

Meeting Minutes

City Council Study Session

June 8, 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 6:01 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

Appointee Attendance

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

*Councilmember Harris attended virtually.

Absent

Councilmember Jennifer Hawkins – excused

Scheduled Public Appearances

MAYOR HARTKE invited Councilmember Ellis to join him for the recognition.

1. Service Recognition
Amy Jacobson, Neighborhood Services – 10 Years

Consent Agenda and Discussion

Discussion was held on item 34.

Airport

1. Introduction and Tentative Adoption of Ordinance No. 5162, Approving a Ground Lease with CHD CURTIS EAST LLC
Move City Council introduce and tentatively adopt Ordinance No. 5162, approving a ground lease at the Chandler Municipal Airport with CHD CURTIS EAST LLC, and authorizing the Mayor to sign the lease and the City Manager to sign all related documents.

City Clerk

2. Approval of Minutes
Move City Council approve the Council meeting minutes of the Work Session held on May 18, 2026, the Study Session held on May 18, 2026, and the Work Session held on May 21, 2026.
3. Boards and Commissions Member Appointments
Move City Council approve the Board and Commission appointments as recommended.

City Manager

4. Final Adoption of Ordinance No. 5164, Amending the Code of the City of Chandler, Chapter 13 Bicycles to Add Regulations Regarding the Use of Electric Bicycles
Move City Council adopt Ordinance No. 5164, amending the code of the City of Chandler, Chapter 13 Bicycles to add regulations regarding the use of electric bicycles.
5. Resolution No. 6009, Authorizing the Regional Public Transportation Authority (RPTA) IGA for Transit Services for FY 2026-27
Move City Council pass and adopt Resolution No. 6009 authorizing the first amendment to the 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 2026-27.

Community Services

6. Purchase of Landscape Maintenance Services for Areas 1 through 4 (Rights of Way)
Move City Council approve Agreement No. PW2-988-4516, Amendment No.4, with BrightView Landscape Services, Inc., for landscape maintenance areas 1 through 4 (rights of way), in an amount not to exceed \$2,911,575, for the period of August 22, 2026, through June 30, 2027.

Development Services

7. Introduction and Tentative Adoption of Ordinance No. 5170, Annexation of two parcels totaling approximately 22.19 acres at the Northeast Corner of Ocotillo Road and the Union Pacific Railroad

Move City Council introduce and tentatively adopt Ordinance No. 5170 approving ANX26-0001 Northeast Corner of Ocotillo Road and the Union Pacific Railroad, as recommended by Planning staff.

8. Purchase of Smart Key Security System for Traffic Signal Cabinets

Move City Council approve the purchase of smart key security system for traffic signal cabinets, from Clark Electric Sales, Inc., utilizing the Maricopa County Agreement No. 230200-C-ITS, in an amount not to exceed \$383,624.

Economic Development

9. Resolution No. 6014, Authorizing the Nomination of a Qualifying Census Tract for Inclusion in the Opportunity Zones Program

Move City Council pass and adopt Resolution No. 6014, authorizing the nomination of a qualifying census tract bounded west to east by Alma School Road and Arizona Avenue, and north to south by Ray Road and Chandler Boulevard, for inclusion in the Opportunity Zones program.

Fire Department

10. Resolution No. 6010, Authorizing Ambulance Operations Support Actions

Move City Council pass and adopt Resolution No. 6010 authorizing specific administrative actions related to the support of the City's ambulance services including the application of annual ambulance rate adjustments through the Arizona Department of Health Services (ADHS), the development of Intergovernmental Agreements (IGAs) for back-up ambulance services with regional providers, and the implementation of agreements with regional hospital systems for required clinical training for paramedic certification.

11. Agreement for First Responder Cancer Screening Services

Move City Council approve Agreement No. FD4-948-4766, Amendment No. 2, with Vincere Physicians Group, PLLC, dba Vincere Cancer Center, for first responder cancer screenings, in an amount not to exceed \$550,000, for the period of one year, beginning July 1, 2026, through June 30, 2027.

