

Meeting Minutes

City Council Work Session

December 15, 2025, 2025 | 3:00 p.m.
Council Chambers Conference Room
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 3:00 p.m.

Roll Call

Council Attendance

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

Appointee Attendance

John Pombier, City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

*Vice Mayor Ellis and Councilmember Encinas attended virtually.

Absent

Councilmember OD Harris – excused

Staff in Attendance

Tadd Wille, Assistant City Manager
Dawn Lang, Deputy City Manager / Chief Financial Officer
Leah Powell, Deputy City Manager
Jeremy Abbott, Public Works & Utilities Director
Charlie Serna, Streets Maintenance & Operations Superintendent
Kristin Maier, Human Resources Director
Matt Burdick, Communications & Public Affairs Director
Erich Kuntze, Real Estate Administrator
Warren Kahn, Street Maintenance Supervisor
Daniel Haskins, Capital Projects Manager

Discussion

1. New Parking Lot Program Update

MAYOR HARTKE called for a staff presentation.

JOHN POMBIER, City Manager, introduced the discussion item.

JEREMY ABBOTT, Public Works & Utilities Director, explained that this item was being presented to demonstrate the effort the streets maintenance team has put in over the past nine months. The team has begun evaluating and performing physical maintenance on parking lots.

WARREN KAHN, Street Maintenance Supervisor, presented the following presentation.

- Parking Lot Program Update Life-Cycle Asset Management
- Parking Lot Program Life-Cycle Asset Management
 - New Program beginning 1 year ago for our 107 parking lots
 - Purpose:
 - Ensure that city-owned facilities have parking lots in a condition that best serves the needs of our community
 - To accomplish this, a life-cycle asset management approach is being implemented to provide cost-beneficial solutions to maximize the effectiveness of parking lot assets.
- Map
- Parking Lot Program Life-Cycle Asset Management
 - Stantec Evaluation and Database
 - The city contracted with Stantec Engineering to complete a thorough parking lot inventory assessment and evaluation.
 - As part of the evaluation, Stantec estimated a Pavement Condition Index (PCI) for each parking lot.
 - PCI differs from the Pavement Quality Index (PQI) used on Chandler streets by only looking at surface conditions without consideration for ride comfort or structural adequacy.
 - The city is using the Stantec Roadmatrix database management software to assess and manage these parking lot assets.
- Parking Lot Program Costs
 - An untreated life expectancy of a newly constructed parking lot asphalt is approximately 20 years.
 - Strategic seal coating efforts are performed on new pavements to extend their life expectancy.
 - The goal is to apply an initial seal coat to new pavement after three years and then five years between each additional seal coat application.

- With this level of maintenance, it is anticipated that the life of a parking lot wearing course can be extended to 25 years or more.
- This level of maintenance will also keep parking lots looking fresh and professionally presentable.
- Total first year annual cost is expected to be \$2,490,000
- Focused on customer facing lots first

COUNCILMEMBER HAWKINS asked what reason behind the deferred maintenance.

MR. KAHN explained that in the past, each individual department attempted to balance all priorities with their capital budget, so the issue was not addressed promptly. Consolidating the parking lot program under one division has enabled it to remain a priority.

DAWN LANG, Deputy City Manager / Chief Financial Officer, added that because of Chandler's quick growth, the parking lots built during building construction were never revisited. The intention of consolidating the parking lot program is to ensure that city customers experience a well-maintained parking lot at city facilities.

MR. KAHN continued the presentation.

- Asphalt Parking Lot Maintenance Applications
 - Crack Seal/Mastic Seal
 - Seal Coat Applications
 - Mill and Inlay
- Parking Lot Maintenance Program – Year 1, Update
 - Seal Coat Applications Completed
 - Fire Station 1 and 11
 - Craft 64 (La Stalla) parking lot
 - Tumbleweed Park (Lots 4, 5, 6 and Anvil Drive)
 - Police (evidence lot entrance)
 - Chandler Senior Center/Downtown Library
 - Chandler Regional Park and Ride
 - Chandler Municipal Courts (south lot)
 - Chandler Utilities Admin and Water Distribution Lots
 - Airport - Ryan Road public lot
 - Snedigar Complex (west entrance and lot)
 - Folley Memorial Park (northeast lot)

MAYOR HARTKE asked why Craft 64 had a seal coat applied, as he thought it was a private parking lot.

