Meeting Minutes
City Council Regular Meeting

September 17, 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
Deryck R. Lavelle, City Attorney
Jennifer Ekblad, City Clerk

*Councilmember Harris attended virtually.

Invocation
The invocation was given by Mayor Hartke.

Pledge of Allegiance
The Pledge of Allegiance was led by Sons of the American Revolution.

Scheduled Public Appearances
MAYOR HARTKE invited Councilmember Ellis to join him for the scheduled public appearances.

1. Proclamation: Constitution Day

MAYOR HARTKE read the proclamation and invited Becky Donnelly, Chapter Regent, and other members of the Daughters of the American Revolution to accept.

BECKY DONNELLY, Chapter Regent, spoke about the history of Constitution Day and shared the role the Daughters of the American Revolution had in petitioning Congress to recognize Constitution Day.

2. Proclamation: Ovarian Cancer Awareness Month

COUNCILMEMBER ELLIS read the proclamation and invited Rachel Putnam, Brandon Putnam, and Sandra Maranella to accept.

SANDRA MARANELLA shared that she is proud to be a long-time Chandler resident and is happy to see that this disease is being recognized by the City Council. She spoke about the work that Ms. Putnam has done to bring awareness to ovarian cancer and said she is proud to work with her.

RACHEL PUTNAM thanked Council for the proclamation and shared her story as a cancer survivor. She said that ovarian cancer is one of the deadliest cancers impacting women and discussed the struggles that exist with early detection of ovarian cancer.

Consent Agenda and Discussion

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.

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.

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.

Consent Agenda Motion and Vote

Councilmember Orlando moved to approve the Consent Agenda of the September 17, 2026, Regular City Council Meeting; Seconded by Councilmember Ellis.

Motion carried unanimously (7-0).

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

MAYOR HARTKE said that to comply with a recent change to State law, any party who gives testimony or who submits written comments to City Council as part of a public hearing on a zoning item shall declare whether the party has received compensation in any form to testify or submit written comments at the hearing.

Open Public Hearing

MAYOR HARTKE opened the public hearing at 6:17 p.m.

Staff Presentation

TAYLOR MANEMANN, Planner, presented the following presentation.

- Public Hearing – Annexation ANX26-0002
- Location
  - East of the northeast corner of Cooper Road and Via de Palmas
- Surrounding Land Uses
  - North: Single-Family Residential
  - South: Via de Palmas, then Single-Family Residential

    - East: Single-Family Residential
    - West: Agricultural land and Single-Family Residential
- Background
    - Approximately 4.42 acres
    - Includes three (3) parcels located in Maricopa County
    - Current Zoning is RU-43 within Maricopa County
    - Initial City Zoning will be Agricultural District (AG-1)
    - Rezone and PDP application are in review and will be forthcoming to the City Council for a single-family subdivision featuring 53 homes across the larger +/- 12.6-acre site
    - The developer is K Hovnanian
    - The homes will be for sale
    - General Plan Designation of Neighborhoods
    - The City of Chandler will provide water and wastewater to the subject property.
    - Staff has circulated the request to City departments, and no negative comments have been received.
- Questions

Council Discussion
None.

Discussion from the Audience
None.

Close Public Hearing
MAYOR HARTKE closed the public hearing at 6:19 p.m.

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.

KIM MOYERS, Cultural Development Director, shared the following presentation:
- One Chandler | Site 7
- Background Site 7
    - On October 27, 2022, Council approved a development agreement and purchase agreement with Jackson Dearborn Partners, LLC.

    - On December 6, 2024, Jackson Dearborn Partners, LLC, requested a one-year extension which was approved by council extending commencement of construction to March 31, 2026, and the overall term of the agreement to March 31, 2030.
    - One Chandler has been rezoned with PAD.
        - 291 Units Multifamily
        - 13,000 SF Office
        - 16,000 SF ground Floor Commercial
        - 612 self-contained parking spaces
- Negotiated Deal points
    - Reassignment of Development Agreement to Shelter Asset Management (SAM), LLC
    - Extended/updated construction deadlines
    - Design modifications consistent with approved Administrative Design Review (ADR) application
    - If project is not fully completed (both towers), Developer must give City "right of first refusal" if Developer wants to sell any of the property
- Updated Timelines
    - 20 Business Days after closing of land - Initiation of utility relocation work
    - 9 months - 100% Civil Plans for off-site and on-site improvements completed
    - May 2028 - Completion of minimum improvements
    - September 2029 - Completion of Tower 1
    - September 2030 - Completion of Tower 2
- One Chandler Renderings
    - Enhanced features include roof top pool, gathering space, fitness center overlooking Arizona Avenue, monument signage and cantilever patios
- Questions

COUNCILMEMBER POSTON asked Ms. Moyers to speak on what makes the city's partnership with the developer unique.

