



COUNCIL MINUTES

June 15, 1998

The City Council of the City of Mesa met in a Regular Council Meeting in the upper level meeting room of the Council Chambers, 57 East 1st Street, on June 15, 1998 at 5:45 p.m.

COUNCIL PRESENT

Mayor Wayne Brown
Jim Davidson
John Giles
Keno Hawker
Bill Jaffa
Dennis Kavanaugh
Pat Pomeroy

COUNCIL ABSENT

None

POLICE OFFICER
PRESENT

Marc Therre

OFFICERS PRESENT

C.K. Luster
Neal Beets
Barbara Jones

Invocation by Reverend Nate Holt, First United Methodist Church.

Pledge of Allegiance by Mark Frasier, Troop 656.

1. Approval of minutes of previous meetings as written.

It was moved by Vice Mayor Giles, seconded by Councilmember Pomeroy, that the minutes of May 21, 26, 28 and June 1, 1998 be approved as amended.

Carried unanimously.

2. Consider all consent agenda items.

At this time, all matters on the consent agenda were considered or were removed at the request of a member of the Council. All items identified in these minutes with an asterisk (*) were approved with one Council action.

It was moved by Vice Mayor Giles, seconded by Councilmember Pomeroy, that the consent agenda items be approved.

Carried unanimously.

3. Conduct a public hearing on the proposed Fiscal Year 1998-99 budget plan.

Mayor Brown announced that this is the time and place for a public hearing regarding the proposed Fiscal Year 1998-99 budget plan.

Bill Brando, 61 South Macdonald, referred to a handout he distributed to the members of the audience relative to the development and implementation of a 'Community Interest Resolution.' Mr. Brando stated that the proposal would positively impact future City of Mesa budgets and requested that the Council review the material and schedule a public hearing to solicit citizen comments.

Mayor Brown thanked Mr. Brando for his input.

There being no additional citizens present wishing to speak on this issue, the Mayor declared the public hearing closed.

4. Consider tentative adoption of the proposed Fiscal Year 1998-99 budget plan.

It was moved by Vice Mayor Giles, seconded by Councilmember Kavanaugh, that the tentative adoption of the proposed Fiscal Year 1998-99 budget plan be approved.

Carried unanimously.

5. Consider the following liquor license applications.

*a. PATRICK R. LACUESTA, AGENT

New Beer and Wine Store License for Grocery Outlet, 1300 S. Country Club Drive, #1. The Beer and Wine Store License previously held at this location by Thomas J. Quarelli, Agent, Wolken Enterprises, Inc., did not renew their 1991 liquor license.

*b. RAMNIK P. GANATRA, AGENT

New Beer and Wine Store License for ZP Convenience Stores, 1231 S. Mesa Drive. The Beer and Wine Store License previously held at this location by Kim K. Kwiatkowski, Agent, Circle K Stores, Inc., will revert back to the State.

*c. GARY L. WARD, AGENT

New Restaurant License for Brandon's Restaurant & Lounge, 1640 S. Country Club Drive. The Hotel-Motel License previously held at this location by Eric Mackler, Agent, Sunstone Hotel Properties, Inc., will revert back to the State.

*d. DOUGLAS F. SEIPEL, AGENT

New Restaurant License for Steve Stone's Chicago Grill, 161 N. Centennial Way. The license previously held at this location by Michael Richter, Agent, Holy Cow, Inc., will revert back to the State.

6. Consider the following contracts.

- *a. One replacement sewer cleaning truck as requested by the Utility Construction Division.

The Purchasing Division recommends accepting the bid by Norwood Equipment at \$169,249.00 plus an optional stainless steel debris tank at \$8,158.00 and 6.80% sales tax of \$12,063.68, for a total award of \$189,470.68.

- *b. Annual supply contract for softballs and baseballs for warehouse inventory to be used by the Parks, Recreation & Cultural Division. These softballs will be used in the fiscal year 1998-99 adult sports programs.

