

COUNCIL MINUTES

March 6, 2000

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 March 6, 2000 at 5:45 p.m.

COUNCIL PRESENT

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

COUNCIL ABSENT

Jim Davidson

OFFICERS PRESENT

C.K. Luster
Neal Beets
Barbara Jones

The Invocation was given by Father Karl LeClaire, Queen of Peace Catholic Church.

The Pledge of Allegiance was led by Stacey Damp.

Mayor Brown excused Councilmember Davidson from the meeting.

1. Approval of minutes of previous meetings as written.

It was moved by Vice Mayor Giles, seconded by Councilmember Kavanaugh, that the minutes of February 16 and 17, 2000 be approved as written and February 22, 2000 be approved as amended.

Mayor Brown declared the motion carried unanimously by those present.

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 Kavanaugh, that the consent agenda items be approved.

Mayor Brown declared the motion carried unanimously by those present.

3. Conduct a public hearing for the following proposed annexations:

- a. **A00-1** Areas east of North Ellsworth Road to North 96th Street and areas South of the Signal Butte Floodway to East Adobe Road (172.06± acres).

Mayor Brown announced that this is the time and place for a public hearing on proposed annexation case A00-1 and encouraged those present in the audience to provide input relative to this case.

There being no speakers present wishing to speak regarding this issue, Mayor Brown declared the public hearing closed.

- b. **A00-2** The southeast corner of Power and Warner Roads (83.95± acres).

Mayor Brown announced that this is the time and place for a public hearing on proposed annexation case A00-2 and encouraged those present in the audience to provide input relative to this case.

There being no speakers present wishing to speak regarding this issue, Mayor Brown declared the public hearing closed.

4. Consider the following liquor license applications:

- *a. PHILIP KELLIS, PRESIDENT

Special Event License application of Philip Kellis, President, Mesa Sports Association, a one-day civic event to be held Monday, March 13, 2000 from 4:00 p.m. to 12:00 midnight, at 1235 N. Center Street, HoHoKam Park.

- *b. PHILIP KELLIS, PRESIDENT

Special Event License application of Philip Kellis, President, Mesa Sports Association, a one-day civic event to be held Tuesday, March 28, 2000 from 4:00 p.m. to 12:00 midnight, at 1235 N. Center Street, HoHoKam Park.

- *c. JOHN SMITH, PRESIDENT

Special Event License application of John Smith, President, Mobile Nobles Shrine Club, a one-day fraternal event to be held Wednesday, March 8, 2000 from 11:30 a.m. to 3:00 p.m., at 4900 E. McKellips Road, Falcon Field Park.

- *d. JOSEPH SPADARO, PROGRAM DIRECTOR

Special Event License application of Joseph Spadaro, Program Director, St. Bridget's Catholic Church, a one-day religious event to be held Sunday, March 19, 2000 from 3:00 p.m. to 7:00 p.m., at 2213 N. Lindsay Road, St. Bridget's Catholic Church.

- *e. ROBERT E. WHITNEY, ASSISTANT ADJUTANT

Special Event License application of Robert E. Whitney, Assistant Adjutant, Willie Flight #82 Order of Daedalian's, a one-day fraternal event to be held Thursday, March 23, 2000 from 5:00 p.m. to 11:00 p.m., at 4636 Fighter Aces Drive, Champlin Fighter Aircraft Museum.

*f. TERRY R. LUCCHESI, AGENT

Person and Location transfer Liquor Store License for Safeway Food & Drug #1717, Northeast corner of Main Street and Dobson Road. This transfer is from Louis Darwish, World Market Place, 5719 W. Northern Avenue, #44, Glendale.

*g. BRIAN GREEN, AGENT

New Restaurant License for El Paso Bar-B-Que, 1641 S. Stapley Drive, Suite A-5. This is a new building, which is currently under construction, no previous liquor licenses at this location.

5. Consider the following contracts:

- *a. Twelve steel refuse containers (30 cubic yard capacity) as requested by the Solid Waste Division. These containers will be used to expand the Clean Sweep program.

The Purchasing Division recommends authorizing an additional purchase option from RFB #99027 by TRS Wastech at \$22,800.00 plus 7.10% sales tax of \$1,618.80 for a total of \$24,418.80.

- *b. One new water treatment plant in-line shredder as requested by the Utility Operations Division.

The Purchasing Division recommends accepting the low bid meeting specification by Pump Systems, Inc. at \$21,300.00.

- *c. One aerial lift bucket truck to be used in the installation, maintenance, and repair of the Cities street lights as requested by the Transportation Division.

