

Meeting Minutes

City Council Regular Meeting

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 6:01 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

Invocation

The invocation was given by Prayer Ministry Leader, Stew Bruner, Faith Church.

Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Encinas.

Scheduled Public Appearances

MAYOR HARTKE invited Councilmember Poston to join him for the recognitions.

1. Service Recognitions
Jesus Ruiz, Public Works & Utilities – 10 Years
Juan Vidaurri, Fleet – 15 Years
Tyler Service, Police – 15 Years

2. Recognition: Community Hero Award - Nick Arreola

MAYOR HARTKE invited Nick Arreola to be recognized. Mayor Hartke shared that Mr. Arreola is an emergency room nurse who noticed a house fire in a Chandler neighborhood, called for help and helped evacuate the Quezada family. Mayor Hartke presented Mr. Arreola with the Community Hero Award for his courage and compassion.

MR. ARREOLA thanked Mayor and Council for the recognition and thanked his family for their support.

3. Recognition: Chandler Chamber of Commerce Outstanding Chamber Program of the Year & Industry Leader of the Year

MAYOR HARTKE invited Terri Kimble, President & CEO of the Chandler Chamber of Commerce, and members of the Chandler Chamber of Commerce Board of Directors to be recognized. He said that the Chandler Chamber of Commerce received two prestigious awards from the Arizona Chamber Executives. The Chamber's Business Retention and Expansion Program was recognized as an Outstanding Program of the Year, and Terri Kimble was honored with the Industry Award.

MS. KIMBLE welcomed members of the Chandler Chamber Board of Directors who were in attendance and thanked them for their leadership. She said it is an honor to represent so many amazing Chandler businesses. Ms. Kimble shared that the business retention and expansion program has been important for businesses in Chandler as it offers a centralized resource for businesses.

HILEN CRUZ, Chandler Chamber of Commerce Board Chair, congratulated and thanked Ms. Kimble who was recognized for her leadership at the Arizona Chamber Executives Conference.

4. Recognition: 2025 Video Awards

MAYOR HARTKE invited the Video Team to be recognized. Mayor Hartke announced that the City of Chandler Digital Media division won three prestigious Telly Awards honoring excellence in video and television: a bronze Sound Design Telly for Twister Trackers, a bronze Motivational and Advice Telly for The Courage of Our City, and a silver Advocacy and Causes Telly for The Heart of the City. The team also received three nominations for the Rocky Mountain Emmy Awards. Mayor Hartke thanked and congratulated the team for high-quality storytelling and production representing Chandler.

STACY SACCO, Digital Media Manager, thanked Mayor and Council for their support and said she is very proud of the video team.

5. Presentation: Season of Giving – AZCEND

MAYOR HARTKE invited Trinity Donovan and Councilmember Poston to share information about the Season of Giving this holiday season.

COUNCILMEMBER POSTON explained that all city events during this season will have food

donation boxes for community members to donate food at. Chandler Fire will also have a food donation box at every fire station.

TRINITY DONOVAN, AZCEND CEO, thanked Mayor and Council for sharing this information. She commented that there has been an increase in need around the Thanksgiving holiday, with more first-time visitors accessing the community's food banks. She explained that the most needed items include canned fruit, canned vegetables, meat, peanut butter, soup, and pasta. Ms. Donovan also highlighted that financial contributions to local food banks are greatly appreciated.

6. Recognition: 2025 Employee of the Year Awards

JOHN POMBIER, Acting City Manager, introduced the winners of the Employee of the Year awards. He explained that employees were voted on by their peers because of the great customer service they provide to internal customers and to Chandler residents. He invited these employees to be recognized and noted that these employees exemplify the Chandler way

Ryan Jauregui, Police

Gina Savasta, Public Works & Utilities

Bernita Goldtooth, Management Services

Leslie Peralta, Neighborhood Resources

Stacy Sacco, CAPA (Mayor & Council)

Danielle Schager, General Government

Pia Petruzzi Nelson, Community Services

Krista Mikesell, Information Technology

Taylor Kosareff, Development Services

Scott Onyett, Fire

Douglas Lukes, City Magistrate

Consent Agenda and Discussion

Discussion was held on Item 3.

City Clerk

1. Approval of Minutes

Move Council approve the meeting minutes of the Council Special Meeting Budget Kickoff held on October 13, 2025; the Council Regular Meeting held on October 13, 2025; the Council Study Session held on October 13, 2025; Council Special Meeting held on October 16, 2025; the Council Regular Meeting held on October 16, 2025; and the Council Special Meeting held on October 22, 2025.

