



# City of Mesa

*Council Chambers  
57 E. First Street*

## City Council

### Meeting Agenda - Final

**Monday, June 18, 2018**

**5:45 PM**

#### **CITIZEN PARTICIPATION**

All citizens are permitted and encouraged to speak on agenda items including and preceding "Items from citizens present." If you are interested in speaking on such an agenda item, please fill out a blue card in the back of the room and give it to the City Clerk. When the Council considers the item, you will be called to the podium to provide your comments.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.

#### **CONSENT AGENDA**

All items listed with an asterisk (\*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

***Mayor John Giles***

***Vice Mayor David Luna - District 5***

***Councilmember Mark Freeman - District 1***

***Councilmember Jeremy Whittaker - District 2***

***Councilmember Francisco Heredia - District 3***

***Councilmember Chris Glover - District 4***

***Councilmember Kevin Thompson - District 6***

**Mayor's Welcome****Roll Call**

*(City Council members participate in person or by telephone conference call.)*

**Invocation by Dr. James Adams with Cornerstone Church.****Pledge of Allegiance****Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

**\*2**     **18-0725**     Approval of minutes of previous meetings as written.

**3 Take action on the following liquor license applications:**

**\*3-a**   **18-0712**     Foster Hope Foundation

This is a one-day event to be held on Saturday, June 30, 2018 from 5:00 P.M. to 10:00 P.M., at Riverview Park, 2100 West Rio Salado Parkway. **(District 1)**

**\*3-b**   **18-0713**     Circle K Store #2741603

A convenience store is requesting a new Series 10 Beer & Wine Store License for Circle K Stores Inc., 5205 East McKellips Road - Kim Kenneth Kwiatkowski, agent. The existing license held by Diamond Shamrock AZ Inc. will revert to the State. **(District 5)**

**\*3-c**   **18-0714**     Circle K Store #2741615

A convenience store is requesting a new Series 10 Beer & Wine Store License for Circle K Stores Inc., 2754 North Power Road - Kim Kenneth Kwiatkowski, agent. The existing license held by Diamond Shamrock AZ Inc. will revert to the State. **(District 5)**

**\*3-d**    [18-0715](#)    [Circle K Store #2741621](#)

A convenience store is requesting a new Series 10 Beer & Wine Store License for Circle K Stores Inc., 5158 East University Drive - Kim Kenneth Kwiatkowski, agent. The existing license held by Diamond Shamrock AZ Inc. will revert to the State. **(District 2)**

**\*3-e**    [18-0716](#)    [Circle K Store #2741676](#)

A convenience store is requesting a new Series 10 Beer & Wine Store License for Circle K Stores Inc., 809 North Dobson Road - Kim Kenneth Kwiatkowski, agent. The existing license held by CST AZ LLC will revert to the State. **(District 1)**

**\*3-f**    [18-0717](#)    [Circle K Store #2741707](#)

A convenience store is requesting a new Series 10 Beer & Wine Store License for Circle K Stores Inc., 2011 South Ellsworth Road - Kim Kenneth Kwiatkowski, agent. The existing license held by CST AZ Stations Inc. will revert to the State. **(District 6)**

**\*3-g**    [18-0718](#)    [Birdies Bar & Grill](#)

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant license for Birdies Bar & Grill LLC, 500 South 80th Street - Erica Renee Rahn, agent. The existing license held by J&B's Investments LLC will revert to the State. **(District 5)**

**\*3-h**    [18-0719](#)    [Maskadores Taco Shop](#)

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant license for Maskadores Taco Shop Mesa 4 LLC, 1229 South Power Road, Suite 102 - Theresa June Morse, agent. There is no existing license at this location. **(District 6)**

**\*3-i**    [18-0720](#)    [Red Mountain Bar & Grill](#)

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant license for Rowe Consulting LLC, 2015 North Power Road, Suite 106 - Jon Barry Rowe, agent. The existing license held by B&D Towle LLC will revert to the State. **(District 5)**

**4 Take action on the following contracts:**

- \*4-a**     [18-0680](#)     Purchase of Equipment and Services to Upgrade the Digital Recording System for the Municipal Court as requested by the Information Technology Department **(Citywide)**

The Municipal Court's current version of digital recording software used in the courtrooms, FTR Gold, is not compatible with Windows 10, therefore delaying completion of the Citywide upgrade. This purchase will provide an audio-visual system upgrade for the Municipal Court for nine courtrooms and a systems clock for the Rule 11 room.

