

Meeting Minutes

City Council Study Session

December 8, 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 6:28 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, City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Consent Agenda and Discussion

Discussion was held on items 1, 9, 10, 11, 12, 15, and 27.

Airport

1. Resolution No. 5958, Authorizing Airport Improvement Grant with FAA for Airfield Electrical Upgrades
Move City Council pass and adopt Resolution No. 5958 authorizing the City to enter into an agreement with the Federal Aviation Administration to accept an Airport Improvement Program grant in a total amount not to exceed \$1,600,000 for the design and installation of airfield electrical system improvements at the Chandler Municipal Airport.

STEVEN TURNER, Development Services Assistant Director, gave a briefing on the item requesting authorization to accept grants from the FAA and ADOT to fund LED replacements for runway and taxiway lighting, including the four-left/two-two-right runway north. He explained that the current incandescent lighting system is outdated, with no manufacturers producing replacement

components. The proposed LED lighting upgrade is expected to last more than 30 years. Mr. Turner noted that the FAA grant will cover 95% of the project cost, with an additional 2.5% funded by ADOT. As a result, the city's contribution will be approximately \$40,000 toward the total project cost of roughly \$1.63 million.

VICE MAYOR ELLIS said the airport team is doing an excellent job and emphasized the importance of the grant for Chandler's future. Noting that the airport is currently very busy, she asked for clarification on why the grant is needed and how it will benefit the airport economically and improve the movement of people.

MR. TURNER said that the airport is very busy and moves a significant number of people in and out of Chandler. He explained that the grant supports continued safety at the airport, which is already well-maintained, and represents a wise investment in updated lighting for pilots. Mr. Turner added that this improvement will help the airport remain a strong economic driver for the City of Chandler.

VICE MAYOR ELLIS asked whether the funding was obtained through the grant department or if the airport itself took the initiative to secure it.

MR. TURNER stated that this is an ongoing annual conversation with the FAA and ADOT. The organization has specific entitlement funds authorized for use, emphasizing their continued relationship with both agencies. Mr. Turner expressed gratitude to the FAA and ADOT for their partnership in maintaining the airport's infrastructure.

VICE MAYOR ELLIS thanked Mr. Turner and the team for the excellent work they are doing.

2. Resolution No. 5965, Authorizing Airport Development Grant with ADOT for Airfield Electrical Upgrades
Move City Council pass and adopt Resolution No. 5965 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 design and installation of airfield electrical system improvements at the Chandler Municipal Airport.

City Clerk

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

Cultural Development

4. Professional Services Agreement No. CA2402.271, with Dig Studio, Inc., for the Dr. A.J. Chandler Park Renovation Phase 1 Post-Design Services, Located at 3 S Arizona Ave, Chandler, AZ 85224

Move City Council award Professional Services Agreement No. CA2402.271 to Dig Studio, Inc. for the Dr. A.J. Chandler Park Renovation Phase 1 Post-Design Services, in an amount not to exceed \$639,963.00

5. Professional Services Agreement No. CA2402.451, Amendment 1, with Dibble CM LLC, for the Dr. A.J. Chandler Park Renovation Phase 1 Construction Management Services, Located at 3 S Arizona Ave, Chandler, AZ 85224
Move City Council award Amendment 1 to Professional Services Agreement No. CA2402.451 to Dibble CM LLC for the Dr. A.J. Chandler Park Renovation Phase 1 Construction Management Services, in an amount not to exceed \$620,410.00
6. Construction Manager at Risk (CMAR) Construction Services Agreement to Willmeng Construction, Inc, for the Dr. A.J. Chandler Park Renovation Phase 1, Located at 3 S Arizona Avenue
Move City Council award CMAR Construction Services Agreement No. CA2402.401 to Willmeng Construction, Inc., for the Dr. A.J. Chandler Park Renovation Phase 1, in an amount not to exceed \$17,980,956.36.

Development Services

7. Resolution No. 5960, Authorizing a License Agreement Between Wyverd Connect, LLC, dba Wyverd Fiber, and the City of Chandler for the Use of Public Property for the Establishment of Class 4 and Class 5 Telecommunications Systems
Move City Council pass and adopt Resolution No. 5960, authorizing the Mayor to execute the license agreement between Wyverd Connect, LLC, dba Wyverd Fiber, and the City of Chandler for the use of facilities in the city's rights-of-way and public places to establish Class 4 and Class 5 Telecommunications Systems and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.
8. Introduction and Tentative Adoption of Ordinance No. 5145, ANX24-0004, Annexation of Approximately 18.64 Net Acres and Initial City Zoning Located South of the Southwest Corner of Ocotillo Road and Basha Road
Move City Council introduce and tentatively adopt Ordinance No. 5145 approving ANX24-0024, annexing 18.64 acres in an area south of the southwest corner of Ocotillo Road and Basha Road, and approving initial City Zoning, as recommended by Planning staff.
9. Resolution No. 5964, Introduction and Tentative Adoption of Ordinance No. 5144, Area Plan Amendment, Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH25-0016 / PLH25-0017 / PLT25-0006 Havenwood Manor, Located South of the Southwest Corner of Ocotillo Road and Basha Road
Area Plan Amendment