The Purchasing Division recommends rejecting all bids for item 1 and accepting the low bid for item 2 by Altec Industries, Inc. at \$118,563.90 including extended warranties, optional equipment and applicable sales tax.

- *d. One new equipment trailer to be used to haul backhoes and other construction equipment as requested by Utility Construction.

The Purchasing Division recommends accepting the low bid by Fleming Trailer, Inc. at \$10,780.00 plus \$754.60 for a total of \$11,534.60.

- *e. One replacement air compressor as requested by Utility Construction.

The Purchasing Division recommends accepting the low bid by Lindco Equipment Company at \$12,415.00 plus 7.10% sales tax of \$881.47 for a total of \$13,296.47.

- *f. Deleted.

- *g. PC Software for City Departments as requested by the Information Services Division (ISD). This software will be installed on personal computers citywide to upgrade the current software and meet the goals set forth in the citywide strategy for PC acquisition and support.

The Purchasing Division recommends authorizing purchase from the State of Arizona contract with ASAP Software Express, Inc. for PC software licenses and installation media for a total of \$555,528.87, including applicable use tax.

- *h. 58 work stations for Code Compliance and Engineering Construction at their new location, the South Center Street Campus.

The Purchasing Division recommends authorizing purchase from the State of Arizona contract with Goodman's Inc. at \$184,355.71 including materials, design services, delivery, installation and applicable sales tax.

- i. Mesa Town Center Streetscape Improvements – Phase II. City of Mesa Project No. 97-102.1.

This project consists of the next phase of the Downtown Streetscape project. This phase will include Robson Street between First Avenue to First Street.

Recommend award to low bidder, Achen-Gardner Engineering, L.L.C., in the amount of \$1,944,930.70.

Mayor Brown and Councilmembers Hawker, Jaffa and Pomeroy indicated that they had potential conflicts of interest in connection with the matter currently under discussion which they wanted reflected in the minutes of the meeting and because of such conflict, they would refrain from discussing and/or participating in any manner in connection with same.

In response to a request for input from Mayor Brown, Assistant City Attorney Joe Padilla informed the Council that in accordance with State law, since a majority of the Council has declared potential conflicts relative to this agenda item, in order to vote on this issue, those Councilmembers who have declared their potential conflicts of issue may now discuss and consider this agenda item.

Councilmember Hawker stated that in addition to the potential conflict of interest noted above, he may have a second potential conflict of interest from a business standpoint, so for that reason he will still refrain from discussing and/or participating in any manner in connection with same.

Public Works Manager Jack Friedline presented a brief overview of this project.

Vice Mayor Giles stressed the importance of informing the public that the Mesa Southwest Museum is open and will remain accessible despite construction.

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

Upon tabulation of votes, it showed;

AYES - Brown-Giles-Jaffa-Kavanaugh-Pomeroy
ABSENT - Davidson
ABSTAIN - Hawker

Mayor Brown declared the motion carried by majority vote of those present and voting.

6. Consider the following resolutions:

- *a. Authorizing the City Manager to enter into an Intergovernmental Agreement with the Regional Public Transportation for the purchase of thirty-two Dial-a-Ride vehicles - Resolution No. 7472.
- *b. Setting April 3, 2000 as the date for the proposed rate adjustment hearing for the Mesa Town Center Improvement District, No. 228 – Resolution No. 7473.
- *c. Approving and authorizing the City Manager to execute a contract amendment between the Regional Public Transportation Authority and the City of Mesa – Resolution No. 7474.
- *d. Extinguishing a Public Utility Easement and a Drainage Easement at 3521 E. Brown Road – Resolution No. 7475.

These easements have not been used and are in conflict with the construction of a new office building.

- *e. Extinguishing a Public Utility Easement at 464 North Hassett – Resolution No. 7476.

This utility easement is not being used and is in conflict with the construction of a new swimming pool.

7. Consider the following ordinance:

- *a. Amending Section 11-14-3 of the Mesa Zoning Ordinance regarding Design Guidelines for signs – Ordinance No. 3749.

8. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding ordinances:

- a. **Z99-94** The northwest corner of Southern Avenue and Meridian Road. Rezone from R1-43 to C-2 (4± acres). This case involves the development of a mini-storage facility and two commercial pad sites. Jones Family Trust, owner; Lee Eriksson, applicant.

P&Z Recommendation: Denial (Vote: Passed 3-2-1 - Petrie, Bailey nay; Brock abstain).