The Information Technology Department, Municipal Court and Purchasing recommend authorizing the purchase using the State of Arizona contract with ExhibitOne Corporation, at \$30,777.39.

- \*4-b**     [18-0697](#)     Ratification of the Emergency Installation of Fire Department Connection (FDC) Piping at the Centennial Parking Garage for the Parks, Recreation and Community Facilities Department **(District 4)**

The contractor installed approximately 400 feet of FDC piping at the Centennial Parking Garage. During testing of the fire system, the original pipes were corroded and unable to hold water. In order to meet the City's Fire Safety Code, it must be operational.

Parks, Recreation and Community Facilities and Purchasing recommend ratifying the purchase from Metro Fire Equipment, Inc. at \$42,305.33.

- \*4-c**     [18-0673](#)     Purchase of One Medium-Duty Aerial Bucket Truck and Service Body (Addition) for the Parks, Recreation and Community Facilities (PRCF) Department **(Citywide)**

This aerial bucket truck with a utility body and dual rear wheels will be used daily in the Park Maintenance Division for light pole, tall play structure, and water feature maintenance at heights that exceed current equipment reach and/or locations inaccessible by a trailer lift unit. PRCF has been renting a unit but the daily use supports acquiring a vehicle for full-time use.

The Fleet Services, and Parks, Recreation and Community Facilities Departments, and Purchasing recommend authorizing the purchase from the existing contract with Altec Industries, Inc., at \$127,131.63. This purchase is funded by the Capital General Fund.

**\*4-d**     **18-0696**     Three-Year Term Contract for Cemetery Landscape Maintenance and Surface Sweeping for the Parks, Recreation and Community Facilities Department **(District 1)**

This contract will provide landscape maintenance services, including edging and trimming, and surface sweeping services specifically for the Mesa Cemetery property.

An evaluation committee recommends awarding the contract to the highest-scored and lowest-cost proposal from Beacon Group, Inc., at \$35,230 annually, based on estimated usage.

**\*4-e**     **18-0604**     Two-Year Renewal to the Term Contract for Legal Process Service for the Police Department **(Citywide)**

This contract provides legal process services for the Photo Safety Program and courier services for the City Attorney and City Courts from a process service company.

The Police Department and Purchasing recommend authorizing the renewal with Hot Shot Delivery, Inc., at \$562,000 annually, based on estimated usage.

**\*4-f**     **18-0679**     One-Year Renewal to the Term Contract for Jet A Aviation Fuel for the Police Department **(Citywide)**

This contract provides Jet A Aviation Fuel for the Police Department, Aviation Unit's three helicopters based at Falcon Field Airport.

The Police Department and Purchasing recommend authorizing the renewal with MercFuel, Inc., dba Mercury Fuels, Inc., at \$275,000, based on estimated usage.

**\*4-g**     **18-0674**     Purchase of Six Replacement Patrol Chevrolet Tahoes for the Police Department **(Citywide)**

Four of the vehicles that are being replaced have met established replacement criteria and will be either traded, auctioned, sold, or deployed to special uses as part of the ongoing vehicle replacement program. The other two vehicles are unscheduled replacements for vehicles that were totaled in an accident and had to be replaced early. These new vehicles will support Police Operations.

The Fleet Services and Police Departments, and Purchasing recommend authorizing the purchase from the existing contract with Midway Chevrolet, at \$239,880. This purchase is funded by the Vehicle Replacement Fund.

**\*4-h**     **18-0684**     Seven-Month Term Contract for Rodder/Vacuum Sewer Truck Parts and Services for the Fleet Services Department **(Citywide)**

This contract will provide parts and services for the repair and maintenance of the City fleet.

