

Officials to choose site for new post office

Expected to open in February 1995

By Lori Baker
Staff writer

SUN CITY WEST — U.S. Postal Service officials this week are touring Sun City West to choose a location for the community's post office.

Virginia Smith, post office liaison to the Sun City West Property Owners and Residents Association, said she could not disclose the exact locations of sites under consideration.

But she gave general descriptions of the sites, which are about five acres each.

■ Near the intersection of Meeker and R.H. Johnson boulevards.

■ On Meeker Boulevard between the Caliber Bank, 13802 Meeker Blvd., and the Del Webb Communities administrative building, 13001 Meeker Blvd.

■ Near the intersection of Camino del Sol and Meeker boulevards.

■ Near the intersection of Sandridge

and Woodside drives.

"The cost of the property, convenience for customers and safety as far as street traffic are among the things being considered for each location," Smith said.

Smith said she expects a decision on the location of the post office within two weeks.

Frank Weber, a real estate specialist with the Postal Service's Denver office, and Scott Schuett, a Postal Service architect/engineer, are meeting privately with Sun City West property owner association representatives to discuss the

sites. Weber said federal rules prohibit him from making public comments about the sites under consideration, but he is meeting with community leaders to get their opinions.

Association representatives are: Smith; Bill Fry, president; and former association presidents Dick Egan, Bob Emmons and Morey Jensen.

The new post office is expected to open by February 1995. The schedule calls for acquiring the land by November, designing the building by February, and starting

construction in May.

About \$5 million is available to buy land and build the post office.

Sun City West residents say the post office is needed because the retirement community has more than 22,000 residents and will grow to about 32,000.

The new post office will provide retail services as well as a place for mail carriers to sort mail.

There are two contract stations serving Sun City West, and the closest full-service station is at 98th Avenue and Bell Road.

Full-service post office urged for Sun

By Lori Baker
Staff writer

SUN CITY WEST — Community leaders say they do not want to settle for anything less than a full-service post office.

Bob Emmons, president of the Property Owners and Residents Association board, met Thursday with Sun City Postmaster Helen Thomas and other postal officials to reiterate the community's desire.

"We made it quite clear that more contract services will not solve the problem," Emmons said after his meeting. "We need a full-service post office."

Emmons said he was "encouraged" after the meeting, but the ultimate decision about whether Sun City West will get its own post office has yet to be made by U.S. Postmaster General Anthony Frank.

In September, Frank met with Sun City West residents; Sen. Dennis DeConcini,

D-Ariz.; and U.S. Rep. Bob Stump, R-Ariz., to hear why Sun City West deserves its own post office.

Frank promised to have an answer by the end of the year.

"You need something better than you have now," Frank said at the September meeting.

Thomas said she is obtaining information that Frank requested. For example, she is trying to determine what type of services Sun City West residents want.

She also said she wants to know what Sun City West "has to offer the Postal Service."

"Different groups have said they would build a building and lease it to the Postal Service," Thomas said. "But I haven't heard anything about any discounts."

Sun City West residents are served by a two-window contract station in the rear of Lakeside Florist, 13576 Camino del Sol.

The closest full-service post office is in Sun City at 9802 W. Bell Road.

City West

The PORA has obtained 11,299 signatures on petitions favoring a Sun City West post office.

Additionally, a U.S. Postal Service customer survey distributed by the PORA showed that Sun City West residents overwhelmingly want their own full-service station. Of the 803 questionnaires returned, 92 percent rated as "poor to fair" the waiting time in line at the Sun City post office or the Sun City West contract station.

Sun City West seeks full-service post office

Government has situation under study

By Connie Cone Sexton
Phoenix Gazette

SUN CITY WEST — Sanford Goldstein, president of the Property Owners and Residents Association, wants to see a full-service, main post office in Sun City West.

He even wants his association to construct the building.

"PORA for years has been trying to get a post office in our community. We have to go into Sun City if we want to use a main post office," he said.

Goldstein proposes attaching a building onto the PORA office at 13815 Camino del Sol.

His proposal has good timing. The U.S. Postal Service is advertising that it is interested in talking to anyone who has land or who has land and a building that could be used for a main post office.

Brian McCoy, acting manager of communications for the Postal Service's Phoenix division, said a study is under way to determine the space needs for a future post office.

"We've got the main post office in Sun City and a community post office in Sun City West," he said. "That was sufficient at one time but it is no longer sufficient."

Sun City West has a contract station at 13576 Camino del Sol in the Lakeside Florist shop, and one just outside the Sun City West boundaries inside G.T. Hallmark at the Crossroads shopping center, 12801 W. Bell Road.

The stations are staffed by non-postal service employees. Citizens bid to operate the facility.

Stephanie Mendyka, who works at the Lakeside contract station, said they are a two-window operation. "We do practically everything that a main post office does except C.O.D. and mail delivery," she said.

Although things are slow during the summer, it does get very busy during the winter, Mendyka added. The station is open six days a week, from 9 a.m. to 4 p.m.

McCoy said the contract station in the florist shop is very small. "They've only got about 175-square-feet of lobby and they share the lobby with the flower shop," he said.

The station has 210 post office boxes, of which 170 are rented. Mail delivery is handled out of the Sun City post office.

Goldstein said the community shouldn't be dependent on a contract station for service, explaining

that residents were locked out of one contract station for a period of time because the business was closed.

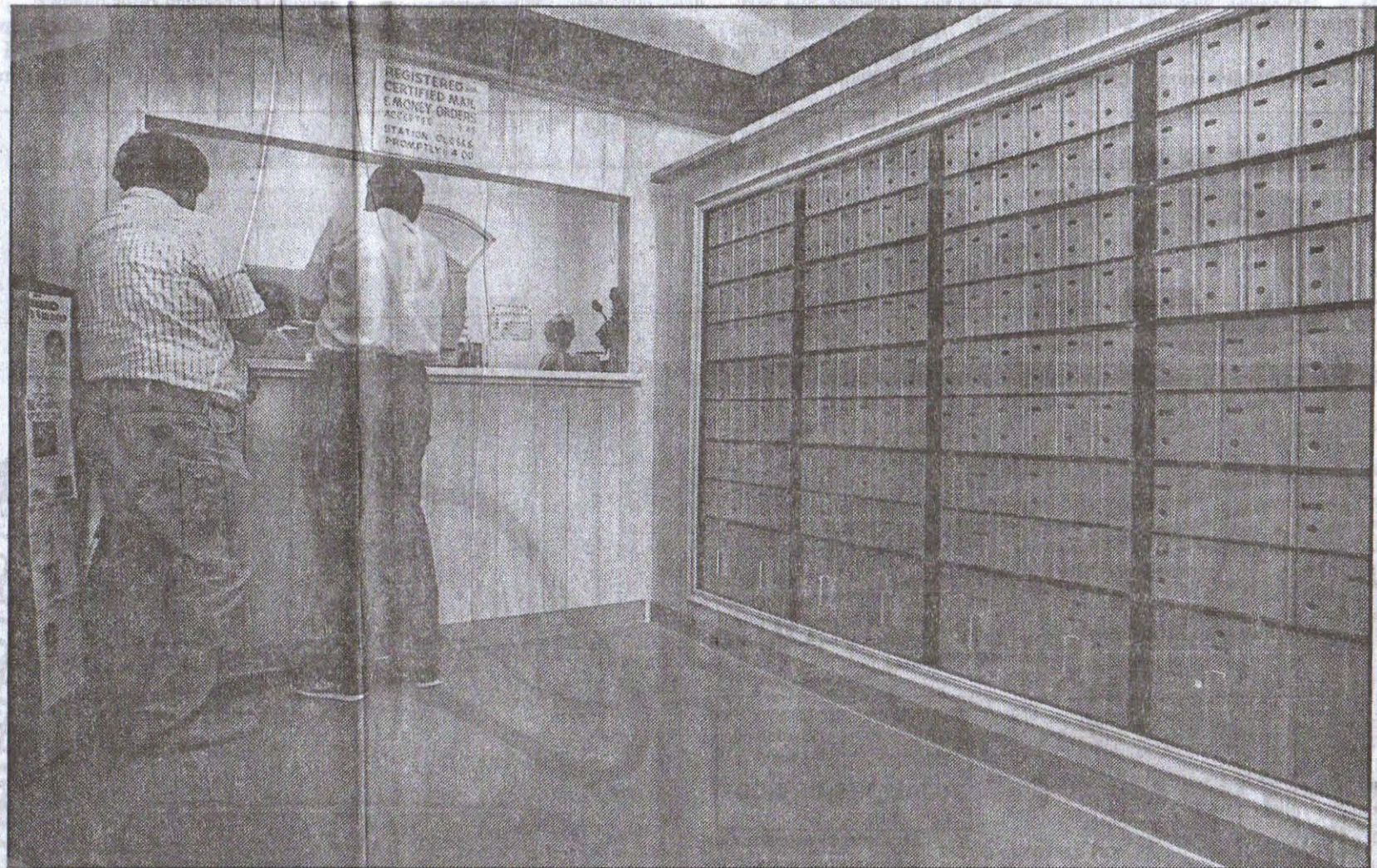
"We've created a post office committee from our association and we're looking at the legal aspects of building the facility and at a number of fund-raising possibilities. We'll bring the matter up to the residents this fall in October at our general PORA meeting," he said.

He said PORA could lease the facility it builds to the postal service for about \$1 year.

Plans for a new main office call for about 2,300 square feet of building space on a 32,000-square-foot lot. The facility would provide services such as retail and post office box delivery. The preferred site is bordered on the north by Deer Valley Road, on the south by Bell Road, on the east by Conquistador Drive and on the west by Grand Avenue.

A deadline for the proposals is Aug. 12.

To explore the feasibility of building the new post office, the postal service is reviewing the community's growth factors, size requirements, potential locations and local traffic and environmental conditions.



James Garcia, *Phoenix Gazette*

Sun City West is served by a contract postal station at 13576 Camino del Sol.



PhoenixGazette

Banner outside Lakeside Florist reminds residents that there is a postal station inside.

Lakeside Florist Owner Operates SCW Postal Contract Station

by Marie Scotti
Staff Writer

6-30-88
WESTER



Lakeside Florist West owner Margie Curran, operates SCW Post Office Contract Station. Her creative design talent is being put to work on filling an order for a fruit basket.

(Photo by Marie Scotti)

Margie Curran, owner of Lakeside Florist, is the operator of the new Sun City West Post Office Contract Station in her Lakeside Florist Shop, 13576 Camino del Sol. Curran has already had experience with a contract station for seven years in her Sun City Shop.

On February 24, 1988, the only postal facility in Sun City West, a contract station in Today's Patio closed due to payment of rent being in arrears. The PORA building had been used as a temporary postal station for several weeks in February and March, awaiting approval of bids for a contract station by the U.S. Post Office. The Post Office requires a bid to obtain a contract station approval. Lakeside Florist has the required space and experience and was approved to operate a contract station.

The SCW contract sta-

tion is now officially open for business. The hours are Monday thru Saturday from 9:00 a.m. to 4 p.m. Mary Landers, contract station employee, worked three and a half years in the previous contract station in Sun City West. She reports that there are 210 post office boxes located in the contract station — only 168 boxes are currently rented. "All postal services are available at the station except C.O.D. and tracing lost articles or making "claims," said Landers.

Post office box renters at the contract station are having their mail forwarded by Mary Landers during the summer months. The contract station has no responsibility for the delivery of mails to homes or offices of residents. The Lakeside Florist employs three to service residents at the con-

tract station.

The owner of Lakeside Florist, Margie Curran has had seven years experience in floral design. She is a Master Designer certified by FTD Florists. She is currently President of the Sun Bowl Plaza Associates in Sun City. Curran is described by her customers as a hard-working, energetic idealist in her community efforts and her artistic productions. Her shops contain a wide variety of silk flowers, green plants, fresh flowers, miscellaneous gifts, stuffed toys and greeting cards. Her contract station staff renders friendly service to all customers. Curran also makes Valley wide deliveries of her floral and gift arrangements. When there is time Curran rides horses. She has lived in Arizona for thirty years and owns some Arabian horses.

The residents of Sun City West are very happy to have a contract station available to them and do express their heartfelt thanks to Margie Curran for her concern and interest.



Mary Landers, Postal Contract Station, at Lakeside Florist weighs special package for resident to determine amount of postage needed.

(Photo by Marie Scotti)

First class

Officials say SCW Post Office will be larger than first planned

By ANNE RYMAN
Sun Cities Independent

1/26-2/1/94
Sun City West residents will have a larger post office than originally planned.

The size of the post office has been upped from 21,000 square feet to 26,000 square feet to serve Del Webb Corp.'s 3,200-acre planned development in Surprise as well as the local community.

Postal officials met with Property Owners and Residents Association directors last week to share preliminary building plans designed by Kittrell, Garlock and Associates, a Las Vegas architectural company.

PORA directors agreed with the building's design but had concerns about the sole point of entry and exit into the parking lot. Bill Fry and Morey Jensen, former PORA presidents, believe the post office should have a second exit along 139th Avenue.

"That would greatly reduce the overall traffic if you have an exit at that point. Otherwise, there would be a backup," Mr. Jensen

says.

Sun City Postmaster Mark Strong, who will oversee operations at the Sun City West location, says the change probably could be accommodated.

"The only problem I'm worried about is making turns in both directions. If we made it only a right turn, maybe we could change that."

PORA directors also sought to change the sign on the building's front.

"On the plan, it says 'U.S. Post Office.' We want it to say 'Sun City West Post Office,'" says Virginia Smith, PORA director and postal liaison for the organization.

Mr. Strong says he has submitted a request for the sign change to postal officials. Post offices traditionally carry the generic designation rather than the name of the specific community, he says.

Some residents had suggested public restrooms. These will not

See ■ POST OFFICE, Page 3

be provided because of what postal officials said were "security reasons." *1/26-2/1/94*

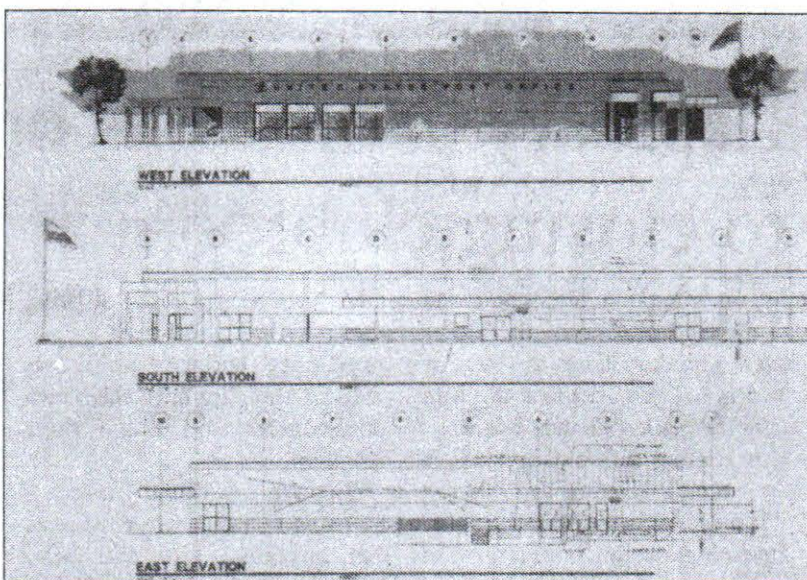
Postal officials expect to break ground in May. The post office will be located on 4.9 acres of land near the corner of 139th Avenue and Sandridge Drive. It will have two drive-in windows and a lobby similar to that of a "convenience store." *SCW INDEP*

Customers may use three full-service counter windows or choose self-service selection for less complicated purchases such as stamps. The post office will open in January or February 1995.

Congress appropriated \$5 million for the land and building in October 1992 after years of lobbying by PORA directors and other residents in the community. That figure was labeled excessive by Citizens Against Government Waste, a Washington, D.C.-based organi-

zation that included the Sun City West Post Office in its "1993 Congressional Pig Book Summary."

PORA directors and postal officials say the final cost will be "significantly less" than \$5 million.



To accommodate future growth in Surprise, postal officials have announced plans to enlarge the Sun City West Post office by 5,000 square feet. Work on the new facility will begin in May and is expected to be completed by January or February of next year.

Postal Service picks SCW site

By MIKE GARRETT
Daily News-Sun staff

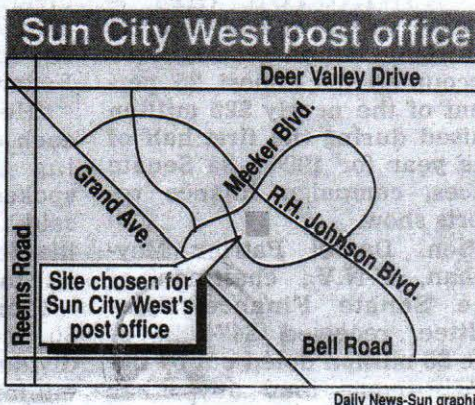
8/17/93

SUN CITY WEST — This community's first full-service post office will be a long waiting line away from the Property Owner's and Residents Association building.

