

Meeting Minutes

City Council Regular Meeting

November 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 6:00 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Christine Ellis
Councilmember Angel Encinas
Councilmember Jane Poston
Councilmember Matt Orlando
Councilmember OD Harris
Councilmember Jennifer Hawkins

Appointee Attendance

Tadd Wille, Acting City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Invocation

The invocation was given by Rev. Sarah Oglesby-Dunegan, Valley Unitarian Universalist Congregation.

Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Poston

Scheduled Public Appearances

MAYOR HARTKE invited Vice Mayor Ellis to join him

1. Proclamation: Week of Giving Thanks in Chandler
MAYOR HARTKE read the proclamation and invited Cynthia Hardy and others to accept.

CYNTHIA HARDY expressed gratitude, noting that the message originated from her husband,

Pastor Victor Hardy. They are descendants of the pilgrims from 1620. Their church is the Congregational Church of the Valley, the same community that shared bread with indigenous people over 400 years ago. She thanked the Mayor, Council, and staff for recognizing the area's history, mentioning that their church is recorded in the Library of Congress, and this recognition will be added.

2. Proclamation: Dementia and Age-Friendly Community

MAYOR HARTKE invited the Community Services Partners to accept, and Vice Mayor Ellis read the proclamation.

Consent Agenda and Discussion

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.

City Clerk

3. Resolution No. 5962, Official Canvass of the City of Chandler Special Election held on November 4, 2025
Move City Council pass and adopt Resolution No. 5962, accepting the official results of the November 4, 2025 City of Chandler Special Election.
4. Boards and Commissions Member Appointments
Move City Council approve the Board and Commission appointments as recommended.

City Manager

5. 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.

6. 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.
7. 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

8. 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.
9. 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.
10. 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.

11. 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.

12. 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.

Facilities and Fleet

13. 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

14. 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

15. 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.
16. 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.
17. 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.
18. 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.
19. 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

20. 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.
21. 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.

22. 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.
23. 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

24. 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.
25. 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

26. 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.
27. 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.

28. 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).
29. 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.
30. 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.

Consent Agenda Motion and Vote

Councilmember Encinas moved to approve the Consent Agenda of the November 13, 2025, Regular City Council Meeting; Seconded by Councilmember Poston.

Motion carried unanimously (7-0).

Public Hearing

31. 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

Open Public Hearing

MAYOR HARTKE opened the public hearing at 6:14 p.m.

Staff Presentation

TAYLOR MANEMANN, Planner, presented the following presentation.

- Public Hearing – Annexation ANX25-0004

- Location
 - At the southeast corner of Appleby Road and the Union Pacific Railroad including certain Union Pacific Rights-of-way
- Surrounding Land Uses
 - North Appleby Rd, then RU-43 (unincorporated Maricopa County)
 - South: RU-43 (unincorporated Maricopa County)
 - East: IND-2 (unincorporated Maricopa County)
 - West: PAD for Single-Family Residential and PAD for Multi-Family, then Arizona Arizona Ave
- Background
 - Approximately 32.02 acres total
 - One (1) parcel is zoned Planned Light Industrial Zoning District (IND-2) within Maricopa County
 - Initial City Zoning will be planned Industrial District (I-1)
- Background
 - The remaining five (5) parcels are part of the Union Pacific Railroad and zoned RU-43 within Maricopa County
 - Initial City Zoning will be Agricultural District (AG-1)
- General Plan Designation of Employment
- The City of Chandler will provide water, wastewater, and reclaimed services to the subject property
- Staff has circulated the request to City departments and no negative comments have been received
- Questions

Council Discussion

COUNCILMEMBER ORLANDO inquired about the details of the planned development in the area.

MS. MANEMANN said the plan is for a prefabricated manufacturing facility, an industrial project.

COUNCILMEMBER ORLANDO asked if they had given any indication of how many employees they might have.

MS. MANEMANN said she is not aware of the number of employees.

COUNCILMEMBER ORLANDO asked if a time frame had been given.

