Meeting Minutes
City Council Study Session

September 14, 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 6:28 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

*Councilmember Harris attended virtually.

Appointee Attendance

John Pombier, City Manager
Deryck R. Lavelle, City Attorney
Jennifer Ekblad, City Clerk

Consent Agenda and Discussion

Discussion was held on items 5 and 21.

Budget and Policy

1. Agreement for Cost of Service Study
   Move City Council approve Agreement No. BG6-918-5096, with FCS, a Bowman Company Inc., for the cost of service study, in an amount not to exceed $125,000.

City Clerk

2. Board and Commission Member Appointments
   Move City Council approve the Board and Commission appointments as recommended.

City Manager

3. Resolution No. 6038 - Kyrene Road Project Agreement with Maricopa Association of Governments (MAG)
   Move City Council adopt Resolution No. 6038, authorizing a Project Agreement with Maricopa Association of Governments (MAG) for regional reimbursement for improvements to Kyrene Road (Loop 202 to north of Chandler Boulevard), in the amount of $14,247,515.04 in fiscal years 2026-27 ($5,699,006.01) and 2027-28 ($8,548,509.03).

4. Agreement with Arizona Public Service for Underground Power Line Conversion on Frye Road
   Move City Council award Construction Services Agreement No. ST2106.505 to Arizona Public Service Company (APS), for the Frye Road Protected Bike Lanes, in an amount not to exceed $2,617,049.65, and authorize an appropriation transfer of $817,050 from the General Fund, Non-Departmental, Contingency Account to the General Government Capital Projects Fund, Transportation Policy Capital cost center, Construction account, Frye Road Protected Bike Lanes program.

5. Frye Road Protected Bike Lanes Change Order No. 2
   Move City Council award Agreement No. ST2106.401, Change Order No. 2, to Granite Construction Company, in the amount of $305,860.51, for a revised agreement amount not to exceed $11,698,035.71.

COUNCILMEMBER ORLANDO asked what the Change Order No. 2 contains.

JASON CRAMPTON, Transportation Planning Manager, explained that Change Order No. 2 contains funding for additional concrete work for curbs and gutters. Through the course of the project, Chandler identified cracked concrete in the vicinity of the project that needed repairs. This funding will also pay for wayfinding and trail head signage on the Frye Road Protected Bike Lane. Change Order No. 2 leverages federal funding, 94.3% of the project is grant funded and 5.7% locally funded.

COUNCILMEMBER ORLANDO asked for clarification on if the street repairs were added to the contract after the project had begun because they would be necessary in the future regardless of the project

MR. CRAMPTON said yes, the concrete curbs and gutters in the project vicinity needed repair separately from the planned project so they were included as part of this active project, instead of a separate concrete repair item.

COUNCILMEMBER ORLANDO asked what the total length of the Frye Road Protected Bike Lanes.

MR. CRAMPTON replied it is about 2.5 miles.

6. Purchase of Concrete Repair and Maintenance Services for Various Departments
   Move City Council approve Agreement No. CS1-745-4293, Amendment No. 5, with Degan Construction, LLC, Precision Concrete Cutting, Inc., Temcon Concrete Construction, LLC, and W.L. Emshoff, LLC, for concrete repair and maintenance services, increasing the spending limit by $609,000, for a revised amount not to exceed $2,014,000 for the term ending April 30, 2027.

7. Purchase of Transit Shelters and Related Services
   Move City Council approve Agreement No. CM6-155-5083, with Southwest Fabrication, LLC, for transit shelters and related services, in an amount not to exceed $390,000, for the period of January 1, 2027, through December 31, 2028, with the option of up to five additional renewal terms of two years each.

Community Services

8. Purchase of Electronic Resources and Multimedia Downloads for the Library System
   Move City Council approve the purchase of electronic resources and multimedia downloads, from OCLC, Inc., utilizing Maricopa County Contract No. 230077-S, in an amount not to exceed $140,000, for a contract period through June 30, 2027.

9. Purchase of Fitness Equipment for Tumbleweed Recreation Center
   Move City Council approve the purchase of fitness equipment for Tumbleweed Recreation Center (TRC), utilizing the State of Arizona Contract No. CTR066880, with Advanced Healthstyles Fitness Equipment, Inc. DBA Advanced Exercise, in an amount not to exceed $107,933.22.

Development Services

10. Introduction and Tentative Adoption of Ordinance No. 5174 - Zoning Code Amendment, Entertainment Use Permits
    Move City Council introduce and tentatively adopt Ordinance No. 5174 approving PLH26-0030 Entertainment Use Permit Code Amendment by amending Chapter 35 Land Use and Zoning Section 35-305(4) Entertainment Use Permits (EUP) by removing external speakers in outdoor seating areas from triggering the requirement for an EUP when no entertainment activity is provided.

11. Resolution No. 6063 - Annexation, Certain rights-of-way along Chandler Heights Road between McQueen Road and Val Vista Drive
    Move City Council adopt Resolution No. 6036, approving ANX26-0004 Annexation of certain rights-of-ways along Chandler Heights Road between McQueen Road to Val Vista Drive, contingent upon approval by Maricopa County.