Planning Director Frank Mizner informed the Council that this case represents a request to rezone a small parcel of land from R1-43 to C-2 to allow the development of a mini-storage facility and two commercial pad sites. Mr. Mizner stated that the applicant has met all City Code requirements and is present to answer any questions from the Council.

Lee Eriksson, the applicant, responded to questions from Councilmember Hawker relative to the future development of the commercial pad sites and commented on existing site constraints.

Councilmember Hawker commented on the Council's previous discussions relative to the development of mini-storage facilities on major arterials and said that he agrees with a number of

those concerns. Councilmember Hawker stressed the importance of adequate landscaping and indicated that he would vote in support of this project.

Vice Mayor Giles noted that the intersection currently under discussion is a major arterial in the City of Mesa and stated the opinion that the proposed project does not represent the most productive use of this property.

It was moved by Vice Mayor Giles, seconded by Councilmember Pomeroy, that Zoning Case Z99-94 be denied.

Upon tabulation of votes, it showed:

AYES - Brown-Giles-Jaffa-Kavanaugh-Pomeroy
NAYS - Hawker
ABSENT - Davidson

Mayor Brown declared the motion carried by majority vote of those present and Zoning Case Z99-94 denied.

- b. **Z99-96** The northeast corner of Crismon Road and U.S. 60. Rezone from R1-43 to C-2, M-1 and PEP (96± acres). This case involves the development of a Home Depot and a future retail/industrial complex. Ron Jer DaCar LLC, owner, represented by: David Cain; Robert Kubicek Architects, applicant, represented by: Jamie Coverdale – Ordinance No 3753.

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

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, except as noted below.
2. Review and approval by the Planning and Zoning Board, Design Review Board and City Council of future development plans for the P.E.P. and M-1 zoned areas.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.).
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with all requirements of the Design Review Board for Home Depot including specific details for the driveway entrances, perimeter landscaping, parking lot landscaping, seasonal sales area location and building elevations.
7. The pad buildings on the Home Depot site to be architecturally compatible with Home Depot.
8. Review and approval of a Special Use Permit by the Board of Adjustment for a comprehensive sign plan for the overall development and for the Garden Center for Home Depot.
9. A subdivision for the overall master plan to be recorded prior to the issuance of a Certificate of Occupancy for Home Depot.
10. A Special Improvement District to be established with the property owner and the City that will require full street improvements for Hampton Avenue and the south half of Southern Avenue to be installed as part of the development of 10,000 sq. ft. or more of building area for the P.E.P. and/or M-1 portions of the master plan. (Hampton Avenue from Crismon to the east property boundary of the Home Depot parcel to be installed as part of the Home Depot project). This S.I.D. agreement must be disclosed to any subsequent purchaser of this property.

11. Design Guidelines for both the P.E.P and M-1 zoned areas to be reviewed and approved as a part of the required Site Plan Review for either the P.E.P and/or the M-1, whichever is first.
12. A public utilities easement will be provided as part of this master plan to allow for the extension of municipal sewer to the properties east of this site.
13. Owner granting an Avigation Easement and Release to the City, pertaining to Williams Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit.
14. The developer shall provide Covenant Conditions and Restrictions (CC&Rs) which do not allow adult-oriented businesses within the entire site. The definition of adult-oriented businesses shall conform with the legal definitions used by the City of Mesa. No fast-food restaurants of any kind shall be permitted along or within 300 feet of Southern Avenue. The developer shall provide Covenant Conditions and Restrictions (CC&Rs) which do not allow refuse, garbage or waste-hauling or transfer businesses within the entire site. The developer shall provide Covenant Conditions and Restrictions (CC&Rs) which do not allow crematoriums within the entire site.
15. The frontage along Southern Avenue shall be improved with a 30 foot wide landscape buffer with berms or walls to screen the parking lot, and 24" box trees every twenty feet or clustered to the equivalent along Southern Avenue.
16. The developer of each portion of the Master Plan shall make available to the public the name of the company that manages that portion of the Master Plan.
17. Building heights for structures within 300 feet of Southern Avenue shall be limited to two-story or 40 feet.
18. Parking lot lights for businesses within the Master Plan shall be shielded and designed to direct light down to the ground to prevent light dispersion off of the property.
19. The developer shall work with the City of Mesa to determine if Cheshire south of Southern Avenue can be offset from the Cheshire alignment north of Southern Avenue.

Steven Earl, an attorney representing the applicant Home Depot, addressed the Council relative to this agenda item. Mr. Earl noted that petitions have been signed by adjacent homeowners in support of the project and discussed the applicant's efforts to work with staff to refine the project in an effort to meet the goals and objectives of the City of Mesa and it's citizens.

