

Meeting Minutes

City Council Study Session

April 20, 2026 | 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 6:02 p.m.

Roll Call

Council Attendance

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

Appointee Attendance

John Pombier, City Manager
Kelly Schwab, City Attorney
Jennifer Ekblad, City Clerk

Scheduled Public Appearances

MAYOR HARTKE invited Councilmember Poston to join him for the recognitions.

1. Proclamation: National Police Week and Peace Officers Memorial Day
MAYOR HARTKE read the proclamation and invited Chris Perez, Assistant Police Chief, to accept.

ASSISTANT CHIEF PEREZ thanked Mayor, Council, staff, and the residents of Chandler for their support.

2. Proclamation: Water Safety Month
COUNCILMEMBER POSTON read the proclamation and invited Aquatics, Fire, and Police Department staff to accept.

CHRIS SMITH, Aquatics Superintendent, thanked Mayor and Council for their support in the upcoming Water Safety Month. Chandler is fortunate to have a strong partnership with the

Aquatics, Police, and Fire departments working together year-round to host water safety events for the community and share water safety tools and knowledge.

3. Proclamation: Earth Day

MAYOR HARTKE read the proclamation and invited Theo Anglin, Recreation Coordinator, and Derek Gerson, Recreation Supervisor, to accept.

MX. ANGLIN thanked Mayor and Council for helping ensure every day is Earth Day in Chandler. Chandler is dedicated to securing a sustainable future for its residents. They encouraged residents to visit the Chander Nature Center, where the proclamation will be on display.

MAYOR HARTKE recognized Blas Minor, Fire Battalion Chief, for his 25 years of service to the city.

FIRE BATTALION CHIEF MINOR thanked Mayor, Council, and city staff for their support over his 25 years with Chandler. He joined Chandler in order to serve the members of the community. He affirmed that public safety such as Water Safety Month is a community effort.

COUNCILMEMBER ELLIS thanked Fire Battalion Chief Minor for his service.

Consent Agenda and Discussion

Discussion was held on items 11, 12, 13, 14, 15, and 20.

City Clerk

1. Approval of Minutes

Move City Council approve the Council meeting minutes of the City Council Special Executive Session held on April 6, 2026, the City Council Work Session held on April 6, 2026, the City Council Study Session held on April 6, 2026, the City Council Work Session held on April 9, 2026, and the City Council Regular Meeting held on April 9,2026.

City Manager

2. Final Adoption of Ordinance No. 5160 Authorizing an Electric Franchise for Arizona Public Service Company

Move City Council adopt Ordinance No. 5160, authorizing a franchise for Arizona Public Service Company to construct, maintain, and operate its electric system in public rights-of-way and City-owned property for the purpose of supplying electric energy to the City and its residents.

Community Services

3. Job Order Project Agreement No. PR2506.401 with Hunter Contracting Co., Pursuant to Job Order Master Agreement No. JOC2419.401 for the Pima Park Sidewalk Improvements Located at 625 N McQueen Rd, Chandler, AZ 85225
Move City Council award Job Order Project Agreement No. PR2506.401 to Hunter Contracting Co., pursuant to Job Order Master Agreement No. JOC2419.401, for the Pima Park Sidewalk Improvements, in an amount not to exceed \$1,342,571.19.
4. Purchase of Library Network Infrastructure Refresh Services
Move City Council approve the purchase of Library Network Infrastructure Refresh Services, from Logicalis Inc., utilizing the 1GPA Contract No. 25-09PV-05, in amount not to exceed \$260,811.33.
5. Purchase of Landscape Sprinkler and Irrigation Supplies
Move City Council approve the purchase of landscape sprinkler and irrigation supplies, from Ewing Irrigation Products, Inc., Horizon Distributors, Inc., and Sprinkler World of Arizona, Inc. utilizing the City of Scottsdale Contract No. 22PB016, and with Ewing Irrigation Products, Inc., and Horizon Distributors, Inc., utilizing the City of Mesa Contract No. 2025088, and with Ewing Irrigation Products, utilizing the 1GPA contract No. 23-10DV-02 in a combined amount not to exceed \$560,000.

Development Services

6. Final Adoption of Ordinance No. 5157, Rezoning and Preliminary Development plan, The Bower Dobson
Move City Council adopt Ordinance No. 5157 approving PLH25-0028 The Bower Dobson, Rezoning from Planned Area Development (PAD) for specialty retail to PAD for single-family residential, generally located ¼ mile east and south of the southeast corner of Dobson Road and Chandler Boulevard, subject to the conditions as recommended by Planning and Zoning Commission.