Move City Council pass and adopt Resolution No. 5964 Ocotillo Master Plan Amendment from Existing Basha's Facility to Single-Family uses, approving PLH25-0017 Havenwood Manor as recommended by Planning and Zoning Commission

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 5144 approving PLH25-0016 Havenwood Manor, Rezoning from AG-1 to PAD for single-family residential, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH25-0016 Havenwood Manor for subdivision layout for 107 homes and housing product, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Plat

Move City Council approve Preliminary Plat PLT25-0006 Havenwood Manor, subject to the condition recommended by Planning and Zoning Commission.

COUNCILMEMBER ORLANDO asked whether a traffic study had been conducted, noting that he believed a request was made at the Planning and Zoning meeting.

DARSY SMITH, Planner, explained that a traffic study was not completed, but a traffic statement was prepared. She added that a member of the traffic engineering team was present if Councilmember Orlando had more specific questions.

COUNCILMEMBER ORLANDO asked whether a traffic study had been conducted.

DANA ALVIDREZ, Engineering Services Administrator, explained that a traffic statement was completed because the site had been previously used. She said the statement compared the traffic generated by the former use to the traffic expected from the proposed use to determine the difference.

COUNCILMEMBER ORLANDO noted that the traffic statement was given instead of a complete traffic study, emphasizing that Planning and Zoning had specifically requested a traffic study.

MS. ALVIDREZ explained that the concerns raised were related specifically to speeding. She noted that while addressing speeding is not typically part of a project review, the city could handle it as a standard city service.

COUNCILMEMBER ORLANDO asked if they could receive a copy of the traffic statement before Thursday night, explaining that residents were concerned and wanted assurance that traffic in the area would be addressed appropriately.

MS. ALVIDREZ stated that the traffic statement compares the proposed development to the previous warehouse use, estimating approximately 850 trips per day, about 7% of Basha Road's capacity, indicating the impact is minor and manageable.

COUNCILMEMBER ORLANDO noted that residents had raised the issue and advised that they be prepared to present the relevant data on Thursday night.

COUNCILMEMBER ORLANOD mentioned that the water tower was previously used for fire training and believed the fire chief had stated it was no longer needed.

MS. SMITH confirmed that the water tower is no longer used for training due to safety issues.

COUNCILMEMBER ORLANDO mentioned that he believes there is already a replacement for that, or at least an indication of it.

MS. SMITH said she believed so, but she was unsure.

MAYOR HARTKE asked how the traffic projections for the proposed development compare with those for the previous use, referencing the earlier traffic study.

MS. ALVIDREZ explained that the original use generated about 250 trips per day, while the proposed development of 107 homes is expected to generate just under 1,100 daily trips, an increase of approximately 830 trips. She noted that this represents about 7% of Basha Road's capacity, and based on 2024 counts, the road was operating at under 30% of its total capacity, indicating ample capacity to accommodate the additional traffic.

MAYOR HARTKE asked whether any changes to the traffic signal have been considered to accommodate the increased traffic, specifically for left-hand turns onto Ocotillo or left turns south onto Basha, noting that at least one resident had raised the issue.

MS. ALVIDREZ said that the city will monitor the area as new developments or redevelopments occur. She noted that traffic signal timing, whether at Ocotillo or the south end, will be reviewed and adjusted as needed.

MAYOR HARTKE asked if during heavy use on Saturdays, the Snedigar Complex sports fields can access or exit via a crossroad south of Ocotillo. He inquired if this road allows entry and exit to the east side of the Snedigar soccer fields and whether it is open to the public or reserved for internal use.

MS. ALVIDREZ said she needed to check with the parks department, as she is unsure if it would be open on the park side.

JOHN SEFTON, Community Services Director, noted that Snedigar has two separate parking lots, one off Basha and the other off Alma School Road, that do not connect.

MAYOR HARTKE asked whether a future connection might be possible if demand was warranted. MR. SEFTON said that it would require a study and possible park redevelopment, which has not yet been considered.

COUNCILMEMBER HARRIS asked whether the site has generated any traffic concerns since development began, and if traffic has been the main issue with the proposal. He also inquired what steps have been taken to work with the city to mitigate those concerns.

