

# Meeting Minutes

## City Council Study Session

October 13, 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 6:35 p.m.

### Roll Call

#### Council Attendance

Mayor Kevin Hartke  
\*Vice Mayor Christine Ellis  
Councilmember Angel Encinas  
Councilmember Matt Orlando  
Councilmember OD Harris  
Councilmember Jennifer Hawkins

#### Appointee Attendance

John Pombier, Acting City Manager  
Tawn Kao, Acting City Attorney  
Dana DeLong, City Clerk

\*Vice Mayor Ellis attended virtually

#### Absent

Councilmember Jane Poston - excused

### Consent Agenda and Discussion

Discussion was held on item 11.

#### Airport

1. Resolution No. 5941, Authorization of an Airport Development Grant with Arizona Department of Transportation (ADOT)  
Move City Council pass and adopt Resolution No. 5941 authorizing the City to enter into an agreement with the Arizona Department of Transportation to accept an Airport Development Grant in a total amount not to exceed \$50,000 for the rehabilitation of Runway 4R-22L at the Chandler Municipal Airport.

## Budget and Policy

2. Adoption of Notice of Intention to Increase Certain Water, Wastewater, Reclaimed Water, and Solid Waste Rates and Set the Date for Public Hearing  
Move to adopt the Notice of Intention to Increase Certain Water, Wastewater, Reclaimed Water, and Solid Waste Rates and set the date for Public Hearing on January 8, 2026.

## City Clerk

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

## City Manager

4. Resolution No. 5942, Authorizing the Submittal of a Pass-Through Gaming Tribal Revenue Sharing Awarded Grant Application for Dignity Health Foundation on Behalf of Salt River Pima-Maricopa Indian Community  
Move City Council pass and adopt Resolution No. 5942 approving an intergovernmental agreement between the Salt River Pima-Maricopa Indian Community and the City of Chandler for the distribution of a pass-through Indian gaming revenue sharing grant in the amount of \$50,000 to Dignity Health Foundation-East Valley; and authorizing submission of a related pass-through awarded grant application to provide medication, physical and occupational therapy, life-saving IV antibiotics, and durable medical equipment for underserved patients served by Dignity Health hospitals in the East Valley.
5. Agreement for Website Content Accessibility Audit and Assessment Consultant Services  
Move City Council approve Agreement No. CAPA5-918-4936, with AccessAbility Officer, for website content accessibility audit and assessment consultant services, in an amount not to exceed \$150,000, for a one-year period, beginning October 16, 2025, through October 15, 2026, with the option of up to four one-year extensions.

## Community Services

6. Purchase of Playground Products, Services, and Shade Structures for the Parks Division  
Move City Council approve the purchase of playground products, services and shade structures, from Altitude Recreation, Inc.; Arizona Recreation Design, Inc.; Dave Bang Associates, Inc.; Exerplay, Inc.; FlexGround, LLC; Miracle Playground Sales; Play it Safe Playgrounds & Park Equipment, Inc., and Shade 'N Net of Arizona, Inc. utilizing 1Government Procurement Alliance (1GPA) Agreement No. 23-07P; and American Play Systems; Arizona Recreation Design, Inc.; Dave Bang Associates, Inc.; Exerplay, Inc.; and Play it Safe Playgrounds and Park Equipment, Inc., utilizing Mohave Educational Services Cooperative Agreement No. 24K-various-0222; and Shade 'N Net of Arizona, Inc.; Shade Industries, Inc.; and USA Shade & Fabric Structures utilizing Mohave Educational Services Cooperative Agreement No. 20Q-various-0402; and Turboscape Blower Services, LLC, utilizing City of Mesa Agreement No. 2023021 and City of Glendale Agreement No. 24-53; and Gametime, Inc. utilizing Omnia Partners Agreement No. 2017001134; and Arizona

Correctional Industries utilizing State of Arizona Agreement No. CTR070553 for playground products, services, and shade structures for the Parks Division, in a combined amount not to exceed \$1,550,000.