PORA's site selection committee and U.S. Postal Service officials announced Monday they have selected a 4.9-acre site bounded by Sandridge Drive and 139th Avenue.

The 380-foot by 570-foot site is less than 200 yards from the PORA building at 13815 Camino del Sol and 100 yards from the intersection of Camino del Sol and Meeker Boulevard.

The parcel is part of Sun City West's undeveloped 55-acre com-



mercial core owned by Ratliff, Muhr & Levinsky Inc., 5060 N. 40th St., in Phoenix.

See Construction begins, A5

—From A1

"We were told this afternoon (Monday) we had the winning bid," said President Lloyd Levinsky, who declined to reveal the transaction price until close of escrow in about 90 days. **NEWS/SUN**

"All three (of the bids) were pretty competitive," said Frank Weber, real estate specialist with the U.S. Postal Service's Denver Facilities Service office. "We feel good about the site we chose."

Virginia Smith, PORA post office liaison and chairwoman of the site-selection committee, said PORA favored a second 5-acre commercial core site near the intersection of Sandridge and Woodside drives.

Smith said that site would be more convenient to shoppers at Sun City West's two main shopping centers at Camino del Sol and R.H. Johnson Boulevard.

"The post office will have 32 of their little delivery trucks and 40 when we get our expansion and they (postal officials) thought it would be too congested at the other (Woodside) corner," Smith said.

Sun City Postmaster Mark Strong said postal officials selected the Meeker-Camino del Sol parcel over PORA's favored site because of "price and the ease of getting our mail trucks in and out of there off Grand Avenue and Meeker."

"There is just a lot less traffic congestion there and it will be a good central location that will allow us to better serve the area west of Grand," Strong said. He said the new

21,000 to 22,000 square-foot post office will have a drive-up window and parking for 60 cars.

"It will have a store-front of the future in the lobby to make it easier for customers to shop for postal products," he said. **8/17/93**

A third site considered was a 4.8-acre parcel on the southeast corner of Meeker Boulevard and Camino del Sol, almost directly across the street from the winning bid.

Size of the parcel was almost as important as location, Smith said, noting PORA officials wanted at least five acres for the fast-growing community.

"The Phoenix District ultimately makes the final site decision and location is usu-

ally the key factor," Weber said. "We also look at price, customer service, access for mail delivery and traffic safety and congestion."

"We're quite confident we can easily build it for less than \$5 million," Strong said.

Sen. Dennis DeConcini, D-Tucson, was able to get \$5 million for the project last October through a General Services Administration appropriation. The price has come under fire from groups concerned with government waste and overspending.

Strong and Weber said the post office is still on its original timetable. That means occupancy no later than February 1995 after construction starts by May or whenever the design phase is completed.

Groundbreaking earns stamp

By TRACY CHARUHAS
Daily News-Sun staff

7/8/94

SUN CITY WEST — Sen. Dennis DeConcini joined Sun City West residents Thursday morning at an event the community has been anticipating for more than a decade — the groundbreaking of the post office.

"I'm proud of the participation of this community and your efforts in getting a post office built in Sun City West," DeConcini said. "Your participation and interest made the difference."

DeConcini, a Democrat from Tucson, sponsored the legislation approved by Congress in 1993 to appropriate \$5 million for the project.

"This is a great morning," said Virginia Smith, former congresswoman from Nebraska and the post-office liaison for the Property Owners and Residents Association. "We're finally getting our very own, top-notch post office in Sun City West. The people of this community deserve a lot of credit for this."

It took 11,000 resident signatures and 10 years of hard work by the community's leaders to get the post office, which is expected to be completed by the end of December.

"I came to Sun City West in 1978 when there were only 118 people living here," said Loise Copes, former PORA president and the former postmaster in Brooklynnville, Md.

"Back then we didn't even have our own post-office boxes. After all these years of hard work by PORA presidents and many others, we finally got what we needed desperately. A community of this size has to have a post office."

Smith praised Copes and other former PORA presidents, as well as the community, for their work in bringing the post office to Sun City West.

"Several years ago, Loise Copes as PORA president got the word to Washington that a post office was needed," Smith said to the 100-plus people at the ceremony.

"PORA presidents like Bill Mar-

shall, Sandy Goldstein, Al Spanjer and Morey Jensen worked hard for this. But you folks are the ones who really did it."

Smith also gave some of the credit for the new post office to Congressman Bob Stump of Tolleson, R-District 3, who attended the ceremony, Sen. John McCain and Sun City Postmaster Mark Strong.

McCain was unable to attend the ceremony, but addressed a note to the entire community.

"Congratulations on the groundbreaking," McCain said in a brief letter. "It has been a long and often frustrating process, but you struggled and your perseverance has not been unfruitful."

The Sun City West post office will serve 25,000 residents in the community and 2,000 residents in Surprise when it opens. Strong said 60 to 65 employees will transfer from Sun City to work in the building.

There will be 45 mail routes when the new post office opens,

of approval



Rick D'Elia/Daily News-Sun
Sen. Dennis DeConcini, right, talks with Mark Strong, left, Sun City postmaster, and Jay Janiga, vice president of Joe E. Woods Construction, after the groundbreaking for the Sun City West post office. The facility is expected to be completed by the end of December.



Sponsored by the
Sun City West Coin and Stamp Club

A special envelope with a colorful cachet commemorating the opening of the Sun City West Post Office will be available following grand opening ceremonies slated for 8:30 a.m. Feb. 27. The cachet was designed by Pat Burch.

SC INDEP. 2/22-28/95

SC West Post Office sets opening

It's taken 10 long years to get there, but the United States Postal Service will finally make its way to Sun City West next week.

The new full-service Sun City West Post Office, which features such state-of-the-art innovations as a drive-up window and a "postal store," will be officially christened at a grand opening ceremony scheduled for 8:30 a.m. Feb. 27. Light refreshments will be served, and a shaded seating area will be available during the opening presentations.

The post office, located at 19437 North 139th Ave., will be the prototype for future large-scale post offices throughout the United States.

"I am looking forward to seeing firsthand the delighted faces of our customers who come into this new post office for the first time," says Sun City Postmaster Mark Strong. "This facility will provide Sun City West customers the top of the line in service and convenience."

A special Sun City West postmark and envelope commemorating the occasion will be available to residents, and informal tours will be conducted throughout the day.

Mr. Strong will serve as postmaster of the Sun City West Post Office, and Carla West will serve as manager of customer service.

See ■ POST OFFICE, Page 3

From Page 1

"The postal store concept brings stamps and packaging products out from behind the counter to the lobby area where customers can see and touch them," Ms. West says.

SC INDEP
"Customers can browse through displays of all the latest stamps, pick up envelopes or packaging material and then take their purchases to a cashier, just like (in) a department store."

2/22-28/95
Self-service vending machines and electronic scales to weigh and rate parcels are located out in the open so customers can serve themselves. Other features of the 21,000-square-foot building include 1,001 post office boxes; parcel lockers for post office box customers to use in obtaining large packages without waiting at the counter; two drive-up mail drops, and a large parking area.

Ninety employees will work at the new facility, which also houses a 24-hour mail processing operation, 43-city letter carrier routes and three rural letter carrier routes.

The full-service windows in the postal store will be open from 8 a.m. to 5 p.m. Monday through Friday and from 8 a.m. to noon on Saturday. Drive through hours are 8 a.m.-4:30 p.m. Monday through Friday.

Sen. DeConcini Reports SCW Post Office Construction to Begin in Fall

Story & Photos,
Chet Lacy

WESTER
1/21-27/93

A full-service community post office for Sun City West is "on schedule," and construction or purchase of an existing building should take place by August or September, Sen. Dennis DeConcini announced before more than 125 Sun City West Rotarians last Friday.

He explained the schedule and process involving the \$5 million General Services Appropriation for the building, reporting that "right now the post office and the GSA are writing a memorandum of understanding, which gives authority to build or buy a building and remodel it to the postal service requirements, the bills to be paid by the GSA.

"I did that on purpose, having the bills paid by the GSA," he said, "because I want them to tighten up things and not spend the entire \$5 million if we don't have to. This won't affect postal rates nor affect your taxes nor the deficit".

DeConcini, a member of the Senate Appropriations Sub-committee, said he

hoped the post office and GSA memorandum would be done in a month and the construction plans concluded in six months, and "by August or September we'd see some construction or purchase".

He apologized, saying, "I'm sorry it takes so long, but that's the process," and added, "I surely hope it's done on a bid basis. I'm going to do everything I can and hope an Arizona company will have the opportunity to do the job".

The Senator described his role and that of local constituencies, such as PORA, when tackling a project like a new post office.

"It is very difficult to get post offices," he said. "The post office is separate from our government now. We do not control it any longer. To succeed in this, there must be local involvement, such as PORA, who understands what you have to do to bring constituent interest to your representatives and to do it in a way that makes sense, not just 'do it, Senator,' or 'you

owe it to us".

"PORA made a case second to none, and when we had the Postmaster General out here, he was impressed," DeConcini commented.

"The case was made out on the justification and inequity of not having a post office, and I went back armed with that kind of information. It is easy to stand up and work for your constituents when you know you're right."

"It's a little harder, sometimes, when you don't know you're right or you end up being wrong, as I did last year when involved with a famous Arizonan, who is now in jail. I thought he was right, when Mr. Keating came to me and laid out his problem, and I intervened. But it turned out he was wrong, and I got beat up pretty badly," he said.

"But that's what I do. I intervene for Arizonans when they have problems".

Search begins for suitable sites to locate post office in SC West

Work expected to be completed by early 1995

By ANNE RYMAN

Sun Cities Independent

5/19-25/93
Sun City West residents will know within two months where their new post office will be located.

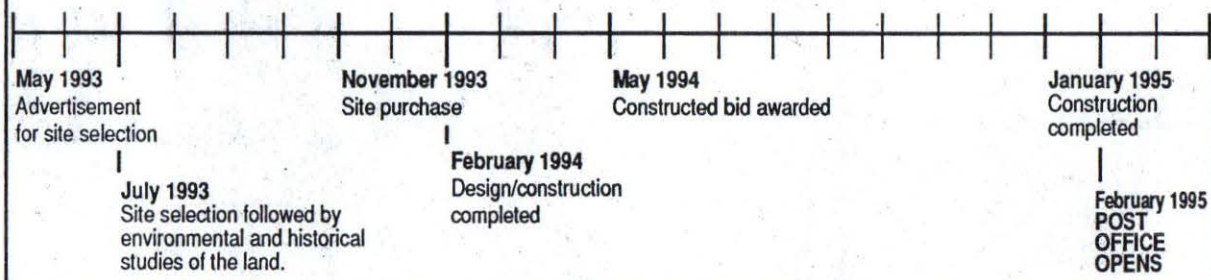
U.S. Postal Service officials have met with representatives from the Property Owners and Residents Association, toured possible locations and will advertise through June 11 for post office sites in Sun City West, says Mark Strong, Sun City postmaster.

"We're advertising for 3 1/2 to four acres and it can be an existing building or just land within the limits of Sun City West," he says.

Officials say between five and 10 sites in Sun City West are available, provided the owners are willing to put the property up for bid.

Possible locations include,

Sun City West Post Office Time Table



among others:

■ The 55-acre vacant commercial core between Meeker Boulevard, Camino del Sol and R.H. Johnson Boulevard owned by the Phoenix-based Ratliff & Muhr & Levinsky Inc.

■ A five-acre property next to Del Webb Corp. administrative offices on Meeker Boulevard owned by the company. Officials plan to submit a bid.

■ A 4.79-acre parcel at the corner of Camino del Sol and Meeker.

■ Several parcels along Camino del Sol southwest of R.H. Johnson Boulevard.

Residents are served now by the Sun City Post Office and two contract stations in Sun City West: Lakeside Florist and Bob's V & S Variety Store.

In October 1992, Congress appropriated \$5 million in funds for a new post office, ending a long campaign by PORA for a separate, full-service facility. Residents cited poor service and the community's growing population as reasons for needing their own building.

Postal officials will select a site in July and hope to purchase property by November, says Sandra Stewart, U.S. Postal Service communication director in

Washington, D.C. They will then award a bid for a design/build concept and expect construction to take eight months with the post office opening in February 1995.

"And this would be a worst-case scenario," Mr. Strong adds. "It could open sooner."

Mr. Strong will be postmaster in charge of operations in both Sun City and Sun City West. The full-service, 21,000-square-foot post office will have a station manager, two to three supervisors, five window clerks and 50 carriers who take care of 35 mail routes.

See ■ POST OFFICE, Page 3

Officials have not finalized the number of parking spaces.

"Residents can take care of all their postal needs at that location. They won't need to drive to Sun City unless they just want to come and see us," he says. 5/19-25/93

PORA directors and residents will have input on the site location for their new building, he adds. PORA directors have suggested a five-acre site with adequate truck, vehicle and pedestrian access.

The community organization spearheaded a drive for a post office, collecting the signatures of 10,000 residents. Directors also recommended the building must be a full-service facility, says Virginia Smith, PORA director and post office liaison. SC INDEP

"We very deeply and unanimously recommended we must have (a full-service facility). This is a community of 22,000 people and rapidly growing."

Post Office Plans Move Forward Completion Expected Late This Year

By Lyle Thompson *WESTER*

The new Sun City West Post Office came another step closer to reality with the approval of preliminary plans between the Property Owners & Residents Assn. (PORA) and the local postal officials last week.

According to Postmaster Mark Strong, the plans now go to the architects for final drawings and then out for bids by the end of February. He expects ground-breaking in May and

move-in by late December or early January, but has Feb. 1 as an absolute deadline.

The announcement was made at a press conference attended by postal officials and the PORA post office committee comprising past PORA presidents Dick Egan, Bob Emmons, Bill Fry and Morey Jensen plus past VP Howie Wilson. Commenting on the timeliness of the project, the committee said the tremendous growth in the area

would have forced the issue in three or four years when costs would probably be higher and choice locations may not have been available.

The 26,000 sq. ft structure on the 4.97 acre Sandridge Dr. site will be serving an anticipated total of 39,000 customers in Sun City West and Surprise. This breaks down to 31,000 in Sun

1/27-2/2/94

Post Office
Continued on Page 2

Post Office Plans Move Forward

Continued from Page 1

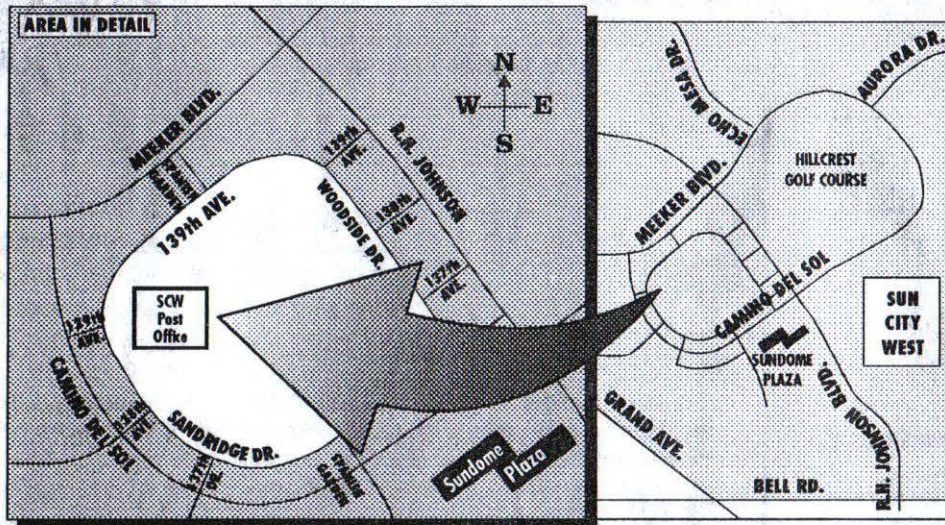
City West and 8,000 in Surprise, including 6,000 in the new Webb development. A total of 3,000 P.O. Boxes will be available.

Anticipated employment for the facility will be 60 to 65 employees with all being transfers from Sun City. New hires of five to six will be made for the retail section. *WESTER*

Commenting on the traffic load, Strong said that there will be five semi truck connections per day direct to the Phoenix Post Office. The bulk of this traffic will be routed on Grand Avenue. He added that the two existing contract stations in Sun

City West would remain if revenues justify their existence.