The Purchasing Division recommends accepting the low bids meeting specification as follows:

Items 1 and 2, to Dudley Sports, the low bidder at \$25,584.00 plus 6.80% sales tax of \$1,739.71 for a total of \$27,323.71; and

Item 3, to Anaconda Sports, the second low bidder at \$1,365.00 plus 5% use tax of \$68.25 for a total of \$1,433.25. The combined award is then \$28,756.96 based on estimated requirements.

- *c. Conventional pole top and pad mounted transformers for warehouse inventory to be used for various projects by the Electric Utility Department.

The Purchasing Division recommends authorizing an additional purchase option from our previous RFB #96023; awarding to the lowest bids meeting specification based on lifetime evaluated cost as follows:

Item 1 of Section I to Border States Electric at \$9,325.00 plus 6.80% sales tax of \$634.10 for a total of \$9,959.10; and

Items 11, 15 and 16 of Section II to Armstrong Sales & Associates at \$42,373.00 plus 6.80% sales tax of \$2,881.36 for a total of \$45,254.36. The combined award is then \$55,213.46.

- *d. Pad mounted transformers for warehouse inventory to be used for various projects by the Electric Utility Department.

The Purchasing Division recommends authorizing an additional purchase option from our previous RFB #96116; awarding to the original lowest bid meeting specification based on lifetime evaluated cost as follows:

Items 4 and 5 to Armstrong Sales & Associates at \$19,125.00 plus 6.80% sales tax of \$1,300.50 for a total of \$20,425.50.

- *e. One replacement police turning target system for the shooting range as requested by the Police Department.

The Purchasing Division recommends accepting the low bid by Action Target Inc. at \$22,346.71 plus 5% use tax of \$1,117.34 for a total of \$23,464.05.

*f. Annual supply contract for crack sealant as requested by the Transportation Division. This material will be used by street maintenance crews as part of their seal coat program.

*g. Annual supply contract for water & wastewater treatment chemicals, used by the CAP treatment plant and the Northwest Water Reclamation plant, (NWWRP), as requested by the Utility Operations Division.

The Purchasing Division recommends accepting the low bids meeting specification as follows:

Item 1 to Kemwater North America Company at \$9,800.00; Item 2 to Chalum, Inc. at \$77,400.00; Item 3 to Norit Americas, Inc. at \$67,500.00; Item 4A and 9 to Western States Chemical, Inc. at \$5,419.38; Item 4B and 5 to Hills Brothers Chemical Company at \$80,238.00; Item 6 to Polydyne, Inc. at \$8,610.00; Item 7 to Carus Chemical Company at \$2,678.00; and Item 8 to Van Waters & Rogers, Inc. at \$86,400.00. The combined award is then \$338,045.38 based on estimated requirements. Chemicals that are used to treat potable water are exempt from sales or use tax. The sales tax on the chemical purchases for the NWWRP will be added at the time each order is placed.

*h. Printing of water customer brochures (Consumer Confidence Reports) as requested by Printing & Graphics Services for the Utilities Department.

The Purchasing Division recommends accepting the low bid by Courier Corp. at \$18,153.00 plus 6.80% sales tax of \$1,234.40 for a total of \$19,387.40.

*i. Two-year supply contract for library books and related materials as requested by the Library.

The Purchasing Division recommends accepting the proposal by Baker & Taylor for annual expenditures estimated at \$800,000.00.

*j. Mainframe TCP/IP (Transmission Control Protocol / Internet Protocol) Gateways for the Information Services Division (ISD).

The Purchasing Division recommends accepting the only proposal from Centron DPL Company Incorporated for Mainframe TCP/IP Gateways for \$87,740.00, plus 5% use tax of \$4,387.00 and \$8,400.00 for non-taxable items (installation, training, performance bond, and shipping), for a total of \$100,527.00. The Purchasing Division further recommends authorizing purchase from the State of Arizona contract with ASAP for SNA Server Client Access software for \$44,550.00, plus 5% use tax of \$2,227.50, for a total of \$46,777.50. The combined total award is then \$147,304.50.

*k. Recreational Facilities Improvements at Retention Basin 601.

This project involves constructing a play area, installation of a walkway and lighting on the side of a large retention basin located at Alma School and the Western Canal, one half miles south of Guadalupe Road.