7. Purchase of Pool Repairs for the Hamilton Aquatic Center  
Move City Council approve the purchase of pool repairs at the Hamilton Aquatic Center, from Shasta Industries, Inc., in an amount not to exceed \$1,379,800.
8. Professional Services Agreement No. PR2503.101, with BerryDunn for Citywide Recreation and Library Strategic Master Plan Consultant Services  
Move City Council award Professional Services Agreement No. PR2503.101 to BerryDunn for Citywide Recreation and Library Strategic Master Plan Consultant Services, in an amount not to exceed \$339,797.28.
9. Purchase of Park Herbicide Application Services for the Parks Division  
Move City Council approve Agreement No. CS4-988-4669, Amendment No. 2, for parks herbicide application services, with BrightView Landscape Services, Inc., in an amount not to exceed \$335,798.77, for a one-year term, November 1, 2025, through October 31, 2026.
10. Purchase of Park Mowing Services for the Parks Division  
Move City Council approve Agreement No. CS4-988-4668, Amendment No. 2, for park mowing services, with Artistic Land Management, Inc., in an amount not to exceed \$647,818.71 a one-year term, November 1, 2025, through October 31, 2026.

### Development Services

11. Resolution No. 5938, PLH24-0030 Downtown Region Area Plan, Generally Bounded by Ray Road, McQueen Road, Santan 202 Freeway and Alma School Road (Continued from the Council Meeting of September 18, 2025)  
Move City Council pass and adopt Resolution No. 5938, PLH24-0030 Downtown Region Area Plan establishing future land uses, conceptual design guidelines and other goals and policies replacing the Downtown-South Arizona Avenue Corridor Area Plan.

ALISA PETTERSON, Senior Planner, provided a briefing of a recent update to the Downtown Region Area Plan. She explained a new land use designation High Density Residential with Integrated Uses created to allow greater flexibility for redevelopment within the downtown area. In response to feedback from the Mayor and Council, staff revised the language to clarify that this designation applies only to redevelopment properties, not to undeveloped land. Key gateway locations such as Arizona Avenue at Ray Road, and Chandler Boulevard at Pecos Road have been identified for vibrant, mixed-use developments. Redevelopment sites at these intersections must include at least two designated uses, with projects over 10 acres required to dedicate a minimum of 20% to commercial or office use. Ms. Petterson mentioned that these clarifications were finalized just before the Council meeting and welcomed any questions.

MAYOR HARTKE said he had spoken with staff regarding the percentage requirements, emphasizing that the goal has always been to encourage more middle housing on underperforming or declining retail properties. He expressed support for the direction of the development and, since he requested a last-minute change, wanted to ensure it was brought before the Council.

COUNCILMEMBER ORLANDO pointed out that the requirement applies to 10-acre or more properties and questioned whether it is intended only for corner properties.

MS. PETTERSON said that the key gateway locations identified are the intersections of Arizona Avenue with Ray Road and Chandler Boulevard with Pecos Road. She emphasized these areas as important sites where the city anticipates vibrant, mixed-use developments.

COUNCILMEMBER ORLANDO asked how many of the identified properties are likely to meet the 10-acre requirement.

MS. PETTERSON explained that only properties 10-acres or larger would be required to develop as mixed-use while smaller sites could remain single-use. She noted that few properties meet the 10-acre threshold, with most large sites like the Walmart at Pecos and Chandler Boulevard located at key intersections.

COUNCILMEMBER ORLANDO asked whether a 5-acre parcel combined with an adjacent 5- or 10-acre parcel would qualify under the 10-acre requirement or if the standard applies only to corner properties.

MS. PETTERSON said to qualify under the 10-acre mixed-use requirement a property must front two major arterials such as Arizona Avenue and either Ray Road, Chandler Boulevard or Pecos Road. While property assembly is possible, the site must still meet those criteria. She emphasized that the requirement applies only to redevelopment sites, properties that have been previously developed.