"This state-of-the-art facility is the culmination of eight years of work by the PORA committee," said PORA Postal Committee Chair Patricia Smith, "and we have been assured that the cost will be significantly less than the \$5 million figure which disturbed many of us." The concepts of drive-through window service and a postal "store" in the lobby will be "firsts" for the Phoenix area. Parking for 60 customer cars will be provided. *1/27-2/2/94*



Shown is the west elevation of the new Post Office and its location in Sun City West. The architectural design and color scheme were coordinated to the surrounding community by agreement between the Post Office, PORA and the Del Webb Corp.



Post office to open Feb. 6

By **DEBBIE L. SKLAR**
Daily News-Sun staff

SUN CITY WEST — Doors to the new Sun City West post office are slated to open on or about Feb. 6.

"Right now, it's a 50/50 chance," said Mark Strong, Sun City postmaster.

Strong expects the new building, at 19437 N. 139th Ave., to be turned over to the U.S. Postal



Service in less than two weeks, once the Joe E. Woods Construction Co. is finished. *1-23-95*

On Wednesday, Strong and other officials walked through the building for an initial inspection.

"There were a few things that I pointed out that needed to be fixed," said Strong. "There were some scrapes on the tiles, the signage in the drive-up area needs to be better and the postal store is way behind schedule."

Because of the minor problems, postal officials pushed the building release date from Friday to Feb. 6, which further delayed the expected grand opening to the public to Feb. 27.

Strong said the post office includes a postal store, which sets the Sun City West post office apart from others in the area.

"It's a complete self-service store," said Strong. "Customers can help themselves to self-stripping materials, envelopes and commemorative stamps."

The new post office also will feature three full-service stations to help assist customers.

Strong said a drive-up window offers another distinctive service in the new post office.

"It's pretty unique," said Strong. "There are only two others in California: Escondido and San Diego. It will be interesting to see if it's hot in Sun City West. I don't really think it's going to go over really well, but we'll see."

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"We really do need this new post office," he said. "We're really crowded in Sun City, and this new facility is really going to be a big asset."

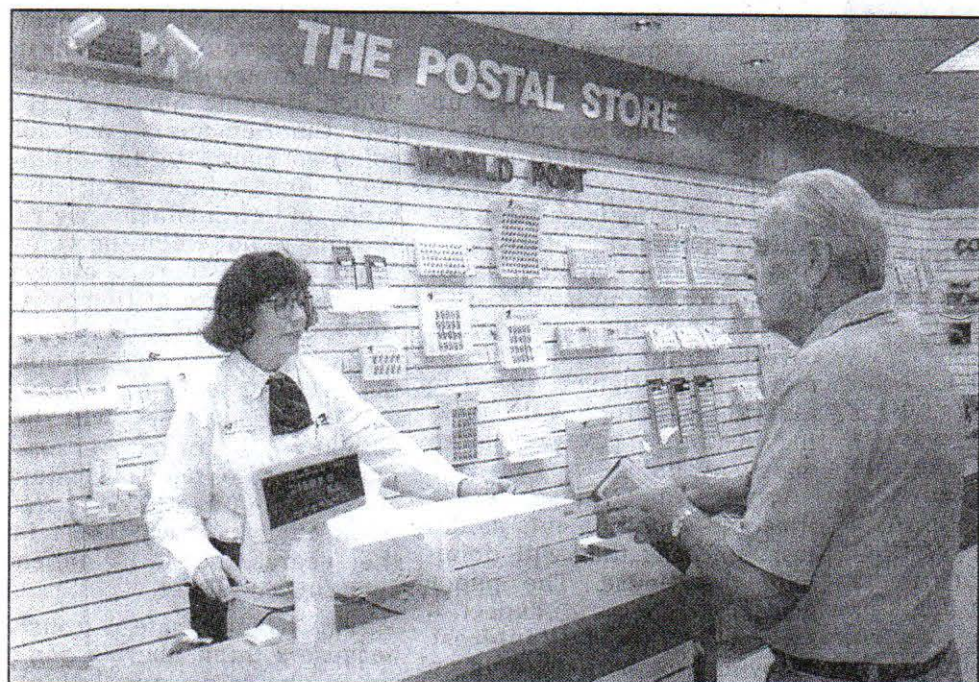
Sun City West community leaders tried for a decade to land a full-service post office in their retirement community. More than 11,000 signatures on petitions signed by Sun City West residents were presented to lawmakers in support of a community post office.

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Woods Construction of Mesa is being paid \$2.7 million to construct the 23,000 square-foot building on the five-acre parcel, which was purchased last year for \$400,000.

gets special delivery

Sun City West



Steve Chernek/Daily News-Sun

Robert Otto buys stamps from Dolores Thompson at the new Sun City West post office Tuesday, the first day of business.

By DEBBIE L. SKLAR

Daily News-Sun staff

2/22/95

SUN CITY WEST — Local residents put their stamp of approval Tuesday on a multi-million dollar post office that has been years in the making.

"Generally, I think it's great and there's some great stuff here," said Ray Mariella, president of the Arizona Federation of Stamp Clubs. "They have a wonderful selection of stamps, envelopes and collectibles."

"I think this is going to make this post office a focal point in the community," said Mariella. "I think it's going to make the point that the post office isn't just a place to do business anymore. In fact, I think it's going to be a place where people will socialize."

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prise. While the post office opened Tuesday, an official ribbon-cutting and grand opening ceremony is planned for 8 a.m. Monday.

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The post office effort came to fruition in 1992 after residents circulated petitions and collected thousands of signatures in support of the post office. Former U.S. Sen. Dennis DeConcini obtained funding for the post office in 1992 by getting \$5 million appropriated through a General Services Administration bill.

Among the community leaders who led the post office drive were Property Owners and Residents Association directors Howard Wilson and Virginia Smith. Smith is a former congresswoman from Nebraska. Wil-

son was among the first customers to visit the post office Tuesday.

"I think it's great," said Wilson, who was standing in the lobby telling jokes to passersby. "I had a friend walk up to me and say, 'Hi Mr. Street. I've been wanting to run over you for a long time.'"

A new street, adjacent to the new post office, was named after Wilson because of his efforts in landing the post office.

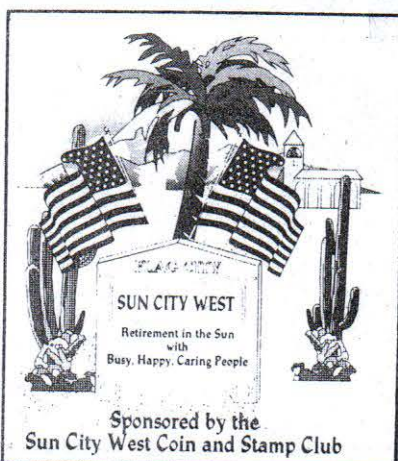
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Strong said although the building met postal standards during a walk through a few weeks ago, there were a few things he'd like to change.

cut off → See Postal store, A5

Souvenir Commemorative Envelope Available at New Post Office



This special envelope cachet printed in either color or black and white will be available immediately following the new SCW Post Office grand opening ceremonies next Monday.

Coinciding with the formal grand opening of the SCW Post Office scheduled for 8:30 a.m. Feb. 27, the SCW Coin and Stamp Club has prepared a special envelope with a colorful cachet printed on the left side of a personal size envelope. The cachet design was created by resident Mrs. Pat Burch as a result of a contest sponsored by the

club requesting an appropriate design. *2/23-3/1/95*

Mrs. Burch's winning entry theme focused on SCW being the Flag City. It featured local landmarks such as the entrance to SCW, the bell tower at the SCW Library, saguaro cacti, palm trees and flags denoting "Flag City USA." In concert with the theme, the Club will affix a 'G' Flag stamp along with a special SCW Post Office Inaugural Day cancellation to prepare a unique First Day cacheted envelope. *WESTER*

The especial multicolored cachet envelopes will be available immediately following the formal ceremonies at the Post Office. With stamp affixed, and the Inaugural Day cancellation, the envelopes will be available for \$1.50 each and can be mailed to friends and relatives, or held as a collector's item. The colorful enveloped, without the stamp and Inaugural Day cancellation will be available for \$1 each.

Futuristic Post Office Opens in SCW

The new SCW Post Office, a futuristic post office featuring a drive-through window and a "Postal Store," will hold its grand opening Monday, Feb. 27 at 8:30 a.m. in front of the post office located at 19437 North 139th Ave. The new facility will be one of the most convenient post offices in Arizona and the prototype for future large post offices.

George Lopez, Phoenix district manager for the Postal Service, and many others will be present for the ribbon cutting ceremony. The community is invited to join local dignitaries and postal em-

ployees in celebrating the new facility. Light refreshments will be served. *WESTER*

"I am looking forward to seeing, first-hand, the delighted faces of our customers who come into this new post office for the first time," said Sun City West Postmaster Mark Stron. "This facility will provide SCW customers the top of the line in service and convenience."

Carla West, manager, customer service, at the SCW Post Office

2/23 - 3/1/95

Futuristic

Continued on Page 2

Futuristic Post Office Opens in SCW

Continued from Page 1

agrees, "The Postal Store concept brings stamps and packaging products out from behind the counter to the lobby area where customers can see and touch them. Customers can browse through displays of all the latest stamps, pick up envelopes or packaging material, then take their purchases to a cashier, just like a department store," she said.

Self-service vending machines and electronic scales to weigh and rate parcels are located out in the open so customers can serve themselves. Other features of the new 21,000 square-foot building include 1,001 post office boxes, parcel lockers for post office customers to use in obtaining large packages without waiting at the counter; tow drive-through mail drops, and plenty of parking. Ninety employees will work at the new facility which also houses a 24-hour mail processing operation, and 43 city letter carri-

er routes and three rural letter carrier routes.

A special SCW postmark and special envelope commemorating the occasion will be available to customers. Informal tours will be given throughout the day.

With the addition of the Postal Store, customers will have a choice of making prepackaged stamp and retail purchases at the Postal Store, or using the traditional full-service windows for packages and related services. Both the traditional full-service windows and the Postal Store will be open from 8 a.m. to 5 p.m. Monday through Friday and 8 a.m. to noon on Saturday. Drive-through hours are 8 a.m. to 4:30 p.m. Monday through Friday.

The SCW Postal Store is the third Postal Store in the state; the other two, located in Tempe and Gilbert, opened last year.



Submitted drawing

The Las Vegas architectural firm of Kittrell Garlock and Associates have prepared the above drawing of the proposed post office for Sun City West. Construction is expected to begin in May.

Construction near for post office

Daily News-Sun staff

20.

SUN CITY WEST — A contractor to build the new Sun City West post office will be chosen by Wednesday.

"We plan to begin groundbreaking by the middle of May," said Virginia Smith, post office liaison for the Property Owners and Residents Association.

Bids on the project closed April

The 26,000 square-foot post office will be constructed on 4.9 acres at Sandridge Drive and 139th Avenue.

Mark Strong, Sun City postmaster, said the contract will call for completion of the post office in eight months.

"We hope to get it completed by the Christmas rush," Smith said. "The construction could take up to

eight months, so the latest it would be finished is early January."

Smith, a former congresswoman from Nebraska, received a drawing of the post office recently.

The building's design by Las Vegas architects Kittrell Garlock and Associates was approved by Del Webb Corp. officials, PORA and Postal Service officials in January.

SCW post office sells out of cachets

Collector demand forces re-order

By **DEBBIE L. SKLAR**
Daily News-Sun staff

SUN CITY WEST — Special commemorative cancellations honoring the new Sun City West post office sold out as quickly as hot cakes at a pancake breakfast during Monday's official ribbon-cutting ceremony.

"It was fantastic, we sold 1,000 cachets by mid-morning" said Shirley Knecht of the Sun City West Coin and Stamp Club. "We had an overwhelming response for the colored envelopes with the Inaugural Day stamp. In fact, we had to put in 600 re-orders because we ran out."

The special envelope or cachet sold for \$1.50 with an Inaugural Day postmark or \$1 for an envelope without the special cancellation. The envelope was designed by Sun City West resident Patricia Burch, who won a contest sponsored by the Sun City West Coin and Stamp Club in May 1994.

"The envelopes could only be sent out Monday because they had Feb. 27 stamped on them," said Knecht. "They cannot be mailed out now; they're considered a collector's item."

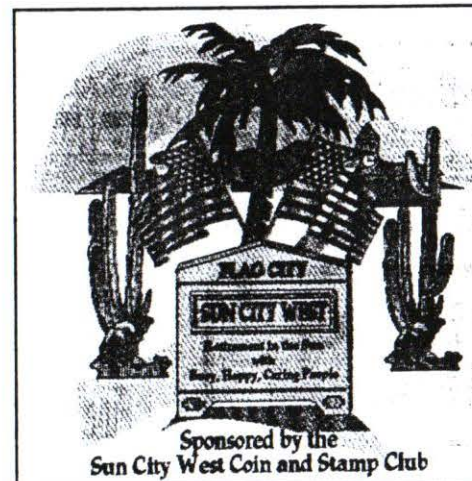
More than 400 residents stopped in Monday at the \$3.5 million post office located at 19437 N. 139th Ave., between Camino del Sol and Meeker Boulevard.

"We had 250 chairs set up, and we had people standing during the half-hour ceremony," said Mark Strong, postmaster for Sun City and Sun City West. "It went extremely well and very smoothly. I think everyone was pleased, and I've had a lot of positive comments about it."

Residents fought for nearly 10 years to get the post office, a 22,704 square-foot building. Prior to the new post office, residents traveled to Sun City for postal services or used two contract stations in Sun City West.

The building contains the latest in postal enhancements, including a retail postal store and a drive-through window. Customers may purchase stamps, packaging tape, bubble envelopes and other postal items from the store.

"It appeared the patrons of the post office were pleased with the retail-store approach," said Knecht. "There was activity all day, and sales



The Sun City West Coin and Stamp sold out of cachets with this design at Monday's official grand opening of the Sun City West Post Office.

were brisk. I guess it justified the new facility."

Knecht said most of the postal patrons were purchasing the cachet with the Inaugural Day cancellation.

Cachets may be ordered by mail by sending a check for \$1.50 to the Sun City West Coin and Stamp Club, in care of Miriam Mariella, 21215 123rd Drive, Sun City West, 85375.

Sun City West gets special delivery

Residents give new post office stamp of approval

By DEBBIE L. SKLAR
Daily News-Sun staff

SUN CITY WEST — Local residents put their stamp of approval Tuesday on a multi-million dollar post office that has been years in the making.

"Generally, I think it's great and there's some great stuff here," said Ray Mariella, president of the Arizona Federation of Stamp Clubs. "They have a wonderful selection of stamps, envelopes and collectibles.

"I think this is going to make this post office a focal point in the community," said Mariella. "I think it's going to make the point that the post office isn't just a place to do business anymore. In fact, I think it's going to be a place where people will socialize."

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A new street, adjacent to the new post office, was named after Wilson because of his efforts in landing the post office.

Sun City Postmaster Mark Strong, who will also manage the Sun City West post office, said he was happy with business Tuesday.

"It's exactly what we had hoped for," he said. "We only had one person waiting to get in at 8 a.m., but I suspect once word gets out, we'll be busy."

Strong said although the building met postal standards during a walk through a few weeks ago, there were a few things he'd like to change.

See Postal store, A5

Postal store included in SCW office

—From A1

"For the most part, everything is the way we wanted it. We still came in \$1.5 million under budget, but there are some things I'd like to see changed."

Strong said he would like to reduce the number of drive-up windows.

"I just don't like the three windows, I'd rather have two," he said. "I'd like the lanes to be wider for easier access for consumers, but that's really the only major thing I see."

The post office employs 90 and is equipped with a postal store, in addition to the normal service windows.

"There are only three postal stores in the entire country," said Carla West, manager of customer services at the Sun City West post office. "It will be nice for customers who don't want to stand in line at the counters."