Recommend award to low bidder, Terek Construction, L.L.C., in the amount of \$166,628.00.

1. Gilbert Road Wall and Cul-de-Sac Improvements, Southern to Broadway Roads.

This project involves the construction of six (6) cul-de-sacs on residential streets that currently connect to Gilbert Road. The project also will construct an eight-foot block wall along the residential properties within the project limits.

Recommend award to low bidder, Klondyke, Inc., subject to a deduct change order of \$129,880, removing bid items 26 through 32 from the contract. The adjusted contract award would be \$1,480,791.00.

Councilmember Hawker indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

It was moved by Councilmember Pomeroy, seconded by Vice Mayor Giles, that the recommendations of staff be approved.

Upon tabulation of votes, it showed:

| | |
|----------|--|
| AYES - | Brown-Davidson-Giles-Jaffa-Kavanaugh-Pomeroy |
| NAYS - | None |
| ABSTAIN- | Hawker |

Mayor Brown declared the motion carried unanimously by those voting.

7. Introduction of the following ordinances and setting June 29, 1998 as the date for the public hearing on these ordinances.

(Note: City Council introduction of ordinances does not necessarily reflect City Council approval of these ordinances. Introduction of ordinances sets in motion the public posting and advertising process for ordinances so that the City Council can hear from concerned citizens at the public hearing.)

- *a. Amending Section 10-3-18 of the Mesa City Code designating Preferential lanes; (P) Preferential Lanes; The Public Works Manager is hereby authorized to designate preferential lanes by posting signs restricting the use of traffic lanes to certain classes of vehicles or movements. The restricted use of the lanes may be full or part-time. Whenever authorized signs are erected indicating a preferential use, no driver shall operate other classes of

vehicles or make other movements within that lane; and amending Section 10-3-24 of the Mesa City Code prohibiting parking on the west side of Mulberry from Broadway Road to a point 400 feet north of Broadway Road, on the east side of Mulberry from Broadway Road to a point 130 feet north of Broadway Road, on the east side of Mulberry from a point 255 feet north of Broadway Road to a point 575 feet north of Broadway Road, on Mahoney Avenue from a point 55 feet west of Vineyard to a point 65 feet east of Vineyard, on the north side of Emerald Avenue from Dobson Road to a point 50 feet west of Dobson Road, on 72nd Street from Broadway Road to a point 230 feet south of Broadway Road, on the west side of 72nd Street from Southern Avenue to Flossmoor Avenue, and on the east side of 72nd Street from Southern Avenue to a point 210 feet north of Southern Avenue as recommended by the Traffic Safety Committee.

- *b. Increasing the transaction privilege (sales) tax as authorized at the May 19 General Election.

8. Consider the following resolutions.

- *a. Authorizing the City Manager to execute a Disposition and Development Agreement with the City of Mesa and the First United Methodist Church of Mesa, Inc. - Resolution No. 7210.

This project involves the construction of a Family Life Center at the northeast corner of Center Street and 2nd Avenue.

- *b. Authorizing the City Manager to execute an Amendment No. 4 to the agreement between the City of Mesa and Laidlaw Transit Services, Inc. - Resolution No. 7211.

- *c. Authorizing the City Manager to execute an Intergovernmental Agreement between the City of Mesa and the Maricopa County Department of Transportation for improvements to Ray Road from Power Road to Sossaman Road - Resolution No. 7212.

- *d. Extinguishing an easement for drainage located at the southwest corner of West 8th Street and May - Resolution No. 7213.

Easement is no longer needed.

- *e. Vacating a portion of North Forest Street, south of McKellips - Resolution No. 7214.

Right-of-way is no longer needed.

- *f. Deleted.

- *g. Vacating a portion of right-of-way located at the 700 block of East 2nd Avenue and Dana - Resolution No. 7215.

Right-of-way is no longer needed.

- *h. Authorizing the sale of excess City property located at the northeast corner of Mesa Drive

and 2nd Avenue - Resolution No. 7216.

