

Meeting Minutes

City Council Regular Meeting

June 25, 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 6:00 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

Invocation

The invocation was given by Pastor Corban Halbur, Desert Springs Church.

Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Orlando.

Scheduled Public Appearances

1. Recognition: CEASE Designation by Arizona Anti-Trafficking Network
MAYOR HARTKE invited Arizona Anti-Trafficking Network (AATN) members to present.

FIDENCIO RIVERA, AATN Board Chair, recognized the City of Chandler's accomplishment in combating sexual exploitation. He thanked Mayor and Council, and City Manager for the opportunity to present. He introduced Nancy Baldwin, Co-Founder and AATN Treasurer; Rachel de la Torre, Program Director for Cities Empowered Against Sexual Exploitation (CEASE); and Stacey Sutherland, AATN Public Information Officer. He announced that Chandler earned the

CEASE designation for the third consecutive year.

Consent Agenda and Discussion

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.
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.

Mayor and Council

20. Appointment of Acting City Attorney

Move City Council appoint Tawn Kao as Acting City Attorney effective July 1, 2026, until such time as a new City Attorney is appointed.

Neighborhood Resources

21. 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.

22. 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.

23. 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.
24. 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.
25. 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.
26. 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

27. 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

28. 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.

29. 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.
30. 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.
31. 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.
32. 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.
33. 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.

Consent Agenda Motion and Vote

Councilmember Orlando moved to approve the Consent Agenda of the June 25, 2026, Regular City Council Meeting; Seconded by Councilmember Poston.

Motion carried unanimously (7-0) with the exception of Item 7, approved by majority, 6-0, Councilmember Harris declared a conflict of interest on Item 7 and recused himself.

Informational

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

Unscheduled Public Appearances

YEGOR ZENKOV, 213 S. Windstream Pl., Chandler, AZ, shared concerns about privacy violations in automated license plate reader systems. He supported crime prevention but shared concerns with AI tools used in policing. He suggested more secure mechanisms for ALPR data storage.

PAUL STEARS, 3715 N. Nevada St., Chandler, AZ, expressed support for Item 8, Ordinance No. 5171 approving PLH25-0006 Arizona Avenue and Guadalupe Road. He stated that the project gives the neighborhood closure and allows for appropriate residential development. He supported the zoning change and asked if the PAD development could be extended to address the rest of the pre-existing neighborhood.

MAYOR HARTKE asked staff to follow up on Mr. Stears' question.

Current Events

Mayor's Announcements

MAYOR HARTKE invited residents to the Chandler All-American Bash, on Saturday, July 4, 2026. The free event will start at 7:00 p.m. at Dr. A. J. Chandler Park Stage Plaza. Enjoy live music, yard games, food vendors and a pyrotechnic show.

MAYOR HARTKE announced Operation Back to School hosted by For Our City Chandler will take place on Saturday, July 11, 2026 starting at 8:00 a.m. at Compass Christian Church. For Our City Chandler provides thousands of students throughout Chandler with backpacks, school supplies, shoes, socks, underwear, haircuts, and school uniforms through the one-of-a-kind Operation Back to School event. More information can be found at forourcitychandler.org.

Council's Announcements

COUNCILMEMBER POSTON announced that the State of Arizona annual budget includes funding coverage for the previously reported shortfall in statewide 911 funding. She thanked Chandler staff for their participation in lobbying the state to ensure the gap in funding was covered to keep up with critical emergency service support. She shared appreciation for Chandler's first responders.

VICE MAYOR ENCINAS shared information about the Pride Flag-Raising Ceremony held on June 18 at the Downtown Chandler Public Library. Local business owner Mahfam Moeeni-Alarcon was recognized as a community leader.

VICE MAYOR ENCINAS announced the Chandler Compadres Boys and Girls Club branch hosted a ribbon cutting ceremony celebrating the completion of their recent renovation project. The

renovation was a joint investment from the City of Chandler and Chandler Compadres to upgrade the space and ensure ADA compliance. Up to 250 kids spend their summer days at the Boys and Girls Club, which enhances Chandler's quality of life and sense of community. He thanked the Chandler Compadres Boys and Girls Club for their continued support and partnership.

COUNCILMEMBER ORLANDO congratulated Kelly Schwab, City Attorney, on her retirement.

COUNCILMEMBER HARRIS mentioned he had the opportunity to serve as a judge for the Ruth B. Howard Teen Oratorical Competition during Jack and Jill of America Far West Region Teen Leadership Conference. Jack and Jill of America is a national organization dedicated to helping children grown through leadership development, cultural enrichment, community service and advocacy.

COUNCILMEMBER HARRIS announced that Chandler marked Juneteenth with several meaningful opportunities to come together to reflect on the significance of the holiday and celebrate the culture, history, and contributions of the black community. He shared that he attended the Miss Juneteenth Pageant held on June 12 at the Chandler Center for the Arts where young women showcase their confidence, talent, and leadership while celebrating their heritage. Chandler also held the Culture Music in the Park event for the fifth year. This event hosts live music, vendors, and delicious food. Councilmember Harris explained the significance of Juneteenth, mentioning it honors the end of slavery in the United States.

COUNCILMEMBER HAWKINS thanked Ms. Schwab for her work with the city and congratulated her on her retirement.

City Manager's Announcements

JOHN POMBIER, City Manager, recognized Emilia Krajewski, Assistant to the City Manager, who helped continue the program to earn Chandler's CEASE designation.

MR. POMBIER noted that this meeting is the last City Council meeting in the current fiscal year, the next meeting will be held in the new fiscal year, FY 2026-2027. He recognized Team Chandler's contributions to a fiscally sound budget and thanked staff members.

Adjourn

The meeting was adjourned at 6:32 p.m.

ATTEST: _____
City Clerk

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 Regular Meeting of the City Council of Chandler, Arizona, held on the 25th day of June 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of July, 2026.

City Clerk