

MINUTES OF THE GILBERT TOWN COUNCIL, IN REGULAR MEETING OF TUESDAY, SEPTEMBER 09, 2025, AT 6:30 PM, MUNICIPAL BUILDING I, COUNCIL CHAMBERS, 50 E. CIVIC CENTER DRIVE, GILBERT, ARIZONA

COUNCIL PRESENT: Mayor Scott Anderson, Vice Mayor Bobbi Buchli, Councilmembers Chuck Bongiovanni, Yung Koprowski, Monte Lyons, and Jim Torgeson

COUNCIL ABSENT: Councilmember Kenny Buckland

STAFF PRESENT: Town Manager Patrick Banger, Town Clerk Chaveli Herrera, Deputy Clerk Judy Martinez, Town Attorney Christopher Payne, Police Chief Michael Soelberg, and Office of Management and Budget Director Kelly Pfost

AGENDA ITEM

CALL TO ORDER

Mayor Anderson called the meeting to order at 6:33 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Delmer Geesey of Life Community Church gave the invocation. Councilmember Lyons led the Pledge of Allegiance.

ROLL CALL

Town Clerk Herrera called roll and declared a quorum present.

PRESENTATIONS; PROCLAMATIONS

1A PROCLAMATION - Proclamation declaring September 2025 as National Suicide Prevention Month.

Councilmember Torgeson read a proclamation declaring September 2025 as National Suicide Prevention Month. Accepting the proclamation were Kaitlyn Kirkham of the Hope Institute and Jessica Nicely of Winged Hope.

1B RECOGNITION - Recognition of Service and Leadership for USAF Major General Kerry L. Muehlenbeck.

Councilmember Lyons and Veterans Advisory Board Chair Charles Dine recognized USAF Major General Kerry L. Muehlenbeck for her service and leadership.

COMMUNICATIONS FROM CITIZENS

Noah-James Markham, not a Gilbert resident, expressed concerns about law enforcement in Gilbert from the perspective of someone with a lifelong disability. He reflected on feeling unsafe around police and emphasized the importance of better education for officers regarding disabilities. Markham appreciated the local police and fire department for their efforts in raising awareness but urged that not all parents of disabled children fully grasp their experiences. He also requested improvements to the sewer systems in Gilbert, citing unpleasant odors, and thanked the Council for their attention.

CONSENT CALENDAR

Before the Consent vote, Town Manager Banger provided an overview of the Consent Calendar items, which included the strategic pillar, a brief summary of the agenda item's purpose, the amount, and the funding source.

A MOTION was made by Vice Mayor Buchli, seconded by Councilmember Bongiovanni, to approve Consent Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17; and add item 24 to the Consent Calendar, reappointing Jenna Lyons and Raymond Huang as alternate members to the Planning Commission, with terms beginning September 30, 2025 and ending September 29, 2026. *Motion carried 6-0.*

1 ANNEXATION A25-11 - consider adoption of Ordinance No. 2959 annexing approximately 2.7374 acres of county right-of-way from Shannon Street and 138th Street, south of Ray Road and east of Gilbert Road contingent upon de-annexing and approval by the Maricopa County Board of Supervisors.

This item was approved with the Consent Calendar vote. Ordinance No. 2959 was adopted.

2 ANNEXATION A25-12 - consider adoption of Ordinance No. 2960 annexing approximately 5.129 acres of county right-of-way on Lindsay Road, south of Queen Creek Road and north of Ocotillo Road contingent upon de-annexing and approval by the Maricopa County Board of Supervisors.

This item was approved with the Consent Calendar vote. Ordinance No. 2960 was adopted.

3 AGREEMENT – consider adoption of Resolution No. 4597 approving:

a) Opioid Settlement Agreement with Purdue Pharmaceutical and its affiliates, and the Sackler family and their affiliates, and;

b) all participation forms required for the settlements.

This item was approved with the Consent Calendar vote. Resolution No. 4597 was adopted.

4 AGREEMENT – consider adoption of Resolution No. 4598 approving:

a) Opioid Settlement Agreement with Alvogen, Inc., Amneal Pharmaceuticals Inc., Apotex Corp., Hikma Pharmaceuticals USA, Inc., Indivior Inc., Mylar, Sun Pharmaceutical Industries, Inc., and Zydus Pharmaceuticals (USA) Inc, and;

b) all participation forms required for the settlements.

This item was approved with the Consent Calendar vote. Resolution No. 4598 was adopted.

5 CONTRACT – consider approval of Purchase Order Contract No. 326000021 with Applied Concepts Inc. dba Stalker Radar utilizing the State of Arizona's Cooperative Purchasing Contract No. CTR073316 in an amount not to exceed \$125,000 over two (2) fiscal years for the purchase of police radar equipment, and authorize the Mayor to execute the required documents.