Development Services

2. Introduction and Tentative 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 introduce and tentatively 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.

3. Introduction and Tentative Adoption of Ordinance No. 5141, City Code Amendment, PLH24-0024 Middle Housing Overlay District, amending Chapter 35 Land Use and Zoning Pertaining to House Bill 2721

Move City Council introduce and tentatively adopt Ordinance No. 5141, approving PLH24-0024 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.

COUNCILMEMBER ORLANDO asked for a presentation on this item.

DARSY SMITH, Planner, explained that item 3 related to House Bill 2721 must be approved by January 1, 2026, which requires middle housing, which includes duplexes, triplexes, and fourplexes to be approved within a mile of the city's central business district.

COUNCILMEMBER ORLANDO inquired whether the city has any control over middle housing.

MS. SMITH said that was correct, the city does not have control over middle housing as stipulated in House Bill 2721.

COUNCILMEMBER ORLANDO asked how this item was brought forward for Council consideration.

MARGE ZYLLA, Strategic Initiatives Director, explained that this item was a policy proposal from the state legislature as an effect of housing supply concerns. This proposal does threaten local decision-making. This item was not proposed by the city but is affected by the state's decisions.

COUNCILMEMBER ORLANDO stated that he understands that this is an item mandated by the state that takes away local control such as area plans and General Plans. Unfortunately, larger cities are facing this mandate. He stated that in the future, some items such as historical districts need to be considered. He asked about federal laws for historic designations, do any of these laws apply to Chandler's historical districts.

KELLY SCHWAB, City Attorney, explained that the federal designation does not preempt the state action. Federal laws for historic designations mostly relate to funding. Federal historic designation laws differ from the state laws.

MAYOR HARTKE asked if there is interest from legislators regarding historical districts.

MS. ZYLLA explained that this bill received significant attention. There is some leeway in what is considered compatible uses for housing within the middle housing overlay district to fit with the existing housing. Legislators are interested in historical districts.

MAYOR HARTKE said there has been interest from neighborhoods in incorporating middle housing into the city code outside the overlay.

MS. ZYLLA said that is possible.

COUNCILMEMBER HARRIS asked how the city navigates this process while supporting the needs of the community as it pertains to housing affordability.

MS. ZYLLA said there are a multitude of factors that affect this process.

COUNCILMEMBER HARRIS emphasized the importance of maintaining historic districts and requested updates regarding the development of this subject.

COUNCILMEMBER ORLANDO asked what the penalty for the city is if they do not approve this.

MS. SCHWAB said the city retains some level of control if the item is approved. If the item is not approved, the state can preempt these requirements over the entire city.

JULIA PALAZZI, 298 N Washington St., said she is a resident of Silk Stocking Historical District, and shared concerns about preserving the history in the district. She read a letter on behalf of Silk Stocking resident Yvette Cook.

Dear mayor and members of the city council, I'm writing as a resident and homeowner in the Silk Stocking Neighborhood Historic District to express my strong opposition to ordinance number 5141, which proposes establishing a middle housing overlay district allowing duplexes, triplexes, fourplexes, and town homes on all single-family residential lots within one mile of Chandler's central business district. This proposal stands in direct contradiction to the historic preservation district overlay that the city council adopted in April 2024 for a portion of the silk stocking neighborhood district. That overlay was the result of a year's long community-driven effort led by silk stocking residents in partnership with the city's planning division, the historic preservation commission, and the city council itself. The purpose of the historical preservation overlay is to preserve in the architectural integrity, visual harmony, and historic significance of one of Chandler's most cherished neighborhoods. The Silk Stocking Neighborhood historic district is deeply tied to Chandler's history. Many homes here represent early ranch craftsmen and Spanish colonial revival styles and several were once owned by families central to Chandler's early growth including the Basha Bogle and Serrano families. Notably Arthur Price, Chandler's first city attorney and personal friend of Dr. Chandler, also resided here. These homes and them

setting collectively tells the story of Chandler's formative years. I appreciate hearing your support tonight.