MS. MANEMANN said they are trying to develop quickly. They are working with the county on a temporary use permit and will expedite development once they meet city standards.

MAYOR HARTKE noted that the answer to Councilmember Orlando's last question would be known once the submission is received.

MS. MANEMANN stated that the current proposal will be reviewed administratively by staff, and they will not need to return to the Council.

Discussion from the Audience

None.

Close Public Hearing

MAYOR HARTKE closed the public hearing at 6:17 p.m.

32. 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

Open Public Hearing

MAYOR HARTKE opened the public hearing at 6:17 p.m.

Staff Presentation

DARY SMITH, Planner, presented the following presentation.

- Location: South of the Southwest Corner of Ocotillo Road and Basha Road
- Surrounding Land Uses:
 - North PAD for townhomes
 - South: Snedigar Park
 - East: Goodyear Canal then Basha Road
 - West: PAD for single-family homes
- Background:
 - Approximately 18.64 net acres
 - Zoned RU-43 within Maricopa County
 - Initial City Zoning will be Agricultural District (AG-1)
- General Plan Designation of Neighborhoods
- The City of Chandler will provide water and wastewater to the subject property
- Staff has circulated the request to City departments and no negative comments have been received
- Questions kk

Council Discussion

COUNCILMEMBER ORLANDO inquired about the details of the planned development in the area.

MS. SMITH said the proposed request is for a 107-lot subdivision and will be presented to Council in December.

COUNCILMEMBER ORLANDO asked if there will be single-family homes for sale in this development.

MS. SMITH said yes, for sale.

COUNCILMEMBER HAWKINS asked if there has been a traffic study based on the new influx of people from that direction. She inquired about the findings, whether there are any concerns, and whether the issue has already been addressed or reviewed.

MS. SMITH said that a traffic impact statement was completed, and the traffic engineering team reviewed it and determined that the impacts are acceptable.

MAYOR HARTKE asked what category this development would fall under in terms of units per acre.

MS. SMITH said that the dwelling units are 5.7 per acre. According to the General Plan, this is a medium density development.

MAYOR HARTKE asked if this is consistent with the existing housing in the area.

MS. SMITH said that the density is consistent with the surrounding neighborhoods: there is a section of townhomes to the north at approximately 8 dwelling units per acre, and a section to the west at approximately 4 dwelling units per acre. Additionally, there is another neighborhood across Basha Road at 5.3 dwelling units per acre.

Discussion from the Audience

None.

Close Public Hearing

MAYOR HARTKE closed the public hearing at 6:21 p.m.

Informational

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

Unscheduled Public Appearances

BROOK BEALL, 85 W. Teakwood Pl., shared with the Council that he previously presented concerns on June 9 regarding motorized vehicles on the consolidated canal. At that time, Vice Mayor Ellis

asked the Police Chief whether the canal was safe to walk along, and the Police Chief responded that it was, noting there had been no prior reports of problems. Mr. Beall stated that on November 5, a neighborhood vehicle was involved in a hit-and-run incident on the canal, and the driver also committed an assault. He argued that this demonstrates that the canal is no longer necessarily safe and that incidents are occurring due to motorized vehicles that should not be on it. He added that patrols have not been present because of staffing shortages, according to the Police Chief. Mr. Beall asserted that the Council had an opportunity to address this during the 2025 budget process but chose not to allocate resources. He urged the Council to include funding in the 2026 budget, emphasizing that the lack of resources is a matter of choice, not necessity.

VICE MAYOR ELLIS addressed the Assistant City Manager and the Assistant Police Chief regarding the concerns raised. She noted that Mr. Beall had addressed her directly about canal safety, and she reiterated that the canal remains safe. She stated she had been informed about an incident on the canal and asked for the report to be provided to Council.

MR. WILLE responded that the report will be provided to Council.

