of Microsoft server licensing, from CDW-G, utilizing the Sourcewell Contract No. 121923, in an amount not to exceed \$167,201.

16. Purchase of Microsoft Unified Support

Move City Council approve the sole source purchase of Microsoft Unified Support, from Microsoft, in an amount not to exceed \$164,510, for the period of one year, beginning February 1, 2026, through January 31, 2027.

17. Purchase of Cisco Smartnet Support and Maintenance

Move City Council approve the purchase of Cisco Smartnet support and maintenance, from Sentinel Technologies, Inc., utilizing the 1GPA Contract No. 22-02PV-18, in the amount of \$309,654.

18. Purchase of Palo Alto Firewall Subscriptions and Support

Move City Council approve the purchase of Palo Alto firewall subscriptions and support, from Sentinel Technologies, Inc., utilizing the 1GPA Contract No. 22-02PV-18, in the amount of \$204,528.

Management Services

19. Agreement for Traffic Signs and Related Items

Move City Council approve Agreement No. WH4-801-4646, Amendment No. 2, for traffic signs and related items, with Interwest Safety Supply, LLC, in an amount not to exceed \$150,000, for the period of November 1, 2025, through October 31, 2026.

20. New License Series 6, Bar Liquor License Application for Jeffrey Craig Miller, Agent, The Trophy Bar Ocotillo, LLC, DBA Trophy Sports+Cars+Spirits

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 357450, a Series 6, Bar Liquor License, for Jeffrey Craig Miller, Agent, The Trophy Bar Ocotillo, LLC, DBA Trophy Sports+Cars+Spirits, located at 2551 W. Queen Creek Road, Suite 4, and approval of the City of Chandler, Series 6, Bar Liquor License No. 304919.

COUNCILMEMBER ORLANDO said there has been resident input on the license application for the applicant. He asked whether staff could follow up with the applicant at neighborhood meetings. He wondered whether the liquor license could be issued at the same time as the expansion and other requests from the applicant.

DARSY SMITH, Planner, explained that the Tax and License Division has a 60-day countdown at the state level for the liquor license. The use permit was received after that, so the consideration had to be adjusted.

COUNCILMEMBER ORLANDO asked if the change in liquor license was from a series 12 to a series six, where more liquor is sold than food.

MS. SMITH said that was correct.

21. License Series 12, Restaurant Liquor License Application for Andrea Dahlman Lewkowitz, Agent, Taco Chandler, LLC, DBA Calitacos
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 361304, a Series 12, Restaurant Liquor License, for Andrea Dahlman Lewkowitz, Agent, Taco Chandler, LLC, DBA Calitacos, located at 225 W. Warner Road, Suite 1, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 310590.
22. License Series 6, Bar Liquor License Application for Jared Michael Repinski, Agent, Legally Buzzed, LLC, DBA Fibber Magees
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 360430, a Series 6, Bar Liquor License, for Jared Michael Repinski, Agent, Legally Buzzed, LLC, DBA Fibber Magees, located at 1989 W. Elliot Road, Suite 19, and approval of the City of Chandler, Series 6, Bar Liquor License No. 310506.

Police Department

23. Resolution No. 5943 for the ADOT Data Access/Exchange Agreement
Move City Council pass and adopt Resolution No. 5943, authorizing and approving the ADOT Data Access/Exchange Agreement for an additional five-year term through November 6, 2030.
24. Purchase of Call Handling Equipment for 9-1-1 Backup Center
Move City Council approve the purchase of 9-1-1 call-handling equipment, utilizing the State of Arizona Contract No. CTR055782, with AT&T Corp., in an amount not to exceed \$141,724.82.

Public Works and Utilities

25. Introduction and Tentative Adoption of Ordinance No. 5137, Approving the Abandonment of a Retention Basin Easement Located at the Northeast Corner of Arizona Avenue and Riggs Road
Move City Council introduce and tentatively adopt Ordinance No. 5137 approving the abandonment of a retention basin easement located at the northeast corner of Arizona Avenue and Riggs Road that is no longer needed for public use.