12. Resolution No. 6039 - License Agreement between Union Pacific Railroad Company, and the City of Chandler for use of Union Pacific Railroad right-of-way at the south side of Warner Road approximately 640 feet east of Nevada Street
Move City Council adopt Resolution No. 6039, authorizing the Mayor to execute the license agreement between Union Pacific Railroad Company, and the City of Chandler for construction of an underground City of Chandler owned fiber optic wireline crossing of Union Pacific Railroad right-of-way at the south side of Warner Road approximately 640 feet east of Nevada Street at Union Pacific Railroad milepost 926.99 and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.

13. Use Permit and Entertainment Use Permit, Seafood City
Move City Council approve PLH26-0034 Seafood City, Use Permit approval for a Series 6 Bar Liquor License and an Entertainment Use Permit to allow for live entertainment indoors located at 3177 W Chandler Boulevard, Suite 200, in the Chandler Fashion Center, generally located at the southwest corner of Price Road and Chandler Boulevard, subject to the conditions as recommended by Planning and Zoning Commission.

Facilities and Fleet

14. Construction Management Services Agreement for Heating and Cooling Upgrades at the Development Services Building
Move City Council award Professional Services Agreement No. BF2502.451 to Kitchell/CEM, Inc. (CA Corp) for the Development Services HVAC Construction Management Services, in an amount not to exceed $116,746.

15. Construction Agreement for Heating and Cooling System Upgrades at the Development Services Building
Move City Council award Job Order Project Agreement No. BF2502.401 to GCON, Inc., Pursuant to Job Order Master Agreement No. JOC2408.401, for the Development Services HVAC, in an amount not to exceed $989,681.

16. Purchase of Phase II Facility Condition Assessment Services
Move City Council approve the purchase of Phase II Facility Condition Assessment Services from Terracon Consultants, Inc., utilizing the State of Arizona Contract No. CTR060202, in an amount not to exceed $121,835.00.

Information Technology

17. Purchase of VMWare Licenses Annual Support
Move City Council approve the purchase of VMWare licenses and annual support, from Carahsoft Technology Corp, utilizing the State of Arizona Contract Number CTR046098, for

a period of three years, January 31, 2027, through January 30, 2030, in the amount of $366,945 for the first year.

18. Purchase of Back-Up System Support and Maintenance
Move City Council approve the purchase of Rubrik back-up system support and maintenance from SHI International Corp., utilizing the Omnia Partners Contract No. 2024056-02, for a period of three years, August 11, 2026, through August 10, 2029, in the amount of $342,534 for the first year, superseding the previous Council approval received July 13, 2026.

19. Purchase of Employee Access Control Software
Move City Council approve the purchase of Sailpoint employee access management software, from Carahsoft Technology Corp., utilizing the State of Arizona Contract No. CTR046098, for a period of three years, beginning September 30, 2026, through September 29, 2029, in the amount of $166,001 for the first year, and a fixed rate of $160,000 in Year 2 and Year 3.

Police Department

20. Resolution No. 6029 - Approving Agreements with Chandler School Districts to Provide Police School Resource Officers
Move City Council adopt Resolution No. 6029, authorizing Intergovernmental Agreements with Chandler Unified School District No. 80, Kyrene School District No. 28, and Mesa Unified School District No. 4 for the placement of School Resource Officers in schools within the Chandler city limits; authorizing the Mayor to sign the agreements; and authorizing the Chief of Police to administer, execute, and submit all documents and other necessary instruments related to the program.

21. Amendment to Add Services for Chandler Police Department to Agreement for First Responder Cancer Screening Services
Move City Council approve Agreement No. FD4-948-4766, Amendment No. 3, with Vincere Physicians Group, PLLC, dba Vincere Cancer Center, to add the Chandler Police Department to be eligible for first responder cancer screenings, and to increase contract value by $1,100,000, for a total not to exceed amount of $1,650,000.

JASON SIECZKOWSKI, Assistant Police Chief, presented item 21. He explained that this amendment adds eligible Chandler Police Department employees to the Chandler Fire Department's existing cancer screening agreement with Vincere Cancer Center. The goal of the program is to detect cancer and other serious medical conditions, where treatment is impactful and effective. This is a voluntary, one-time pilot program for approximately 239 eligible employees, police department employees who are 40 and older. This pilot program is funded through the police forfeiture fund with no additional budget appropriation required. Throughout their careers, police employees

experience cumulative occupational risks similar to those of firefighters, including chronic stress, disrupted sleep, and hazardous material exposure. Early detection benefits the employee and can reduce extended leave, disability medical retirement, overtime backfills, and loss of personnel. He explained that this program is targeted as both an employee wellness initiative as well as a workforce readiness initiative. The services provided in the first responder cancer screenings include a multi-cancer detection blood test, cardiac blood test, whole body MRI, oncology consultation, and breast cancer specific blood testing. Participation in the program is voluntary, and medical decisions will remain private between the employee and the medical provider. City Council originally approved the first responder cancer screening agreement with Vincere in June 2024, which has been extended through June 2027. This item is to extend eligibility for screening to police employees.

