

Meeting Minutes

City Council Study Session

June 22, 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 Hawkins to join him for the recognitions.

1. Proclamation: Parks and Recreation Month

MAYOR HARTKE read the proclamation and invited John Sefton, Community Services Director, and Community Services staff to accept.

2. Recognition: CIVIC Graduation

MAYOR HARTKE recognized the 2026 CIVIC graduates and invited Emilia Krajewski, Assistant to the City Manager, to recognize the participants.

MS. KRAJEWSKI presented certificates to the following CIVIC participants: Juliette Acker, Lindsay Barnes, Shannon Begay, Anvi Bhakta, Laura Burdick, Kim Alvin De Lara, Jose Gonzalez-Garduno, Karlene Green, Cynthia Hardy, Baltazar Hernandez, Shalini Iyer, Daniel Kaemmerer, Alejandra Maya, Patty Maynard, Christine Mckee, Jenny Miller, Nardia Padilla, Renee Potts, Mikayla Qian,

Melanie Smith, Stephen Phair, Antonio Taylor, Jennifer Teague, and Payton Williams. She thanked participants for their involvement in the program and dedication to civic engagement.

Consent Agenda and Discussion

Discussion was held on item 9.

Airport

1. Final Adoption of Ordinance No. 5162, Approving a Ground Lease with CHD CURTIS EAST LLC
Move City Council 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.
2. Job Order Project Agreement No. AI2601.401 with SDB, Inc., Pursuant to Job Order Master Agreement No. JOC2402.401 for the Annual Airport Pavement Maintenance Management.
Move City Council award Job Order Project Agreement No. AI2601.401 to SDB, Inc., Pursuant to Job Order Master Agreement No. JOC2402.401, for the Annual Airport Pavement Maintenance Management, in an amount not to exceed \$145,337.00.

Budget and Policy

3. Introduction and Tentative Adoption of Ordinance No. 5168, Levying upon the Assessed Valuation of the Property within the City of Chandler, Arizona, Subject to Taxation a Certain Sum Upon Each One Hundred Dollars (\$100) of Assessed Valuation for Fiscal Year Ending the 30th Day of June, 2027
Move City Council introduce and tentatively adopt Ordinance No. 5168, levying upon the assessed valuation of the property within the City of Chandler, Arizona, subject to taxation a certain sum upon each one hundred dollars (\$100) of assessed valuation sufficient to raise the amount estimated to be required in the annual budget, less the amount to be received from other sources of revenue; providing funds for various bond redemptions, for the purpose of paying interest upon bonded indebtedness and providing funds for general municipal expenses, all for the Fiscal Year ending the 30th day of June, 2027.

City Clerk

4. Approval of Minutes
Move City Council approve the Council meeting minutes of the Special Meeting - Proposed Budget Briefing held on May 1, 2026, the Regular Meeting held on May 21, 2026, the Special Meeting held on June 8, 2026, the Study Session held on June 8, 2026, the Work Session held on June 11, 2026, the Regular Meeting held on June 11, 2026, and the Special Meeting held on June 11, 2026.

City Manager

5. Agreements for Emergency Environmental Response and Remediation Services
Move City Council approve Agreement No. SP6-926-5052, with Emergency Environmental Services, GrayMar Environmental Services, Inc., and Kary Environmental Services, for emergency environmental response and remediation services, in a combined amount not to exceed \$150,000, for the period of one year, beginning July 1, 2026, through June 30, 2027.

Cultural Development

6. Purchase of Downtown Chandler Sidewalk Resurfacing Services
Move City Council approve the competition impracticable purchase of sidewalk resurfacing services, from Creative Pavement Solutions, in an amount not to exceed \$190,460.

Development Services

7. Final Adoption of Ordinance No. 5170, Annexation of two parcels totaling approximately 22.19 acres
Move City Council adopt Ordinance No. 5170 approving ANX26-0001, annexing approximately 22.19 acres located at the northeast corner of Ocotillo Road and the Union Pacific Railroad.

8. Introduction and Tentative Adoption of Ordinance No. 5171, Rezoning, Preliminary Development Plan, Arizona Avenue and Guadalupe Road
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5171 approving PLH25-0006 Arizona Avenue and Guadalupe Road, Rezoning from Agricultural District (AG-1) to AG-1/ Planned Area Development (PAD) for deviations in lot size and setbacks, located one-half mile north of the Northeast corner of Arizona Avenue and Elliot Road, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH25-0006 Arizona Avenue and Guadalupe Road for the layout of six parcels ranging from approximately 33,000–38,000, located one-half mile north of the Northeast corner of Arizona Avenue and Elliot Road, subject to the conditions as recommended by Planning and Zoning Commission.

9. Rezoning, Preliminary Development Plan, Arizona Commerce Center - Request to Withdraw
Move City Council withdraw PLH25-0037 Arizona Commerce Center, located at the southeast corner of Arizona Avenue and Ryan Road, as requested by the applicant in order to readvertise at a later date.

COUNCILMEMBER ORLANDO asked for more information on why this item was being withdrawn.