12. Firefighter Physical Examinations Appropriation for Fiscal Year (FY) 2026-27

Move City Council approve the appropriation for Firefighter Physical Examinations for FY 2026-27 in accordance with the Intergovernmental Agreement (IGA) with the City of Phoenix in the amount of \$225,000.

13. Fire and Emergency Dispatch Services Appropriation for Fiscal Year (FY) 2026-27

Move City Council approve the appropriation for fire and emergency medical dispatch services for FY 2026-27, in accordance with the current Intergovernmental Agreement (IGA) with the City of Phoenix in the amount of \$1,725,953.

14. **Purchase of Fire Turnout Gear**
Move City Council approve the purchase of fire turnout gear, from LION First Responder PPE, Inc. through their authorized distributor Municipal Emergency Services (MES), utilizing the Sourcwell Contract No. 010424-LIO, in an amount not to exceed \$469,288.
15. **Purchase of Self Contained Breathing Apparatus (SCBAs) and Fire Protection Helmets**
Move City Council approve the purchase of self contained breathing apparatus (SCBAs) and fire protection helmets, from L.N. Curtins & Sons, utilizing the Sourcwell Contracts No. 011824-LNC and 010424-LNC, in an amount not to exceed \$2,120,033.
16. **Purchase of Thermal Imaging Cameras (TICs)**
Move City Council approve the purchase of thermal imaging cameras (TICs), from Municipal Emergency Services Inc., utilizing the Sourcwell Contract No. 020124-MES, in an amount not to exceed \$264,615.
17. **Purchase of Cardiac Monitors**
Move City Council approve the purchase of twenty three cardiac monitors, from Zoll Medical Corporation, utilizing the State of Arizona Contract No. CTR073591, in an amount not to exceed \$1,758,640.

Information Technology

18. **Agreement for Digital Adoption Platform**
Move City Council approve Agreement No. 4506, Amendment No. 6, with WalkMe, Inc., for the digital adoption platform, in an amount not to exceed \$171,735, for the period of one year, June 30, 2026, through June 29, 2027.
19. **Managed Service Provider Contract Renewal**
Move City Council approve Agreement No. 4904, Amendment No. 1, with Parsus Solutions, LLC, for applications managed support services, in an amount not to exceed \$560,000, for the period of one year, June 15, 2026, through June 14, 2027.
20. **Purchase of SmartSheet Subscription and Professional Services**
Move City Council approve the renewal of a SmartSheet subscription and professional services, from Carahsoft Technology Corporation, utilizing the State of Arizona Contract No. CTR46098, in an amount not to exceed \$289,603.
21. **Purchase of Information Technology Temporary Staffing Services**
Move City Council approve the purchase of information technology temporary staffing services, from Computer Aid, Inc., utilizing the Sourcwell Contract No. 071321-CAI, in an amount not to exceed \$3,152,620, the period of one year, July 1, 2026, through June 30, 2027.

22. Purchase of Oracle Annual Support and Maintenance Services

Move City Council approve the purchase of Oracle annual support and maintenance from Mythics, Inc., utilizing the Omnia Partners Contract No. R240202, in the amount of \$447,621.08, for the period of one year, beginning August 1, 2026, through July 31, 2027.

Management Services

23. Agreement for Citywide Audit Services

Move City Council approve Agreement No. 4596, Amendment No. 3, with Heinfeld, Meech & Co., for citywide audit services, in an amount not to exceed \$159,600, for the period of one year, June 1, 2026, through May 31, 2027.

24. License Series 12, Restaurant Liquor License Application for Ryan Witner Anderson, Agent, North Italia Chandler, LLC, DBA North Italia

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 392684, a Series 12, Restaurant Liquor License, for Ryan Witner Anderson, Agent, North Italia Chandler, LLC, DBA North Italia, located at 7221 W. Ray Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 312099.

25. License Series 12, Restaurant Liquor License Application for James Chayanonda Doyle, Agent, Farmsuk House AZ, LLC, DBA Chon Thai Food

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 397760, a Series 12, Restaurant Liquor License, for James Chayanonda Doyle, Agent, Farmsuk House AZ, LLC, DBA Chon Thai Food, located at 2330 N. Alma School Road, Suite 116, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 312051.