- *i. Authorizing the City Manager to execute an Intergovernmental Agreement with the State of Arizona through its Department of Public Safety to enhance law enforcement services concerning the criminal activities of street gangs - Resolution No. 7217.
- *j. Authorizing the City Manager to execute an agreement between the City of Mesa and the Arizona Department of Public Safety on behalf of the Arizona Peace Officer Standards and Training Board, on behalf of the Arizona Regional Community Policing Institute for cooperative assistance for peace officer training pursuant to A.R.S. § 11-951 - Resolution No. 7218.
- *k. Authorizing the City Manager to execute an agreement between the City of Mesa and the Arizona Attorney General to support the direct costs of implementing victims' rights laws pursuant to A.R.S. Title 13, Chapter 40 and Title 8, Chapter 3, Article 7 - Resolution No. 7219.
- *l. Authorizing the City Manager to execute an Intergovernmental Agreement with the International Council for Local Environmental Initiatives to expand the City's telecommuting activities - Resolution No. 7220.

9. Consider the following ordinances.

- *a. **A98-1** Annexation of 25± acres at the southwest corner of East University Drive and North Merrill Road - Ordinance No. 3479.

10. Consider the following item from the Downtown Development Committee.

- *a. Establishing Redevelopment Project Site 23, "Temple Court."

This action will begin the process to establish a Redevelopment Project Area, site 23, also known as Temple Court. The area is located south of First Avenue and bounded by Hibbert Street to the west, Second Avenue to the north, and Pomeroy Street to the east. The site comprises approximately five and one-half (5.5) acres. This redevelopment site will be designated for a residential type project.

11. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding Ordinances.

- *a. **Z98-13** The southeast corner of Val Vista Drive and the Superstition Freeway. Rezone from R1-7 (conceptual C-2) to R-3 (13± acres). This case involves development of a 208-unit apartment complex. DMS Holding, Co., owner; Mark-Taylor, Inc., applicant - Ordinance No. 3480.

P&Z Recommendation: Approval with conditions (Vote 6 – 0).

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, and elevations submitted, except as noted below;
2. Compliance with all City development codes and regulations;
3. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.);
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first;
5. Compliance with all requirements of the Design Review Board;
6. Compliance with letter dated April 28, 1998 from Mark-Taylor, Inc., which is included in the zoning case file; and
7. Compliance with letter dated March 2, 1998 from Donald M. Switzenberg, which is included in the zoning case file.

- *b. **Z98-19** The 500 block of South Higley (east side). Rezone from AG to O-S (1+ acre). This case involves the development of an assisted living facility. James Jensen, owner/applicant - Ordinance No. 3481.

P&Z Recommendation: Approval with Conditions (Vote 6 – 0).

1. Compliance with the basic development as shown on the revised site plan and elevations submitted, except as noted below;
2. Compliance with all City development codes and regulations;
3. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.);
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication whichever comes first;
5. Compliance with all requirements of the Design Review Board; and
6. Review and approval of a Special Use Permit by the Board of Adjustment for an assisted living facility.

- *c. **Z98-29** The 2400 block of West Main Street – south side. Rezone from C-3 to R-4 and Site Plan Review (12+ acres). This case involves the expansion of a previously approved apartment site. Paul Peosa and Betty VanKirk, owners; Robert Dietrich, applicant - Ordinance No. 3482.

P&Z Recommendation: Approval with conditions (Vote 6 – 0).

1. Compliance with the basic development as shown on the site plan, and elevations submitted, except as noted below;
2. Compliance with all City development codes and regulations;
3. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.);
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first;

5. Compliance with all requirements of the Design Review Board; and
 6. Non-conforming and/or prohibited signs shall be brought into conformance prior to the issuance of a building permit.
- d. **Z98-30** 1744 North Lindsay Road. Rezone from R1-43 to C-1 (1+ acre). This case involves conversion of a residence for use as a craft boutique. Keith Perkins, owner; Carol Tipotsch, applicant. **A ¾ VOTE IS REQUIRED TO APPROVE THIS CASE** - Ordinance No. 3489.