The Fleet Services Department and Purchasing recommend authorizing the purchase using the Pima County cooperative contract with AZ Wastewater Industries, Inc., at \$87,500, based on estimated usage.

**\*4-i**     **18-0678**     One-Year Renewal to the Term Contract for Heavy-Duty OEM Cab/Chassis Parts for the Fleet Services Department **(Citywide)**

This contract provides heavy-duty OEM cab/chassis parts to maintain the City's assorted fleet of approximately 175 medium and heavy-duty vehicles. The six vendors listed are manufacturer authorized dealers to repair and provide parts for the City's inventory.

The Fleet Services Department and Purchasing recommend authorizing the renewal contract with Rush Truck Centers of Arizona, dba Rush Truck Center of Phoenix; Freightliner, Sterling, Western Star of Arizona; Vanguard Truck Center; Inland Kenworth, Inc.; RWC International Ltd; and Cummins Rocky Mountain LLC; at \$800,000, based on estimated usage.

**\*4-j**     **18-0675**     Two-Year Renewal to the Term Contract for Cationic Emulsion Polymer for the Water Resources Department **(Citywide)**

This contract provides cationic emulsion polymer used for thickening and dewatering wastewater sludge at the Northwest and Greenfield Water Reclamation Plants.

The Water Resources Department and Purchasing recommend authorizing the renewal with Polydyne, Inc., at \$467,000 annually, based on estimated usage. The purchase is funded in the Water Resources Department operating budget (Wastewater Operations and Maintenance) and the Greenfield WRP Joint Venture Fund.

- \*4-k**     [18-0682](#)     One-Year Term Contract for Sludge Grinder Repairs and Replacements for the Water Resources, and Parks, Recreation and Community Facilities Departments (Sole Source) **(Citywide)**

Grinders are used at all three wastewater plants. The plants have a rotational program for sludge grinder cutter replacement to keep all grinders in good working order and to extend the useful life. Parks, Recreation and Community Facilities also uses the contract for replacement parts, refurbishment and potentially replacement of their 20-year old grinder at Red Mountain Lake.

The Water Resources Department, the Parks, Recreation and Community Facilities Department, and Purchasing recommend awarding the contract to the sole source vendor, JWC Environmental, LLC, at \$150,000, based on estimated usage.

- \*4-l**     [18-0698](#)     Dollar-Limit Increase to the Purchase of One Replacement Heavy-Duty Truck with a Telescopic 50' Pole Setting Derrick and Flatbed Body for the Energy Resources Department **(Districts 1 & 4)**

In September of 2016, Council approved the purchase of this piece of equipment. This increase is needed to fund and complete the purchase. The changes requested include installing a double Braden capstan/winch front bumper assembly, a hydraulic hose reel, and various other equipment.

Fleet Services, Energy Resources, and Purchasing recommend increasing the dollar-limit with Altec Industries, Inc., by \$29,454.81, from \$316,176.43 to \$345,631.24.

- \*4-m**     [18-0677](#)     Purchase of Replacement/Upgrade Equipment for the TOPAZ Regional Wireless Cooperative (TRWC) for the Information Technology Department **(Citywide)**

The Florence Gardens radio site was added to the TRWC network to provide service for the Mesa Energy Resources Magma Gas Service Area. This radio site also provides vital communications for the Apache Junction and Mesa Police Departments when transporting prisoners to the correctional facilities located in Florence. The equipment located at the Florence Gardens radio site is obsolete and is no longer supported by the manufacturer.

The Information Technology Department and Purchasing recommend authorizing the purchase from the State of Arizona cooperative contract with Motorola Solutions, Inc., at \$208,531, plus \$61,469 contingency funding, for the total amount of \$270,000. This purchase is funded by TOPAZ Joint Venture Fund.

- \*4-n**     [18-0683](#)     Purchase of Hardware, Software and Services to Enable Intersystem Networking of the TOPAZ Voice Radio Network as requested by the Information Technology Department **(Citywide)**

This purchase will enable the Trunked Open Arizona (TOPAZ) voice radio network to interconnect with neighboring public safety radio systems, such as the Regional Wireless Cooperative (RWC) in Phoenix and Pinal County, or cellular systems, such as the First Responder Network Authority (FirstNet or Verizon) to enhance the coverage area of the TOPAZ Regional Wireless Cooperative (TRWC). Connections made with these enhanced network capabilities will enable the TRWC to utilize other radio systems' coverage without the cost of building out the TOPAZ system to cover the area. This purchase will license one connection to a neighboring system and allow the addition of more connections in the future with the purchase of additional licenses.