BRENNAN RAY, Certified Real Estate & Zoning Attorney, Ray Law Firm, addressed the traffic concerns, noting that the site was historically used as Bashas' corporate office, which accommodated up to 200 employees split between office and warehouse functions prior to the construction of their West Chandler distribution facility. He stated that the proposed development has been reviewed and complies with all traffic study requirements. Mr. Ray explained that a historic overlay along the west side of Basha Road, approved by Council, preserves features such as palm trees and an open canal, which limits specific development options. Working closely with staff, the necessary traffic information has been provided, comparing prior uses to the proposed development. He added that, based on staff review, the projected traffic from the site does not require additional mitigation, such as deceleration lanes. Considering the historic overlay, the previous use, and the proposed development, Basha Road has sufficient capacity to accommodate the site's traffic.

COUNCILMEMBER HARRIS asked whether the proposed development would generate similar traffic compared to the current land use or if there would be a noticeable increase.

MR. RAY explained that traffic is evaluated in three categories, starting with daily trips, where a "trip" is defined as a vehicle movement rather than a vehicle itself. Traffic is further analyzed during the AM and PM peak hours, typically 7-9 a.m. and 3-6 p.m., when road volumes are highest. Mr. Ray stated that, based on the traffic study, the development does not generate more traffic during these critical hours than the original land use. He noted that further discussion with staff would be needed for precise numbers but confirmed there is no anticipated increase during peak times.

COUNCILMEMBER HARRIS inquired about community involvement, asking whether Mr. Ray and his team had communicated with nearby residents regarding the project.

MR. RAY responded that he had met with one neighbor individually and held two neighborhood meetings.

COUNCILMEMBER HARRIS asked about the outcomes of those meetings and whether residents were opposed to the project.

MR. RAY said the primary concerns raised were traffic and the proposed development's density.

COUNCILMEMBER HARRIS asked how they addressed the density concerns and what the community's response was.

MR. RAY explained that, after consulting with the planning department and evaluating existing densities in the area, the proposed development's density falls roughly in the middle range, which helped address community concerns. The development includes 107 lots at a density of 5.7 units per acre. By comparison, the Echelon townhome development north of the site has a density of approximately 8.7, while a recently approved development southeast of the site has a density of 5.3. Although some homes in these areas are two-story and others one-story, the proposed development's density is moderate relative to surrounding properties.

COUNCILMEMBER ORLANDO asked about the anticipated timeframe for the development.

MR. RAY said if approved, K. Hovnanian intends to move forward expeditiously. Preliminary testing is underway, and the site will require demolition and potential remediation before construction of the homes can begin.

COUNCILMEMBER ORLANDO asked what type of remediation would be required.

MR. RAY explained that given the site's long history as corporate offices, soil and environmental studies will be conducted to ensure there are no issues. While no problems are currently anticipated, such assessments are standard procedure when redeveloping a site.

COUNCILMEMBER ORLANDO asked whether the development will include a homeowners' association (HOA).

MR. RAY confirmed that it will be a for-sale community with an HOA, encompassing common area lots and open space typical of a single-family subdivision.

VICE MAYOR ELLIS noted the historical significance of the property and referenced a letter from JB Investment, submitted by David Basha, stating that the family feels adequately recognized throughout the community and does not believe preservation of the existing tower is warranted. She asked whether Mr. Ray had discussed this matter with the family and whether he was aware of the letter.

MR. RAY confirmed that he had forwarded the email to Council and was fully aware of its contents. He acknowledged that the Basha family has historically avoided the spotlight, consistent with the

sentiments expressed in the letter. He explained that, despite this, the project includes an interpretive sign recognizing the site's history as the former Basha corporate headquarters. The sign will feature a steel plaque describing the site's past, along with a silhouette of the historic water tower, as requested by the Planning Commission. It will be located along the sidewalk for public visibility.

COUNCILMEMBER POSTON asked about homes on the southern portion of the property that back up to a busy ballpark with lighting and the city's older dog park, requesting clarification on how future residents will be notified.

MR. RAY said an additional stipulation recommended by the Planning and Zoning Commission requires a separate disclosure to future residents regarding the proximity of city facilities, including the dog park. This disclosure will also be included in the CC&Rs. He added that the site plan was adjusted to push Lot 37 and the surrounding homes farther from the dog park, to avoid lots backing directly onto it.

COUNCILMEMBER HAWKINS asked whether lighting from Snedigar Sports Complex could impact nearby homes and whether any mitigation was planned.