MICHELLE LEBLANC, 1861 E. Winged Foot Dr., Chandler, AZ, spoke as a resident of a 55-plus, HOA-managed golf course community. She thanked the Council for their work on behalf of residents and expressed concern about long-standing issues with standing basin water in her community. She emphasized the importance of maintaining safe, attractive surroundings for residents, families, and future generations. Ms. LeBlanc highlighted that neighboring communities, such as Cooper Commons, have successfully renovated their exteriors, while her community remains neglected. She urged the Council to help restore the beauty and upkeep of her community.

JIMMIE KLATT, 1815 E. Buena Vista Dr., Chandler, AZ, spoke as a resident of the Sunbird retirement community. He highlighted ongoing stormwater violations at Sunbird Golf Course, where standing water has persisted for 5–9 days after rainfall well beyond Chandler's 36-hour drainage requirement under city code. The prolonged standing water poses safety, mobility, and health risks for the elderly population. Mr. Klatt acknowledged that Environmental Services recently issued a notice to comply but expressed concern that no deadlines, corrective action details, or timelines have been provided, leaving residents uncertain about when the violations will be resolved. He requested that the City Council direct staff to provide the date the notice to comply was issued, the deadline for the owner to submit a corrective action plan, the specific required corrective measures, and the expected timeline for full compliance. Mr. Klatt emphasized that four years of informal discussions have not resolved the issue and urged Council to enforce existing ordinances and maintain transparent communication to protect the senior community.

COUNCILMEMBER ORLANDO asked for a report on the situation at Sunbird, including input from residents, to provide an update on what is happening in the community.

SHARNA LARSON, 6380 S. Pebble Beach Dr., Chandler, AZ, spoke about the standing water issue, emphasizing that it is creating a mosquito problem that prevents residents from enjoying outdoor

activities. She cited a recent local case of West Nile virus in a 23-year-old, highlighting the serious health risks. Ms. Larson criticized the golf course for failing to maintain its property and dry wells, contributing to the standing water, and expressed concern that efforts to address the issue have been blocked. She questioned the effectiveness of mosquito control measures, such as pellet application, and urged Council to prioritize resident safety over golf course maintenance.

Current Events

Mayor's Announcements

MAYOR HARTKE thanked the community for supporting the bonds and charter amendments election. He noted that the bonds will improve public safety, street maintenance, and park amenities, while the charter amendments provide clarity on the election process and the city manager's contract. Highlighting statewide trends, he observed that 87% of city bonds and propositions passed, reflecting strong public trust, while school bonds had a 37% passage rate. He expressed gratitude to voters for supporting public education and the city. Mayor Hartke also recognized the bond committee members, city staff, and Dawn Lang, CFO, for their extensive efforts in securing the successful outcome, praising the teamwork that made it possible.

MAYOR HARTKE highlighted the achievements of Chandler's Economic Development Division, which received the 2025 Arizona Association for Economic Development Golden Prospector Award for its innovative Chandler Career Center program. He noted that the program has connected the community with over 950 job seekers, featured more than 830 unique job postings, and partnered with 63 Chandler-based employers. The Career Center strengthens the local workforce pipeline and supports Chandler's vision of opportunity, innovation, and inclusive economic growth. Mayor Hartke encouraged anyone seeking careers or internships with Chandler employers to scan the displayed QR code or contact the Economic Development Division for more information.

MAYOR HARTKE offered belated Veterans Day wishes and reflected on the city's recent recognition of veterans. He noted that Chandler held multiple community and city events to honor service members and expressed gratitude for their service.

MAYOR HARTKE extended Thanksgiving greetings, wishing the community a joyful and safe holiday.

Council's Announcements

COUNCILMEMBER ENCINAS announced the Chandler Pride's 2025 event will be Saturday, November 15, from 4:00 p.m. to 8:00 p.m. at Dr. AJ Chandler Park. Celebrating five years in Chandler, this special evening honors the LGBTQ+ community with entertainment, vendors, and a welcome gathering. Residents are encouraged to attend, show support for inclusiveness, and celebrate the city's diversity.

COUNCILMEMBER ENCINAS announced that the Mayor, Councilmembers, and community partners attended the long-awaited Envision Galveston event at Gazelle Meadows Park. The celebration brought together the local school, city departments, and nonprofits to highlight recent neighborhood investments. Councilmember Encinas noted it was inspiring to see a strong resident turnout of over 580 people, showing pride in their community's progress. The event showcased the power of collaboration and was a terrific experience for everyone involved.