The Information Technology Department and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Motorola Solutions, Inc., at \$493,582.44; and funding for ongoing maintenance for five years at approximately \$42,000 annually for \$205,829.39. The total project amount is \$699,411.83. This purchase is funded by the TOPAZ Joint Venture Fund.

- \*4-o**     [18-0700](#)     Roosevelt Road Improvements - Broadway Road to 8th Avenue **(District 3)**

The project includes a pavement mill and overlay with new concrete curb, gutter and sidewalk on the west edge of the roadway, along with new street lighting and landscaping. An existing 21-inch wastewater pipe has exceeded its service life and is being abandoned in place. A new 15-inch wastewater pipe will be constructed under the roadway for better access and functionality.

Staff recommends awarding the contract for this project to lowest, responsible bidder, AJP Electric, in the amount of \$1,162,147.10, and authorize a change order allowance in the amount of \$116,214.71 (10%), for a total amount of \$1,278,361.81. This project is funded by Local Street Sales Tax and 2014 authorized Wastewater Bonds.

## **5     Take action on the following resolutions:**

- \*5-a**     [18-0650](#)     Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Maricopa County Library District (MCLD) for the Library Assistance Program. This program allows municipal libraries to purchase library materials through MCLD in exchange for allowing non-residents access to library materials. **(Citywide)**



- \*5-b**     [18-0672](#)     Approving and authorizing the City Manager to enter into a Grant Agreement with the Arizona Governor's Office of Highway Safety DUI Abatement Council to accept \$80,000 in grant funds. The funds will be used by the Police Department's Traffic Division for overtime and employee related expenses to enhance DUI enforcement throughout the City of Mesa. **(Citywide)**
- \*5-c**     [18-0699](#)     Approving and authorizing the City Manager to enter into an Amendment to the Intergovernmental Agreement with the Phoenix-Mesa Gateway Airport Authority (PMGAA) for airport rescue and firefighting services (ARFF). The Amendment extends the term of the agreement for one year and outlines the reimbursement from PMGAA to the City for ARFF services by the Fire and Medical Department through June 30, 2019. **(District 6)**
- \*5-d**     [18-0744](#)     Approving and authorizing the City Manager to enter into a First Amendment to the Amended and Restated Development Agreement, and a Second Amendment to the Purchase and Sale Agreement and Escrow Instructions with MHA III, LLC, for the conveyance and development of approximately 1.6 acres of real property at the 50-100 blocks of West 1st Avenue (south east corner of 1st Ave and Macdonald) to facilitate a 72-unit market-rate housing development. **(District 4)**
- \*5-e**     [18-0711](#)     Extinguishing a 20-foot public utilities and facilities easement on Lots A and B1 of the Final Plat of Gateway Norte, located at 4225 South Power Road. **(District 6)**
- The owner has requested the City extinguish the 20-foot public utilities and facilities easement to accommodate the development of a new car wash.
- \*5-f**     [18-0662](#)     Adopting the City of Mesa Water Shortage Management Plan 2018. The Water Shortage Plan provides demand management strategies and triggers for the orderly and efficient implementation of responsive measures and actions during an extended drought and other water supply emergencies. **(Citywide)**
- \*5-g**     [18-0275](#)     Levying the amount to be collected by a secondary property tax and the rate upon each one hundred dollars (\$100) of assessed valuation of property subject to taxation within the City of Mesa for the fiscal year ending June 30, 2019. **(Citywide)**
- The FY 2018-19 secondary property tax rate of \$1.0201 represents a 7% reduction from the prior year's tax rate, while maintaining a tax levy of \$33.4 million.

