

RESULTS



City Council Regular Meeting

Thursday, December 11, 2025
6:00 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ





Our Vision

We are a world class City that provides an exceptional quality of life.

Our Brand

A safe, diverse, equitable and inclusive community that connects people, chooses innovation and inspires excellence.

Innovative Focus

Innovation is the lifeblood of our community. The introduction of new ideas and methods is rooted in Chandler's culture and heritage. This thread of innovation embodies how we connect, plan and serve our city to be a contemporary, financially responsible and safe place to live and work.

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a **REGULAR MEETING** open to the public on Thursday, December 11, 2025, at 6:00 p.m., in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.



Regular Meeting Agenda

City Council Strategic Framework Focus Areas: Legend



Community Safety



Neighborhoods



Quality of Life



Sustainability and Technology



Connectivity



Economic Vitality

Call to Order 6:02 p.m.

Roll Call

Invocation - Pastor Jimmy Thomas, International Assembly of God Chandler

Pledge of Allegiance

Scheduled Public Appearances

1. Recognition: Digital Cities

Consent Agenda Items 1 - 35 approved unanimously, 7-0, with an amendment to Item No. 9, revising Ordinance No. 5144 to add language to condition number 7.

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the governing body, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

Proposed Motion: Move to approve the Consent Agenda of the December 11, 2025, Regular Meeting, Items 1 - 35.



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.

Council Focus Area(s): 

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.

Council Focus Area(s): 



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

Council Focus Area(s): 

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

Council Focus Area(s): 

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.

Council Focus Area(s): 



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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 



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.

Council Focus Area(s): 



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.

Council Focus Area(s): 

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.

Council Focus Area(s): 



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.

Council Focus Area(s): 

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.

Council Focus Area(s): 



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.

Council Focus Area(s):  



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.

Council Focus Area(s): 



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.

Council Focus Area(s): 💡

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.

Council Focus Area(s): 💡

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.

Council Focus Area(s): 🏠



Neighborhood Resources

26. **Resolution No. 5967, Approving 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 pass and adopt Resolution No. 5967, approving a 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.

Council Focus Area(s):   



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 \$3,518,391 for a period of five years; and authorizing the City Manager to sign the quotation from Axon Enterprise, Inc.

Council Focus Area(s): 



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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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.

Council Focus Area(s): 

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

Council Focus Area(s): 

Action Agenda **Motion to deny Item Nos. 37 and 38 passed unanimously, 7-0.**

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.

Council Focus Area(s):  

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.

Council Focus Area(s):      

Informational

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

Unscheduled Public Appearances

Current Events

1. Mayor's Announcements
2. Council's Announcements
3. City Manager's Announcements

Adjourn 10:38 p.m.