Information Technology

7. Purchase of Enterprise Asset Management (EAM) System Annual Support and Maintenance
Move City Council approve the purchase of enterprise asset management (EAM) system annual support and maintenance from CentralSquare Technologies, LLC, in an amount not to exceed \$120,745, for the period of one year, July 1, 2026, through June 30, 2027.

Law

8. Final Adoption of Ordinance No. 5159, Regarding Drink or Food Tampering
Move City Council adopt Ordinance No. 5159, amending the Code of the City of Chandler, Chapter 11, by adding Section 11-20, Drink or Food Tampering.

9. Authorization of City Attorney to File an Appeal in the Matter of In Re Town of Huachuca City
Move City Council to authorize the City Attorney to prepare and file a Petition for Review with the Arizona Supreme Court for the appeal of an order entered March 26, 2026, in contested case number W1-11-000245, In Re Town of Huachuca, in the Gila General Stream Adjudication.

Management Services

10. Class B Bingo license for Chandler Elks Lodge #2429
Move for approval for a Class B Bingo License for Chandler Elks Lodge #2429, located at 1775 W. Chandler Boulevard.

Mayor and Council

11. Referral of Proposed Amendments to Articles II and IX of the City Charter to Voters at the November 3, 2026 General Election
Move City Council approve Resolution Nos. 6001, 6002, and 6003, referring three amendments to Article II of the city charter, and Resolution No. 6004, referring one amendment to Article IX of the city charter, to the voters of the City of Chandler at the November 3, 2026 general election.

RYAN PETERS, Deputy City Manager, explained that after the City Council Work Session held on the City Charter Amendments, drafted proposed amendments based on Council feedback. These proposed amendments, pending Council approval, will be added to the November 3, 2026 General Election. There are four charter amendments proposed. The first item includes the selection of the vice mayor, whose term begins in January of each year. The second item relates to residency requirements for appointed officials and department directors. The third concerns moving from two readings to one for ordinances, while preserving the Council's desire to maintain a second-reading expectation for city code. And then the fourth is the resign to run amendment, clarifying that resigning to run for office occurs when the petitions are filed, not necessarily when the papers are pulled. The four recommended items are presented to Council as a single agenda item, but there are four resolutions. Council may choose to vote on these resolutions separately or together.

COUNCILMEMBER ORLANDO noted that section 2.13 in the City Charter explains which actions require an ordinance, such as fines and penalties, taxes, revenue, land purchasing, and levying assessments. He asked what is being done to ensure these actions have at least two readings of an ordinance.

MR. PETERS recommended that, should voters approve this charter amendment, it is recommended for Council to adopt a city code that gives direction on what items should be maintained for two readings, such as the fines and taxes mentioned in section 2.13. The expectation would be set in the city code.

COUNCILMEMBER ORLANDO clarified that Council would vote on an update to city code after approval of this charter amendment to clarify what ordinances would be required to have a second reading.

MR. PETERS said yes.

COUNCILMEMBER ORLANDO asked how the city began conducting a second reading of plats and whether it is required by state law.

MR. PETERS answered that the state statute does declare ordinances required for certain activities but was unsure if plats were included in that requirement.

COUNCILMEMBER ORLANDO suggested that if Council were to implement an update to city code with the required number of reads for certain subjects, that information on what is required by state law is shared with Council.

MR. PETERS agreed and said that information would be provided to Council.

COUNCILMEMBER POSTON asked if Council approves code that comes after voters have recently approved a charter amendment, would the code then conflict with what the charter amendment says.

KELLY SCHWAB, City Attorney, explained that the charter amendment is written to authorize the Council to select what types of ordinances require more than one read

COUNCILMEMBER POSTON asked if the charter question was written to include the types of ordinances required for two readings.

MS. SCHWAB said no; the types of ordinances requiring two readings would be subject to Council decision through an ordinance.

COUNCILMEMBER POSTON asked if the charter amendment would authorize the Council to select what kinds of ordinances were required to have two readings.

MS. SCHWAB said yes.

COUNCILMEMBER ORLANDO asked whether the charter amendment language would specify which types of ordinances were required to have two readings.

MS. SCHWAB said no. Charter language that would go to the voters still gives Council the authority to determine which ordinances require two readings; it doesn't specifically say that Council will

always have that authority. Council cannot adopt an ordinance that conflicts with the charter, but Council can adopt ordinances that are more restrictive than the charter.