P&Z Recommendation: Approval with conditions (Vote 5 – 1, Shipley nay)

1. Compliance with the basic development as described in the project narrative and as shown on the revised site plan, and elevations submitted, except as noted below;
2. Compliance with all City development codes and regulations;
3. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.); and
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.

Keith Perkins, 45 West University Drive, stated that his mother is the owner of the property, and provided the Council with brief background information relative to this case. Mr. Perkins informed the Council that the applicant, Carol Tipotsch, is the owner of Lavender & Old Lace craft boutiques and commented on the excellent reputation and high quality products sold at Ms. Tipotsch's establishments. Mr. Perkins stated the opinion that the proposed use is appropriate for the area and noted that City staff and members of the Planning and Zoning Board have voted in support of the requested zoning change. Mr. Perkins requested that the Council approve Zoning Case Z98-30.

Carol Tipotsch, the applicant, informed the Council that her business has been in operation since 1980 and commented on plans to beautify the property and compliment the area. Ms. Tipotsch asked the Council to approve the rezoning request.

Melvin Frost, 1748 North Lindsay, informed the Council that he supports the proposed zoning change and use and expressed the opinion that the establishment of a Lavender & Old Lace boutique will improve the overall aesthetics of the neighborhood.

Kathy Adams, 1762 East Fairfield, spoke in strong support of the proposed zoning change and commended Ms. Tipotsch on the high-quality, professional services she provides to the community. Ms. Adams stated the opinion that the proposed boutique will enhance the surrounding neighborhood and urged the Council to support the zoning request.

Deborah Connerly, 1707 South Sycamore, read a statement in support of the establishment of a boutique from a crafter who has participated in the Lavender & Old Lace boutiques since 1993. Ms. Connerly stated that Ms. Tipotsch's boutiques provide Mesa citizens and visitors with a unique shopping experience and asked the Council to approve the requested rezoning.

Mayor Brown thanked the speakers for their comments and noted that a number of citizens in the audience have also indicated support for the approval of the case but did not wish to speak on the matter.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Pomeroy, that Zoning Case Z98-30 be approved and Ordinance No. 3489 adopted.

Carried unanimously.

- *e. **Z98-31** 6426 East McDowell Road. Rezone from R1-9 to O-S (2+ acres). This case involves conversion of a church facility for use as an office. Lee D. Fuchs, owner/applicant - Ordinance No. 3483.

P&Z Recommendation: Approval with conditions (Vote 6 – 0).

1. Compliance with the basic development as shown on the site plan, except as noted below;
2. Compliance with all City development codes and regulations prior to issuance of a Certificate of Occupancy for the office use;
3. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.); and
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.

- *f. **Z98-32** The 1600 block of East Main Street – south side. Rezone from R-4 to C-3 (4+ acres). This case involves development of an auto/RV sales lot and mini-storage. James Mansperger, owner; the Reeb Group, Ltd., applicant - Ordinance No. 3484.

P&Z Recommendation: Approval with conditions (Vote 6 – 0).

1. Compliance with the basic development as shown on the site plan, preliminary plat and elevations submitted, except as noted below;
2. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.);
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first;
4. Compliance with all requirements of the Design Review Board; and
5. Non-conforming and/or prohibited signs shall be brought into compliance prior to the issuance of a building permit.

- *g. **Z98-33** 817 and 833 South Country Club Drive. Rezone from R-4 and C-2 to C-3 (1+ acre). This case involves the expansion of an existing motorcycle sales and service facility. Guerrero-Lindsey/Kelly's Kawasaki, owners; John Kanaley, applicant - Ordinance No. 3485.

P&Z Recommendation: Approval with conditions (Vote 6 – 0).

1. Compliance with the basic development as shown on the site plan submitted, except as noted below;
2. Compliance with all City development codes and regulations;
3. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.); and
4. Compliance with letter dated April 17th from John Kanaley which is included in the zoning case file.

- *h. **Z98-34** The northeast corner of University and Stapley Drive. Rezone from PF, R1-6, R-2 and C-1 to C-2 (10+ acres). This case involves development of a grocery store retail center. W.A.M.P.A. and SRP, owners; The Barclay Group/Ralph Pew, applicants.