DARSY SMITH, City Planner, explained that the request is for a rezoning to allow an industrial business park on Arizona Avenue. The item is being withdrawn so the developer can first obtain a development agreement related to the railroad crossing on Ryan Road.

10. Use Permit and Entertainment Use Permit, Val's Bar
Move City Council approve Use Permit and Entertainment Use Permit, PLH26-0004 Val's Bar to allow live entertainment, TV screens, and speakers indoors and outdoors, located at 118 and 108 W Boston Street, generally located west of the north-west corner of Arizona Avenue and Boston Street, subject to the conditions recommended by Planning and Zoning Commission.
11. Entertainment Use Permit, Lola's Liquors
Move City Council approve Entertainment Use Permit, PLH26-0009 Lola's Liquors to continue to allow live indoor entertainment located at 64 S San Marcos Pl, generally located west of the north-west corner of Arizona Avenue and Boston Street, subject to the conditions recommended by Planning and Zoning Commission.

Facilities and Fleet

12. Purchase of Tires for City Owned Vehicles and Equipment
Move City Council approve the purchase of tires for city owned vehicles and equipment, utilizing the State of Arizona Contracts No. CTR072014 with Goodyear Tire and Rubber Company, CTR072352 with Bridgestone Americas, Inc., and CTR073298 with Michelin North America, Inc., in an amount not to exceed \$360,000.

Information Technology

13. Purchase of Information Technology Research Subscription Services
Move City Council approve the purchase of information technology research subscription services, from Gartner, Inc., utilizing the State of Arizona Contract No. CTR053240, in an amount not to exceed \$187,250, for the period of one year, beginning July 1, 2026, through June 30, 2027.
14. Purchase of Utility Billing System Support and Maintenance
Move City Council approve the purchase of utility billing system support and maintenance, from N. Harris Computer Corporation, for the period of one year, July 1, 2026, through June 30, 2027, in an amount not to exceed \$502,000.
15. Purchase of Artificial Intelligence Governance Platform
Move City Council approve the purchase of an artificial intelligence governance platform, from Intraedge, Inc., utilizing the State of Arizona Contract No. CTR078110, for the period of one year, July 1, 2026, through June 30, 2027, in an amount not to exceed \$270,000.

Law

16. Renewal of Commercial Insurance and Services for Fiscal Year (FY) 2026-27
Move City Council approve the renewal of commercial insurance and services for FY 2026-27 and authorize the City Attorney and Human Resources Director to sign all documents related to obtaining commercial insurance and services in an amount not to exceed \$5,083,871.

Management Services

17. Resolution No. 6019, Approving the Issuance of Not to Exceed \$57,500,000 Principal Amount of One or More Tax-Exempt and/or Taxable Series of Multifamily Housing Revenue Notes (Haven on Hamilton Apartments Project), Series 2026A and Series 2026B (Taxable) of the Industrial Development Authority of the City of Chandler, Arizona, Pertaining to a Multifamily Residential Rental Project Generally Located at 73 South Hamilton Street in Chandler, Arizona
Move City Council pass and adopt Resolution No. 6019 approving the issuance of not to exceed \$57,500,000 principal amount of one or more tax-exempt and/or taxable series of Multifamily Housing Revenue Notes (Haven on Hamilton Apartments Project), Series 2026A and Series 2026B (Taxable), of the Industrial Development Authority of the City of Chandler, Arizona, pertaining to a multifamily residential rental project generally located at 73 South Hamilton Street in Chandler, Arizona.
18. Purchase of Janitorial and Sanitation Supplies
Move City Council approve the purchase of janitorial and sanitation supplies, from Grainger, utilizing the City of Tucson Contract No. 240078-01, in an amount not to exceed \$300,000, for the period of July 1, 2026, through June 30, 2027.
19. License Series 6, Bar Liquor License Application for Jeffrey Craig Miller, Agent, Bourbon Jim's, Limited Liability Company, DBA Bourbon Jim's
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 398230, a Series 6, Bar Liquor License, for Jeffrey Craig Miller, Agent, Bourbon Jim's, Limited Liability Company, DBA Bourbon Jim's, located at 5945 W. Ray Road, Suite 13, and approval of the City of Chandler, Series 6, Bar Liquor License No. 311970.

Neighborhood Resources

20. Introduction and Tentative Adoption of Ordinance No. 5157, Approving a Ground Lease at 77 South Hamilton Street with The Haven on Hamilton, LLC, and Authorizing the Mayor to Sign the Lease and the City Manager to Sign All Related Documents
Move City Council introduce and tentatively adopt Ordinance No. 5157, approving a ground lease at 77 South Hamilton Street with The Haven on Hamilton, LLC, and authorizing the Mayor to sign the lease and the City Manager to sign all related documents.