MAYOR HARTKE noted that he would like to make this point as clear as possible so that future Councils understand it. He requested that staff take a second look at this item before it is approved by Council, before the county election language deadline in June.

JENNIFER EKBLAD, City Clerk, confirmed that the county election language deadline is June 8, 2026.

Neighborhood Resources

12. Resolution No. 5998, Approving Fiscal Year 2026-2027 HOME Investment Partnerships Program Funds and Execute Related Contracts and Subrecipient Agreements
Move City Council pass and adopt Resolution No. 5998 approving and authorizing the City Manager to allocate Fiscal Year ("FY") 2026-2027 HOME Investment Partnerships Program ("HOME") Funds; authorizing execution of all contracts and subrecipient agreements; and authorizing the City Manager to take all action necessary or prudent to implement the adopted FY 2026-2027 HOME funding allocations.

KARIN BISHOP, Community Development Senior Program Manager, presented the following presentation.

- Resolution No. 5998 HOME Program
 - HOME Investment Partnerships Program (HOME) Funds
 - 2026 HUD Allocation: \$411,281
 - Fund Source:
 - United States Department of Housing and Urban Development (HUD)
 - Through Maricopa County HOME Consortium
 - Purpose: Increase Affordable Housing Opportunities
 - Decent, safe, affordable housing
 - Support for individuals and households with low and moderate income
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 - Decent, safe, affordable housing
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13. Resolution No. 5997, Approving submission to the Community Development Block Grant Fiscal Year 2026-2027 Annual Action Plan to the United States Department of Housing and Urban Development, and Execute Related Contracts and Subrecipient Agreements
Move City Council pass and adopt Resolution No. 5997 approving and authorizing the City Manager or designee to execute and submit the Community Development Block Grant ("CDBG") Fiscal Year ("FY") 2026-2027 Annual Action Plan to the United States Department of Housing and Urban Development ("HUD"); authorizing execution of all contracts and subrecipient agreements; and authorizing the City Manager to take all action necessary or prudent to implement the approved FY 2026-2027 Annual Action Plan.

MS. BISHOP presented the following presentation.

- Resolution No. 5997 CDBG Program
- Annual Action Plan (AAP) Overview
 - Requirement to receive funds from the U.S. Department of Housing and Urban Development (HUD)
 - Defines activities planned for the year ahead in relationship to the five-year goals and objectives set in the 2025-2029 Consolidated Plan
 - Key Components of the AAP
 - Consultation with key stakeholders (e.g. community survey)
 - Citizen Participation (e.g. Public Hearings; and Public Comment Period)
 - Annual Goals and Objectives
 - Funding Recommendations
- Community Development Block Grant (CDBG) Funds
 - 2026 HUD Allocation: \$1,498,977
 - Fund Source:
 - United States Department of Housing and Urban Development (HUD)
 - Entitlement Grant
 - Purpose: Develop Viable Urban Communities
 - Decent Housing
 - Suitable Living Environment
 - Economic Opportunities
 - Support for individuals and households with low and moderate income
 - Funding Recommendations:
 - Public Services: \$224,845 (15% regulatory cap)
 - Capital Projects, Housing Activities, and Neighborhood Revitalization: \$974,337
 - Program Administration: \$299,795 (20% regulatory cap)

14. Resolution No. 5995, Approving \$160,000 of Federal Community Development Block Grant (CDBG) Funds to an Existing Contract with FSL Home Improvements, Inc. to Continue to Provide Homeowner Rehabilitation Services to Low- and Moderate-Income Chandler Residents

Move City Council pass and adopt Resolution No. 5995, amending the existing contract (A-2022-1162) with FSL Home Improvements, Inc. (FSL) to provide continued support for the City of Chandler's Homeowner Rehabilitation Program, increasing the funding by \$160,000 and revising the not to exceed amount to \$1,094,981; and further authorizing the City Manager to take all action necessary or appropriate to carry out the intent of this Resolution.

MS. BISHOP presented the following presentation.