Discussion ensued relative to plan revisions, the fact that the amount of commercial use was reduced, enhanced landscaping, building height limitations, the fact that no fast food restaurants will be developed along Southern Avenue, traffic signals, the proposed stipulations, and the applicant's willingness to work with the City and the neighbors in a cooperative manner.

Mayor Brown commended the applicant on the hard work and the efforts that were expended.

Councilmember Pomeroy also congratulated the applicant on his approach to arrive at a mutually acceptable solution to concerns and said that the project represents outstanding planning and community participation.

It was moved by Councilmember Pomeroy, seconded by Councilmember Kavanaugh, that Ordinance No. 3753 be adopted.

In response to a question from Councilmember Hawker relative to the possibility of future plan amendments, Mr. Mizner noted that the zoning ordinance will ensure the City's control over this project and said that the applicant would be required to appear before the Council for any future changes to the proposal.

Additional discussion ensued relative to the importance of protecting commercial park properties, set backs, marketing plans, and landscaping.

Upon tabulation of votes, it showed:

AYES - Brown-Giles-Hawker-Jaffa-Kavanaugh-Pomeroy
NAYS - None
ABSENT - Davidson

Mayor Brown declared the motion carried unanimously by those present and Ordinance No. 3753 adopted.

- *c. **Z99-104** The southwest corner of U.S. 60 and Crismon. Rezone from R1-43 to R-2-PAD (10± acres). This case involves the development of a residential subdivision. William C. Matthews, owner; Del Pueblo Homes, Inc., applicant, represented by: Pat Lanaan. **THIS CASE TO BE TABLED.**

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

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, except as noted below.
2. Compliance with the Residential Development Guidelines, regarding wall design, building elevations and arterial street landscape area.
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 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. Owner granting an Avigation Easement and Release to the City, pertaining to Williams Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
7. Written notice be provided to future residents, and acknowledgment received that the project is within approximately five miles of Williams Gateway Airport.
8. Provide a 20' deep landscape area (including private tract and right-of-way landscaping) along Crismon Road.
9. Street widths to have a least 28' of pavement to allow for on-street parking.

- *d. **Z00-1** 6704 East Brown Road. Rezone from O-S to C-1 (1± acres). This case involves rezoning an existing animal hospital to accommodate an ancillary boarding kennel. Neil Farrington, owner/applicant – Ordinance No. 3750.

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

1. Compliance with the basic development as described in the project narrative and as shown on the 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 Design Review staff.

- *e. **Z00-3** 5966 East McDowell Road. Site Plan Review (2± acres). This case involves the development of a retail center. Recker KM Investors, owner; Lexon Development Sources, applicant, represented by: Dean Barness – Ordinance No. 3751.

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

1. Compliance with the basic development 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, including re-design of the buildings to provide pedestrian access to the parking in the rear of the buildings.
 6. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
- *f. **Z00-4** The 3000 and 3100 block of North Val Vista Drive. Rezone from R1-35 to R1-35-PAD (20± acres). This case involves the development of a residential subdivision. John Patterson, owner; Cliff Barber, applicant – Ordinance No. 3752.

P&Z Recommendation: Approval with conditions (vote: Passed 6-0).

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat (without guarantee of lot yield), except as noted below.
2. Compliance with the Residential Development Guidelines, especially regarding the wall and landscape design along Val Vista Drive.
3. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.) including the need to provide water retention.
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. All street improvements and perimeter landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
8. Written notice to be provided to future residents and acknowledgment received that the project is within one mile of Falcon Field Airport: within 1/2 mile of the Public Safety facility; and immediately adjacent to the Val Vista Water Treatment Plant.
9. Provide decorative pavement throughout the subdivision at each cul-de-sac.

10. In the first phase of development, construct all required subdivision walls to be of masonry construction, at a consistent height not less than 6' and continuous around the subdivision perimeter; property owners on the north boundary to be provided a view fence as an option.
 11. Delete sufficient number of lots in order to provide adequate open space area for water retention per Public Works requirements.
 12. Street widths to have at least 28' of pavement to allow for on-street parking.
- g. **Z00-5** 619 and 621 West Southern Avenue. Rezone from R-4 to C-1 (1.6± acre). This case involves the development of an Urgent Care facility. Hugh Dana, owner; Eugene Johnson, applicant.

P&Z Recommendation: Approval with conditions (Vote: Passed 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 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. Full compliance with all current Code requirements, unless modified through appropriate review and approval of the variance(s) outlined in the staff report.