26. License Series 12, Restaurant Liquor License Application for Amy Shania Baylon, Agent, SB Group, LLC, DBA Mexico Magico Cantina & Restaurant

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 397978, a Series 12, Restaurant Liquor License, for Amy Shania Baylon, Agent, SB Group, LLC, DBA Mexico Magico Cantina & Restaurant, located at 474 W. Ray Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 311797.

27. License Series 12, Restaurant Liquor License Application for Jesus Manuel Altamirano, Agent, Birrieria Don Jose 2, LLC, DBA Birrieria Don Jose

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 397302, a Series 12, Restaurant Liquor License, for Jesus Manuel Altamirano, Agent, Birrieria Don Jose 2, LLC, DBA Birrieria Don Jose, located at 691 N. Arizona Avenue, Suite 1, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 305241.

28. License Series 12, Restaurant Liquor License Application for Amy S. Nations, Agent, Cien Agaves Chandler, LLC, DBA Cien Agaves
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 397258, a Series 12, Restaurant Liquor License, for Amy S. Nations, Agent, Cien Agaves Chandler, LLC, DBA Cien Agaves, located at 900 No. 54th Street, Suite 1, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 311670.
29. New License Series 10, Beer and Wine Store Liquor License Application for Vernon Henry Wessel, Agent, VW Bizz Holdings, LLC, DBA Southern Steer Butcher
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 397012, a Series 10, Beer and Wine Store Liquor License, for Vernon Henry Wessel, Agent, VW Bizz Holdings, LLC, DBA Southern Steer Butcher, located at 1095 W. Queen Creek Road, Suite 6, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License Number 310540.
30. Withdrawal of Series 12, Restaurant Liquor License Application for George W. Anderson III, Agent, George's Breakfast and Brunch Chandler, LLC, DBA George's Breakfast & Brunch
Move to accept withdrawal of the application for a Series 12, Restaurant Liquor License, for George W. Anderson III, Agent, George's Breakfast and Brunch Chandler, LLC, DBA George's Breakfast & Brunch, located at 3002 N. Arizona Avenue, Suite 18.

Mayor and Council

31. Final Adoption of Ordinance No. 5165, Amending Ordinance No. 5132 by Changing the Sunset Date of the City Charter Amendment Resident Advisory Committee
Move City Council adopt Ordinance No. 5165, amending No. 5132, establishing the sunset date of the Charter Amendment Resident Advisory Committee.

Neighborhood Resources

32. Final Adoption of Ordinance No. 5154, Establishing Criteria for the Keeping or Feeding of Non-Domesticated Birds
Move City Council adopt Ordinance No. 5154, amending Chapter 30-20 of the Chandler City Code by adding subsection O Prohibited Nuisance – Bird Keeping or Feeding establishing specific criteria under which the keeping or feeding of non-domesticated birds constitutes a prohibited nuisance.
33. Agreement for Heat Relief Services
Move City Council approve Agreement No. 4929, Amendment No. 1, with AZCEND, for heat relief services, for the period of May 1, 2026, through April 30, 2027, in an amount not to exceed \$570,395.76.

34. Agreements for Operation Open Door Non-Congregate Shelter Program Accommodations Move City Council approve Agreement No. 4638, Amendment No. 3, with GAJANAN, LLC, in an amount not to exceed \$600,000, and Agreement No. 4758, Amendment No. 4, with Metro Zona Hospitality, LLC, in an amount not to exceed \$600,000, for the period of one year, July 1, 2026, through June 30, 2027.

MISTY GUSTAFSON, Homeless Programs Supervisor, presented the following presentation.