COUNCILMEMBER ENCINAS announced Chandler's iconic Tumbleweed Tree Lighting and Parade of Lights will return on Saturday, December 6, from 4:30 p.m. to 9:00 p.m. in Downtown Chandler. The Parade of Lights begins at 6:45 p.m. and the free event invites everyone to come early, be festive, and enjoy the show. Councilmember Encinas wished everyone a happy and thankful Thanksgiving.

COUNCILMEMBER POSTON announced she was fortunate to participate in the Chandler Golf Challenge last week, an event that benefits the Mayor's Committee for People with Disabilities and its scholarship fund. She proudly noted that \$16,000 was raised this year. Councilmember Poston also expressed appreciation for the staff, volunteers, and sponsors, recognizing their hard work in organizing the tournament and noting that it continues to improve every year.

COUNCILMEMBER POSTON announced Woofstock taking place this Saturday. The event is perfect for dog lovers and their pups, and she noted that she attends every year with her own four-legged friend even taking her to the dog psychic last year. Woofstock is a free event held from 9:00 a.m. to 1:00 p.m., featuring an agility course and appearances by officers from the K-9 unit, which is always a highlight.

COUNCILMEMBER POSTON reminded residents about the city's ongoing food drive, thanking Trinity Donovan with AZCEND for highlighting it at Monday's study session. She noted that donation boxes are available at all free city events, fire stations, and select city facilities. Councilmember Poston encouraged residents to consider donating an extra item, like a can of pumpkin, corn, or fruit, while preparing for Thanksgiving. She concluded by wishing everyone a happy Thanksgiving.

VICE MAYOR ELLIS thanked Councilmember Encinas for supporting the Dementia and Age-Friendly Community proclamation at the meeting. She noted that advancing initiatives in Chandler requires collaboration among Councilmembers and that Councilmember Encinas' support was key to bringing the item forward. Vice Mayor Ellis emphasized the proclamation's importance to the community, particularly for aging residents, and expressed appreciation for Councilmember Encinas' commitment. She recognized John Sefton, Community Services Director, for his leadership on the initiative, noting his family's connection to the community and honoring his father, who had Alzheimer's and dementia. Vice Mayor Ellis thanked Mr. Sefton for his dedication, highlighting the initiative's impact on both their families and the City of Chandler.

VICE MAYOR ELLIS expressed gratitude for the residents of Chandler, acknowledging the honor of serving the community and the responsibility it entails. She wished everyone a safe and happy Thanksgiving and shared that she looks forward to sampling holiday dishes, including Councilmember Orlando's traditional Italian dishes. She concluded by thanking the community and offering her blessings.

COUNCILMEMBER HARRIS thanked the Mayor and Council for supporting staff direction on Monday to provide utility assistance, rent support, and food resources for the Chandler community. He emphasized that resources are available for veterans, seniors, and others in need, encouraging residents to reach out to the city for help. Councilmember Harris expressed gratitude to the Mayor and Council for their support and noted that Chandler residents appreciate these efforts.

COUNCILMEMBER HARRIS announced that he and Councilmember Hawkins attended the ribbon cutting for Chewy Vet Care, a new facility offering veterinary services such as shots and additional care for pets. Dr. Ben, a new veterinarian, gave remarks during the event, which also included treats for attendees. Councilmember Harris expressed enthusiasm about welcoming new amenities to the community that support residents' furry friends.

COUNCILMEMBER HARRIS announced that Internship 101 for Business is coming soon and encouraged Chandler employers to mark their calendars. The event will be held on Thursday, December 4, from 11:30 a.m. to 1 p.m. at the University of Arizona in downtown Chandler. Internships, he noted, are a powerful way to build a skilled local workforce and connect students with real-world career opportunities. The event will bring together education and industry partners to help employers start or strengthen internship programs that support both business growth and local talent. Space is limited, so he urged everyone to register at chandleraz.gov/internship101. Councilmember Harris closed by wishing everyone a happy Thanksgiving.