MR. KAHN explained that it is a city-owned parking lot, there are some other city-owned lots in the downtown region being addressed.

MR. KAHN continued the presentation.

- Parking Lot Maintenance Program – Year 1, Update
 - Mill and Inlay (M&I) completed
 - Airport Terminal Building Lot
 - Apache Park (Parking Lot)
 - Apache Park (entrance road)
 - Snedigar Sports Complex (southwest lot)
 - Desert Breeze Park (central lot and entrance)
 - Shawnee Park
 - Pima Park
 - Seal Coat Applications in Progress
 - Tumbleweed Park (Anvil Drive)
 - Police (downtown)
 - Mill and Inlay in Process
 - Desert Breeze Park (north lot and maintenance road)
 - Snedigar Park (east lot)
- ADA Improvements with Mill and Inlay
 - Airport Terminal ADA Ramp Replacement and Restriping
 - Pima Park ADA Improvements
 - Shawnee Park ADA Ramp Replacement
- Concrete Parking Lot Maintenance
 - Sealing Joints/Cracks
 - Minor repairs and Small Area Replacement
 - Replacement through Capital Improvement

COUNCILMEMBER ORLANDO asked whether the department that owns the facility must pay for the complete replacement of the parking lot. He asked how the process works.

MR. KAHN explained that the division is intended to provide professional advice, but the facility's owner would retain ownership of the lot. It is difficult to quantify a dollar amount to replace concrete parking lots.

MR. ABBOTT added that it is rare for a major reconstruction of a concrete parking lot to be needed. Work that is part of a major construction upgrade at a city facility is budgeted for at the CIP process.

COUNCILMEMBER ORLANDO asked how the division balanced prioritizing concrete parking lot maintenance, when it was stated that the maintenance of parking lots was not a priority for individual departments.

MR. ABBOTT explained that, given the city's limited number of concrete parking lots, very few require major maintenance at this level. The consolidated maintenance of parking lots allows the division to alleviate this from individual departments.

MR. KAHN continued the presentation.

- Folley Memorial Park (Northeast Lot) Seal Coat – PCI = 66.2
- Apache Park M&I – PCI = 28.2
- Snedigar Sports Complex (Southwest Lot) M&I – PCI = 25.4
- Parking Lot Maintenance Program – Year 2, FY 2025-26
 - Seal Coat Application
 - Chuparosa Park
 - Boys and Girls Club
 - Fire Station 9
 - Chandler Police (Desert Breeze)
 - Tibshraeny Family Park
 - Chandler Public Safety Training Center (south lots and entrance)
 - Chandler Municipal Courts (north lot)
 - Tumbleweed Park (west lot, Pioneer Way, Celebration Drive, Lot 7)
 - Arrowhead Park (west, south, central lots)
 - Chandler Museum / Price House
 - Homestead North Park

MAYOR HARTKE asked if Homestead North Park is three years old.

MR. KAHN said yes and mentioned that the priority was to start maintenance before it got worse. Newer lots were examined to ensure they are kept up.

COUNCILMEMBER POSTON asked if this work is being carried out by internal staff and if they have sufficient capacity to complete all the required tasks.

MR. KAHN said yes. Around 100 lots were evaluated using the city's standard.

MR. KAHN continued the presentation.

- Parking Lot Maintenance Program – Year 2, FY 2025-26
 - Mill and Inlay (M&I)
 - Veterans Oasis Park (east, center and west lots)
 - Chandler Police (Chandler Heights entrance and lot)
 - Chandler Fire Headquarters
 - Tumbleweed Park (lot 3)
 - Tumbleweed Tennis Center
 - Snedigar Sportsplex (east lots)
- Thank You

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the City Council of Chandler, Arizona, held on the 15th day of December 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of January, 2026.

City Clerk