MS. MOYERS shared that Shelter Asset Management (SAM), LLC's parent company, Drewlo Holdings, is a 69-year-old company. Ms. Moyers shared that she had the opportunity to visit Drewlo Holdings' Toronto complex and was impressed by the complex itself but also by the residents and how the company operates. She said that Stu Hansen, President of Shelter Asset Management (SAM), LLC has attended every weekly planning since their partnership began. Ms. Moyers stated that the developer's care and commitment to Downtown Chandler is unique.

COUNCILMEMBER POSTON said she finds it unique that their business model is to get people into their property and encourage them to stay long-term.

MS. MOYERS agreed and said the average tenancy is 9 years, which is higher than average for the area.

COUNCILMEMBER ELLIS commended Ms. Moyers and her staff for their commitment and work on this project. She shared that she looks forward to a continued partnership with the company.

COUNCILMEMBER ORLANDO shared that this property is a large investment in Downtown Chandler and asked Ms. Moyers to elaborate on this.

MS. MOYERS stated that this is a $130 million project that will have about 200 full-time staff employed in Downtown Chandler. Permitting fees alone are about $4 million that will enter the city's revenue. She also said that this project is expected to create new retail and office jobs and overall to be a large economic benefit to Chandler.

COUNCILMEMBER ORLANDO thanked the company representatives for their investment in the community and hopes for additional work in the future.

Action Agenda Motion and Vote

Mayor Hartke moved to 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.; Seconded by Councilmember Ellis.

Motion carried unanimously (7-0).

Informational

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

Unscheduled Public Appearances

YEGOR ZENKOV, 213 S. Windstream Pl., Chandler, AZ, spoke about mass surveillance and ongoing federal investigations into Flock cameras. He stated that Chandler made the right choice discontinuing their use of Flock cameras. Mr. Zenkov shared his concerns with future technologies that could be used for surveillance and questioned the current use status of technologies like Peregrine software and Axon Fleet Cameras in Chandler. He requested that Chandler Police amend their process for responding to Freedom of Information Act requests and that the city publicly clarify whether Axon Fleet Cameras and Peregrine software are being used in Chandler.

NOAH JAMES MARKHAM, Tempe, AZ, shared that he supports the use of Flock cameras in Chandler. He said he supports Chandler Police and appreciates their presence in Downtown Chandler on weekends to keep people safe. Mr. Markham shared ideas for improvements in the city, including a streetcar system and a mochi store. He expressed opposition to transwomen participating in women's sports.

Current Events

Mayor's Announcements

MAYOR Hartke announced that Former U.S. Senator Jon Kyl passed away on September 17, 2026. He shared about Senator Kyl's impacts on U.S. Water Policy and encouraged Council to continue to carry on his legacy.

MAYOR HARTKE welcomed Deryck Lavelle, newly appointed City Attorney.

MAYOR HARTKE shared his experience at the recent SEMICON conference in Taiwan. He said that on this trip he also visited Chandler's sister city Tainan and is looking at how more economic opportunities can be developed in this partnership.

MAYOR HARTKE announced the Getting Arizonans Involved in Neighborhoods, or G.A.I.N. event, to be held on Saturday, September 19, 2026 from 9:00-11:00 am at the Chandler Police Department's Downtown Precinct.

MAYOR HARTKE announced the upcoming Sister City Conference on September 25-26 at the ASU Innovation Center in Chandler. He welcomed Council to attend the conference to learn more about what is happening with Sister Cities.

Council's Announcements

COUNCILMEMBER POSTON shared that she attended an intellectual property presentation that the Economic Development division hosted for small business owners. She commended the effort to reach out to small businesses and support them in the broader Chandler business ecosystem.

COUNCILMEMBER ELLIS discussed road safety in Chandler and encouraged everyone to fill out the road safety survey at www.visitchandleraz.gov/SafeStreets.

COUNCILMEMBER ELLIS announced that she will be hosting a Domestic Violence Candlelight Vigil on Friday, October 16, 2026 at 6:00 pm in the City Hall Courtyard. She shared that this will be a night of sharing stories, resources, and connecting organizations that serve those impacted.

COUNCILMEMBER ENCINAS thanked Mayor, Councilmembers, city staff, volunteers, and vendors for attending Contigo, Chandler's annual event to kick-off Hispanic Heritage month. He thanked East Valley Hispanic Chamber of Commerce and Jorge Mendoza Yescas, Phoenix's Consul General of Mexico for their collaboration and participation. He said to visit www.chandleraz.gov/contigo to look for city events celebrating Hispanic Heritage Month.

COUNCILMEMBER HAWKINS wished Chandler students and teachers a safe Fall Break. She announced that the Miss Rodeo Arizona scholarship pageant is scheduled for October 9-10, 2026

at Horseshoe Park and Equestrian Center. The main event and fashion show will be held on Saturday.

City Manager's Announcements

JOHN POMBIER, City Manager, announced that next week Chandler will honor Peace Week, an internationally recognized week that promotes nonviolence.

Adjourn

The meeting was adjourned at 6:47 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 Regular Meeting of the City Council of Chandler, Arizona, held on the 17th 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