COUNCILMEMBER HAWKINS announced that the City of Chandler offers a free 13-session program called CIVIC, which gives residents a behind-the-scenes look at city services. The program begins in January and is part of the city's ongoing efforts to help residents connect with local government and available resources. Applications are now open and due Sunday, December 7. Those interested can learn more at chandleraz.gov/civic.

City Manager's Announcements

TADD WILLIE, Acting City Manager, announced with deep sadness the passing of retired Commander Michael Heikes, a devoted public servant who served the Chandler Police Department for more than 20 years and continued as a reserve officer until earlier this month. He offered heartfelt condolences to Heikes' family, friends, and colleagues.

Adjourn

The meeting was adjourned at 6:52 p.m.

ATTEST: _____
City Clerk 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 13th day of November 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of December, 2025.

City Clerk

CITY COUNCIL MEETING – PUBLIC STATEMENT
For Official Public Record Submission
City of Chandler – November 13, 2025

Submitted by:
Jimmie Klatt
SunBird Resident
Chandler, Arizona 85249

PUBLIC COMMENT – STORMWATER COMPLIANCE AT SUNBIRD GOLF COURSE

Speaker: Jimmie Klatt
Date: November 13, 2025
Time Allotted: 2 minutes

Good evening, Mayor and Councilmembers,

My name is **Jimmie Klatt**, and I am a resident of the **SunBird** retirement community. For nearly **four years**, residents have reported the same recurring stormwater violations at the SunBird Golf Course—standing water that remains for **five, seven, and now nine days** after rainfall. This far exceeds Chandler's **36-hour drainage requirement** under City Code Chapter 45.

The most recent event produced over **216 consecutive hours** of standing water in areas where seniors in their **70s, 80s, and 90s** regularly walk. These conditions present safety, mobility, and health concerns for an elderly population.

Today, I received confirmation from Environmental Services that the City has issued a **Notice to Comply** to the golf course. I appreciate this development. However, this is not the first time residents have been told the City is "working with the property owner." That has been the standing message since **2022**.

When I previously asked **when the golf course must submit its corrective-action plan**, I was informed that **there is no deadline**. Today's update similarly provided **no timeline, no compliance date, and no explanation** of the corrective actions required.

As a result, SunBird residents—many elderly, some disabled, many without internet access—still have no understanding of what actions are underway or when longstanding violations will be resolved.

I respectfully request that the City Council direct staff to provide the following:

1. The **date** the Notice to Comply was issued;
2. The **deadline** for the owner to submit its corrective-action plan;

3. The **specific corrective measures** required under the notice; and
4. The **expected timeline for full compliance** with City Code.

Without clear deadlines and transparent communication, there is no assurance these violations will be corrected. Our community has four years of evidence demonstrating that informal discussions alone have not produced results.

Residents of SunBird value the City of Chandler's professionalism. We are simply requesting enforcement of existing ordinances and transparency regarding the steps being taken to protect a vulnerable senior population.

Thank you for your time and consideration.



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: 11-13-12

Agenda Item No. 12
(If applicable)

☐ Support

☒ Oppose

Comments:

Data Center = too much power, water
traffic not enough jobs

Name: Sharna Larson
Address: 6380 Spindle Beach Dr
City/State/Zip: Chandler AZ 85249
Phone: 480-272-2020

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



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: 11/13/2025

Agenda Item No. 12 & all future data center applications ☐ Support ☐ Oppose
(If applicable)

Comments:

Dolce Rd Innovation Hub zoning meeting left w/ questions unanswered.
How much will it raise power bills? Details of closed loop cooling. Why
will businesses co-located w/ the data center if most work will be remote.
Also, given the money-hungry nature of the industry, with already a crash in funding
& demand, what business/technical scrutiny will the project be under.