COUNCILMEMBER ORLANDO said he liked the mixed-use concept, noting it is a good starting point. He acknowledged that larger sites 10 to 15 acres could be developed accordingly and appreciated the explanation.

12. Use Permit, PLH25-0019 Ponderosa, 318 S Bracken Lane, Generally Located ½ Mile South of Chandler Boulevard and 1/4 Mile East of Price Road  
Move City Council approve Use Permit, PLH25-0019 Ponderosa, to allow continued co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment subject to the conditions as recommended by the Planning and Zoning

13. Preliminary Development Plan, PLH25-0011 CRMC Medical Office Building, Located on the Chandler Regional Medical Center Campus, at the Southeast Corner of Frye Road and Dobson Road  
Move City Council approve Preliminary Development Plan PLH25-0011 CRMC Medical Office Building for the site layout and building architecture for a new 100,249 square-foot Medical Office Building at the Chandler Regional Medical Center Campus, subject to the conditions as recommended by Planning and Zoning Commission.
14. Resolution No. 5952 First Amendment to the Development Agreement between Lincoln Property Company Commercial LLC, and the City of Chandler, Approving Modifications to the Agreement for the Properties Located at 2500 West Frye Road  
Move City Council pass and adopt Resolution No. 5952 approving the First Amendment to the Development Agreement between Lincoln Property Company Commercial, LLC, and its Permitted Assigns, ("Successor Developer") and the City of Chandler ("City") for the Development of Property Generally Located at the Northwest Corner of Frye Road and Ellis Street.

#### **Facilities and Fleet**

15. Agreement for Electrical Maintenance, Repair, and Installation Services for City Facilities  
Move City Council approve Agreement No. BF4-910-4768, Amendment No. 1, with ABM Electrical Power Services, LLC, Arizona Facility Services, B&D Industries, Inc., Commercial Comm and Electric, Inc., Henry Bros., Inc., dba DECA Southwest, D.P. Electric, Inc., Hawkeye Electric, Inc., and Kearney Electric, Inc., for electrical maintenance, repair, and installation services, in an amount not to exceed \$2,045,000, for the period of one year, beginning December 9, 2025, through December 8, 2026, with the option of up to four additional one-year extensions.
16. Purchase and Installation of New Theater Seating at the Chandler Center for the Arts  
Move City Council approve the purchase and installation of new theater seating at the Chandler Center for the Arts, from Irwin Seating Company, utilizing the Omnia Partners Contract No. R240106, in the amount of \$604,400.
17. Purchase of Building and Energy Management Control System Services  
Move City Council approve the purchase of building and energy management control system services, from Mesa Energy Systems, Inc., utilizing the State of Arizona Contract No. CTR062668, for an amount not to exceed \$360,000.

#### **Fire Department**

18. This Item is Continued, and Will Not be Considered at this Meeting  
Introduction and Tentative Adoption of Ordinance No. 5119, Amending Ordinance No. 5111 by Amending Chapter 28-24 of the "2024 Amendments to Chapter 28, Fire Prevention"

Move City Council introduce and tentatively Ordinance No. 5119, amending Ordinance No. 5111, revising the 2024 Amendments to Chapter 28, Fire Prevention that were passed and adopted by City Council on December 9, 2024 which adopted the "International Fire Code, 2024 Edition" and clarified and amended the exception provisions set forth in Chapter 28 of the Chandler City Code. This revision aligns the dates that it is permissible to use consumer fireworks in Chandler, Arizona with the provisions of Arizona Revised Statutes § 36-1606(c).

## Human Resources

19. Resolution No. 5948, Renewal Request to Industrial Commission of Arizona for Continued Exemption from Requirement to Post Security for Self-Insured Workers' Compensation Program

Move City Council pass and adopt Resolution No. 5948, renewing the City's request to the Industrial Commission of Arizona for continued exemption from the requirement to post a security bond under its Self-Insurance Workers' Compensation Program.