**6 Introduction of the following ordinances and setting July 2, 2018 as the date of the public hearing on these ordinances:**

- \*6-a**     **18-0686**     ZON17-00461 (**District 1**) The 100 block of West 8th Place and West 9th Street (both sides) (6± acres). Located southeast of Brown Road and Country Club Drive. Rezone from RS-6 to RS-6-HD to establish the Flying Acres Historic District. Amy Mahoney and other property owners of the proposed Flying Acres Historic District, applicant.

Staff Recommendation: Approval

Historic Preservation Board Recommendation: Approval (Vote: 5-0)

P&Z Board Recommendation: Approval (Vote: 6-0)

- \*6-b**     **18-0687**     ZON17-00507 (**District 5**) The 1200 block of North Ellsworth Road (west side) and the 9100 block of East Glencove Avenue (south side). Located north of Brown Road on the west side of Ellsworth Road (1.8± acres). Rezone from LC to LC (Modification of Zoning Stipulation); and Site Plan Modification. This request will allow for the development of an enclosed RV storage facility in the LC zoning district. Dorothy Shupe, Sketch Architecture Company, applicant; Broc Hiatt, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-1)

- \*6-c**     **18-0688**     ZON17-00532 (**District 3**) The 1600 through 2000 blocks of West Southern Avenue (south side) and the 1200 through 1500 blocks of South Dobson Road (east side) and the 1400 through 1500 blocks of South Longmore (west side). Located on the southeast corner of Southern Avenue and Dobson Road, (The Mesa Community College Campus) (145± acres). Rezoning from PS, LC and GC to GC-PAD. This request will allow for private development within the Mesa Community College campus. W. Ralph Pew, Pew and Lake, PLC, applicant; Maricopa County Community College District, owner.

Staff Recommendation: Approval with conditions

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

- \*6-d**     **18-0689**     ZON18-00065 (**District 6**) The 8900 block of East Germann Road (north side). Located on the north side of Germann Road west of Ellsworth Road (4± acres). Council Use Permit; and Site Plan Review. This request will allow for the development of an indoor recreation facility. Andrew Greybar, LGE Design Group, applicant; ETP Funding, LLC., owner.

Staff Recommendation: Approval with conditions

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

- \*6-e**     [18-0690](#)     ZON18-00066 (**District 3**) The 1000 through 1100 blocks of South Alma School Road (west side) and the 1200 through 1300 blocks of West Southern Avenue (north side). Located at the northwest corner of Alma School Road and Southern Avenue (16± acres). Rezoning from LC to RM-5 PAD for 10.5± acres, Rezoning from LC to LC-PAD for 5.5± acres; and Site Plan Review for 16± acres. This request will allow for development of multi-residential and commercial uses. Adam Baugh, Withey Morris, PLC, applicant; WM Grace Development Co., ETAL, owner.

Staff Recommendation: Approval with conditions

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

**For continuance to the August 20, 2018 City Council meeting.**

- \*6-f**     [18-0691](#)     ZON18-00132 (**District 4**) 324 North Country Club Drive. Located south of University Drive on the west side of Country Club Drive (1± acres). Rezoning from DB-1 to DB-2; Site Plan Review and Special Use Permit. This request will allow modifications to an existing carwash. Michael Scarbrough, 3K1 Consulting Services, Inc., applicant; Bajo Enterprises, Paul Crandall Jr. Trust and Joyce Bond, owner.

Staff Recommendation: Approval with conditions

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

- \*6-g**     [18-0692](#)     ZON18-00118 (**District 5**) The 7500 block of East Billings Street (south side) and the 100 to 200 block of North Sossaman Road (west side) (3.4± acres). Located on the west side of Sossaman Road north of Main Street. Rezoning from RM-2-PAD to RM-2-PAD; and Site Plan Review. This request will allow for the development of a townhome subdivision. Reese Anderson, Pew & Lake, PLC, applicant; American Savings Life Insurance Company, owner.