Councilmember Torgeson inquired about the equipment used for traffic monitoring, to which Police Chief Soelberg responded that Gilbert deployed four radar trailers—two smaller ones displaying approaching speeds and two larger ones capable of showing messages like “slow down” and collecting speed data. He emphasized that these trailers did not capture license plate photos and served an educational purpose, especially around school zones and major thoroughfares. He said the deployment varied based on the volume of feedback received, typically rotating locations every one to three weeks. Chief Soelberg noted that while the trailers recorded speeds, they provided a means to gauge traffic issues without implementing enforcement measures.

Councilmember Bongiovanni noted that there were numerous speeders on a specific road and suggested that officers follow up on the issue. Chief Soelberg responded that their approach depended on various data sources, emphasizing

that traffic patterns and accident reports informed their deployment methods and strategies.

This item was approved with the Consent Calendar vote.

6 CONTRACT - consider approval of Purchase Contract No. 326000032 with Manley Bro's of Indiana, Inc. in an amount not to exceed the fee of \$60,000 per year and the total 5-year amount of the contract will not exceed \$300,000 for the procurement of Silica Quartz Sand, and authorize the Mayor to execute the required documents.

This item was approved with the Consent Calendar vote.

7 CONTRACT - consider approval of Pre-Construction Services Contract for Construction Manager at Risk (CM@R) Project Contract No. 325000416 with Hunter Contracting, Co. in an amount not to exceed \$383,897.50 for the design and construction of Somerton Boulevard between Williams Field Road and Recker Road, CIP Project No. ST2130, and authorize the Mayor to execute the required documents.

This item was approved with the Consent Calendar vote.

8 CONTRACT - consider approval of:

a) Architectural/Engineering (A/E) Services Contract for Construction Manager at Risk (CM@R) Project Contract No. 325000352 with Wilson Engineers in an amount not to exceed \$1,095,988.67 for Engineering Design Services of the Aquifer Storage and Recovery Wells Project, Project No. WW0940;

b) Project Management/Construction Management Services (PM/CM) Services Contract for Construction Manager at Risk (CM@R) Project Contract No. 325000353 with Stanley Consultants, Inc. in an amount not to exceed \$231,970.99 for Pre-construction Services of the Aquifer Storage and Recovery Wells Project, Project No. WW0940;

c) Pre-Construction Services Contract for Construction Manager at Risk (CM@R) Project Contract No. 325000354 with Felix Construction Company in an amount not to exceed \$132,840.33 for Project and Construction Management of the Aquifer Storage and Recovery Wells Project, Project No. WW0940, and authorize the Mayor to execute the required documents.

This item was approved with the Consent Calendar vote.

9 CONTRACT – consider approval of Task Order No. 15 to Job Order Contract (JOC) Contract No. 324000245 with Sunland Asphalt & Construction, LLC in an amount not to exceed \$3,147,507.42 for asphalt products and services, and authorize the Mayor to execute the required documents.

This item was approved with the Consent Calendar vote.

10 CONTRACT – consider approval of Task Order No. 10 to Job Order Contract (JOC) Contract No. 324000246 with TALIS Corporation in an amount not to exceed \$1,027,000 for miscellaneous concrete repairs of sidewalks, handicap ramps and asphalt repair services, and authorize the Mayor to execute the required documents.

This item was approved with the Consent Calendar vote.

11 CONTRACT – consider approval of Task Order No. 49 to Job Order Contract (JOC) Contract No. 323000238 with CS Construction, Inc., in an amount not to exceed \$2,621,900 for Streetlight Rehabilitation services, and authorize the Mayor to execute the required documents.

This item was approved with the Consent Calendar vote.

12 CONTRACT – consider approval of:

a) Construction Services Contract for Design-Bid-Build (DBB) Project Contract No. 325000501 with Stacy and Witbeck, Inc. in an amount not to exceed \$2,297,687.01 for the Gilbert Autoflusher Elimination Program Phase 1, CIP Projects No. WA1625, WA1640, and WA1643; and

b) Phase No. 2 to Contract No. 325000368 with Tristar Engineering and Management, Inc. in an amount not to exceed \$329,575 for project management/construction management services (PM/CM), CIP Projects No. WA1625, WA1640, and WA1643, and authorize the Mayor to execute the required documents.

This item was approved with the Consent Calendar vote.