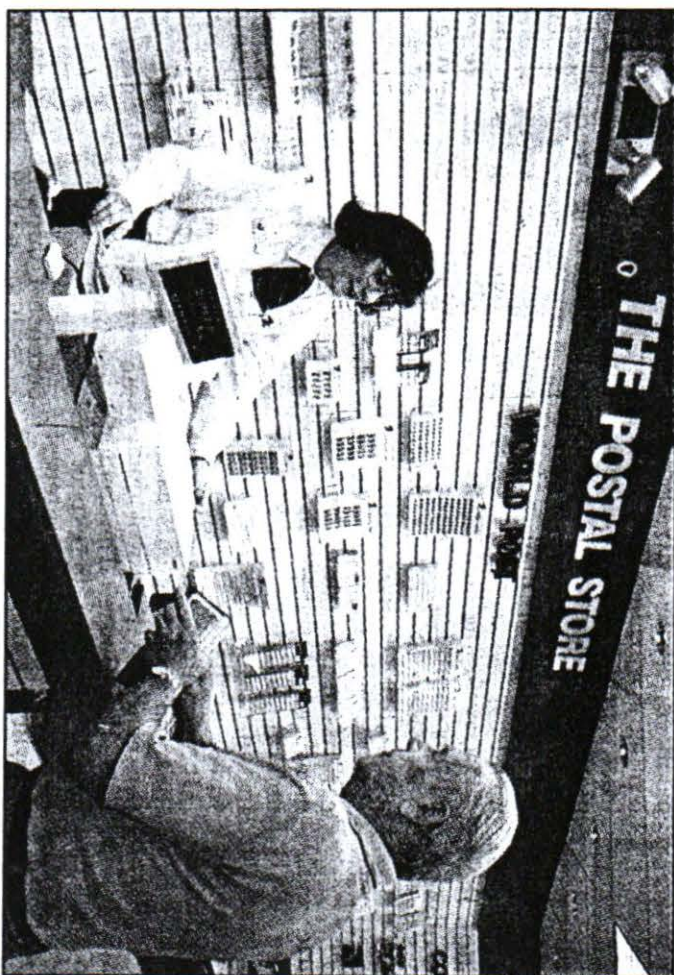
At the postal store, customers can purchase individual stamps, stamp booklets, and commemorative and collector stamps. Also available at the retail store are packaging products and envelopes.

"I'm going to get these for my little grandson," said Miriam Mariella holding a packet of commemorative stamps. "You know, you can always tell when a stamp collector sends you a letter — there's a long strip of a different stamps on the envelope. The postal people call it wallpaper because there are so many."

The Sun City West post office is open 8 a.m. to 5 p.m. Monday through Friday and 8 a.m. to noon on Saturday. There will be no window service at the post office on Saturdays, although the postal store will be open until noon.

Robert Otto buys stamps from Dolores Thompson at the new Sun City West post office Tuesday, the first day of business.

Steve Chernek/Daily News-Sun



Drawing highlights opening

By DEBBIE L. SKLAR
Daily News-Sun staff

SUN CITY WEST — Patricia Burch of Sun City West finally will see her winning art design on the front of a commemorative envelope or cachet when the new Sun City West post office officially opens Feb. 27.

Burch's drawing was the lucky winner in a contest sponsored by the Sun City West Stamp and Coin Club in May 1994. Her drawing depicts Sun City West as being Flag City. The design will be seen all over the country in stamp collector's magazines.

"Her drawing really seemed to incorporate everything in Sun City West," said Walter Knecht, former president of the Sun City West Coin and Stamp Club. "It featured local

See Debut cancels, A5



Submitted drawing

This drawing will be used to commemorate the opening of the Sun City West post office on Feb. 27.

Debut cancels cachets

—From A1

landmarks like the entrance to Sun City West, the bell tower at the Sun City West Library, saguaro cacti, palm trees and flags denoting "Flag City U.S.A."

Knecht said the personalized envelopes, also known as cachets, with Burch's design, will be for sale at the grand opening of the post office for \$1.50. A cachet is a design or inscription on an envelope that commemorates a postal or philatelic event.

The special multi-colored cacheted envelope will be available immediately following the formal ceremonies at the post office. With stamp affixed and the Inaugural Day cancellation, the envelopes will be available for \$1.50 each and can be mailed to friends and relatives or held as a collector's item. The colorful envelopes, without the stamp and Inaugural Day cancellation, will be available for \$1 each.

Knecht said the club plans to have 500 to 1,000 cachets printed, depending on the community's response.

SCW

Post office to open Feb. 6

By DEBBIE L. SKLAR
Daily News-Sun staff

SUN CITY WEST — Doors to the new Sun City West post office are slated to open on or about Feb. 6.

"Right now, it's a 50/50 chance," said Mark Strong, Sun City postmaster.

Strong expects the new building, at 19437 N. 139th Ave., to be turned over to the U.S. Postal



Service in less than two weeks, once the Joe E. Woods Construction Co. is finished.

On Wednesday, Strong and other officials walked through the building for an initial inspection.

"There were a few things that I pointed out that needed to be fixed," said Strong. "There were some scrapes on the tiles, the signage in the drive-up area needs to be better and the postal store is way behind schedule."

Because of the minor problems, postal officials pushed the building release date from Friday to Feb. 6, which further delayed the expected grand opening to the public to Feb. 27.

Strong said the post office includes a postal store, which sets the Sun City West post office apart from others in the area.

"It's a complete self-service store," said Strong. "Customers can help themselves to self-stripping materials, envelopes and commemorative stamps."

The new post office also will feature three full-service stations to help assist customers.

Strong said a drive-up window offers another distinctive service in the new post office.

"It's pretty unique," said Strong. "There are only two others in California: Escondido and San Diego. It will be interesting to see if it's hot in Sun City West. I don't really think it's going to go over really well, but we'll see."

Strong said the new post office will employ 95 persons now working out of the Sun City post office. He also said the two contract stations — Lakeside Florist, 13576 W. Camino del Sol and Bob's V&S Variety, 13583 W. Camino del Sol — will continue servicing customers.

"We really do need this new post office," he said. "We're really crowded in Sun City, and this new facility is really going to be a big asset."

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Sun City West shares ZIP code with Corte Bella

Community leaders think there will be confusion

KATY O'GRADY
DAILY NEWS-SUN

Sun City West residents will share the last line of their mailing addresses with at least one new adjacent development, but amenities are another matter.

Corte Bella, an age-restricted community being built by the Del Webb Group of Pulte Homes on county land at Deer Valley and El Mirage roads, is not part of Sun City West, but will carry the "Sun City West, AZ 85375" mailing address.

The same will hold true for the proposed Deer Valley Garden Apartments at 151st Avenue and Deer Valley Road if they are built. The Maricopa County Board of Supervisors is scheduled to vote on zoning for that project Oct. 22.

Some Sun City West officials believe the mailing address will cause confusion, with new residents believing they have access to the Recreation Centers of Sun City West's golf courses and recreational facilities.

RCSCW board President Tom Cook said he is certain there will be confusion.

George Grimstad, RCSCW general manager, said he believes the original home buyers in Corte Bella and renters of Deer Valley Garden Apartments may be told Sun City West's amenities are off limits to them, but resale buyers and later renters may not be informed.

"Hopefully, the people

AT A GLANCE

■ **CORTE BELLA:** An age-restricted country-club community being built by the Del Webb Group of Pulte Homes on 717 acres of Maricopa County land off Deer Valley and El Mirage roads that will include 1,750 homes and 100 golf villas.

■ **DEER VALLEY GARDEN APARTMENTS:** An age-restricted development of 180 units in 12 two-story buildings that L.B. Apartment Communities is proposing on 8 acres at 151st Avenue and Deer Valley Road. The Maricopa County Board of Supervisors will vote on zoning Oct. 22.

selling the houses are very clear and give them the right information," he said.

Sun City West's monitors and starters check rec cards before people are allowed to use amenities, Grimstad said. Cook said the community's new computer system, which will require residents to slide their rec cards to prove residency, also will help keep nonresidents out.

But both Cook and Grimstad said having facilities-use agreements with the two new developments would make control easier. Proposals have been made for each, but no plans have been finalized.

Grimstad asked the governing board Thursday to consider extending the community's controlled-neighborhood-play policy — which already includes Sun City Grand, Sun City and Sun Village — to Corte Bella.

"Right now, we do not have the authority to let them in. ... The board will have to make that decision," Grimstad said. "To me, it would be ideal, because we have a golf path that goes from their community to ours."

Because Corte Bella's golf course is of a country-club style where membership will not be automatic for all homeowners, Grimstad said he believes many residents would participate in controlled-neighborhood play, bringing extra golf revenue to the RCSCW.

Cook said the board will wait for the golf committee to make a recommendation before deciding whether to open Sun City West's courses to Corte Bella residents.

Sun City West officials already have been working with the county and L.B. Apartment Communities, which proposed the Deer Valley Garden Apartments, to see if a facilities-use agreement can be developed.

Randy Fuller, president of the Sun City West Property Owners and Residents Association, said PORA tried unsuccessfully to have the Maricopa County Planning and Zoning Department include a stipulation in the developer's proposal to require a facilities-use agreement.

"Unfortunately, the county decided that was a private matter," he said.

PORA continues to work with L.B. to develop the agreement, and will meet again Friday to discuss the possibility, among other issues, Fuller said.

"That subject has been addressed and will continue to be addressed, and PORA supports very definitely the need to obtain a facilities-use agreement," he said.

Darin Sender of Sender Associates, representing the developer, said L.B. would like to reach an agreement for

using the facilities, but she's unsure whether that can be done before the board of supervisors meeting.

"I don't know if logistically it will be worked out, but I know we are definitely working with the rec board — specifically, Mr. Cook," Sender said. "We definitely know they're interested, and we definitely know what the rules and regulations are."

Not having an agreement "could create an island within our community of people who are not entitled to use our facilities," Fuller said.

Sun City Postmaster Mark Strong said the Sun City West 85375 ZIP code includes the area west of the Agua Fria River bounded by Grand Avenue and McMicken Dam.

"We use landmarks, hoping that they don't build across them," Strong said.

Sometimes areas are given addresses before cities annex them, as is the case with a section of Peoria north of Sun City that carries Sun City's mailing address. Such situations usually do not cause confusion, Strong said.

"We've gone back and forth with that area, just to give it to Peoria," he said. "When it was built, it wasn't part of Peoria. Peoria annexed it, but it doesn't cause any problems. We don't normally switch areas around when one area annexes another. It's a very common issue."

Strong said when Del Webb first started Corte Bella, it requested its own mailing address.

"They didn't want Sun City West," he said. "They wanted to name it Corte Bella, but we usually don't name towns for 1,800 people." *Katy O'Grady can be reached at 876-2514 or kogrady@aztrib.com.*

Anniversary design licked

MICHAEL MARESH
PHOTOGRAPHER

Fred Bubenheimer knew exactly what design he wanted to create when asked to design a cachet in honor of Sun City West turning 25 years old next month.

The Sun City West man said the design of the sign at the southeast corner of Bell Road and R.H. Johnson Boulevard welcoming people to Sun City West has always intrigued him.

As you drive into the (community) you see the sign welcoming people," he said. "I always thought (the sign) looked like a postage stamp."

With that in mind, the former artist used some of the sign's characteristics to craft the stamp on the envelope that will become available to residents Feb. 15, which marks the community's 25th birthday.

The stamp — designed by Bubenheimer — shows a saguaro cactus to exemplify the flora of the community. Included in the cachet arrangement is the sun shining brightly, which, he said is fitting because of the community's name.

Also prominently displayed on the envelope are yucca plants. Bubenheimer said the plants seem to be everywhere in the retirement community.

Bubenheimer, who moved to Arizona from Chicago nine years ago, has lived in Sun City West for three years. Even though he has only lived in the community for a short time, he knows the importance of the anniversary, which played a big role in Bubenheimer entering the design contest.

The cachet will be unveiled to residents at the Feb. 15 Sun City West Silver Anniversary kickoff at the R.H. Johnson Recreation Center as well as the Palmbrook Recreation Center.

Bubenheimer, a member of the Sun City West Coin and Stamp Club, said silver anniversary organizers asked club members to participate.

Bubenheimer because of his background first declined to participate, but at the urging of others decided to create a design.

"I physically drew the cachet," he said. "You have to stop and give some thought to it. What is indicative of the area?"

Walter Kneche, who was on the five-member Cachet Committee, said Bubenheimer's submission stood out.

"We had several submissions and ideas," he said. "His was so superior it was an easy decision to make."

On Feb. 15, nearly 15,000 cachets will be distributed.



JOY LAMBERT-SLAGOWSKI/CHRONICLE

Fred Bubenheimer of Sun City West has designed this envelope to celebrate Sun City West's 25th anniversary

 Saturday, Feb. 29, 1992

 Daily News-Sun, Sun City, Ariz.

Sun City West post office ready for Monday opening

By MIKE GARRETT

Daily News-Sun staff

SUN CITY WEST — What Phoenix Post Office General Manager/Postmaster David Bakke describes as "the Cadillac of Contract Stations" will open in the Mercado del Sol shopping center at 9 a.m. Monday.

The 1,200 square-foot post office at 13576 Camino del Sol nearly triples the space of the old Lakeside Florist contract station a few doors south in the center's northwest "tower" corner.

The contract station will open five days before formal dedication ceremonies at 8 a.m. Friday to work out any potential problems.

Postal officials and Property Owners and Residents Association directors who have campaigned the past two years for a full-service Sun City West post office will be present Friday.

PORA President Dick Egan said it's time to forget all the negatives of the campaign and now try to make the

new station "the best it can possibly be."

"I think we're getting the best of two worlds because we'll be getting all the services without all the congestion of a full-service post office," Egan said. "I think we'll have the best we can anticipate having."

Postal officials say they are studying sites for a second Sun City West contract station.

Interim Sun City Postmaster George Lasica and Lakeside Florist Contract Station owner-operator Margie Curran said that except for bulk mailing service, which will start March 9, they expect the post office to be fully operational Monday.

The new station will have three computerized integrated retail terminals designed to reduce waiting times to 5 to 7 minutes.

The station also will have three full-time employees for each of the three windows, one more than at the old 400

square-foot location.

Space will be allotted for more than 500 post office boxes.

The interior lobby space has more than doubled. Outside, an atrium with benches is provided for customers.

"I think everything will work out great," Curran said.

So far the only confusion has been over the 18 marked post office parking spaces (14 in the back alley and four in the front) that say "reserved for post office patrons between 8:30 a.m. and 4:30 p.m."

"People are thinking the post office is open from 8:30 to 4:30. If we keep having a problem we'll probably have to change those signs."

Curran stressed operation hours will remain the same, 9 a.m. to 4 p.m. Monday through Saturday. "We must close precisely at 4 o'clock because of our mail pickup."

She said the extended hours on the

parking spaces were for people who wanted to arrive early or stay after the post office closed to conduct other business at the center.

Howie Wilson, PORA Post Office Committee co-chairman, and other directors are worried that there aren't enough designated parking spaces.

Wilson said congestion from tenant traffic and permanent dumpsters in the alley could pose a safety hazard.

"There won't be any parking problems," Curran said. "There weren't any parking problems here during Christmas. You could walk out at anytime and the parking lot was half empty."

She said any potential congestion can be avoided through immediate access into the parking lot from Sandridge Drive. "They can come directly in off Sandridge, pull right into their parking space in back and when they

leave they can pull back onto Sandridge. There is no need to be driving through the alleyway at all."

Postal officials say a full line of retail postal services will be offered, including certified, registered and insured services, money orders and international mail.

The community's concern with the lack of bulk mail delivery is also being resolved. Bulk delivery pickups will be made for delivery to the Sun City Post Office Monday through Friday, starting March 9, Lasica said.

The new Sun City West building sign, flagpole and drive-by mail boxes have been installed for some time.

Lasica said post office officials expected to be present for the Friday dedication ceremonies include Bakke, Charles Davis, Phoenix Division director of field operations; Russ Paluszcyk, Sun City superintendent of postal operations; Curran; and himself.

Sun City West postal station is dedicated

By Lori Baker
Staff writer

SUN CITY WEST — Although Sun City West's new contract postal station has been praised as being "the best in Arizona," U.S. postal officials and civic leaders say they will monitor how well its services keep up with the community's growth.

"The process has been a lengthy one, and we've worked through the difficulties. We now have the much improved postal services that Sun City West residents deserve," David Bakke, general manager of the Phoenix division of the U.S. Postal Service, said Friday at dedication ceremonies for the station.

But Bakke said the opening of the station is not the end of the Postal Service's commitment to improve service.

"We'll continue to monitor the growth of this community and needs of citizens, and if circumstances dictate that we need

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POST

more services out here, we will work with the Property Owners and Residents Association," Bakke said.

PORA officials had led a crusade for improved postal services because Sun City West residents complained about long lines in the contract station and having to drive to the Sun City post office for many services.

"This is a first-class facility, and the community should be very proud," PORA President Dick Egan said.

Chuck Roach, general manager of Del Webb Corp.'s Sun City West, praised the work PORA officials did.

"After a number of years spent trying to get the postal service improved in our community, we've taken a giant step forward," Roach said.

"It is a little less than what you'd like, but it will provide the services you need. As we grow, we will meet with the postal officials for additional services."

Sun City West has about 21,000 residents but is expected to grow to about 33,000 after Del Webb's proposed expansion north of Deer Valley Road is completed.

Sens. Dennis DeConcini, D-Ariz., and John McCain, R-Ariz., and Rep. Bob Stump, R-Ariz., had been involved in the fight for improved postal services. Staff members representing the senators and congressman also said they will continue to monitor how well the services meet Sun City West residents' needs.