- Operation Open Door Non-Congregate Shelter
- Agenda Item No. 34 – Agreements for Operation Open Door
 - Renewal of agreements with two local vendors to provide non-congregate shelter accommodations to Chandler residents.
 - Up to \$600,000 for 15 one-bedroom units
 - Up to \$600,000 for 10 two-bedroom units
- Operation Open Door Non-Congregate Shelter
 - 25 units each night
 - Provides immediate access to safe, temporary housing for individuals and families in crisis
 - Two dedicated City of Chandler Community Navigators provide wrap around case management to program participants
 - 22,684 safe bed nights provided in FY 2024–2025
- Operation Open Door: FY 2024-2025
 - 96% of the 317 persons who exited the program exited to a positive outcome.
 - 182 households, including 353 persons served
- Every Bed Night Counts
 - Children served increased from 38% to 43%
 - Family emergency shelter waitlist is currently 14 to 16 weeks
 - Many are experiencing homelessness for the first time
 - 18% of clients served last year were age 55 or older
 - Average length of stay 80 days
- The Faces of Success

COUNCILMEMBER ELLIS noted the creative problem solving in this program. She asked about the wraparound services provided by Community Navigators.

MS. GUSTAFSON said the City of Chandler can provide direct housing stability services through the Community Navigators and the housing stability team. When a new participant enters the program, staff create an individualized case plan based on participant needs. Wraparound services can include applying for state benefits, interview coaching, seeking childcare, and budgeting. Once a participant leaves the city program, city staff follow up with them up to 90 days after and continues with providing stabilization services such as a move in kit. A move in kit provides first time apartment essentials such as toiletries and cleaning supplies. She cited the 96% positive exit rate of the program as an example of success.

COUNCILMEMBER ELLIS asked if city staff work with Chandler businesses and nonprofits to support this program.

MS. GUSTAFSON said staff work closely with nonprofits and local businesses to connect participants with resources and employment opportunities.

Police Department

35. Resolution No. 6011, Authorizing an Amendment to Intergovernmental Between Chandler PD and Maricopa County Regarding Sworn Officer and Detention Officer Training Academy Move City Council pass and adopt Resolution No. 6011 authorizing an amendment to the Intergovernmental Agreement (IGA) with Maricopa County by and through the Maricopa County Sheriff's Office; authorizing the Mayor to sign the amendment; and authorizing the Chief of Police to administer, execute, and submit the Agreement and all documents and other necessary instruments in connection with such Agreement.
36. Purchase of Furniture Products and Related Services
Move City Council approve the purchase of furniture, for the Chandler Police Department, from OPACS, utilizing the Omnia Partners Contract No. 158057, from Wist Business Supplies & Equipment, utilizing the State of Arizona Contract No. CTR067414, and from Elontec, utilizing the State of Arizona Contract No. CTR067399, in an amount not to exceed \$275,526.

Public Works and Utilities

37. Construction Agreement Change Order with Archer Western Construction for the Pecos Surface Water Treatment Plant SCADA Upgrades GMP-2
Move City Council award Construction Agreement No. WA2103.402, Change Order No. 3, to Archer Western Construction, for the Pecos Surface Water Treatment Plant SCADA Upgrades GMP-2, in the amount of \$405,567.36, for a revised agreement amount not to exceed \$8,765,909.36.
38. Professional Services Agreement with TYP SA, Inc., for the Warner Road (Price Road to McQueen Road) Project Assessment Services
Move City Council award Professional Services Agreement No. ST2603.101, to TYP SA, Inc., for the Warner Road (Price Road to McQueen Road) Project Assessment Services, for an amount not to exceed \$497,505.12.

Public Hearing

39. Public Hearing on Adoption of the FY 2026-27 Annual Budget, 2027-2036 Capital Improvement Program (CIP), and Setting the FY 2026-27 Property Tax Levies
 1. Open Public Hearing
 2. Staff Presentation

3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

Informational

40. Contracts and Agreements Administratively Approved, Month of April 2026

Adjourn

The meeting was adjourned at 6:16 p.m.

ATTEST: *Jennifer Ehlbaud*
City Clerk

Kevin Harbke
Mayor

Approval Date of Minutes: June 25, 2026

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Chandler, Arizona, held on the 8th day of June 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 25th day of June, 2026.

Jennifer Ehlbaud
City Clerk