- Resolution No. 5995 Homeowner Rehabilitation Program

- Overview
 - Assist Chandler homeowners with low- and moderate-income to:
 - Improve living conditions
 - Address health and safety needs
 - Elevate neighborhoods
 - Federal Community Development Block Grant (CDBG) funded program
 - FSL Home Improvements, Inc. provides subcontractor management services to oversee rehabilitation activities
- Type of Work Performed
 - HVAC repair or replacement
 - Roof repair or replacement
 - Water heater replacement
 - Electrical
 - Plumbing
 - Windows and doors
 - Bathroom modifications for ADA accessibility
 - Shower/tub conversion; grab bars; barrier-free sink; comfort height toilet
 - Chair lifts
 - Access ramps
- Eligibility Criteria
 - Chandler resident
 - Lawful presence
 - Proof of homeownership
 - Primary residence for at least one year
 - Current on mortgage and property taxes
 - No liens on property
 - Proof of homeowner's insurance
 - Household income eligibility
 - At or below 80% area median income (AMI)
- Participant Profile
- Testimonials
 - "I was afraid of falling every time I had to climb over the front of the bathtub to take a shower. My walk-in disability shower is like a dream come true. Everyone involved was so kind and courteous. I couldn't have any better people working on my house starting with the application to the final inspection. Great job!"
- How to Learn More?
 - Referrals and Marketing:
 - Word of mouth (neighbor, friend, etc.)
 - Social Media
 - Neighborhood Preservation/Code Enforcement
 - Community Events (e.g. For Our City, Golden Neighbors, Envision, etc.)
 - Brochure

- Door Hangers – distributed in low and moderate-area neighborhoods
- How to apply:
 - Chandler Housing Rehabilitation Program
 - For more information: (480) 782-4324

COUNCILMEMBER ELLIS shared that she wanted to highlight these amazing programs and share that there are services available to improve homes, neighborhoods, and quality of life, funded by HUD.

MS. BISHOP reported that the city has received its HUD allocation for the next fiscal year, which increased by \$13,000 from the previous year, with a slight decrease of \$1,200 in HOME funds. The department is pleased with the allocations granted this year and looks forward to continuing to do good work in the community.

15. Agreements for Sober Recovery Housing Services

Move City Council approve Agreement No. NR6-952-5024, with Alliance Sober Homes, LLC, House of Hope Behavior Health, LLC, P and AG Sober Living, LLC, Plugged In Recovery, LLC, and Valley Premier Care, LLC, for sober recovery housing services, in a combined total amount not to exceed \$250,000, for the period of May 1, 2026, through June 30, 2027, with the option of up to four one-year extensions.

RIANN BALCH, Neighborhood Resources Director, presented the following presentation.

- Agreements for Sober Living Services
- Sober Living Services Agreements
 - Purpose: Provides safe, substance-free housing where individuals rebuild their lives, strengthen recovery, and gain skills for long-term sobriety and self-sufficiency.
 - Reduces overdose risk during the highest-vulnerability window
 - Creates a clear pathway to permanent, independent housing
 - Reduces recidivism for homelessness
 - Contracts: 5 licensed sober living facilities
 - Number of beds: 176
 - Persons served: 100
 - Average length of stay: 90 days
 - Contracts: 5 licensed sober living facilities
 - Services provided by the city:
 - Up to 90 days of financial support
 - Case management and employment resources
 - Assistance with transition to permanency
- Thank you!

COUNCILMEMBER ELLIS asked if all the facilities are in Chandler.

MS. BALCH explained that the city contracts with five organizations that operate 19 homes. Not all the homes are located in Chandler.

COUNCILMEMBER ELLIS asked if the city has contracts with providers to provide mental health support in this program.

MS. BALCH said the city provides wraparound services, including behavioral health services. The city's community navigators are behavioral health technicians with certifications. The city works closely with behavioral health agencies and public safety agencies to provide full services. There are some contracts with organizations from the human services allocations, which will come to the Council for approval soon.

COUNCILMEMBER ELLIS asked about the program's success rate.

MS. BALCH said that last year the program served 115 people, 90 of whom had zero income at entry. 82 people did not return to homelessness within Maricopa County. The community navigators monitor the homeless information system.

COUNCILMEMBER ELLIS asked where the funding for this program is coming from.

MS. BALCH said that some funding is from the city's General Fund, and the majority is from opioid resettlement funds and grants. Neighborhood Resources partners with police and fire departments to provide a range of opioid services.

COUNCILMEMBER ELLIS thanked staff for their work on these items.

MS. BALCH commented that this is such a unique thing Chandler has done, and it has been very effective. Other cities have asked how Chandler has accomplished this and how it works, wanting to replicate this model.

COUNCILMEMBER HARRIS thanked staff for their work on these items. He asked whether there were any businesses or services in Chandler that could be used for this program.

MS. BALCH responded that the department issued a competitive request for proposals and awarded contracts to five of the eight agencies. The organizations selected have multiple homes across the valley, where individuals can be placed close to their place of employment. Placement of cases can depend on the best fit, which may vary by home's location.