U.S. Postmaster General Anthony Frank, who visited Sun City West last year, decided that it would be less expensive to provide services through a contract station rather than a post office with its own postmaster.

The new contract station, which opened March 2, is operated by Lakeside Florist in the Mercado del Sol Shopping Center, 13576 Camino del Sol Drive.

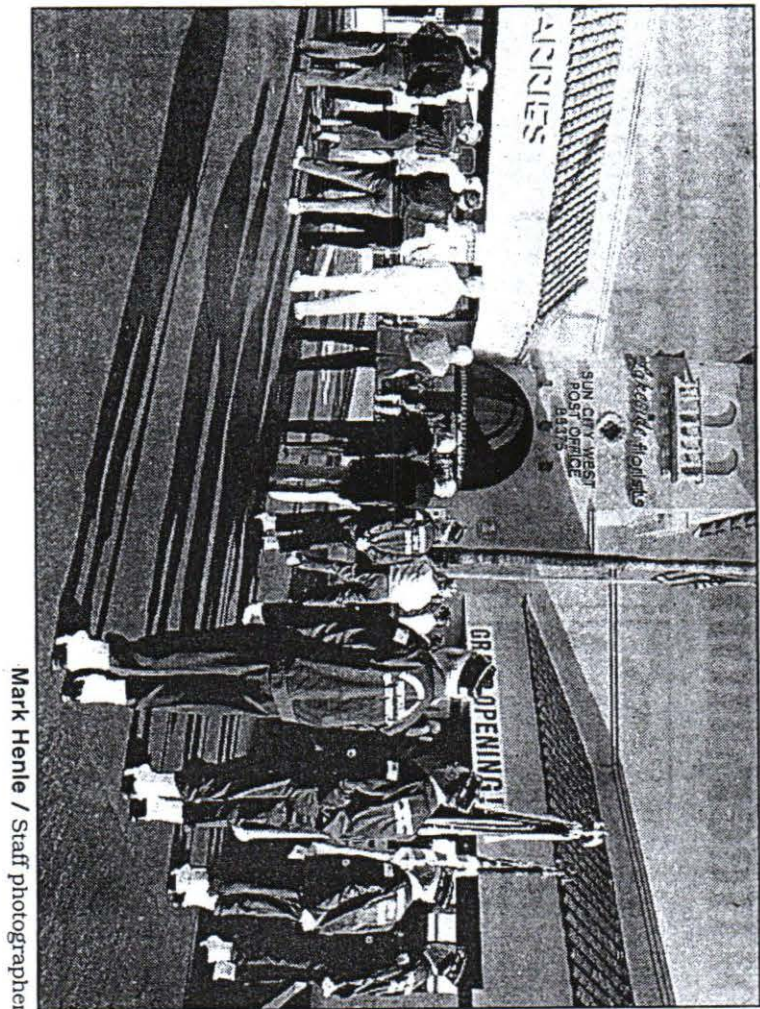
"You have something special that the regular post offices do not offer, and that is Saturday service," said Marjorie Curran, owner of Lakeside Florist.

The post office is open from 9 a.m. to 4 p.m. Monday through Saturday.

"I've received several compliments from Sun City West residents who are pleased with our improved service," Curran said.

The new 1,200-square-foot station is triple the size of the old quarters, which were in the same shopping complex. A third window was added so waiting times could be kept to seven minutes. Also, new services are available, including bulk mail drop-off; express mail; certified, registered and insured services; money orders; and international mail.

Meanwhile, it was announced that a new Sun City postmaster will be named within a month to replace Helen Kennedy, who retired.



Mark Henle / Staff photographer

Sun City West's new contract post office, which has been called "the best in Arizona," is dedicated Friday in a ceremony at which David Bakke, general manager of the Phoenix division of the U.S. Postal Service, spoke.

VF
SCW
POST OFFICE

DAILY NEWS SUN MARCH 11, 1992

From Page 1

Post office gets delayed groundbreaking event

By Lori Baker
Staff writer

SUN CITY WEST — Sen. Dennis DeConcini, D-Ariz., will join residents celebrating the start of construction of the community's full-service post office.

DeConcini will be in Sun City West at 8 a.m. July 7 at the post office site, 139th Avenue and Sandridge Drive.

At 8:30 a.m., the senator will join other dignitaries who will talk about the post office at the Property Owners and Residents Association building, 13815 Camino del Sol Blvd.



■ DeCONCINI

West, said DeConcini played an important role in getting the post office approved.

Former U.S. Postmaster General An-

thony Frank had denied residents' requests to use U.S. Postal Service money to build a post office, saying it was not warranted. Instead, Frank approved money to expand a contract station in Sun City West.

Virginia Smith, a former U.S. representative from Nebraska who lives in Sun City West, said DeConcini played an important role in getting the post office approved.

But after Frank's decision, DeConcini in 1992 arranged for \$5 million from the General Services Administration budget to be used to buy land and build the Sun City West post office. That money was transferred to the U.S. Postal Service.

Joe E. Woods Construction Co. of Mesa received a \$2.7 million contract in May to

build the 26,000-square-foot facility, and completion is expected within eight months. The five-acre property was purchased last year for about \$400,000.

"The building will probably be finished before Christmas, but postal officials said they cannot move in until after the first of the year," said Smith, a PORA board member who spearheaded the post office drive.

Sun City Postmaster Mark Strong will describe the post office's services during the July 7 event.

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POST OFFICE From Page 1

Acquiring a post office for Sun City West is the culmination of several years of efforts by community leaders. People who were involved in the fight for a post office, including past PORA board members, will be recognized at the meeting.

The property owners group had collected 11,000 signatures on petitions in favor of a post office. The

organization also conducted a survey of residents to gauge what postal services needed to be improved.

The new post office will have two drive-up windows. Inside the building, there will be a self-service station where customers will be able to buy stamps, postcards and envelopes. Traditional services also will be available.

Groundbreaking marks years of hard work

By **TERI CARNICELLI**
Sun Cities Independent

Years of hard work, petitions and Congressional battles will finally culminate in a belated ceremony on July 7.

"Groundbreaking" for the new Sun City West Post Office will be held 9 a.m. at the designated site, located at the corner of Sandridge Drive and 139th Avenue, even though the facility is already under construction.

The ceremony is expected to be short, and will be immediately followed by a special program in the R.H. Johnson Social Hall at 19803 R.H. Johnson Blvd.

"We figured it would be too hot for people to be out there for very long," Sun City Postmaster Mark Strong says.

The program will feature Sen. Dennis DeConcini, D-Tucson, who was instrumental in making funding available for the construction of the Post Office.

"I will be making a special tribute to the people who have worked for so many years to get the post office," said Virginia Smith at PORA's June 7 meeting. Mrs. Smith is post office liaison for PORA and a former Nebraska congresswoman.

"It's everybody's post office; everyone's invited (to the groundbreaking and program)," she said.

Sun City Westers have request-

ed a separate, full-service post office for years, citing both a growing population and poor service as reasons for their own building.

An increasing population means an increased wait in lines and increased inconvenience — particularly if a resident has to drive an extra 10 to 20 miles to and from Sun City.

The community currently is served by two contract stations, located at Lakeside Florist, 13756

Camino del Sol, and Bob's V&S Variety Store, 13583 Camino del Sol. Sun City West residents also frequent the Sun City Post Office, located at 9802 W. Bell Road.

A contract station, unlike a full-service post office, is usually located in an existing commercial establishment, does not offer post office boxes and is operated by employees of the business. A customer

See ■ **WORK**, Page 6

Fight for postal facility began nearly a decade ago

By **TERI CARNICELLI**
Sun Cities Independent

Despite the frustrations and the unsatisfying substitutions, Sun City West residents never gave up the fight to get their own full-service post office.

The first efforts to bring a full-service station into Sun City West began nearly 10 years ago, but never reached their full potential.

It wasn't until a post office committee, operating under the auspices of the Property Owners and Residents Association, was formed about four years ago that progress was really made.

The members of the committee were to collect residents' signatures to show the Postmaster General of

the United States and local legislators just how serious residents were about having their own full-service post office in Sun City West.

Virginia Smith, post office liaison for PORA and a former Nebraska congresswoman, hand-delivered more than 11,000 signatures to the Postmaster General.

"He was so surprised to see so many signatures," Mrs. Smith says. "He said, 'I had no idea you had such a (concern) out there.'"

A powerful voice and a great influence in the fight for a Sun City West Post Office was Sen. Dennis DeConcini.

Sen. DeConcini had lobbied

See ■ **POSTAL**, Page 6



Left to right, Howie Wilson, a prime mover in the drive to gain community support for a post office in Sun City West; Virginia Smith, Property Owners and Residents Association director and chairwoman of a committee which spearheaded the effort to gain legislative support for a post office in Sun City West, and E. Wayne Titus, who co-chaired a petition drive by the Kiwanis Club of Sun City West which obtained more than 11,000 signatures.

■ WORK

cannot pick up certified or registered letters, but a contract station does offer package mailing and stamps.

What the community will soon receive is a state-of-the-art facility with a self-service station that allows customers to purchase envelopes, stamps and postcards

without waiting in a full-service line. There will also be drive-up window service, post office boxes and a designated parking area.

Although the new facility will accept bulk mailings, they will still be shipped to the Sun City office for processing, so customers with outgoing bulk mail should expect a

day or so of delay.

The contract for construction of the Sun City West Post Office was awarded May 17 to Joe. E. Woods Construction Company of Mesa for \$2,336,000. The company began surveying on May 24 and construction soon after.

The grand opening is expected to be some time at the end of January or beginning of February. Although construction may be completed before then, the post office will not be open for the Christmas season.

According to Sun City Postmaster Mark Strong, it takes several weeks after construction is completed to be sure the facility and all its equipment is approved by the Postmaster General's office.

■ POSTAL

From Page 1

since 1985 for a separate full-service station in Sun City West, and was as disappointed as residents when in December 1991 the Postmaster General announced the U.S. Postal Service would open neither a new post office nor a separate contract station, and would instead simply expand the Lakeside Florist station.

The intention was to move the location to a larger store at another end of the shopping mall. But residents protested this did not address one of the greatest problems — a lack of parking. Residents complained the solution would simply bring more traffic into an already over-crowded shopping area.

So the fight continued.

The Postmaster General announced later that same month that there would be a new, centrally located contract station, with sufficient parking and a drive-up drop-off letter box, to accompany the expansion of the Lakeside Florist station. Thus, Bob's V&S Variety Store became a contract station.

Although some residents were appeased, many still felt this would not meet the growing needs of an ever-increasing population.

Finally, after years of petitions and lobbying efforts, a U.S. Senate appropriations subcommittee chaired by Sen. DeConcini approved \$1.1 million in funding in August 1992 to build a post office. The money came from General Services Administration funds, ordinarily used for building court houses, Internal Revenue Service buildings and border patrol stations.

But in October 1992, relieved Sun City Westers were astonished to learn the amount to build their post office had increased to \$5 million. Sen. DeConcini had re-channelled money designated for a U.S. Justice Department office in Washington, D.C., into funds for three Arizona buildings.

”
“Building this post office is simply more important than putting up another building in Washington, (D.C.).”

Sen. Dennis DeConcini

Any remaining funds will be returned to the General Administration Services budget to be used for other federal buildings.

“Building this post office will save money in the long run and quite frankly, it is simply more important than putting up another building in Washington,” Sen. DeConcini said in an October 1992 statement.

Although many residents felt \$5 million was too much to spend, Sen. DeConcini argued the amount would be necessary to build the kind of facility the community wanted.

Now that the facility is finally being constructed, Sun City Westers will soon be able to judge for themselves if the results meet their needs.

Newcomer wins cache contest

By TRACY CHARUHAS
Daily News-Sun staff

SUN CITY WEST — The Sun City West Coin and Stamp Club has selected a drawing by resident Patricia Burch to appear on a special envelope commemorating the opening of the Sun City West post office.

"I just love to compete, and when I saw an ad for this contest, I had to enter," Burch said.

Burch is not a professional artist, but she said she has always had a talent for drawing. Eight people entered the Coin and Stamp Club's competition.

Construction of the post office is set to begin June 2. A local official said the facility, located at 13852 Camino del Sol, could be open in December.

Burch was awarded a check for \$50 from the club for her cachet design, which features the American flag, palm trees, Saguaro cactus and other Sun City West landmarks.

"Sun City West is the city of flags, and flags are a big part of our community. I knew the flag belonged in my drawing," Burch said.

Miriam Mariella, chairman of the cachet committee, said she will not unveil the prize-winning cachet until the postmaster general gives a date for the grand opening of the post office.

"We want it to be a surprise," Mariella said.

Burch, who moved to Sun City West from Colorado in 1992, said



Frances Guarino/Daily News-Sun

Patricia Burch holds the check she received for creating the winning design for a cachet to commemorate the opening of a post office in Sun City West.

that after this experience, she plans to take a few oil painting classes at one of the recreation centers.

The contest was started in March by Walter Knecht, president of the Coin and Stamp Club and his wife Shirley, club treasurer.

"We saw this as an opportunity for a Sun City West artist and also a chance for the club to get a little publicity," Walter said.

The club plans to have 500 to 1,000 cachets printed, depending on the community's response. The cachets will cost \$1.50 or less, Walter said,

adding that the club will pick up the printing costs.

"I think there is quite an interest in this," Walter said. "I got a call the other day from a woman who wanted me to set aside 25 of them for her."

The design, which will be in one color, is 3 1/2 by 2 1/2 inches. The color will be chosen when a printer is found, Mariella said.

"Her design is lovely. I think it typifies Sun City West," Walter said.

For information on the coin and stamp club, call 546-6672.

Mesa builder wins contract for post office

By TRACY CHARUHAS
Daily News-Sun staff

SUN CITY WEST — The postal service has given its stamp of approval to a Mesa contractor to build a post office in Sun City West.

Construction is scheduled to begin June 2 and the building, located at 13852 Camino del Sol, could be open for business by Christmas, said Virginia Smith, post office liaison for the Property Owners and Residents Association.

"The timing is right on target," Smith said. "We hope to be moving the furniture in by December."

The U.S. Postal Service awarded the construction contract to Joe E. Woods Construction Co. of Mesa. Smith refused to disclose terms of the contract.

"Right now we can only speculate, but the construction costs should be just over \$3 million," Smith said.

Under terms of the contract, Woods Construction has eight months to complete the project.

A groundbreaking ceremony is planned for the post office, but Smith said details are incomplete.

SCW

First class

Officials say SCW Post Office will be larger than first planned

By ANNE RYMAN
Sun Cities Independent

Sun City West residents will have a larger post office than originally planned.

The size of the post office has been upped from 21,000 square feet to 26,000 square feet to serve Del Webb Corp.'s 3,200-acre planned development in Surprise as well as the local community.

Postal officials met with Property Owners and Residents Association directors last week to share preliminary building plans designed by Kittrell, Garlock and Associates, a Las Vegas architectural company.

PORA directors agreed with the building's design but had concerns about the sole point of entry and exit into the parking lot. Bill Fry and Morey Jensen, former PORA presidents, believe the post office should have a second exit along 139th Avenue.

"That would greatly reduce the overall traffic if you have an exit at that point. Otherwise, there would be a backup," Mr. Jensen

says.

Sun City Postmaster Mark Strong, who will oversee operations at the Sun City West location, says the change probably could be accommodated.

"The only problem I'm worried about is making turns in both directions. If we made it only a right turn, maybe we could change that."

PORA directors also sought to change the sign on the building's front.

"On the plan, it says 'U.S. Post Office.' We want it to say 'Sun City West Post Office,'" says Virginia Smith, PORA director and postal liaison for the organization.

Mr. Strong says he has submitted a request for the sign change to postal officials. Post offices traditionally carry the generic designation rather than the name of the specific community, he says.

Some residents had suggested public restrooms. These will not

See ■ POST OFFICE, Page 3

OVER

be provided because of what postal officials said were "security reasons."