MELISSA LALICH, 265 N. Colorado St., said that it seems like this bill resulted from the current housing situation, and this is being done at the expense of historic housing. The one-mile radius was lobbied for because it originated with the overlay applying to the entire city. However, the one-mile radius of downtowns in cities of a certain size is where a majority of historic districts and buildings may be. New structures may disturb the characteristics of an established historic neighborhood.

COUNCILMEMBER ENCINAS asked about how the boundaries of the central business district as listed in the bill were chosen.

MS. SMITH explained that the central business district was previously adopted by resolution in 2019.

COUNCILMEMBER ENCINAS asked how the district was created and asked if any location is more appropriate.

MS. SMITH said that the bill states the district is within the downtown area, which the city's central business district includes.

COUNCILMEMBER HARRIS suggested reexamining the central business district map before approving this item.

KEVIN MAYO, Acting Development Services Director, explained that the central business district map was created for federal funding, economic development, and downtown redevelopment. He advised against waiting to approve this item, as the item won't become effective in time to fulfill the state requirement.

COUNCILMEMBER HARRIS said he would like more time to consider the central business district map relevant to this item.

MAYOR HARTKE asked what else is at risk if this item is not approved.

MS. SCHWAB explained that the city's share of state-shared revenues may be at risk if this item is not approved. Additionally, the central business district was created statutorily, the process in place for amending the district would not give the city enough time to comply with the state mandate. Changing the district could affect funding through rebate and blight funding. She cautioned there are some risks to continuing this item.

MAYOR HARTKE noted that there is some desire from the legislature to adapt to historical districts. There is the possibility of working with legislators in the future to pull historical districts out of this middle housing overlay. He asked what the timeframe for this Council item is to become effective.

MS. SCHWAB answered that this is the first reading of this ordinance. It requires a second reading, which is scheduled for Thursday, November 13. Thirty days after the date of the second reading the ordinance goes into effect. She added that the city's central business district was developed in 2012, it provided economic incentives through tax rebates, which could be at risk if this is changed.

COUNCILMEMBER HARRIS said he would like more information on the item.

MAYOR HARTKE said Council has limited ability to delay this item.

COUNCILMEMBER HARRIS asked if the district could be revisited after the middle housing overlay item is approved.

MS. SCHWAB said she is unsure if the central business district could be revisited after the middle housing overlay item is approved. However, she read from the house bill that "if a municipality does not adopt the regulations required by this section on or before January 1, 2026, middle housing shall be allowed on all the lots in the municipality zoned for single-family residential use without any limitations." She will look into the issue of changing the central business district and have an answer to Council quickly.

COUNCILMEMBER POSTON said she would vote yes on this item but encouraged staff to discuss this issue further with state lobbyists and to support issues of local control.

COUNCILMEMBER HARRIS requested that additional information be provided before Council's second reading of the ordinance.

MAYOR HARTKE recommended that Council approve this item tonight, allowing staff to follow up on the requested information before the second reading of the ordinance.

MR. MAYO added that there is no way to reconfigure the central business district to protect the Silk Stocking neighborhood. He advised that reducing the size of the central business district would not achieve the Council's goals and would affect existing funding for sites within the district. He suggested that the best path forward would be to work with state legislators in the next legislative session to exempt historic districts from the middle housing overlay.

MR. POMBIER said he is hesitant to move the central business district due to unexpected unintended consequences. He said staff can look into how to change the district after adopting this ordinance and encouraged political action in the future to exempt historic districts.

Public Works and Utilities

4. Final Adoption of Ordinance No.5136, Granting a Non-Exclusive Power Distribution Easement to Arizona Public Service Company, as Part of the Frye Road Protected Bike Lane Project

Move City Council adopt Ordinance No. 5136 granting a non-exclusive power distribution easement to Arizona Public Service Company (APS), an Arizona corporation, at no cost, as part of the Frye Road Protected Bike Lane Project ST2106.

Consent Agenda Motion and Vote

Councilmember Orlando moved to approve the Consent Agenda of the November 10, 2025, Regular City Council Meeting with the stipulation added to Item 3: changing the allowance of two households living independent from each other to four households living independent of each other; Seconded by Vice Mayor Ellis.

Motion carried unanimously (7-0) with the exception of Item 3 which passed by a majority (5-2), Councilmember Harris and Councilmember Encinas dissenting.

Adjourn

The meeting was adjourned at 7:11 p.m.

ATTEST: *Dana R. Dilling*
City Clerk

Kevin Harthe
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 Regular Meeting 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. Dilling
City Clerk