COUNCILMEMBER ELLIS thanked Assistant Chief Sieczkowski for the presentation. She remarked she was glad to see police employees added to this program. She asked how the department will encourage participation among eligible members.

ASSISTANT CHIEF SIECZKOWSKI explained that the goal is to achieve 100% participation rate. The funding amount is derived from the amount of eligible employees and the average cost per employee of each screening. The department will be offering first responder cancer screenings to employees during "on duty" time, so employees do not need to use sick or leave time to have the screenings done.

COUNCILMEMBER ELLIS said using on duty time seems like a great way to encourage participation. She thanked Assistant Chief Sieczkowski for answering her questions and for all that the police department does.

22. Payment to Support the City of Chandler Radio System Infrastructure - FY 2026-27 Regional Wireless Cooperative (RWC) Participation
    Move City Council approve payment to the City of Phoenix, in an amount not to exceed $836,585.78, for Fiscal Year 2026/27 participation in the Regional Wireless Cooperative (RWC), including annual operations and maintenance costs, the system upgrade assessment, and Chandler's allocated share of four network upgrade projects.

23. Purchase of Police Uniforms and Duty Gear
    Move City Council approve Agreement No. PD5-200-4934, Amendment 1, with FX Tactical LLC, L.N. Curtis & Sons dba Curtis Blue Line, and Galls, LLC, for police uniforms and duty gear, in a combined amount not to exceed $450,000, for a one-year period, September 1, 2026, through August 31, 2027.

24. Purchase of Digital Forensic Data Extraction Software for Forensic Analysis
Move City Council approve the purchase of Inseyets software, from Cellebrite Inc., in the amount of $154,391.16, for a one-year period, beginning August 19, 2026, through August 18, 2027.

Public Works and Utilities

25. Introduction and Tentative Adoption of Ordinance No. 5176 - Abandonment of Alley Located Near Arizona Avenue and Chandler Boulevard
Move City Council introduce and tentatively adopt Ordinance No. 5176, declaring certain real property as no longer necessary for use as a public roadway; vacating a portion of roadway located near Arizona Avenue and Chandler Boulevard; reserving a public utility easement on the roadway being vacated; and authorizing the execution of all documents necessary to complete the abandonment and establish the public utility easement.

26. Resolution No. 6024 - Acquisition of Property Rights for the Paseo Trail Crossing Improvements
Move City Council adopt Resolution No. 6024 authorizing the acquisition of property rights for the Paseo Trail Crossing Improvements TP2502 at market value plus closing costs; authorizing the city's real estate administrator to sign the purchase agreements and any other documents necessary to facilitate the acquisitions; authorizing eminent domain proceedings as needed to acquire said real property and obtain immediate possession; and authorizing relocation assistance as may be required by law.

27. Construction Services Agreement with Salt River Project (SRP), for the Ray Road and Dobson Road Intersection Improvements
Move City Council award Construction Services Agreement No. ST2103.507, to SRP, for the Ray Road and Dobson Road Intersection Improvements in an amount not to exceed $1,600,430.

28. Job Order Project Agreement with Achen-Gardner Construction, LLC, for the Erie Street Water Main Replacements Located on Erie Street, west of Alma School Road
Move City Council award Job Order Project Agreement No. WA2203.404, to Achen-Gardner Construction, LLC, pursuant to Job Order Master Agreement No. JOC2416.401, for the Erie Street Water Main Replacements, in an amount not to exceed $1,999,983.29.

29. Professional Services Agreement for the Ray Road and Kyrene Road Intersection Study Pre-Design Services
Move City Council award Professional Services Agreement No. ST2605.101, to Entellus, Inc., for the Ray Road and Kyrene Road Intersection Study Pre-Design Services, in an amount not to exceed $248,675.

30. Purchase of Pavement Maintenance Materials
Move City Council approve the purchase of pavement maintenance materials from Pavement Restoration, Inc., utilizing Pinal County Contract No. 240328, in an amount not to exceed $420,000.

Public Hearing

31. Public Hearing for ANX26-0002 Annexation of 3 parcels totaling approximately 4.42 Acres located East of the Northeast Corner of Cooper Road and Via de Palmas
    1. Open Public Hearing
    2. Staff Presentation
    3. Council Discussion
    4. Discussion from the Audience
    5. Close Public Hearing

Action Agenda

32. Resolution No. 6034 - Amended and Restated Development Agreement between One Chandler Owner, LLC, SAM CDT I LLC, and the City of Chandler, and Approving the Assignment of the Development Agreement to SAM CDT I LLC
Move City Council adopt Resolution No. 6034 adopting the amended and restated Development Agreement between One Chandler Owner, LLC, SAM CDT I LLC, and the City of Chandler; also approving an assignment of the development agreement to SAM CDT I LLC, at the property generally located at the north-east corner of Buffalo Street and Arizona Avenue.

Informational

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

Adjourn

The meeting was adjourned at 6:35 p.m.

ATTEST: _____ _____
City Clerk Mayor

Approval Date of Minutes: October 12, 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 14th day of September 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October, 2026.

_____
City Clerk