## Information Technology

20. Purchase of Wi-Fi Equipment & Services for 12 City Facilities

Move City Council approve the purchase of Wi-Fi 6 equipment & professional services from Hye Tech Network and Security Solutions, LLC, utilizing the 1GPA Contract No. 22-02PV-08, and Surveillance Systems Integration, Inc., utilizing the State of Arizona Contract No. CTR076065, in an amount not to exceed \$501,434.

21. Agreement for Financial & Human Capital Management Software Solution & Implementation Services

Move City Council approve Agreement No. IT4-920-4771, with Workday, Inc., for the financial and human capital management software solution, for a ten-year term, beginning October 31, 2025, through October 30, 2035, in an amount not to exceed \$1,192,990 in the first year, and with Cognizent Worldwide Limited, for implementation services for the financial and human capital management software solution, in an amount not to exceed \$6,464,130.

22. Purchase of Oracle Annual Support and Maintenance Services

Move City Council approve the purchase of Oracle annual support and maintenance services, from Mythics, Inc., utilizing the Omnia Partners Contract No. R240202, in an amount not to exceed \$196,067, for the period of one year, beginning January 31, 2026, through January 30, 2027.

23. Purchase of Information Technology Temporary Staffing Services

Move City Council approve the purchase of information technology temporary staffing services, from Computer Aid, Inc., utilizing the Sourcewell Contract No. 071321, increasing the approved spending amount by \$2,030,420.

24. Agreement for Information Technology Professional Services for the Enterprise Resource Planning Replacement Project  
Move City Council approve Agreement No. 4997, with SAR Systems, Inc., for information technology professional services for the enterprise resource planning replacement project, in an amount not to exceed \$4,000,000.

### **Management Services**

25. License Series 12, Restaurant Liquor License Application for Xue Qiu Lin, Agent, Lin Gourment, LLC, DBA Fujisan Sushi and Hibachi  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 357892, a Series 12, Restaurant Liquor License, for Xue Qiu Lin, Agent, Lin Gourment, LLC, DBA Fujisan Sushi and Hibachi, located at 2100 S. Gilbert Road, Suite 1, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 310405.
26. License Series 12, Restaurant Liquor License Application for Ampronchai Wilaikaeo, Agent, Siri-Am, LLC, DBA Savor Thai  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 357575, a Series 12, Restaurant Liquor License, for Ampronchai Wilaikaeo, Agent, Siri-Am, LLC, DBA Savor Thai, located at 4040 S. Arizona Avenue, Suite 7, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 309013.

### **Police Department**

27. Resolution No. 5928 Agreement with Arizona Department of Administration for the Purchase of Peregrine Software  
Move City Council pass and adopt Resolution No. 5928, authorizing the acceptance of \$111,725 from the Arizona Department of Administration, as set forth in Senate Bill 1147 and authorizing an appropriation transfer of \$111,725 from General Fund, Non-Departmental, Contingency Account to General Fund, Real Time Communications, Software Account to allow for the expenditure of state funds to purchase Peregrine software.

### **Public Works and Utilities**

28. Replacement of a Backhoe for the Transportation Division  
Move City Council approve the purchase of a backhoe, from Empire Machinery, Inc., utilizing State of Arizona Contract No.CTR052847, in the amount of \$183,079.37.
29. Replacement of a Water Truck for the Transportation Division  
Move City Council approve the purchase of a water truck, from Inland Kenworth, Inc., utilizing Sourcewell Contract No.032824-KTC, in the amount of \$171,105.50.
30. Replacement of a Dump Truck for the Transportation Division

Move City Council approve the purchase of a dump truck, from Inland Kenworth, Inc., utilizing Sourcewell Contract No.032824-KTC, in the amount of \$210,230.53.