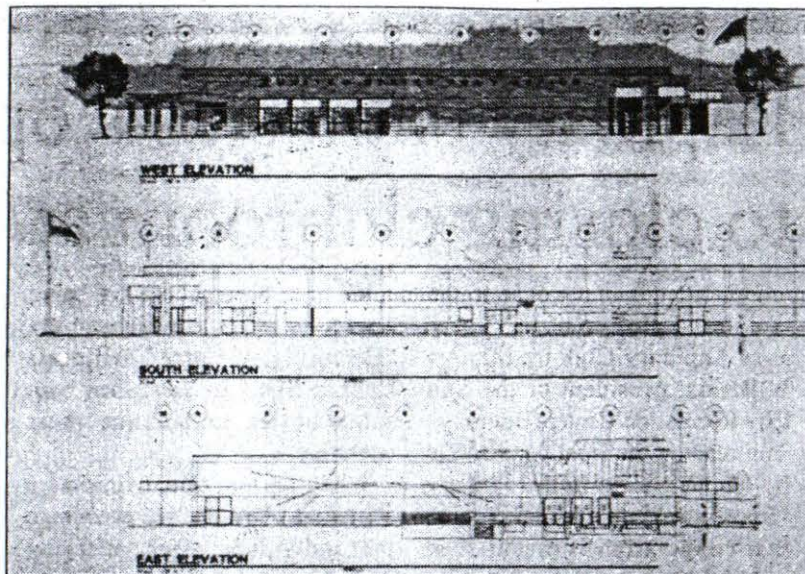
Postal officials expect to break ground in May. The post office will be located on 4.9 acres of land near the corner of 139th Avenue and Sandridge Drive. It will have two drive-in windows and a lobby similar to that of a "convenience store."

Customers may use three full-service counter windows or choose self-service selection for less complicated purchases such as stamps. The post office will open in January or February 1995.

Congress appropriated \$5 million for the land and building in October 1992 after years of lobbying by PORA directors and other residents in the community. That figure was labeled excessive by Citizens Against Government Waste, a Washington, D.C.,-based organi-

zation that included the Sun City West Post Office in its "1993 Congressional Pig Book Summary."

PORA directors and postal officials say the final cost will be "significantly less" than \$5 million.



To accommodate future growth in Surprise, postal officials have announced plans to enlarge the Sun City West Post office by 5,000 square feet. Work on the new facility will begin in May and is expected to be completed by January or February of next year.

They would not provide any figures to confirm the statement but say money left over from the Sun City West project will go toward a building the General Services Administration is constructing in Philadelphia, Pa., Mr. Strong says.

The new post office will eventually serve 31,000 Sun City West residents and 8,000 Surprise residents — 2,000 current residents and 6,000 people in Del Webb's planned third Sun City retirement community.

SCW

Daily News-Sun, Sun City, Ariz. Wednesday, Jan. 19, 1994

Post office design reflects growth

By DAVE REUTER
Daily News-Sun staff

SUN CITY WEST — A "bigger, better and less costly" post office could be delivered to Sun City West residents before the end of the year.

"This new state-of-the-art facility will meet the growing needs of Surprise and Sun City West well into the next century," said Mark Strong, Sun City postmaster. "We're also going to build this facility for significantly less than the \$5 million authorized by Congress."

U.S. Postal Service officials joined Property Owners and Residents Association officials Tuesday in PORA offices to unveil architectural plans for the community's new post office.

The 26,000-square-foot post office will be constructed on a 4.9 acres bounded by Sandridge Drive and 139th Avenue. Construction is scheduled to begin in May.

The cost of the Sun City West post office is unknown at this point. "We saved a lot of money when we bought the property and we anticipate saving construction costs with the modular design," Strong said.

"The post office was originally planned to be about 21,000 square feet, but after reviewing the anticipated growth in Sun City West and Surprise it was decided to increase the size to 26,000 square feet," said Strong, who will also serve as postmaster of the Sun City West post office.

The Sun City post office is 35,000 square feet, Strong said.

"The Postal Service has designed this building to fit a growing community," said Virginia Smith, chairman of PORA's postal committee. "It is everything we wanted and more."

Strong said the building's design, by Las Vegas architects Kittrell Garlock and Associates, was approved by Del Webb Corp. officials, PORA and Postal Service officials last week.

The new post office in Sun City West will offer postal services, unlike anything offered by other Northwest Valley post offices:

- 2 drive-up windows for purchases or mail pickup.
- 3,000 post office boxes.
- 61 parking spaces for postal customers.
- Oversized parking lot.
- Postal retail store.
- Quick Post center with self-serve computerized scale and vending machines.

"We expect the plans to be ready to go out to bid by the end of February," Strong said.

"Right now, we are running ahead of schedule. Our bottom line opening date is Feb. 1, 1995, but there is a real strong possibility that it could open before the end of this year."

The one-story building will offer services and innovations unlike any seen by residents in the Northwest Valley.

"This building will feature two drive-up windows for customers, just like you see at banks," Strong said as he motioned to a floor plan of the new post office. "Inside, we'll have 3,000 postal boxes, three full-service windows, a wall of vending machines with a self-serve computerized scale and a postal store."

"Outside there will be 61 parking spaces for customers, 75 parking spaces for employees and room for nearly 60 postal delivery vehicles," Strong said.

"We took a close look at Sun City (post office) and learned a lot," said former PORA President Morey Jen-
See Contract stations, A5

Contract stations may stay

—From A1

sen. "We wanted to avoid the congestion and I think we accomplished that with this design."

The Sun City West post office will serve 25,000 residents in Sun City West and 2,000 residents in Surprise when it opens. Strong said 60 to 65 employees will be transferred from Sun City to work in the new building. Sun City currently serves postal patrons in Sun City

West and Surprise.

The future of Sun City West's contract stations at Bob's Variety, 13583 Camino del Sol, and Lakeside Florist, 13576 Camino del Sol, will depend on revenues, Strong said. "I think there is a need for the contract stations," Strong said. "I'll review their profitability and make a recommendation each year. I don't see a problem."

Designs upgraded for SCW post office

Postmaster predicts occupancy in 1 year

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — The sign marking the site of the new Sun City West Post Office will be replaced by a multi-million dollar building in about a year.

Sun City Postmaster Mark Strong and 15 community leaders occupied part of the 4.97-acre parcel Monday when the sign went up on the southwest corner of 139th Avenue and Sandridge Drive.

The group included past and present Property Owners and Residents Association presidents and directors who propelled a 10-year effort to gain a full-service post office for the community.

"It's now a done deal," Strong said. "Escrow closed Dec. 16. We met this morning on our 10 percent design phase (the building's basic architectural plan) and a lot of nice things are starting to happen with that already."

"We're still right on schedule and we should be moving furniture around at this time next year," Strong said.

Bids are expected to go out in early January and construction could start in early May, said Virginia Smith, who represented PORA in negotiations with local and national post office officials.

The initial design includes 10-foot wide parking spaces, 30-foot wide drive-through lanes and handicapped parking flush with entry sidewalks. That's double the size of normal post office allotted parking, Strong said.

"We got more parking spaces than is normally given to a post office and it should greatly alleviate the parking problems we've had at the Sun City post office," Strong said. "We also added another 30 spaces for

employees."

"We've gotten everything we've asked for and more," Strong said. "The architectural design phase is exceeding all areas we've asked for in the general basic kit design that goes into post offices."

He said the front lobby design was changed Monday morning. "I felt we were a little short on window units, so I added a couple of extra ones," Strong said.

Present designs call for three full-service windows, two more for retail product and stamp purchases and two drive-through windows, Strong said.

The original chain-link fence that was to surround the property has been upgraded to a granite block fence, he said.

Despite the upgrades, the post office is still under its original \$5 million budget that Sen. Dennis DeConcini helped route through Congress last year. But Strong said he didn't have updated cost estimates since design changes are still being made, Strong said.

Smith said Del Webb's architects also have to approve the basic building design to ensure that it's community compatible.

Strong said he expects to move 60

employees, including 40 carriers, over to the new post office when it opens.

That will be about 25 percent of the 200 carriers now serving 118 Sun Cities routes. The Sun City West Post Office will serve the outlying areas of Surprise, Strong said.

The fate of Sun City West's two contract stations in the Mercado del Sol (Lakeside Florist) and Sundome Plaza (Bob's V&S Variety) shopping centers will depend on how much revenue they generate after the new post office opens, Strong said. "As their revenues go down, we reduce their contracts."



Frances Guarino/Daily News-Sun

U.S. Postal Service and PORA officials gather in front of a sign designating the site for the new Sun City

West post office at 139th Avenue and Sandridge Drive. The post office is expected to open in a year.

SCW

El Mirage
Glendale
Litchfield Park
Peoria
Phoenix
Sun City
Sun City West
Surprise
Youngtown
Wickenburg

Northwest COMMUNITY

THE
PHOENIX
GAZETTE

THE ARIZONA REPUBLIC

Wednesday, November 13, 1991

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Full-service post office urged for Sun City West

By Lori Baker
Staff writer

SUN CITY WEST — Community leaders say they do not want to settle for anything less than a full-service post office.

Bob Emmons, president of the Property Owners and Residents Association board, met Thursday with Sun City Postmaster Helen Thomas and other postal officials to reiterate the community's desire.

"We made it quite clear that more contract services will not solve the problem," Emmons said after his meeting. "We need a full-service post office."

Emmons said he was "encouraged" after the meeting, but the ultimate decision about whether Sun City West will get its own post office has yet to be made by U.S. Postmaster General Anthony Frank.

In September, Frank met with Sun City West residents; Sen. Dennis DeConcini,

D-Ariz.; and U.S. Rep. Bob Stump, R-Ariz., to hear why Sun City West deserves its own post office.

Frank promised to have an answer by the end of the year.

"You need something better than you have now," Frank said at the September meeting.

Thomas said she is obtaining information that Frank requested. For example, she is trying to determine what type of services Sun City West residents want.

She also said she wants to know what Sun City West "has to offer the Postal Service."

"Different groups have said they would build a building and lease it to the Postal Service," Thomas said. "But I haven't heard anything about any discounts."

Sun City West residents are served by a two-window contract station in the rear of Lakeside Florist, 13576 Camino del Sol.

The closest full-service post office is in Sun City at 9802 W. Bell Road.

The PORA has obtained 11,299 signatures on petitions favoring a Sun City West post office.

Additionally, a U.S. Postal Service customer survey distributed by the PORA showed that Sun City West residents overwhelmingly want their own full-service station. Of the 803 questionnaires returned, 92 percent rated as "poor to fair" the waiting time in line at the Sun City post office or the Sun City West contract station.

OCTOBER 20-26, 1993 — SUN CITIES INDEPENDENT —

Storefront of the future:

SCW Post Office to feature latest innovations

By **ANNE RYMAN**
Sun Cities Independent

Sun City West residents familiar with drive-in service windows at banks and self-service selection at businesses may be surprised to see both features at their new post office.

Dubbed the "storefront of the future," the new Sun City West postal facility will operate more like a retail business than a government agency, featuring a self-service station that allows customers to buy stamps, post cards and envelopes

without waiting in the full-service line.

A separate full-service counter will have a menu board explaining services available such as insurance, priority and express mail.

Postal officials cite an emphasis on customer service as the reason for the departure from tradition. The design's biggest advantage is faster service, says Steven Monteith, a retail support analyst for the U.S. Postal Service.

"The major way it speeds up service is it pulls a lot of these

quicker transactions out of the line. According to a study we did, stamp transactions make up 40 percent of the purchases that now occur in line."

Sun City West's full-service, 21,000-square-foot building will be located at the corner of Camino del Sol and Meeker Boulevard. It will open in February 1995.

Congress approved \$5 million for the building in October 1992, ending a long campaign by the Property Owners and Residents

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Photo by TYSON KUERT/Sun Cities Independent

Standing in long lines at the post office may be a thing of the past. The new facility in Sun City West will feature drive-up windows, self-service stations and other modern conveniences. Some of the new features may also be implemented at the main post office in Sun City. In Sun City, Clara Perry, left, enjoys old-fashioned service from Dolores Thompson.

Association and other citizens for a separate building. Residents cited inadequate service and the community's growing population as reasons for requiring their own facility.

Although the Sun City West Post Office design will be a new sight to many residents, it will not be unique. Part of a growing trend in the U.S. Postal Service's effort to be more customer-service oriented, officials now operate 25 offices under the "convenience store" design across the country and plan similar outlets in Tempe and Gilbert.

Officials hope to incorporate the concept into every new post office they open or renovate. The U.S. Postal Service operates about 35,000 post offices.

"There will be some constraints. Maybe for space or security reasons we won't have them (in some post offices)," Mr. Monteith says.

The security question is one officials did not have to tackle with traditional counter service and vending machines. To prepare for the new arrangement, postal service officials studied security measures used by retail stores. As a result, some new post offices use security panels on the backs of merchandise that set off alarms if taken from the premises.

Another question is whether customers will perceive the new design as more service-oriented than the traditional counter system. One criticism of the "serve-yourself" system in many retail outlets is the lack of personal contact and communication between employees and customers.

Sun City Postmaster Mark Strong does not know how residents will respond to the drive-up window and retail arrangement of the post office. Historically, residents prefer personal contact, he says.

After talking with supervisors of several local banks, he has found residents prefer to enter the banks and complete their transactions rather than rely upon drive-up service. A lobby director, who helps people fill out forms before they enter the full-service line, will be a key to providing this personal service.

SC Post Office slates open house

The Sun City Post Office will hold an open house from 1 to 5 p.m. Nov. 7 at 9802 W. Bell Road. The event will include a talk on mail fraud, displays by local stamp clubs and a tour of the workroom floor.

"We'll show what a carrier does on a day-to-day basis so people will get an idea of what goes on in a post office. It's not just picking up the mail and away they go," Sun City Postmaster Mark Strong says.

So far, Mr. Monteith says customers respond positively to the new design, once they get over the initial surprise.

"A lot of people walk in and are blown away by it. They say 'this is a post office?'"

He believes the retail arrangement, while stressing convenience, actually increases this one-on-one contact. Instead of standing behind the counter, one or two employees will work in the lobby, helping people purchase stamps and answering questions.

The presence of a lobby director also boosts personal contact, he says.

The storefront design may become familiar to Sun City residents as well. Postal officials

hope to convert the lobby there to this arrangement, says Mr. Strong. It would make sense, he says, for both Sun Cities to operate with similar lobbies.

The Sun City renovation, he adds, will depend upon whether money is available for the project.

"We'll be on a high-priority list because the Postal Service likes to keep the same type of service in both places."

Any money remaining from the \$5 million Sun City West Post Office project would not be used in Sun City.

Unlike Sun City West's post office, officials have no plans to add a drive-up service window in Sun City because of space constraints.

AUGUST 25-31, 1993—INDEPENDENT—

Site chosen for SC West post office

Fed to build \$5 million facility near Meeker & Camino del Sol

By ANNE RYMAN
and KATHLEEN WINSTEAD
Sun Cities Independent

One year after a U.S. Senate committee approved \$5 million for a post office in Sun City West, postal officials have chosen the site of the future facility.

The full-service, 21,000-square-foot facility to be located at the corner of Camino del Sol and Meeker Boulevard will have a station manager, two to three supervisors, five window clerks and 50 carriers in charge of 35 mail

routes.

The site is part of Sun City West's undeveloped 55-acre commercial core owned by the Phoenix-based firm of Ratliff, Muhr and Levinsky, Inc.

"We feel this will be the key for the future development of the entire 55 acres designated as the commercial core of Sun City West," says Lloyd Levinsky, president of Ratliff, Muhr and Levinsky, Inc.

The Sun City West office will offer customers a drive-up window and a "storefront of the future," says Postmaster Mark Strong, who

will oversee both Sun City and Sun City West operations.

"You can come in and pick up your package, coil of stamps, bring it to an employee and they ring it up just like you were shopping at K-Mart."

Although the Sun City West post office building will be smaller than Sun City's 30,000-square-foot facility, the post office will have more parking, Mr. Strong says.

Mr. Strong says he expects to award the construction bid in early spring 1994.

"We hope to be walking in the door (of the new post office) no later than February 1995."

Sun City West's Property Owners

See ■ POST OFFICE, Page 3



Photo by KATHLEEN WINSTEAD/Sun Cities Independent

Standing at the site on which the new Sun City West post office will sit are, left to right, Postmaster Mark Strong, Virginia Smith, Property Owners and Residents Association post office liaison, and Lloyd Levinsky, president of Ratliff, Muhr and Levinsky, Inc., sellers of the site.

From Page 1

and Residents Association directors favored a five-acre commercial core site at the corner of Sandridge and Woodside drives, citing adequate truck, vehicle and pedestrian access, but are also pleased with the chosen site.

"PORA and the seller have been contacted by businesses wanting to locate out here. I think the post office will be a big attraction," says PORA board member and post office liaison Virginia Smith.

Congress appropriated \$5 million in funds for a new post office in October 1992, ending a long campaign by PORA for a separate, full-service facility.

Residents cited inadequate service and the community's growing population as reasons for needing their own building. PORA spearheaded a drive for a post office, collecting the signatures of 10,000 residents.

Postal Service picks SCW site

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — This community's first full-service post office will be a long waiting line away from the Property Owner's and Residents Association building.