COUNCILMEMBER HARRIS shared that he wanted to focus on investing federal funds in Chandler-based businesses.

MS. BALCH explained that through the human services allocations coming to Council for approval soon, one of the qualifications is to be a Chandler-based agency or to fill a gap that cannot be provided by a Chandler-based agency to service Chandler residents. While this was a separate procurement process from the sober living facilities, the goal is to keep participants in these services as close to their communities as possible. They will work on sober living services and see if there are other organizations in Chandler. Every known Chandler organization was solicited to reply to the RFP.

COUNCILMEMBER HARRIS said we would like to see more focus on Chandler businesses and service providers.

COUNCILMEMBER ELLIS noted that seeking specialized care service providers can be difficult due to the licenses required. Expanding the range of services and developing partnerships with other service providers can increase the number of beds and the types of services available to individuals. She emphasized that the right fit must be selected for the clients.

Police Department

16. Purchase of Panasonic Laptop Computers and Peripherals
Move City Council approve the purchase of Panasonic rugged laptop computers and various peripherals, from Mobile Concepts Technology (MCT), utilizing the State of Arizona Contract No. CTR068894, in the amount of \$1,259,745.06.

Public Works and Utilities

17. Agreement for Sewer Line Cleaning and Video Inspection Services
Move City Council approve Agreement No. PW6-962-5021, with Ancon Marine dba Ancon Services, Inc., Cleanview Sewer Inspections, LLC, Duke's Root Control, Inc., Pro-Pipe Services, LLC, Riley Industrial Services, Inc., and Simon Family Enterprise, Inc., for sewer line cleaning and video inspection services, in a combined amount not to exceed \$1,060,000, for a one-year period, April 27, 2026, through April 26, 2027, with the option of up to four additional one-year extensions.
18. Agreement Amendment with M.R. Tanner Development and Construction, LLC, for the Purchase of Street Maintenance Repaving, Surface Seal, and Repair Services
Move City Council approve Agreement No. PW5-745-4887, Amendment No. 1, with M.R. Tanner Development and Construction, LLC, for street maintenance repaving, surface seal, and repair services, in an amount not to exceed \$16,713,550.76, for a one-year term, May 9, 2026, through May 8, 2027.
19. Agreement Amendment with Paramount Assistant, LLC, dba Paramount Streetlight, for the Purchase of Streetlight Pole Replacement Services
Move City Council approve Agreement No. TR3-968-4606, Amendment No. 3, with Paramount Assistant, LLC, dba Paramount Streetlight, for streetlight pole replacement, in

an amount not to exceed \$479,000, for a one-year term, May 1, 2026, through April 30, 2027.

20. Professional Services Agreement with Black & Veatch Corporation, for the Integrated Water, Wastewater, and Reclaimed Water Master Plan Consultant Services
Move City Council award Professional Services Agreement No. WW2503.101, to Black & Veatch Corporation, for the Integrated Water, Wastewater, and Reclaimed Water Master Plan Consultant Services, in an amount not to exceed \$1,015,275.

JEREMY ABBOTT, Public Works & Utilities Director, presented on item 20. This integrated master plan evaluates all three source types and systems, including water, wastewater, and reclaimed water. The overall document is a technical document for developing future capital programs. It takes a lot of staff effort and consultant resources. This master plan will incorporate the results of the new 2026 general plan to identify where projects might need to be defined to ensure that demands can be met. For the first time, the city will incorporate automated meter infrastructure data, helping to make better decisions to ensure facilities are right-sized. Agencies typically update their plan every 8 to 10 years.

COUNCILMEMBER ORLANDO asked if the 600 days mentioned in the professional services agreement are calendar days or business days.

MR. ABBOTT said the 600 days for the agreement's completion are calendar days.

COUNCILMEMBER ORLANDO asked whether the master plan would give the city flexibility to consider development possibilities and prioritize infrastructure projects.

MR. ABBOTT responded that this effort will not slow development; if a developer were to propose a development, that would be evaluated separately from master planning efforts.

COUNCILMEMBER ORLANDO asked to confirm whether there is flexibility to consider this outside the master planning process.

MR. ABBOTT said that was correct.

21. Job Order Project Agreement with Achen-Gardner Construction, LLC, for the Alma School Road and Ocotillo Road Southbound Median Curb Improvements
Move City Council award Job Order Project Agreement No. ST2410.401, to Achen-Gardner Construction, LLC, for the Alma School Road and Ocotillo Road Southbound Median Curb Improvements, in an amount not to exceed \$463,513.66.

Informational