Name: Vega Zentor
Address: 213 South Windstream Pl
City/State/Zip: Chandler, AZ
Phone: 480 334 6444

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



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: 11/13/25

Agenda Item No. #12) AI Data Center ☐ Support
(If applicable)

☒ Oppose

Comments:

We simply do NOT have the water resources to entertain this AI Data Center. Regardless of the alleged benefits, we are currently fighting our neighboring state for the precious water we have. We have seen farmers and other industries lose their way of life due to lack of water. Why would any desert state think about draining the precious water shortage we already face!

Name: Nancy Buchanan
Address: 1975 W. Blue Ridge Ct
City/State/Zip: Chandler AZ 85248
Phone: 602-818-2642

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



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: Nov 13, 2025

Agenda Item No. 12
(If applicable)

☐ Support

☒ Oppose

Comments:

I oppose the rezoning for an AI Data Center at Price Innovation campus.
There are already 11 data centers on Price Rd which use heavy amounts
of utilities like water and strain the system. This center would also not
bring a significant number of jobs which is the purpose of this project. I do not
wish to see the city bow down to Sinema and her lobbyist friends.

Name: Shannon Maloney

Address: 4570 S Pecan Dr.

City/State/Zip Chandler, AZ, 85248

Phone: 602-578-9357

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



COMMENT CARD

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

Date: 11-13-2025

Agenda Item No. 12
(If applicable)

☐ Support

☒ Oppose

Comments:

I oppose the rezoning for the AI Data Center at Price Innovation campus because it will use too much electricity and water, provide too few jobs and not support needs of community. We already have enough data centers on Price and community is not happy with noise.

Name: Stephanie Maloney

Address: 4570 S. Peconic Dr

City/State/Zip Chandler AZ 85248

Phone: 602-312-4214

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



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: 11/13/

Agenda Item No. 12
(If applicable)

☐ Support

☒ Oppose

Comments:

A large, imposing data center - the 11th to be added to Chandler - is simply the straw that breaks the camel's back in Ocotillo, CA Airport over flights, a contamination of multi-family abodes, the power mast threats, etc all within 10 years is obdurate and poor government.

Name: BRIAN R. SINCER

Address: 1302 W. INDIGO DR

City/State/Zip CHANDLER, AZ 85248

Phone: (480) 252-1238

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



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: 11-13-25

Agenda Item No. PL 424-0046
(If applicable)

☐ Support

☒ Oppose

Comments:

see attached

Name: William Wachter

Address: 2370 W. Fidelity Dr

City/State/Zip Chandler AZ 85248

Phone: 480-227-4370

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

Owner 2477 W. NWFL PL #58

Formal Written Objection – PLH24-0046

William Winsberg

2477 W Market Pl

Chandler, AZ 85248

Date: November 13, 2025

To:

City of Chandler – Planning and Zoning Division

175 S. Arizona Ave.

Chandler, AZ 85225

**RE: Opposition to Redevelopment Proposal at 3380 S Price Road
(PLH24-0046)**

Dear Planning and Zoning Commissioners,

I am writing to formally object to the proposed redevelopment of the former Space Data/Orbital Sciences/Northrop Grumman property located at the southwest corner of Price Road and Dobson Road, as described in the applicant's August 18, 2025 neighborhood meeting packet.

While redevelopment of long-vacant commercial land is welcome in principle, the current proposal is incompatible with adjacent residential neighborhoods, inconsistent with surrounding development patterns, and presents substantial and avoidable negative impacts to public health, safety, noise, environmental quality, traffic, and neighborhood character.

1. The proposal materially misrepresents itself as a "tech campus" while centering a major AI/data-center facility

The applicant emphasizes an attractive mix of uses—research, healthcare, aerospace, information technology—yet the packet explicitly states that **Building A is planned as an AI data center** and that data-center uses are among the primary intended occupancies.

Data centers are categorically different from offices or R&D:

- They are **24/7 industrial-scale infrastructure**
- They require **massive power draw**, heavy cooling, generators, and battery switching
- They produce **continuous low-frequency noise** not addressed in the packet
- They offer **minimal employment density** compared to office/flex uses
- They produce **traffic spikes from service, construction cycles, and equipment replacement**

- They often expand height or mechanical massing over time

The project's marketing language does not change the underlying reality:
This is a large multi-building industrial power-intensive data center complex placed less than 1,000 feet from residential homes.