MR. RAY said he was not aware of lighting posing an issue but noted that stipulation number seven in the rezone already requires disclosure of potential impacts from adjacent city facilities, including noise, odors, and other externalities. He stated that, if necessary, language regarding lighting could be added to the stipulation and that his team had no objection to doing so.

COUNCILMEMBER HARRIS said he would like the term *lighting* added to the disclosure language, as well as the term nuisance, noting that lighting and noise from Snedigar Sports Complex could create potential disturbances for nearby residents. He explained that major tournaments or busy events could elevate noise levels to the point of becoming a nuisance, and he wanted to ensure that future homeowners clearly understand these potential impacts before purchasing. He emphasized that adding these terms to the disclosure would help prevent misunderstandings and reduce future complaints from residents who may not anticipate the activity levels at the park.

MR. RAY agreed, stating that he would work with the planning department and the city attorney's office to review the legal implications of adding the term nuisance and incorporate the requested language.

COUNCILMEMBER HARRIS reiterated that lighting should be included as well.

MR. RAY confirmed that it would be.

MAYOR HARTKE requested that Mr. Ray inform Council before Thursday if any additional steps or revisions would need to be read into the record.

MR. RAY confirmed that he would.

10. Entertainment Use Permit, PLH25-0027 Morning Glory Brunchery, 70 E Riggs Road, Generally Located at the Northeast Corner of Arizona Avenue and Riggs Road
Move City Council approve Entertainment Use Permit, PLH25-0027 Morning Glory Brunchery, to allow for outdoor speakers within an outdoor patio, subject to the conditions recommended by Planning and Zoning Commission.

MIKAYELA LIBURD, Planner, gave a brief presentation on three entertainment use permits associated with Agenda Items 10, 11, and 12. She explained that, when reviewing these permits, planning staff aims to anticipate potential impacts before the use begins and to establish reasonable conditions that support both neighborhood livability and local businesses. Staff evaluate factors such as whether music will be amplified or acoustic, hours of operation, and the location of entertainment activities on the site. Ms. Liburd stated that each permit includes an initial time condition that allows staff to later reassess whether the entertainment activity remains compatible with the surrounding area. As part of the review process, staff consult with the police department regarding any reported noise issues. If a business has demonstrated good neighbor behavior, staff may consider removing the renewal requirement. She added that if noise complaints are received before a permit expires, staff contact the business to remind them of the permit conditions and to work directly to resolve the issue. If disturbances continue, staff may recommend another short renewal period, typically one year, along with additional conditions. Should problems persist and the establishment fail to remain a good neighbor, the zoning administrator has the authority to revoke the entertainment use permit.

COUNCILMEMBER HARRIS commended Council for streamlining the process by shifting permit reviews to staff, who can address key issues such as noise, which is often the primary concern for nearby residents. He noted that staff will work with applicants to ensure proper mitigation and community notification, demonstrating the city's effort to cut red tape and support businesses. Councilmember Harris asked whether the process could be further streamlined for entertainment businesses that are not located near residential areas.

MS. LIBURD said that the code's distance requirements trigger entertainment use permits. Indoor entertainment or outdoor speakers require a 600-foot separation from any residentially zoned property, while live outdoor entertainment requires a 1,340-foot separation. She stated that beyond these distance thresholds, the code provides no additional tools.

COUNCILMEMBER HARRIS said he wanted to explore ways to streamline the process so more entertainment-related permits could be handled administratively rather than coming to the council, unless Council preferred otherwise. He asked whether there were ideas to speed up the process so businesses would not have to wait to fully activate and use their facilities.

MAYOR HARTKE said that a work session might be a better venue for this discussion. He noted that while some improvements have been made, the Council may not want to remove itself entirely from the process, given past issues with noise impacting neighbors. He welcomed continued policy-level discussion and acknowledged Councilmember Harris's points.

COUNCILMEMBER HARRIS reiterated his goal of ensuring businesses can get up and run efficiently and requested that, if this requires policy changes, the city manager can arrange a work session.

JOHN POMBIER, City Manager, agreed.

MAYOR HARTKE said they should gather ideas and follow up with the Council on possible next steps, then asked the city attorney for additional comments.

KELLY SCHWAB, City Attorney, said she had nothing further, noting that the current permit process follows existing code and that any changes or enhancements would require a separate discussion.