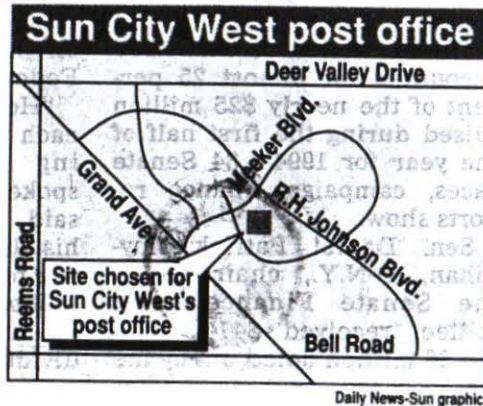
PORA's site selection committee and U.S. Postal Service officials announced Monday they have selected a 4.9-acre site bounded by Sandridge Drive and 139th Avenue.

The 380-foot by 570-foot site is less than 200 yards from the PORA building at 13815 Camino del Sol and 100 yards from the intersection of Camino del Sol and Meeker Boulevard.

The parcel is part of Sun City West's undeveloped 55-acre com-

mercial core owned by Ratliff, Muhr & Levinsky Inc., 5060 N. 40th St., in Phoenix.

See Construction begins, A5



Construction begins in May

—From A1

"We were told this afternoon (Monday) we had the winning bid," said President Lloyd Levinsky, who declined to reveal the transaction price until close of escrow in about 90 days.

"All three (of the bids) were pretty competitive," said Frank Weber, real estate specialist with the U.S. Postal Service's Denver Facilities Service office. "We feel good about the site we chose."

Virginia Smith, PORA post office liaison and chairwoman of the site-selection committee, said PORA favored a second 5-acre commercial core site near the intersection of Sandridge and Woodside drives.

Smith said that site would be more convenient to shop-

pers at Sun City West's two main shopping centers at Camino del Sol and R.H. Johnson Boulevard.

"The post office will have 32 of their little delivery trucks and 40 when we get our expansion and they (postal officials) thought it would be too congested at the other (Woodside) corner," Smith said.

Sun City Postmaster Mark Strong said postal officials selected the Meeker-Camino del Sol parcel over PORA's favored site because of "price and the ease of getting our mail trucks in and out of there off Grand Avenue and Meeker."

"There is just a lot less traffic congestion there and it will be a good central location that will allow us to better serve the area west of Grand," Strong said. He said the new

21,000 to 22,000 square-foot post office will have a drive-up window and parking for 60 cars.

"It will have a store-front of the future in the lobby to make it easier for customers to shop for postal products," he said.

A third site considered was a 4.8-acre parcel on the southeast corner of Meeker Boulevard and Camino del Sol, almost directly across the street from the winning bid.

Size of the parcel was almost as important as location, Smith said, noting PORA officials wanted at least five acres for the fast-growing community.

"The Phoenix District ultimately makes the final site decision and location is usu-

ally the key factor," Weber said. "We also look at price, customer service, access for mail delivery and traffic safety and congestion."

"We're quite confident we can easily build it for less than \$5 million," Strong said.

Sen. Dennis DeConcini, D-Tucson, was able to get \$5 million for the project last October through a General Services Administration appropriation. The price has come under fire from groups concerned with government waste and overspending.

Strong and Weber said the post office is still on its original timetable. That means occupancy no later than February 1995 after construction starts by May or whenever the design phase is completed.

U.S. Postal Service extends bid deadline in SCW

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — Local postal customers probably won't set foot in a new full-service Sun City West post office for another 20 months.

Although June 14 was the advertised cutoff date for Sun City West commercial landowners to bid on a post office site, the postal service will accept bids until late July.

"We probably won't make a final site selection until then," said Frank Weber, a real estate specialist with the U.S. Postal Service's Denver Facilities Service Office.

Sun City West, largely through the efforts of the Property Owners and Residents Association, has lobbied for a full-service post office for the past three years. The community is served by two contract postal stations.

Weber said the postal service is shooting for site acquisition by the latter part of November, the (building) design to be completed by February 1994, to start construction in May 1994 and for the building to be occupied in February of 1995. "A lot of the design and costs will hinge on the selected site."

Weber and architect/engineer Scott Schuett met with PORA officials involved in the site selection process Wednesday morning in the PORA building.

They looked at potential post office sites and Weber updated PORA on bids the postal service has received.

PORA post office liaison Virginia Smith said she has talked to several of the site bidders in the past week.

But like Weber, she said she can't disclose who or how many there are.

Weber said the post office reserves the right to change specifications on current bids or add to them at a later date. "What our solicitation for site proposal regulations says is that the U.S. Postal Service reserves the right to negotiate for clarification any conditions, modifications or other changes necessary to secure offers on properties other than those offered in response to the solicitation ads. We have the option to reject any and all offers.

"Proposals will not be subject to giving out information as to the number of proposals or identity of sites," he said. "We reserve right up front in the solicitations whether to let people know what the (bid) solicitation is.

"We do the advertising, we throw it open for bids, we've done the first intergovernmental notice and then do our best to tell the world we're soliciting sites in Sun City West," Weber said.

He said the post office is required to advertise a site for 30 days and has to stipulate a cutoff date to keep the process moving.

But the post office still has to allow additional time for future bidders and concerned officials to enter their bids or possible objections. "Sometimes when I look for obvious sites for an offer, there is a misunderstanding," Weber said. "They didn't understand the solicitation or maybe they happened to be out of town for that month."

Weber said that because of possible land speculators, he won't dis-

'We do the advertising, we throw it open for bids, we've done the first intergovernmental notice and then do our best to tell the world we're soliciting sites in Sun City West.'

Frank Weber
real estate specialist
U.S. Postal Service

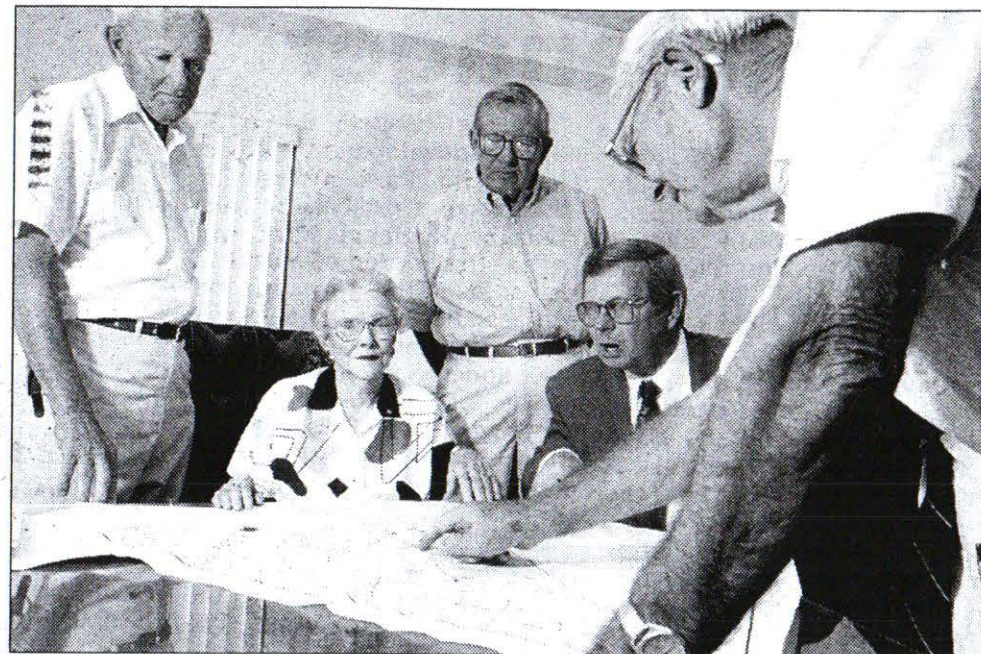
close the dollar amount bid by Sun City West landowners.

"That's confidential information between the bidder and the postal service. I'll ask them (PORA) to keep a lid on what sites we're talking about because it's awfully easy for people out there to get the wrong information. We have to walk a real tight rope."

Del Webb Corp. has indicated on numerous occasions that it planned to bid for the post office on a five-acre parcel it owns in front of its Sun City West Administration Building at 13950 Meeker Blvd.

PORA officials have recommended a minimum five acres for the post office but Weber said the site could be an acre or so less than that depending on its shape, traffic accessibility and parking lot configuration.

Weber expects to have a site plan report in place by the end of July, after which a committee will be formed to study options and seek feedback from PORA, residents and Maricopa County supervisors.



Rick D'Elia/Daily News-Sun

Property Owners and Residents Association Directors, from left, Bob Emmons, Virginia Smith and Herman Kirkpatrick, check out possible locations for a full-service post office in Sun City West with postal official Frank Weber, second from right.

"After we've had a chance to talk about all that and what the site selection committee has come up with, then we'll announce publicly that we have selected a site," he said. "At the same time we'll file what's called a second intergovernmental notice to be posted on post office bulletin boards that allows for an additional 60-day comment period."

Weber said he is only responsible for securing a site and can't speculate on how much the post office

will eventually spend to build it. Congress appropriated \$5 million for the project through the General Services Administration last October. The figure has come under fire from critics including the United We Stand group.

"I can say we do not spend any more money on a project than we absolutely have to," Weber said. "There are enough people overseeing these projects using checks and balances. So we watch it pretty close."

Search begins for suitable sites to locate post office in SC West

Work expected to be completed by early 1995

By ANNE RYMAN
Sun Cities Independent

Sun City West residents will know within two months where their new post office will be located.

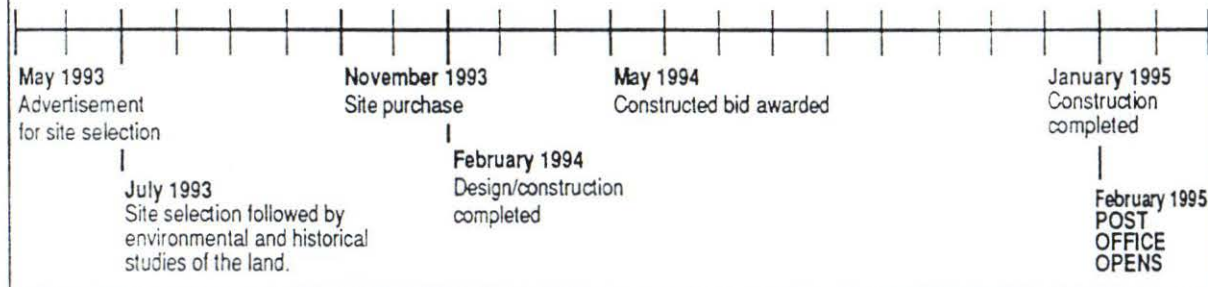
U.S. Postal Service officials have met with representatives from the Property Owners and Residents Association, toured possible locations and will advertise through June 11 for post office sites in Sun City West, says Mark Strong, Sun City postmaster.

"We're advertising for 3 1/2 to four acres and it can be an existing building or just land within the limits of Sun City West," he says.

Officials say between five and 10 sites in Sun City West are available, provided the owners are willing to put the property up for bid.

Possible locations include,

Sun City West Post Office Time Table



among others:

■ The 55-acre vacant commercial core between Meeker Boulevard, Camino del Sol and R.H. Johnson Boulevard owned by the Phoenix-based Ratliff & Muhr & Levinsky Inc.

■ A five-acre property next to Del Webb Corp. administrative offices on Meeker Boulevard owned by the company. Officials plan to submit a bid.

■ A 4.79-acre parcel at the corner of Camino del Sol and Meeker.

■ Several parcels along Camino del Sol southwest of R.H. Johnson Boulevard.

Residents are served now by the Sun City Post Office and two contract stations in Sun City West: Lakeside Florist and Bob's V & S Variety Store.

In October 1992, Congress appropriated \$5 million in funds for a new post office, ending a long campaign by PORA for a separate, full-service facility. Residents cited poor service and the community's growing population as reasons for needing their own building.

Postal officials will select a site in July and hope to purchase property by November, says Sandra Stewart, U.S. Postal Service communication director in

Washington, D.C. They will then award a bid for a design/build concept and expect construction to take eight months with the post office opening in February 1995.

"And this would be a worst-case scenario," Mr. Strong adds. "It could open sooner."

Mr. Strong will be postmaster in charge of operations in both Sun City and Sun City West. The full-service, 21,000-square-foot post office will have a station manager, two to three supervisors, five window clerks and 50 carriers who take care of 35 mail routes.

See ■ POST OFFICE, Page 3

■ POST OFFICE

From Page 1

Officials have not finalized the number of parking spaces.

"Residents can take care of all their postal needs at that location. They won't need to drive to Sun City unless they just want to come and see us," he says.

PORA directors and residents will have input on the site location for their new building, he adds. PORA directors have suggested a five-acre site with adequate truck, vehicle and pedestrian access.

The community organization spearheaded a drive for a post office, collecting the signatures of 10,000 residents. Directors also recommended the building must be a full-service facility, says Virginia Smith, PORA director and post office liaison.

"We very deeply and unanimously recommended we must have (a full-service facility). This is a community of 22,000 people and rapidly growing."

SCW

VF
SCW
Post Office

Sun City West postal station opens at store

By Lori Baker
Staff writer

SUN CITY WEST — Mailing letters in Sun City West has just gotten easier.

A new contract station opened Wednesday at Bob's Variety Store, 13583 Camino del Sol in the Sundome Shopping Center. It is across the street from the community's other contract station, which is in the Lakeside Florist store in the Mercado del Sol Shopping Center.

Also, postal services are offered in a trailer that is parked in the R.H. Johnson Recreation Center parking lot, R.H. Johnson and Meeker boulevards. The service, which was started Nov. 30, is available from 9 a.m. to 4 p.m. Monday through Friday.

Del Hodges, superintendent of postal operations for the Sun City Post Office, said Sun City West needed better service because two other contract stations had closed.

The two stations were in the Crossroads Shopping Center. The station in the ABCO grocery store was shut down in February, and the one in the Hallmark store was closed in May because the card shop moved to a new location.

"With the holiday season and the winter visitors coming back, we needed to open another station so we won't have long lines," Hodges said.

Bob and Cindy Riddle, who own Bob's Variety Store, have a contract with the U.S. Postal Service to provide postal service. The Riddles hire the employees and provide the space.

"We are happy to be able to provide this service," Bob Riddle said.

See CONTRACT, Page 3

CONTRACT

From Page 1

The new contract station is open from 9 a.m. to 4 p.m. Monday through Saturday. The only service that is not available is international packages.

Meanwhile, the Postal Service has taken no action regarding the \$5 million that Congress appropriated in October for a full-service post office for Sun City West.

Hodges said his office has not yet even received the official word

about the new post office.

Money from the General Services Administration budget has been earmarked for the post office.

The new post office would provide retail services as well as a place for mail carriers to sort mail. Mail carriers who deliver mail in Sun City West now use the Sun City main post office, 9802 W. Bell Road.

3rd postal location set

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — A few days ago this community of 21,000 had only a single contract postal station. Now, it looks as if the postal service will have three Sun City West locations.

Residents learned Thursday that they will get a full-service post office within a year and a half, thanks to a \$5 million line item in a General Services Administration appropriation bill. President George Bush signed the bill Tuesday.

On top of that announcement, Sun

See Site for, A4

Site for new post office undecided

—From A1

City Postmaster Mark Strong said Thursday a second contract station will be operational before Christmas in the Sundome Plaza shopping center across the street from the Mercado del Sol contract station, which began offering expanded services in March at 13576 Camino del Sol.

Strong said he couldn't say yet which Sundome Plaza business will support the second contract station.

"I just got the bids back Wednesday from the people who were interested in it. We'll go out and do our site selection next week." He said the second station will have more than ample parking, a criticism of the current site.

Strong said both contract stations could continue to operate after the full-service post office is built, depending on its selected site.

Strong estimates it will take 12 to 18 months to build a post office, depending on how well the U.S. Postal Service and GSA coordinate the operation.

"Otherwise we know nothing going. ... We've been getting all our information from the newspapers," he said.

GSA hasn't built a full-service post office building since 1971 when the U.S. Postal Service began to operate separately from the federal government.

Howie Wilson, co-chairman of the Property Owners and Residents Association's post office

committee, and PORA director Virginia Smith said \$5 million should be more than enough to build a post office.

Martha Moyer, Del Webb manager of public and community relations, said Webb would work with either the postal service or GSA to find an appropriate site in Sun City West, including the expansion area north of Deer Valley Road.

"The only undeveloped commercially zoned parcel we have left in Sun City West that could be used as a post office site is a 5-acre lot just north of our administration building (13950 Meeker Blvd.)," Moyer said.

Strong said he had no objections to a second full-service office operating in the Sun Cities.

"How can any business go wrong if someone is about to give you a \$5 million building? We're a business and if someone wants to give me the highest overhead I have gratis, we'll take it."

He said he couldn't speculate on how his manpower would be switched around to accommodate the new post office. "Of course the existing staff (that now serves Sun City West) will just move over there with their equipment."