26. Resolution No. 5927, Authorization of the Acquisition of Real Property Required for the Alma School Road Improvement Project from Germann Road to Queen Creek Road
Move City Council pass and adopt Resolution No. 5927 authorizing the acquisition of real property in fee or by easement required for the Alma School Road Improvement Project from Germann Road to Queen Creek Road ST2309; authorizing the city's real estate administrator to sign, on behalf of the city, the purchase agreements and any other documents necessary to facilitate these acquisitions; authorizing eminent domain proceedings as needed to acquire said real property and obtain immediate possession thereof; and approving relocation services as may be needed and required by law.
27. Resolution No. 5951 to Extend and Amend Water Conservation Rebate Programs
Move City Council pass and adopt Resolution No. 5951 authorizing the City Manager to extend and amend three water conservation rebate programs; and further authorizing the City Manager to amend a grant agreement with the Water Infrastructure Finance Authority (WIFA).
28. Resolution No. 5959, Approving a Sustainable Water Service Agreement with Digital 2121 Realty South Price, LLC
Move City Council pass and adopt Resolution No. 5959, approving a Sustainable Water Service Agreement between Digital 2121 South Price, LLC, a Delaware Limited Liability Company, and the City of Chandler allocating Tier II and Tier III water for a data center located at 2121 S Price Road.
29. Construction Services Agreement with Salt River Project, for the Lindsay Road Improvements, Ocotillo Road to Hunt Highway, Underground Conversion of Electric Distribution Lines
Move City Council award Construction Services Agreement No. ST2001.512, Salt River Project (SRP) Contract No. 4225674, with SRP, for the Lindsay Road Improvements, Ocotillo Road to Hunt Highway, Underground Conversion of Electric Distribution Lines, in an amount not to exceed \$664,944.12.

Public Hearing

30. Public Hearing for Annexation ANX25-0004 of Approximately 32.02 acres at the Southeast Corner of Appleby Road and the Union Pacific Railroad including Certain Union Pacific Rights-of-Way
 1. Open Public Hearing
 2. Staff Presentation
 3. Council Discussion
 4. Discussion from the Audience
 5. Close Public Hearing

31. Public Hearing for Annexation ANX24-0004 of Approximately 18.64 Net Acres South of the Southwest Corner of Ocotillo Road and Basha Road
 1. Open Public Hearing
 2. Staff Presentation
 3. Council Discussion
 4. Discussion from the Audience
 5. Close Public Hearing

Discussion

32. City Relief Measures Related to the Federal Government Shutdown, as Requested by Councilmember OD Harris

COUNCILMEMBER HARRIS said he wanted to bring this item forward for discussion in the wake of the federal government shutdown. The city has been affected by funding shortages for specific programs. He asked for an update on the city's progress in providing relief to residents affected by the shutdown.

JOHN POMBIER, Acting City Manager, explained that the most significant need communicated is food. Food banks in Chandler have reported significant resource use, and that food is still needed even if the government were to reopen in the next week. He said staff continues to work with local food banks to ensure there is enough supply in the community, especially as we head into the holiday season. He added that Neighborhood Resources staff have been working diligently to ensure all community partners' needs are addressed. The current guidance to staff is to monitor eviction rates and anticipate quick action to meet community needs.

COUNCILMEMBER HARRIS asked to ensure that residents have easy access to resources they may need at this time.

MR. POMBIER said he wants to ensure they provide resources where they will be most impactful in the community.

COUNCILMEMBER HARRIS said he looked forward to hearing more about these opportunities in the future.

COUNCILMEMBER POSTON said if there is anything the city can do to make access to resources easier; the city should pursue that.

MR. POMBIER agreed.

VICE MAYOR ELLIS said the faith community is ready to be involved and thanked staff for their collaboration.

MAYOR HARTKE asked for updates related to the shutdown to be communicated to Council.

COUNCILMEMBER HARRIS shared he wants Chandler residents to understand that Council is aware of the issues caused by the federal shutdown. He thanked Mayor and Council for supporting this discussion.

Informational

- 33. Claims Report for the Quarter Ended September 30, 2025
- 34. Contracts and Agreements Administratively Approved, Month of October 2025
- 35. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved

Adjourn

The meeting was adjourned at 7:31 p.m.

ATTEST: *Dana R. DiLong*
City Clerk

Kevin Hartke
Mayor

Approval Date of Minutes: December 8, 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 10th day of November 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 8th day of December, 2025.

Dana R. DiLong
City Clerk





COMMENT CARD

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

Date: 11/10/25

Agenda Item No. 9
(If applicable)

☐ Support

☒ Oppose

Comments:

It is a very bad look for this council to make concessions for an AI data center that does nothing but take from this community when they voted down a project with similar zoning issues that would have provided affordable housing for teachers, social workers and counselors making \$65,000.

Name: Matt Young

Address: 1602 S. 100th, Altos Dr

City/State/Zip Chandler AZ 85286

Phone: 405-706-2281

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