11. Entertainment Use Permit, PLH25-0030 Maple House, 198 W Boston Street, Generally Located 1/4 South of the Southwest Corner of Arizona Avenue and Chandler Boulevard
Move City Council approve Entertainment Use Permit, PLH25-0030 Maple House, time extension to continue to allow live outdoor entertainment and speakers indoors and outdoors, subject to the conditions recommended by Planning and Zoning Commission.
12. Entertainment Use Permit, PLH25-0021 J Alexander's Restaurant, 7111 W Ray Road, Generally Located at the Southwest Corner of Ray Road and 56th Street
Move City Council approve Entertainment Use Permit, PLH25-0021 J Alexander's Restaurant, to allow for outdoor speakers for ambient background music within an outdoor patio area, subject to the conditions recommended by Planning and Zoning Commission.
13. Professional Engineering Utility Plan Review – GIS Services for Non-City Utility Plan Review and Utility Coordination Associated with Fiber to the Home (FTTH) and Other Projects
Move City Council approve the purchase of Professional Engineering Utility Plan Review – GIS Services for non-city utility plan review and utility coordination associated with Fiber to the Home (FTTH) and other projects, utilizing multiple vendors available under the State of Arizona Contract No. CTR062466, Communications Cabling Systems, and the City of Tucson Contract No. 240180, On-Call Subsurface Utility Engineering (SUE) Services, for the period of one year, beginning January 1, 2026, through December 31, 2026, in a combined amount not to exceed \$1,029,600.
14. Professional Services Agreement No. DS2602.451, with Horrocks, LLC., for the FTTH Inspections - Horrocks Construction Management Services

Move City Council award Professional Services Agreement No. DS2602.451 to Horrocks, LLC., for the FTTH Inspections - Horrocks Construction Management Services, in an amount not to exceed \$498,179.22.

15. Purchase of Fiber Network Repair and Upgrade Services

Move City Council approve the purchase of repair and upgrade services to the municipal fiber network, utilizing multiple vendors available under the State of Arizona Contract No. CTR062466, Communications Cabling Systems, and the City of Tucson Contract No. 240180, On-Call Subsurface Utility Engineering (SUE) Services, for the period of one year, beginning January 1, 2026, through December 31, 2026, in a combined amount not to exceed \$2,227,072.

COUNCILMEMBER ORLANDO asked for a brief review of the purpose of the item and the plan moving forward.

DENNIS AUST, Telecommunications & Utility Franchise Manager, provided an overview. He explained that the city has been using fiber for decades, transitioning from copper in the early 1990s and has connected traffic signals, city buildings, libraries, fire stations, police stations, and the Real-Time Crime Center. Although the fiber network developed over time without a master plan, a 2020 study identified gaps, leading to the current 13-year upgrade program. The program is in its fourth year and averages \$1.5–\$2 million annually, adjusted upward for inflation.

COUNCILMEMBER ORLANDO asked whether the work involved replacing fiber, testing it for viability, or both.

MR. AUST said it includes all the above. Some fiber installed during past road and development projects need to be connected, and the city is also expanding its network designs, such as cloverleaf rings for traffic systems and a mesh network for city facilities, to prevent major outages.

COUNCILMEMBER ORLANDO noted that redundancy is a key goal.

MR. AUST agreed, citing a 2018 incident in which a single damaged fiber cable took down the south half of the city because redundant fibers followed the same path. The current program ensures future redundant routes are fully diversified.

Economic Development

16. Resolution No. 5944, Authorizing Support for a Foreign Trade Zone Application for Essai, Inc., a Subsidiary of Advantest America, Inc.

Move City Council pass and adopt Resolution No. 5944, authorizing support for a Foreign Trade Zone (FTZ) application for Essai, Inc., a subsidiary of Advantest America, Inc.; manufacturing facilities located at 280 S 79th Street and 4111 W Saturn Way; authorizing support for a property tax reclassification from class one to class six for all new personal

property; and authorizing the Mayor to sign the Resolution and related Intergovernmental Agreement between the City of Chandler and the City of Phoenix, as approved by the City Attorney.

Facilities and Fleet

17. Purchase of Facility Disaster Recovery and Remediation Services

Move City Council approve Agreement No. FF2-926-4522, Amendment No. 3, with EHS Restoration, LLC, East Valley Disaster Services, Inc., Phoenix Environmental Group, LLC, and Titan Restoration of AZ, LLC, for city facility disaster recovery and remediation services, in an amount not to exceed \$250,000, for the period of one year, beginning December 15, 2025, through December 14, 2026.

18. Purchase of Doors, Locking Systems, Door Hardware, and Operable Walls

Move City Council approve the purchase of doors, locking systems, door hardware, and operable walls, from C & I Show Hardware and Security Systems Inc., utilizing the State of Arizona Contract No. CTR074544, in an amount not to exceed \$250,000, for the period of one year beginning January 1, 2026, through December 31, 2026.