31. Professional Services Agreement No. WA2408.451, with Wilson Engineers, LLC, for the Brooks Crossing Water Production Facility Pressure Reducing Valve Addition, Construction Management Services  
Move City Council award Professional Services Agreement No. WA2408.451 to Wilson Engineers, LLC for the Brooks Crossing Water Production Facility Pressure Reducing Valve Addition, Construction Management Services, in an amount not to exceed \$115,790.
32. Job Order Project Agreement No. WA2408.401, with MGC Contractors, Inc., Pursuant to Job Order Master Agreement No. JOC2411.401, for the Installation of a Pressure Reducing Valve Addition at the Brooks Crossing Water Production Facility  
Move City Council award Job Order Project Agreement No. WA2408.401, to MGC Contractors, Inc., pursuant to Job Order Master Agreement No. JOC2411.401, for the Brooks Crossing Water Production Facility Pressure Reducing Valve Addition, in an amount not to exceed \$960,686.14.
33. Introduction and Tentative 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 ST2106.  
Move City Council introduce and tentatively 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.
34. Professional Services Agreement No. WA2100.251, Amendment No. 1, with Archer Western Construction, LLC, for the Water System Upgrades Program at the Pecos Surface Water Treatment Plant Pre-Construction Services  
Move City Council award Professional Services Contract No. WA2100.251, Amendment No. 1, to Archer Western Construction, LLC, for the Water System Upgrades Program Pre-Construction Services, in the amount of \$356,673, for a revised agreement amount not to exceed \$1,270,638.
35. Purchase and Installation of Granular Activated Carbon for Water Treatment Processes  
Move City Council approve the purchase and installation of granular activated carbon, from Calgon Carbon Corporation, utilizing City of Phoenix Contract No. 133070, in an amount not to exceed \$1,085,870.
36. Replacement of a Dump Truck for the Water Distribution Division  
Move City Council approve the purchase of a dump truck, from Inland Kenworth, Inc., utilizing Sourcewell Contract No. 032824-KTC, in the amount of \$210,230.53.

37. Purchase of Maintenance, Repair, and Operations Supplies and Related Services for Water and Wastewater Divisions  
Move City Council approve the purchase of MRO supplies and related services, from WESCO Distribution, Inc., utilizing Omnia Partners Contract No. R240809, in an amount not to exceed \$1,155,000.
38. Agreement No. PW3-925-4631, Amendment No. 6, with Hazen and Sawyer, P.C., for the Water System Upgrades Program Consulting Services at the Pecos Surface Water Treatment Plant  
Move City Council approve Agreement No. PW3-925-4631, Amendment No. 6, with Hazen and Sawyer, P.C., for the Water System Upgrades Program Consultant Services, increasing the agreement amount by \$2,596,700.
39. Construction Manager at Risk (CMAR) Construction Services Agreement No. WA2100.402 with Archer Western for the Water System Upgrades Program at the Pecos Surface Water Treatment Plant  
Move City Council award CMAR Construction Services Agreement No. WA2100.402 to Archer Western, for the Water System Upgrades Program at the Pecos Surface Water Treatment Plant in an amount not to exceed \$12,909,632.07.
40. Resolution No. 5945, Approving a Follow-Up Notice of Abandonment to the Gila River Indian Community Related to the Lone Butte Wastewater Treatment Plant and Red Tail Hawk Health Center  
Move City Council pass and adopt Resolution No. 5945 approving and authorizing the Mayor to execute a Follow-Up Notice of Abandonment to the Gila River Indian Community (GRIC) related to the Lone Butte Wastewater Treatment Plant and Red Tail Hawk Health Center.

## Informational

41. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
42. Contracts and Agreements Administratively Approved, Month of September 2025

## Adjourn

The meeting was adjourned at 6:42 p.m.

ATTEST: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

Approval Date of Minutes: November 10, 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 13th day of October 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this \_\_\_\_\_ day of November, 2025.

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City Clerk