13 CHANGE ORDER – consider approval of Change Order No. 1 to Contract No. 324000260 with HDR Engineering, Inc. increasing the contract amount by \$27,020 for Village II SW Pump Station Rehab, CIP Project No. SW0127, and Freestone Park SW Pump Station Rehab, CIP Project No. SW0130, and authorize the Mayor to execute the required documents.

This item was approved with the Consent Calendar vote.

14 PHASE APPROVAL - consider approval of Project Phase No. 1 to Contract No. 323000336 with Kiewit Infrastructure West, Co. in an amount not to exceed \$38,543.70 for Well 39 Development, CIP Project No. WA1612, and authorize the Mayor to execute the required documents.

This item was approved with the Consent Calendar vote.

15 BUDGET - consider approval of Contingency in the amount of \$275,000 for the Town's FY2026 Property and Casualty insurance.

This item was approved with the Consent Calendar vote.

16 BOARDS AND COMMISSIONS - consider ratifying the proposed changes to the bylaws of the Veterans Advisory Board.

This item was approved with the Consent Calendar vote.

17 MINUTES - consider approval of the minutes of the Special Meeting of August 25, 2025, the Study Session of August 26, 2025, and the Regular Meeting of August 26, 2025.

This item was approved with the Consent Calendar vote.

PUBLIC HEARING

Mayor Anderson opened the public hearing for items 18, 19, 20, 22, and 23. No one wished to speak, and Mayor Anderson closed the public hearing.

A MOTION was made by Vice Mayor Buchli, seconded by Councilmember Bongiovanni, to approve public hearing items 18, 19, 20, 22, and 23. *Motion carried 6-0.*

18 LIQUOR LICENSE - conduct hearing and consider approval of a Series 12 Restaurant Alcohol License for Great Greek Mediterranean Grill located at 4972 South Power Road, Unit 107.

This item was approved with the Public Hearing Vote.

19 LIQUOR LICENSE - conduct hearing and consider approval of a Series 12 Restaurant Alcohol License for Egg N' Joe located at 3131 South Market Street, Unit 101.

This item was approved with the Public Hearing Vote.

20 BONDS - consider hearing and consider adoption of Resolution No. 4599 authorizing the reimbursement of Capital Expenditures from bond proceeds related to the construction of the capital projects related to PR0710 - Riparian Education Center, PR1321 - Gilbert Regional Park, PR 1322 - Desert Sky Park Phase 2, PR1326 Freestone Park Pickleball Complex, PR1361 - Freestone Park Splash Pad, MF2492 - Advocacy Center Phase 2 and 3, MF2510 - Fire Station 4 Rebuild, MF2524 - Crime Lab, MF2539 - Fire Station 2 Remodel, MF2546 Fire Administration Remodel, MF2553 - San Tan Police Substation, MF2557 - Public Safety Maintenance Facility, MF2470 - Public Safety Expansion, ST0540 - Ocotillo Bridge, and other correlated projects.

This item was approved with the Public Hearing vote. Resolution No. 4599 was adopted.

21 BONDS - consider hearing and consider adoption of Resolution No. 4600 authorizing the reimbursement of Capital Expenditures from bond proceeds related to the construction of the capital projects related to WW0940-Aquifer Storage and well, WW1200-Greenfield Wastewater Plant Expansion, WA1589-North Water Treatment Plant Expansion & Reconstruction, WA1614-Transmission Main Assessment, and other correlated projects.

Mayor Anderson opened the public hearing for item 21.

Councilmember Torgeson expressed a desire to understand the funding sources for reimbursements and the costs associated with the bond. Town Manager Banger clarified that the action discussed was like a previous item, explaining that it would allow the Town to reimburse itself for expenses incurred related to the project when bonds were issued. He noted that these funds were intended to cover expenses already spent on the project, as approved in prior years. He also suggested that Office of Management and Budget Director Pfof could provide more specific details on the matter.

Director Pfof said that the reimbursement anticipated from Water Resources Municipal Property Corporation (WRMPC) bonds would enable a combination of water funds, water replacement funds, and wastewater projects. She said the resolution also addressed Wastewater Surplus Designation Funds as a portion of the Greenfield Expansion Plant needed to be bonded in the future.

Mayor Anderson closed the public hearing for item 21.

A MOTION was made by Councilmember Koprowski, seconded by Vice Mayor Buchli, to approve item 21. *Motion carried 6-0. Resolution No. 4600 was adopted.*

22 ZONING Z25-07 LDC TEXT AMENDMENT - conduct hearing and consider adoption of Ordinance No. 2961 amending the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations, Section 2.0 Terms to modify the definition of "habitable".

This item was approved with the Public Hearing vote.