Fire Department

19. Resolution No. 5963 Authorizing a Grant Agreement with the Governor's Office of Highway Safety for the Federal Fiscal Year 2026 Award to Continue the Child Safety Seat Clinic Program

Move City Council pass and adopt Resolution No. 5963 approving a Grant Agreement with the Governor's Office of Highway Safety for the Federal Fiscal Year 2026 award in the amount of \$48,304 to continue the Child Safety Seat Clinic Program.

20. Agreement for Fire Department Uniforms

Move City Council approve Agreement No. FD5-200-4935, with Unie LLC., for Fire Department uniforms, in an amount not to exceed \$600,000, for a nineteen-month period, January 5, 2026, through July 31, 2027, with the option of up to four additional one-year extensions.

Information Technology

21. Purchase of Telematics Software

Move City Council approve the purchase of telematics software, from Carahsoft Technology Corp., utilizing the Omnia Partners Contract No. 23-6692-01, for a five-year period, in an amount not to exceed \$202,380 in the first year.

Law

22. Introduction and Tentative Adoption of Ordinance No. 5146, Amending the Code of the City of Chandler, Chapter 14, Article IV, Sections 14-39, 14-40, and 14-41, Relating to Animal Seizure and Post-Seizure Bond, Hearing and Appeal

Move City Council introduce and tentatively adopt Ordinance No. 5146, amending the Code of the City of Chandler, Chapter 14, Article IV, Sections 14-39, 14-40, and 14-41, to change the bond amount to \$500.00 per animal in animal seizure cases and to address procedural due process protections.

Management Services

23. Agreements for Investment Management Services

Move City Council approve Agreement No. MS5-918-4826, with U.S. Bancorp Asset Management, Inc., and Allspring Global Investments, LLC, for investment management services, for a five-year period, beginning January 1, 2026, through December 31, 2030.

24. Purchase of Maintenance, Repair, and Operational (MRO) Supplies

Move City Council approve the utilization of the Omnia Partners Contract No. 240078-01, with Grainger, Inc., for the purchase of maintenance, repair, and operational (MRO) supplies, for the term of January 1, 2026, through December 31, 2026, in an amount not to exceed \$300,000.

25. New License Series 12, Restaurant Liquor License Application for Rahul Sahota, Agent, Tikka Drive, LLC, DBA Tikka Drive Indian Cuisine

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 365452, a Series 12, Restaurant Liquor License, for Rahul Sahota, Agent, Tikka Drive, LLC, DBA Tikka Drive Indian Cuisine, located at 80 W. Warner Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 310746.

Neighborhood Resources

26. Legal Services Retainer Agreement for Harvey Law PLLC to Assist in the Conversion of Public Housing Properties to Section 8 Project-Based Rental Assistance

Move City Council approve Legal Services Retainer Agreement for Harvey Law PLLC to Assist in the Conversion of Public Housing Properties to Section 8 Project-Based Rental Assistance and Related Legal Matters

Police Department

27. Purchase of Body Worn Cameras

Move City Council approve the purchase of body worn cameras, from Axon Enterprise, Inc. utilizing the State of Arizona Cooperative Contract No. CTR074570 Public Safety, Law Enforcement Video Products, Services, and Solutions, in an amount not to exceed \$3,826,499 for a period of five years; and authorizing the City Manager to sign the quotation from Axon Enterprise, Inc.

MELISSA DEANDA, Assistant Police Chief, gave a brief presentation on the proposed renewal of the police department's contract with Axon for body-worn cameras. She explained that the

previous contract totaled just over \$2.9 million for 369 cameras, including supporting hardware, mounts, unlimited storage, and additional features. The proposed five-year renewal, valued at just over \$3.5 million, would provide 392 body-worn cameras for all sworn officers, police aides, and reserves, along with spares for replacements. It also includes six POV cameras for motor officers and the supporting software, which offers GPS tracking for all cameras, community evidence upload tools, Axon Performance metrics for monitoring and auditing camera usage, redaction assistance for public records requests, and automatic tagging to automatically categorize video within the department's computer-aided dispatch and report management systems.

COUNCILMEMBER HARRIS asked what policies govern the use of body-worn cameras.

MS. DEANDA explained that the department's general orders include a specific policy requiring all employees equipped with body-worn cameras to activate them during any law enforcement activity. This includes dispatched calls, self-initiated contacts, traffic stops, searches, arrests, transports, use-of-force incidents, and vehicle takedowns, essentially any law enforcement engagement.

COUNCILMEMBER HARRIS asked about the cost of storing the camera data and how the department mitigates those costs.

MS. DEANDA said that the Axon contract provides unlimited storage, so data volume has not been a concern for the department.

COUNCILMEMBER HARRIS inquired whether officers can access the footage remotely, such as from home or while away from the city network.