P&Z Recommendation: Approval with conditions (Vote 6 – 0).

1. Compliance with the basic development as shown on the site plan, and elevations submitted, except as noted below;
2. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.);
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first;
4. All street improvements and perimeter landscaping to be installed in the first phase of construction; and
5. Compliance with all requirements of the Design Review Board.

(ZONING CASE Z98-34 HAS BEEN CONTINUED TO THE JULY 20, 1998 REGULAR COUNCIL MEETING.)

- *i. **Z98-35** East of the southeast corner of Broadway and Higley Roads. Site Plan Modification (12+ acres). This case involves a site plan change to a previously approved apartment project. Homes by Judi, Inc. owner/applicant - Ordinance No. 3486.

P&Z Recommendation: Approval with conditions (Vote 6 – 0).

1. Compliance with the basic development as shown on the site plan and elevations submitted, except as noted below;
2. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.);
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first;
4. Compliance with all requirements of the Design Review Board;
5. Compliance with letters dated May 12, and May 20, 1998 by Pat Hendley, which are included in the zoning case file;
6. Applicant to revise site plan to address privacy issues for homes to the east; and
7. Applicant to revise site plan to reflect potential residential uses to the south.

- *j. **Z98-37** 3530 East Broadway Road. Site Plan Modification (1+ acre). This case involves

the development of an auto repair facility. Harry D. Luge, owner/applicant - Ordinance No. 3487.

P&Z Recommendation: Approval with conditions (Vote 6 – 0).

1. Compliance with the basic development as shown on the site plan and elevations submitted, except as noted below;
2. Compliance with all City development codes and regulations;
3. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.);
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication whichever comes first; and
5. Compliance with all requirements of the Design Review Board.

- *k. **Z98-39** The northeast corner of Southern Avenue and Val Vista Drive. Site Plan Modification (24+ acres). This case involves the development of a Safeway Store, shops, and pad buildings. Rose Goodman and Bernard K. Ake, owners; Richard Reigle, applicant - Ordinance No. 3488.

P&Z Recommendation: Approval with conditions (Vote 6 – 0).

1. Compliance with the basic development as described in the project narrative and as shown on the revised site plan, preliminary plat and elevations submitted, except as noted below;
2. Compliance with all City development codes and regulations;
3. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.);
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first;
5. Compliance with all requirements of the Subdivision Technical Review Committee;
6. Compliance with all requirements of the Design Review Board;
7. All pad buildings to be architecturally compatible with the center;
8. Review and approval of a Special Use Permit by the Board of Adjustment for gas pumps and a comprehensive sign plan; and
9. Wall around north and east sides of Phase I site to be built as soon as possible.

12. Consider the following subdivision plats.

- *a. "LESUEUR ESTATES UNIT II" - The 8400 block of East Medina Avenue (south side) 136 R1-7-PAD single residence lots (32.0379 acres) Acacia Credit Fund 5-A, L.L.C., developer; AGRA Infrastructure, Inc., engineer.
- *b. "VALLE DEL ORO AMENDED" - The 1400 block of South Ellsworth Road (east side) 1802 R-2-PAD recreational vehicle lots (130.035 acres) Valle Del Oro Investment, developer; Clouse Engineering, Inc., engineer.

- *c. "SUNLAND VILLAGE EAST GARDEN CONDOMINIUMS PHASE THREE UNIT THREE" - The 8200 block of East Keats Avenue (north side) 37 R-2-PAD-DMP condominium units (4.26 acres) Transamerica Title Insurance Company, developer; Clouse Engineering, Inc., engineer.
- *d. "THE GREENS AT ROYAL PALMS" - The 1400 block of East June Street (north side) 30 R-2-PAD patio home lots (3.595 acres) Great Western Communities Inc., developer; Stantech Consulting Inc., engineer.

13. Adjournment.

It was moved by Councilmember Pomeroy, seconded by Vice Mayor Giles, that the Regular Council Meeting adjourn at 6:36 p.m.

Carried unanimously.

WAYNE BROWN, MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 15th day of June 1998. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 1998

BARBARA JONES, CITY CLERK