23 PROPERTY ACQUISITION - conduct hearing and consider adoption of Resolution No. 4601 approving the acquisition of right-of-way and required easements for Parcel No. 313-03-984 for the Higley and Queen Creek Intersection, CIP Project No. ST2010, for the negotiated amount of \$103,690 plus statutory interest, and acquisition and closing costs.

This item was approved with the Public Hearing vote. Resolution No. 4561 was adopted.

COMMUNICATIONS FROM CITIZENS (CONTINUED)

None.

ADMINISTRATIVE ITEMS

24 BOARDS AND COMMISSIONS - consider appointment of two (2) alternate members to the Planning Commission with terms beginning September 30, 2025 and ending September 29, 2026.

This item was approved with the Consent Calendar vote. *Jenna Lyons and Raymond Huang were reappointed as alternate members to the Planning Commission, with terms beginning September 30, 2025, and ending September 29, 2026.*

FUTURE MEETINGS

-Study Session/Regular Meeting related to electric vehicles that may be purchased by the Town.

Requested by Councilmembers Torgeson, Buckland and Lyons (tentatively scheduled for the Fall Council Retreat)

- Study Session related to clay pipe as opposed to ductile iron pipes and the current pipe system.

Requested by Councilmembers Torgeson, Bongiovanni and Lyons (tentatively scheduled for the Fall Council Retreat)

COMMUNICATIONS

Report from the TOWN MANAGER on current events.

Town Manager Banger highlighted the Emergency Management Division during Emergency Preparedness Month, showcasing their vital roles in emergency response, community safety, and strategic partnerships. He noted that the Information Technology (IT) Team was also recognized on National IT Professionals Day for their expanded support amid growing technological demands, having resolved nearly 12,000 service tickets and managed extensive infrastructure, including over 200 servers and 300 public safety devices. He added IT played a crucial role in developing public-facing dashboards and addressing increasing cybersecurity threats, monitoring over 41.3 billion attempted system infiltrations in a span of three months. Town Manager Banger congratulated Management Analyst Kirsten Begay for her upcoming marriage, marking a moment of joy for the team.

Report from the COUNCIL on current events.

Councilmember Bongiovanni said a dementia-friendly and caregiver support group would take place on September 16, 2025, at the Gilbert Community Center. He said participants would connect with others facing similar challenges and receive valuable support from a trained facilitator in a welcoming environment. He added that while caregivers engaged in discussions, their loved ones with memory loss enjoyed activities like art, music, movement, and storytelling. He said the third annual Gilbert Family Triathlon would be held on September 27, 2025, at Perry High School, featuring a 100-yard swim, a 2-mile bike ride, and a 1-mile run. He said families would celebrate together with an open swim after the race, making both events memorable.

Councilmember Lyon mentioned that the Town would host a Veterans Day Celebration on Tuesday, November 11, 2025, where community members would gather at the Water Tower Plaza. He said the event featured a car show from 3:00 PM to 5:00 PM, followed by a ceremony from 5:00 PM to 6:00 PM, honoring the service of veterans who had contributed to the country.

Councilmember Koprowski noted that the Gilbert Symphony Orchestra's season was packed, with the opening concert taking place on Sunday, October 12, 2025, at 2:00 PM. She said the event was to be held at the Higley Center for the Performing Arts and was free to the public, part of their dementia-friendly initiative. She added

that the theme for that evening was Americana, and the community was encouraged to attend.

Vice Mayor Buchli invited the community to celebrate fall in Downtown Gilbert with The Great Gilbert Gourd Hunt, which showcased Ray Villafane's remarkable pumpkin artistry as part of the Harvest in the Heritage District. She said the Fall Celebration ran from September 26 to November 2, 2025, featuring vibrant decorations, stunning pumpkin displays, and an origami exhibit. She added that attendees enjoyed a variety of activities while local businesses offered seasonal promotions. She said the Sound Bites Music and Food Festival returned on October 11, 2025, headlined by Roger Klein and the Peacemakers, creating a lively atmosphere filled with great music and delicious food.

Report from the MAYOR on current events.

Mayor Anderson mentioned that the Council would not reconvene until October. He noted that Council Member Torgerson would celebrate his birthday during that time, and presented him with a card while wishing him a happy early birthday.

ADJOURN

A MOTION was made by Vice Mayor Buchli to adjourn the meeting. *Motion carried 6-0.*

Mayor Anderson adjourned the meeting at 7:17 p.m.



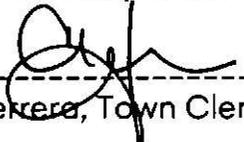
Scott Anderson, Mayor

ATTEST:


Chaveli Herrera, Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of the Town of Gilbert held on the 9th day of September, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14 day of October ----- 2025.


Chaveli Herrera, Town Clerk