21. Resolution No. 6021, Approving City Loan Agreements for The Haven on Hamilton
Move City Council pass and adopt Resolution No. 6021, approving city loan agreements for The Haven on Hamilton, authorizing the City Manager or his designee to sign all related documents and take all actions necessary to implement the agreement, and authorizing an appropriation transfer of \$2,900,000 from General Fund, Non-Departmental, Contingency Account to be loaned to the Proceeds Reinvestment Projects Fund, Housing and Redevelopment Division, Construction Account to support the financing of the project until other funding sources are available to repay the loan.
22. Resolution No. 6018, Accepting Federal HOME Investment Partnerships Program Funds
Move City Council pass and adopt Resolution No. 6018 approving Amendment No. 7 to the Intergovernmental Agreement ("IGA") Between Maricopa County administered by its Human Services Department and City of Chandler to accept federal HOME Investment Partnerships ("HOME") Program funds in the amount of \$412,496; authorizing the City Manager to sign all related documents and assurances on behalf of the City of Chandler; and further authorizing the City Manager to take all action necessary or prudent to implement the city's HOME Investment Partnerships Program activities.
23. Agreements for Human Services, General Services
Move City Council approve Agreement No. NR6-952-5035, for human services, general services, with multiple contractors as detailed in the attached spreadsheet, in a combined amount not to exceed a total of \$769,794.24, for the period of one year, beginning July 1, 2026, through June 30, 2027, and authorize the City Manager or designee to execute the associated agreements.
24. Agreements for Human Services, Core Services
Move City Council approve Agreement No. NR6-952-5036, for human services, core services, with multiple contractors as detailed in the attached spreadsheet, in a combined amount not to exceed \$1,260,648.77, for the period of one year, beginning July 1, 2026, through June 30, 2027, and authorize the City Manager or designee to execute the associated agreements.
25. Purchase of Housing Rehabilitation Project Management Services
Move City Council approve Agreement No. NR6-912-5051, with FSL Home Improvements, Inc., (FSL) dba AllThrive365 HI, for housing rehabilitation project management services, in an amount not to exceed \$1,000,000, for a three-year period, July 1, 2026, through June 30, 2029, with the option of up to three, one-year renewals.

Police Department

26. Purchase of Command Central Aware Subscriptions and Radio Equipment
Move City Council approve Change Order No. 5 to agreement for the purchase of Command Central Aware subscriptions and equipment, from Motorola Solutions, utilizing the

HGACBuy Contract No. RA05-21, increasing the spending limit by \$339,964.97, for a revised amount not to exceed \$742,645.97, and authorize the City Manager, or designee to execute the change order.

Public Works and Utilities

27. Construction Agreement with Archer Western Construction, LLC, for the Water System Upgrades Program, Pecos Surface Water Treatment Plant
Move City Council award Agreement No. WA2100.402, GMP-3, to Archer Western Construction, LLC, for the Water System Upgrades Program, Pecos Surface Water Treatment Plant, increasing the agreement amount by \$127,842,397.94, for a revised agreement amount not to exceed of \$140,752,030.01.
28. PCL Construction, Inc. Job Order Project Agreement for the Ocotillo Brine Reclamation Facility Weak Acid Containment Unit Replacement, Located at 3737 South Old Price Road
Move City Council award Job Order Project Agreement No. WW2001.408, to PCL Construction, Inc., Pursuant to Job Order Master Agreement No. JOC2410.401, for the Ocotillo Brine Reclamation Facility Weak Acid Containment Unit, in an amount not to exceed \$674,951.98.
29. Construction Agreement Change Order with B & F Contracting, Inc., for the Quarter Section 10-55 Sewer Rehabilitation, at Chandler Boulevard and Delaware Street
Move City Council award Construction Agreement No. WW2502.401, Change Order No. 3, to B & F Contracting, Inc., for the Quarter Section 10-55 Sewer Rehabilitation, increasing the agreement amount by \$312,470.56, for a revised agreement amount not to exceed \$2,120,404.45.
30. Agreement with Hazen and Sawyer, P.C., for Water System Upgrade Program Consulting Services, Pecos Surface Water Treatment Plant
Move City Council approve Agreement No. PW3-925-4631, Amendment No. 7, with Hazen and Sawyer, P.C., for Water System Upgrade Program Consulting Services, Pecos Surface Water Treatment Plant, increasing the agreement amount by \$10,475,300.
31. Professional Services Agreement Amendment with Entellus, Inc., for the Quarter Section 10-55 Sewer Rehabilitation Emergency Repair at Chandler Boulevard and Delaware Street
Move City Council award Professional Services Agreement No. WW2502.451, Amendment No. 2, to Entellus, Inc., for the Quarter Section 10-55 Sewer Rehabilitation Emergency Repair at Chandler Boulevard and Delaware Street, increasing the agreement amount by \$35,996.20, for a revised amount not to exceed \$232,718.53.
32. Purchase of Water Meters

Move City Council approve Agreement No. PW5-890-4794, Amendment No. 2, with Ferguson Enterprises LLC, for water meters, in an amount not to exceed \$2,500,000, for the period of July 1, 2026, through June 30, 2027.

Informational

33. Contracts and Agreements Administratively Approved, Month of May 2026

Adjourn

The meeting was adjourned at 6:22 p.m.

ATTEST: Jennifer Ehlbaud
City Clerk

Kevin Harthe
Mayor

Approval Date of Minutes: July 13, 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 22nd day of June 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 13th day of July, 2026.

Jennifer Ehlbaud
City Clerk