MS. DEANDA explained that all body-worn camera evidence is uploaded to Axon's evidence.com platform. Employees must log in to access the evidence, whether from home, a mobile device, or another location. All access is tracked and audited to monitor who is viewing the footage and for what purpose. She noted that department policy strictly prohibits employees from reviewing another officer's footage without supervisory approval and a valid law enforcement purpose. Any access must comply with policy, and unauthorized access triggers an internal investigation by the Professional Standards Unit.

COUNCILMEMBER HARRIS clarified that all logins leave a digital footprint and asked what would happen if an employee accessed footage without a valid policy reason.

MS. DEANDA stated that employees must have a legitimate law enforcement purpose to access body-worn camera evidence. Any improper access is investigated internally by the Professional Standards Unit, and employees are held accountable.

COUNCILMEMBER HARRIS asked how the department ensures compliance with these policies.

MS. DEANDA said that supervisors review two body-worn camera videos per employee each month using Axon Performance metrics. Additionally, the Professional Standards Unit conducts audits of camera usage, and the department's accreditation process provides further oversight through external assessments.

COUNCILMEMBER HARRIS asked whether the unlimited storage provided by the Axon contract helps mitigate costs, noting that normally storing large amounts of data could be expensive.

MS. DEANDA confirmed that Axon provides unlimited cloud storage for digital evidence at no additional cost, so the department is not charged extra for high data usage.

VICE MAYOR ELLIS noted that the department initially faced nearly double the price and suggested exploring alternative providers since there is little competition in the market.

MS. DEANDA said that the current contract was negotiated to significantly lower costs, and the department continually evaluates other vendors and technologies to ensure competitive and effective solutions, including body-worn cameras.

Public Works and Utilities

28. Introduction and Tentative Adoption of Ordinance No. 5138, Approving the Abandonment of a Retention Basin Easement Located on 56th Street Between Ray Road and Chandler Boulevard

Move City Council introduce and tentatively adopt Ordinance No. 5138 approving the abandonment of a retention basin easement located on the east side of 56th Street between Ray Road and Chandler Boulevard that is no longer needed for public use.

29. Purchase of Small Water Meter Replacement and Field Verification Services
Move City Council approve Agreement No. PW5-4640-4871, Amendment No. 1, with D&B Construction Group, LLC, and Metering Services, Inc., for small water meter replacement and field verification services, in a combined amount not to exceed \$1,500,000, for the term of January 1, 2026, through December 31, 2026.

30. Purchase of Traffic Signals and Components
Move City Council approve the purchase of traffic signals and components from JTB Supply Company, utilizing City of Tucson Contract No. 250045-04, in an amount not to exceed \$180,942.88.

31. Purchase of Street Repair and Maintenance Services
Move City Council approve Agreement No. PW5-745-4851, Amendment No. 1, with M.R. Tanner Development & Construction, LLC, for street repair and maintenance services, in an

amount not to exceed \$1,490,000, for a one-year period, January 1, 2026, through December 31, 2026.

32. Purchase of Concrete Repair and Maintenance Services
Move City Council approve Agreement No. PW5-745-4850, Amendment No. 1, with Temcon Concrete Construction, LLC, for concrete repair and maintenance services, in an amount not to exceed \$6,700,000, for a one-year term, January 1, 2026, through December 31, 2026.
33. Purchase of Asphalt Rubber Crack Seal Services
Move City Council approve Agreement No. PW5-745-4849, Amendment No. 1, with Choice Maintenance and Asphalt, LLC, for asphalt rubber crack seal services, in an amount not to exceed \$640,607, for a one-year term, January 1, 2026, through December 31, 2026.
34. Purchase of National Association of Corrosion Engineers Certified Coating Quality Assurance Services for the Airport Water Reclamation Facility Canopy Coating Project
Move City Council to approve the Sole Source purchase of NACE certified coating quality assurance services for the AWRF canopy coating project, from RFI Consultants, LLC, in an amount not to exceed \$100,000.
35. Purchase of Airport Water Reclamation Facility Canopy Coating Repair Services
Move City Council approve Agreement No. PW5-910-4948, with Penington Painting Company, LLC, for the Airport Water Reclamation Facility canopy coating repair services, in an amount not to exceed \$4,279,671.98.