Staff Recommendation: Approval with conditions

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

**7     Take action on the following subdivision plat:**

- \*7-a**     [18-0703](#)     “Eastmark DU7 Parcels 7-52, 7-53, and 7-54” (**District 6**) The 4800 to 5000 blocks of South Inspirian Parkway (east side), the 9900 to 10000 blocks of East Point Twenty-Two Boulevard (south side) and the 4700 to 4900 blocks of South Eastmark Parkway (west side). Located north of Ray Road and west of Signal Butte Road. 3 PCD non-residential lots (42.4 ± acres). DMB Mesa Proving Grounds, LLC, developer; Kenneth P. Converse, Hoskin Ryan Consultants, Inc., surveyor.

**Items not on the Consent Agenda****8 Conduct a public hearing on the following annexation case:**

- 8-a**     **18-0701**     Public Hearing prior to the release of the petition for signatures for annexation case ANX18-00229, located north of Thomas Road and west of Val Vista Drive (4.5± acres). This request is initiated by Blake McKee, Skybridge Company, LLC. **(District 1)**

**9 Conduct a public hearing and take action on the following resolution relating to a Minor General Plan amendment, and discuss, receive public comment, and take action on the following annexation and zoning ordinances relating to the property located at the 10600 through 11600 blocks of East Williams Field Road and the 6000 through 6400 blocks of South Signal Butte Road:**

- 9-a**     **18-0471**     ANX17-00253 **(District 6)** Ordinance for the annexation of property located in the 10600 through 10800 blocks of East Williams Field Road (south side) and the 6000 through 6200 blocks of South Signal Butte Road (west side). Located south of Williams Field Road and west of Signal Butte Road (27.12± acres). Initiated by the applicant, Valerie Claussen, Pew and Lake, PLC, for the owner, Groh Revocable Trust.
- 9-b**     **18-0472**     ZON18-00143 **(District 6)** Ordinance for the 10600 through 10800 blocks of East Williams Field Road (south side) and the 6000 through 6200 blocks of South Signal Butte Road (west side). Located south of Williams Field Road and west of Signal Butte Road (27.12± acres). Rezone from Maricopa County RU-43 to City of Mesa AG. This request will establish City zoning on recently annexed property. Initiated by the applicant, Valerie Claussen, Pew and Lake, PLC, for the owner; Groh Revocable Trust, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

- 9-c**     **18-0635**     Conduct a public hearing on the Minor General Plan Amendment ZON18-00142. **(District 6)**

- 9-d**     **18-0470**     ZON18-00142 (**District 6**) Resolution for the 10600 through 11600 blocks of East Williams Field Road (south side), and the 6000 through 6400 blocks of South Signal Butte Road (both sides). Located on the south side of Williams Field Road from approximately one-quarter mile west of Signal Butte Road to Meridian Road; and located on the east and west sides of Signal Butte Road, to approximately one-half mile south of Williams Field Road (251± acres). Minor General Plan amendment to change the Character Type from Employment to Neighborhood. This request will allow for the development of a master planned community. Valerie Claussen, Pew & Lake, PLC, applicant; Demuro Properties, Groh Revocable Trust, and Aspire Properties LLC, owners.

Staff Recommendation: Adopt

P&Z Board Recommendation: Adopt (Vote: 5-0)

- 9-e**     **18-0473**     ZON17-00247 (**District 6**) Ordinance for the 10600 through 11600 blocks of East Williams Field Road (south side) and the 6000 through 6400 blocks of South Signal Butte Road (both sides). Located on the south side of Williams Field Road from a quarter mile west of Signal Butte Road to Meridian Road; and located on the east and west sides of Signal Butte Road, to approximately one-half mile south of Williams Field Road (251± acres). Rezone from AG and GI-CUP to a Planned Area Development (PAD) Overlay with underlying RM-2, RSL-2.5, RSL-4.5, RS-6, RS-7 and RS-9 for 236± acres and LC for 15± acres. This request will allow for the development of a master planned community. Valerie Claussen, Pew & Lake, PLC, applicant; Demuro Properties, Groh Revocable Trust, and Aspire Properties LLC, owners.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

**10**     **Adjournment.**

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

The Council may vote to hold an executive session for the purposes of obtaining legal advice from the City Attorney (A.R.S. §38-431.03A(3)) or to discuss and instruct the City Attorney regarding the City's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §38-431.03A(4))