Mr. Mizner informed the Council that this case involves a proposal to rezone an existing building which is currently zoned R-4 to C-1. Mr. Mizner noted that the case was approved by the Planning & Zoning Board and added that security concerns that were previously raised by an adjacent neighbor, Joanie Flatt, have been addressed. Mr. Mizner said that staff is recommending approval of this case.

Mayor Brown commented that Police Chief Jan Strauss has indicated the Police Department's support for this project and added that based on neighborhood concerns, it may be beneficial and appropriate to received additional input, particularly from professionals in the behavioral health field, prior to final consideration of this case.

Councilmember Pomeroy spoke in support of continuing this case in order to solicit additional input from professionals in the behavioral health field.

It was moved by Councilmember Pomeroy, seconded by Vice Mayor Giles, that Zoning Case Z00-5 be continued to the March 20, 2000 Regular Council Meeting.

Mayor Brown declared the motion carried unanimously by those present.

Mr. Mizner indicated staff's intention to meet with the applicant and solicit additional input for the Council's consideration. Mr. Mizner added that should the proposed deadline of March 20, 2000 not allow sufficient time in which to obtain the added information, he will provide the Council with a status report of the efforts to date at that time.

Vice Mayor Giles advised that he would like to receive a letter from a professional in this field stating that the proposed facility is needed in this area. Vice Mayor Giles added that he would also appreciate receiving recommended stipulations ensuring that the safety of the neighborhood residents has been addressed.

- *h. **Z00-6** The southwest corner of Signal Butte and U. S. 60. Rezone from R1-43 to C-2 (67± acres). This case involves development of a community commercial center. Bojer Land / Signal Butte Limited Partnership, owner; Bill Ring, applicant. **A ¾ VOTE IS REQUIRED TO APPROVE THIS REQUEST. THIS CASE WAS CONTINUED TO THE MARCH 20, 2000 REGULAR COUNCIL MEETING.**

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

1. Compliance with the basic development as described in the project narrative and as shown on the conceptual site plan, submitted except as noted below.
2. Future Site Plan Review of the entire site (with design guidelines, elevations, CC&R's property management information, preliminary plat and compatible architecture and landscaping throughout) by the Planning and Zoning Board and City Council prior to development of any portion of the site.
3. Future Design Review Board approval of the entire site (with design guidelines, landscape design and plant palette, and architectural design, elevations and materials) prior to development of any portion of the site.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Public Works Department (Engineering and Traffic Engineering, etc.).
6. Dedicate the right-of-way required under the Mesa City Code for all adjacent public streets at the time of application for any 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.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Review and approval of a Special Use Permit by the Board of Adjustment for a comprehensive sign plan.
9. Owner granting an Avigation Easement and Release to the City, pertaining to Williams Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
10. The wall height to be eight feet on the west side of property to completely shield the dumpster and garbage areas from the Mesa Marketplace view.
11. Indoor/Outdoor swap meets, flea markets, sidewalk sales, tent or other outdoor sales whether temporarily, for promotional purposes or otherwise, be prohibited.

9. Consider the following subdivision plats:

- *a. "MOUNTAIN GATE AT LAS SENDAS" – The 7500-7800 blocks of East Eagle Crest Drive (north side) 89 R1-7 PAD DMP single residence lots (33.11 acres) Sonoran Desert Holdings, L.L.C., developer; Wood, Patel and Associates, engineer.
- *b. "VAL VISTA GATEWAY" – The 1800 block of South Val Vista Drive (east side) 3 C-2 commercial lots (12.34 acres) Benevest Development Group, developer; O'Neill Engineering, Inc., engineer.

- *c. "COPPER CANYON AT LAS SENDAS MOUNTAIN" – The 4200 block of North Terra Mesa (both sides) 32 R1-35 PAD DMP single residence lots (41.60 acres) Sonoran Desert Holdings, L.L.C., developer; Wood, Patel and Associates, engineer.
- *d. "RED MOUNTAIN INDUSTRIAL PARK" – The 5600-5800 blocks of East McDowell Road (north side) 14 M-1 industrial lots (67.42 acres) Red Mountain Industrial Park, developer; LMS Surveying, engineer.

10. Items from citizens present. (Maximum of three speakers for three minutes per speaker).

Kirby Allen, a citizen of Mesa, addressed the Council and reiterated his previous comments relative to the quality of the City's drinking water and his objections to the addition of fluoride into the City's water supply. Mr. Allen also spoke in opposition to Home Rule.

Mayor Brown thanked Mr. Allen for his remarks.

11. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:48 p.m.

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 6th day of March 2000. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2000

BARBARA JONES, CITY CLERK