Public Hearing

36. Public Hearing for Annexation ANX25-0003 of Approximately 11.24 acres East of the Northeast Corner of Willis Road and McQueen Road
 1. Open Public Hearing
 2. Staff Presentation
 3. Council Discussion
 4. Discussion from the Audience
 5. Close Public Hearing

Action Agenda

37. Introduction and Tentative Adoption of Ordinance No 5143, Rezoning and Preliminary Development Plan, PLH24-0046 Price Road Innovation Campus, Located at 3380 S. Price Road, Southwest Corner of Price and Dobson Roads (Continued from the Meeting of November 13, 2025)
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5143 approving PLH24-0046 Price Road Innovation Campus, rezoning an approximately 40-acre site from Planned Area Development (PAD) to PAD for a data center as a primary use in addition to knowledge-

intensive uses, advanced business services and ancillary commercial, as well as a Mid-Rise Overlay up to 90 feet, subject to conditions as recommended by the Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan, PLH24-0046 Price Road Innovation Campus, approving the site layout and building architecture for an 85 foot high, 422,877 square foot data center and five research and development/flex/office buildings subject to conditions as recommended by the Planning and Zoning Commission.

38. Resolution No. 5957, Authorizing a Development Agreement between the City of Chandler and BA Price Owner LLC for the Redevelopment of Property Located at 3380 South Price Road into an Artificial Intelligence Data Center and Tech Park
Move City Council to consider its position regarding Resolution No. 5957, authorizing a Development Agreement between the City of Chandler and BA Price Owner LLC to facilitate the redevelopment of property located at 3380 South Price Road into an advanced artificial intelligence ("AI") data center and associated Tech Park employment buildings.

Informational

39. Contracts and Agreements Administratively Approved, Month of November 2025

Adjourn

The meeting was adjourned at 7:16 p.m.

ATTEST: *Dana R. DeLong*
City Clerk

Kevin Harthe
Mayor

Approval Date of Minutes: January 8, 2026

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 8th day of December 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 8th day of January, 2026.

Dana R. DeLong
City Clerk





December 6, 2025

City of Chandler
Planning & Development Department
175 S. Arizona Avenue
Chandler, Arizona 85225

Re: Havenwood Manor – Water Tower

Dear Members of the City Council:

My name is David Basha, and I am writing on behalf of my family regarding the proposed Havenwood Manor development on our former corporate campus. The Basha family's roots in Chandler run deep, spanning generations and reflecting a commitment to this community that has defined who we are. My grandfather, Ike Basha, and my father, Eddie Basha, built not just a grocery business here, but a legacy woven into the fabric of Chandler itself.

We are profoundly grateful for the many ways the City of Chandler and its residents have honored our family's contributions over the years. Basha Road bears our family name and serves as a daily reminder of that connection. Basha High School and Basha Elementary School educate the children of this community while carrying forward my father's deep belief in the importance of education—a cause to which he devoted so much of his life through his service on the Chandler Unified School District Board, the Arizona Board of Education, and the Arizona Board of Regents. These lasting tributes mean the world to our family and ensure that the Basha legacy will endure for generations to come.

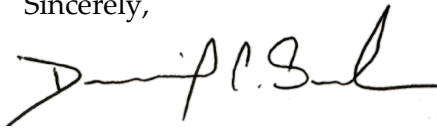
Our corporate offices at 22402 S. Basha Road served as the headquarters for Bashas' Family of Stores for many years and represented the heart of our business operations. As part of those facilities, a water tower was installed on the property in the 1970s. The tower's purpose was purely functional—it was constructed to provide fire suppression capabilities for the corporate campus and warehouse facilities. It was never intended as a monument or landmark, but simply as necessary infrastructure to protect the buildings and the people who worked there.

With the sale of our stores in 2022, the corporate offices are no longer necessary, and the property is transitioning to a new chapter as part of the Havenwood Manor residential community. As this transition moves forward, our family has given careful thought to what elements of the campus should be preserved. Given the many meaningful ways in which our family is already honored throughout Chandler — through the road, the school, and the memories held by so many in this community — we do not believe that retaining the water tower is necessary or appropriate.

The water tower served its purpose admirably for decades, but its time has passed. Our family's legacy in Chandler is not defined by a piece of infrastructure; it is defined by the relationships, the contributions, and the shared history we have built with this community. We fully support the redevelopment of this property and believe that Havenwood Manor will be a wonderful addition to Chandler, one that we hope will create new memories and new legacies for the families who will call it home.

Thank you for your consideration and for the many kindnesses you have shown our family over the years.

Sincerely,

A handwritten signature in black ink, appearing to read "David Basha", with a stylized flourish at the end.

David Basha



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: Dec. 8, 2025

Agenda Item No. Digital ☐ Support
(If applicable) Data Center

☒ Oppose

Comments:

Precede to becoming China!
Start with Data processing & we are the
DATA. If we have digital Everything
we have no choices. OBEY The System
or Loose Access to your \$, Travel, & medical
Freedom!

Name: Linda Larkin
Address: 1916 East La Vie Ln
City/State/Zip: Tempe AZ
Phone: 480-313-7659

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

NO NO NO DATA Center!