2. The proposal greatly expands buildable intensity without disclosing actual scale or height

The packet quietly notes that the site "supports up to **260,000 sq ft of mezzanine area**" that can be "dispersed through multiple buildings," and that further expansion could occur by replacing a building with a structured parking facility.

This is effectively a **shadow request for 1.3x to 2x the massing** shown in the renderings.

Yet:

- No maximum **height** is disclosed
- No mechanical **screening elevations** are provided
- No **noise contour modeling** is provided
- No **nighttime lighting impact** study is included
- No **HVAC chiller/condensing tower decibel levels** are provided
- No **back-up generator placement** details are provided

A project of this scale and type **cannot be responsibly evaluated without these disclosures.**

3. The location is inappropriate when an established industrial corridor exists less than one mile north

To the north lies Chandler's true industrial/data-center corridor, where:

- Buildings are already high-intensity industrial
- Infrastructure for power, cooling, and noise impacts is planned
- Taller buildings up to 4 stories already exist
- Residential homes are not immediately adjacent
- The City's long-range planning maps designate that corridor for high-intensity industrial uses

Placing this development here—rather than in the corridor specifically designed to accommodate it—creates significant and unnecessary conflict with residential neighborhoods.

4. The project is adjacent to residential homes and would introduce noise, vibration, light pollution, and round-the-clock disturbances

The applicant claims the site layout is "informed by adjacent uses," but the only adjacent uses acknowledged are:

- The Ocotillo Water Reclamation Plant (west)
- The Public Safety Training Center (south)

Notably **absent** is the fact that numerous residential homes lie to the east.

Expected impacts the applicant fails to address include:

- 24/7 cooling tower or chiller drone
- Emergency generator testing cycles
- Vibration from mechanical massing
- Back-up battery switching events
- Increased nighttime lighting
- Higher heat island effect from industrial rooftops
- Substantial truck traffic for equipment swaps and maintenance
- Potential cryptocurrency mining operations ("data" is undefined)

The packet does not meaningfully address any of these foreseeable conditions.

5. The applicant's claim of "zero tenant interest" is unsupported and irrelevant

The letter asserts that despite "nationwide marketing for 7 years," the property attracted no tenants.

This is:

- An **unevidenced claim**
- Not a zoning justification
- Not a hardship
- Not a planning rationale for intensifying land use
- Not a basis for introducing an incompatible industrial facility next to housing

Market performance does not override the City's responsibility to maintain long-term land-use compatibility.

6. The redevelopment would reduce surrounding home values

Homes directly bordering a large data-center-style campus will reasonably experience:

- Increased noise
- Reduced viewshed
- More light pollution
- Additional traffic
- Continuous industrial character

This harms homeowners in a measurable and predictable way—especially when a more appropriate industrial zone is already available nearby.

7. There is a clear and viable alternative: relocate the data-center component to the established Price Corridor industrial zone

A mixed-use tech campus—if well-designed, low-rise, low-noise, and office-forward—could be compatible here.

What is incompatible is the **data-center** portion of the project.

The City should require, at minimum:

- Relocation of the "AI data center" component to the industrial corridor
- Height limits consistent with surrounding buildings
- Full noise-impact studies
- Full generator/emergency equipment plans
- Strict prohibition on cryptocurrency mining
- Mechanical massing placed *furthest* from residences

Without these conditions, the project should not advance.

Conclusion

I respectfully request that the City of Chandler:

- Deny the project **as currently proposed**, or
- Require substantial modifications that remove the data-center use and ensure full compatibility with residential neighbors.

The community deserves redevelopment that enhances—not undermines—the quality of life and long-term stability of the surrounding neighborhoods.

Thank you for your consideration.

Respectfully,

William Winsberg

2477 W Market Pl

Chandler, AZ 85248