Six months ago Strong said the postal service also opened up another contract station in the Crossroads Towne Center at Bell Road and R.H. Johnson in Surprise.

SCW

Bush seals post office for SCW

\$5 million available to begin project

By BILL MANNY

Daily News-Sun Washington Bureau

WASHINGTON — The U.S. Postal Service now has \$5 million to build a new post office in Sun City West, with construction beginning perhaps within a year.

President Bush on Tuesday signed the spending bill that included money for the post office. That means the \$5 million is available to begin work on the post office as soon as the Postal Service is ready.

"The post office is responsible for deciding the time line," said a spokesman for Sen. Dennis DeConcini. The Tucson Democrat used an unusual tactic — taking money from the General Services Administration — to get the money into the Postal Service budget for 1993. "We've just given them the money; they've got to decide when to build it."

Postal officials have said they don't yet know how long it will take to build the facility.

But DeConcini's office said the service should be able to move quickly to get an architect's drawing and get the project under way, since the Postal Service has already done preliminary work determining size and costs of a new Sun City West post office.

Sun City West residents have complained for years about second-class service. They have been served by a storefront "contract" postal station in the Mercado Del Sol shopping center, and have had to drive to Sun City for a full-service post office.

In 1991, the postmaster general met with Arizona lawmakers in Sun City West, but disappointed officials and residents when he announced that the agency would expand services at the contract station rather than build a new post office for Sun City West, a booming community of 21,000.

The improved service has been welcomed, but has not resolved all concerns about poor services, DeConcini staffers said.

When the expanded services announcement was made, DeConcini said Sun City West residents "are not going to be totally happy. I think they're going to want a post office. My statement (to the U.S. Postal Service) is 'Thank you for this, but I'm not giving up on a post office.'"

SCW post office clears hurdle

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — A major congressional hurdle has been cleared in an effort to get this community of 21,000 a full-service post office.

Sen. Dennis DeConcini's office announced Monday that the joint House-Senate Conference Committee has approved appropriations for the Treasury-Postal Service and General Government bill, which contains a \$5 million separate line item for a Sun City West post office.

The bill, which previously passed the Senate Conference Committee, must be approved by the House and Senate before it's sent to President George Bush.

"Once they approve it together in the conference committee it's considered the last hurdle in Congress," said DeConcini press aide Bill Fessler.

All indications are that the bill will pass the House and Senate by the end of this week, Fessler said. The president has 10 days to sign the bill after it clears both houses.

"Since it's an appropriations bill and he has no line-item veto, Bush would have to veto the whole bill," he said. "The word in Washington is that Congress has met his criteria for approval after correcting some of the numbers he requested."

The congressional action stemmed from an August 1991 meeting in Sun City West where DeConcini, D-Tucson, and Rep. Bob Stump, R-District 3, met with then-Postmaster General Anthony Frank.

They indicated to Frank that their offices would do everything possible to get Sun City West its own post office.

Efforts to get a full-service office were

also buoyed when the Property Owners and Residents Association secured 11,000 signatures on a petition calling for replacement of the lone contract station in the Mercado del Sol shopping center.

Phoenix Division Postal Service spokeswoman Sandi Farley said Monday she couldn't speculate on how long it would take before a post office would be built.

If the appropriations bill is signed by the president, the Sun City West post office would be constructed by the General Services Administration instead of the U.S. Postal Service.

DeConcini sought the funding through the GSA instead of the postal service after postal officials turned a cold shoulder to the appeal for funds.

Farley said congressional funding for
See DeConcini credited, A4

DeConcini credited for landing \$5 million

—From A1

a full-service post office is a first since 1971, when the U.S. Postal Service began to operate separately from the federal government as a self-supporting quasi-governmental agency.

Farley said GSA was responsible for building many of the nation's post office buildings before 1971. "They still own many of them and lease them to the postal service."

"One of our problems right now is the postal service's entire structure is being revamped," Farley said. "The same people who have done the same things before may not apply in the next month or two."

Howie Wilson, chairman of PORA's post office committee, said GSA will file a formal request for a postal facility and will get its specifications from Postmaster General Marvin Runyon on space requirements for the post office.

The Sun City West contract station, which has a reported annual operating budget of \$60,000, moved to larger quarters in the Mercado del Sol shopping center last March.

PORA board member Virginia Smith said \$5 million should be more than adequate to accommodate a full-service office.

"I think we vitally need it,"

Smith said. "I'm a conservative spender but I think that in a city of 21,000 people, rapidly growing to 30,000, we have no business being served by a contract post office on the side of a flower shop."

"We have improved services, but it's (the station) still nowhere near adequate and I think it's something that was very much needed," Smith said. She said that DeConcini as chairman of the powerful Senate Appropriations Subcommittee, was very instrumental in getting the post office appropriation in as a line item and in raising the amount from \$1.1 million to \$5 million.

SCW

Funds approved for SCW post office

Bill providing \$5 million for full-service facility awaits president's approval

By ANNE RYMAN
Sun Cities Independent

The U.S. Senate approved \$5 million in funding last week for a post office in Sun City West, \$3.9 million more than originally planned and a move that brings the community one step closer to receiving a separate, full-service facility.

For the bill to become law, conference committees in the House and Senate must agree on its contents before it goes to President Bush for approval or veto.

A Senate appropriations subcommittee, chaired by Sen. Dennis DeConcini (D-Ariz.) approved \$1.1 million in funding last month to build a new post office in Sun City West. But that figure was upped to \$5 million after he found out the first figure was not enough to provide a separate, full-service postal building, says Bill Fessler, an aide to the senator.

The funding comes as part of a General Services Administration package, the federal agency that spends from \$750 million to \$1 billion a year primarily for building court

houses, Internal Revenue Service buildings and border patrol stations.

Matt Collins, an aide to the senator, says Sen. DeConcini's office remains hopeful the president will sign it.

"This bill has nothing in it that is harmful or wasteful."

He expects the bill to go into conference committees in the House and Senate soon and before the president by Oct. 1. He does not expect the additional \$3.9 million to jeopardize the approval.

"It was approved as an amendment and no

problems were voiced on the Senate floor. It is DeConcini's bill and he will do whatever is necessary to protect the money. He knows it (a post office) is important to the citizens of Sun City West."

According to Sen. DeConcini, Postmaster General Marvin Runyon told him he did not object to a station in Sun City West because the money was not coming out of the U.S. Postal Service's budget.

The postmaster general was out of town at

See ■ POST OFFICE, Page 1

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press time and could not be reached for comment. Sandra Stewart, spokeswoman for the Postal Service in Washington, D.C., says the Postal Service will reserve comment until it has more information on whether the bill becomes law.

Any decision to put a post office in Sun City West would be made on the national rather than the local level, says Sharon Cornelius, communications manager for the Phoenix division.

"At the local level, we have no authority to hire new people because of downsizing."

The effort to land a post office in Sun City West comes at a time when the Postal Service is in the process of massive downsizing and reorganization to eliminate a \$2 billion deficit by the end of 1993. About 40,000 managerial jobs will be eliminated and five regions with 73 divisions will be redistricted into 11 area offices. It is not clear yet how the reorganization would affect Sun City West's bid for a post office.

Sun City West residents have sought a separate, full-service post office for several years, citing poor service and the community's growing population as reasons for replacing the contract station. A campaign, spearheaded by the Property Owners and Residents Association, collected more than 11,000 signatures from residents who supported a post office.

In December, postal officials announced Sun City West would not get a separate, full-service post office because such a facility would cost \$400,000 plus \$200,000 annually in utility and personnel costs. Feasibility studies indicated the same level of service could be rendered with a contract post office for \$60,000 annually.

Instead of a Sun City West post office, officials decided to triple the size of the contract station, a decision that caused mixed reactions among residents. Although pleased with the promise of expanded and better services, many still believed the situation could be remedied only if Sun City West had its own post office.

A new bill introduced by Senator Dennis DeConcini would provide federal funding for a post office in Sun City West.



Judy Leiby, head of Sen. DeConcini's constituent services in Arizona, has said Sun City West needs its own post office because of the growing population of the community and the age of the residents.

The population of Sun City West is expected to grow from 21,000 to 25,000 and a community expansion by the Del Webb Corp. is expected to add 6,000 additional residents.

SCW

The Arizona Republic/THE PHOENIX GAZETTE Wednesday, August 5, 1992

Special delivery

\$1.1 million approved to build post office

By Connie Cone Sexton
Staff writer

SUN CITY WEST — Virginia Smith was delighted but not surprised to learn that a pet project was being pushed along on Capitol Hill.

Smith, a former member of the U.S. House of Representatives, has been working with fellow Sun City West residents to land a full-service post office for the community. To accomplish her task, she has made several personal contacts with congressmen, asking that they consider the idea.

On Friday, the Senate Appropriations committee gave approval for \$1.1 million to be spent on constructing a post office in the retirement community.

It was no minor victory, said Smith, who retired in 1990 after representing Nebraska in Congress for 16 years. The battle has

been a tough fight, she said.

In January, Sun City West residents were stung by sharp words from David Bakke, general manager of the Phoenix division of the U.S. Postal Service.

During a speech to the Property Owners and Residents Association, Bakke predicted that Sun City West would never get a full-service, first-class post office. He assured the community that a larger contract postal station would serve their needs. The station opened March and operates out of a florist shop.

At the dedication, Bakke promised he would monitor the postal needs of the community.

But even though it is three times the size of the former contract station, Sun City West residents say the contract station is inadequate to handle the expected growth of the community.

"What we have is an improvement over before, but it is not enough," Smith said.

Del Webb Corp. plans to expand Sun City West within the next decade, increasing the population to about 33,000 residents.

After hearing of the residents' fight, Sen. Dennis DeConcini, D-Ariz., and other political leaders pushed for a full-service post office.

DeConcini convinced the appropriations subcommittee on treasury, Postal Service and general government — which he chairs — to approve the \$1.1 million expenditure. After approval from the full committee, the measure will go the Senate floor either before Aug. 13 or when the Senate returns from its recess.

Funds for the construction of the Sun City West post office would come out of the General

See POST, Page 4

POST

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Services Administration budget, which allows for capital costs to build federal buildings.

In his review of the situation, DeConcini said a post office is needed. "After only six months, it is already clear it (the contract station) is inadequate. A new post office is necessary now and it would only be penny-wise and pound-foolish to wait."

He stressed he would ensure that the Postmaster General "fully implements the construction of the new facility."

Judy Leiby, director of constitu-

ents services in DeConcini's Phoenix office, said having a post office in Sun City West would greatly serve the residents.

"Our position is, sooner or later, you're going to have to build one there and it's cheaper to build now," she said.

Leiby also questioned critics who say it would be too expensive to operate a post office. "Putting a post office in Sun City West will not appreciably add to personnel cost, because they're already paying personnel at the florist shop."

Mar. 5-11, 1992

THE WESTER

Patrons Jam Post Office

by Chuck Currier

The Sun City West enlarged post office opened for service Monday morning and it was evident that this facility is not going to be big enough to handle the populace of SCW.

Although it is 3 times larger in square feet and has one more service window, the lines were long and slow during the 30 minutes this writer spent there.

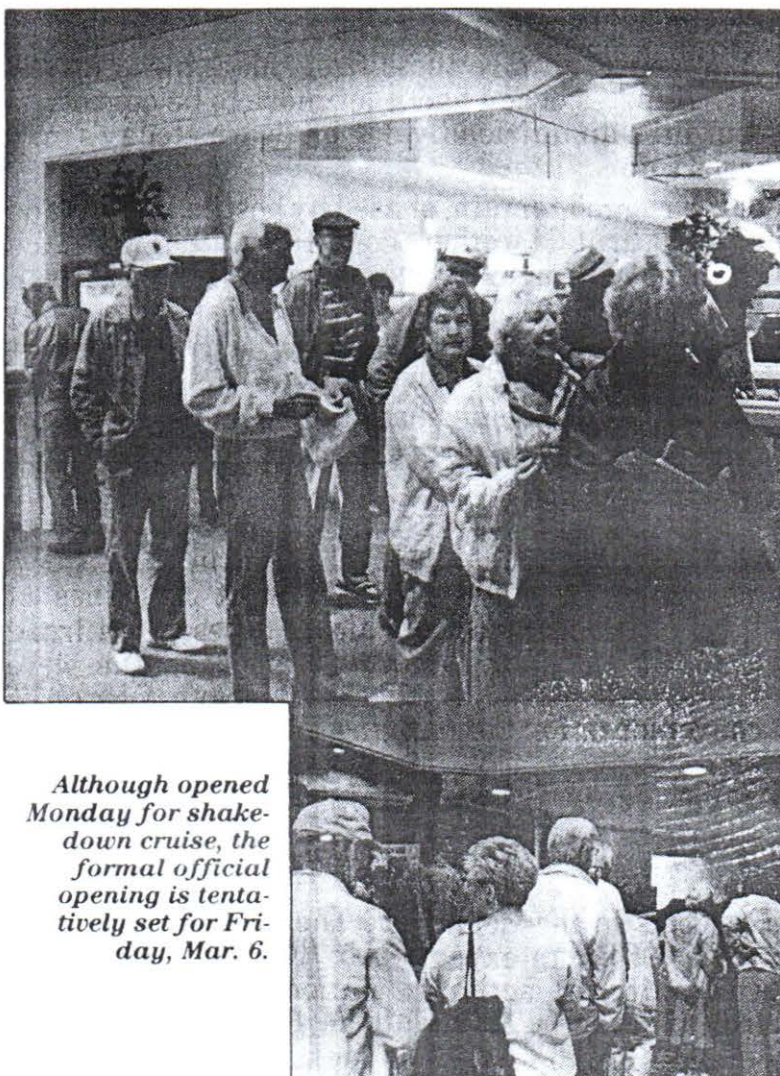
"It looks very nice, but we have a big crowd here. I think we still need a full service post office" was the comment from Jim Hambright.

"I still had to wait, just to buy a book of stamps. We need more room" said 9 year SCW resident John Evans.

When asked if the new facility was an improvement, Alice Kotlar said "No! I stood in line longer here than I used to at the other one".

One lady was overheard to say, "This is ridiculous. I don't think even a full service post office will help".

Other comments such



Although opened Monday for shake-down cruise, the formal official opening is tentatively set for Friday, Mar. 6.

as we may as well keep going to the Sun City or Youngtown post office were overheard.

Gerry Hogan, also of SCW, made the only favorable comment to me when she stated, "I think this is very good

and very accomodating. I'm very pleased with it".

When asked if they thought PORA should be credited or praised for their efforts in obtaining better postal service, most said "Yes, they are trying".

SCW

Daily News-Sun, Sun City, Ariz. Saturday, March 7, 1992

SCW dedicates post office

By MIKE GARRETT

Daily News-Sun staff

SUN CITY WEST — Most people seem to agree the new Sun City West post office contract station is a step in the right direction.

That was the consensus of Property Owners and Residents Association and U.S. Postal Service officials who were on hand Friday morning to formally dedicate the contract station in the Mercado del Sol shopping center at 13576 Camino del Sol.

Residents Friday had some reservations but reaction generally was favorable.

More than 1,000 residents, customers and curiosity seekers inspected the 1,200 square-foot contract station when it opened for business Monday three doors north of the old 400-square-foot station.

PORA and post office officials estimated that waiting times in lines were up to 20 minutes the first two days this week.

Margie Curran, Lakeside Florist owner and operator of the adjacent contract station, said waiting times are returning to normal. She said she expects times to meet David Bakke's community commitment of five to seven minutes by next week. Bakke is postmaster and general manager of the postal service's Phoenix Division.

"Yesterday (Thursday) was more typical. We serviced more than 500 people and were easily under that. We were more like 'three minutes,'" Curran said. "But Mondays are going to be tough. That's always our busiest day. The public should be aware and come later in the week."

Lines were also eased by Wednesday when the new stamp machine and take-a-number system were in place, said Sun City interim Postmaster George Lasica, whose own monitoring showed up to 16-minute waiting times the first two days.

"I'm not satisfied with that," Lasica said, adding he noticed slightly shorter lines at the Sun City post office this week.

"Waiting times at both (facilities) are still too long. We have to be more flexible in our staffing."

Although contract station employees have trained on the three new integrated retail terminals for six weeks, Curran said they are still trying to become more familiar with them to

provide quicker service.

Despite the initial long lines, Curran said she and her staff of three "have had lots of compliments from a lot of nice people coming in and saying nice things about it. They seem to be happy with the new facility."

She said she hasn't heard any complaints about the parking yet.

Curran said she will change the 18 designated post office parking signs to post office hours of 9 a.m. to 4 p.m. (Monday through Saturday) after they had been 8:30 a.m. to 4:30 p.m. She will also look into getting metal handicapped signs for the four handicap spots.

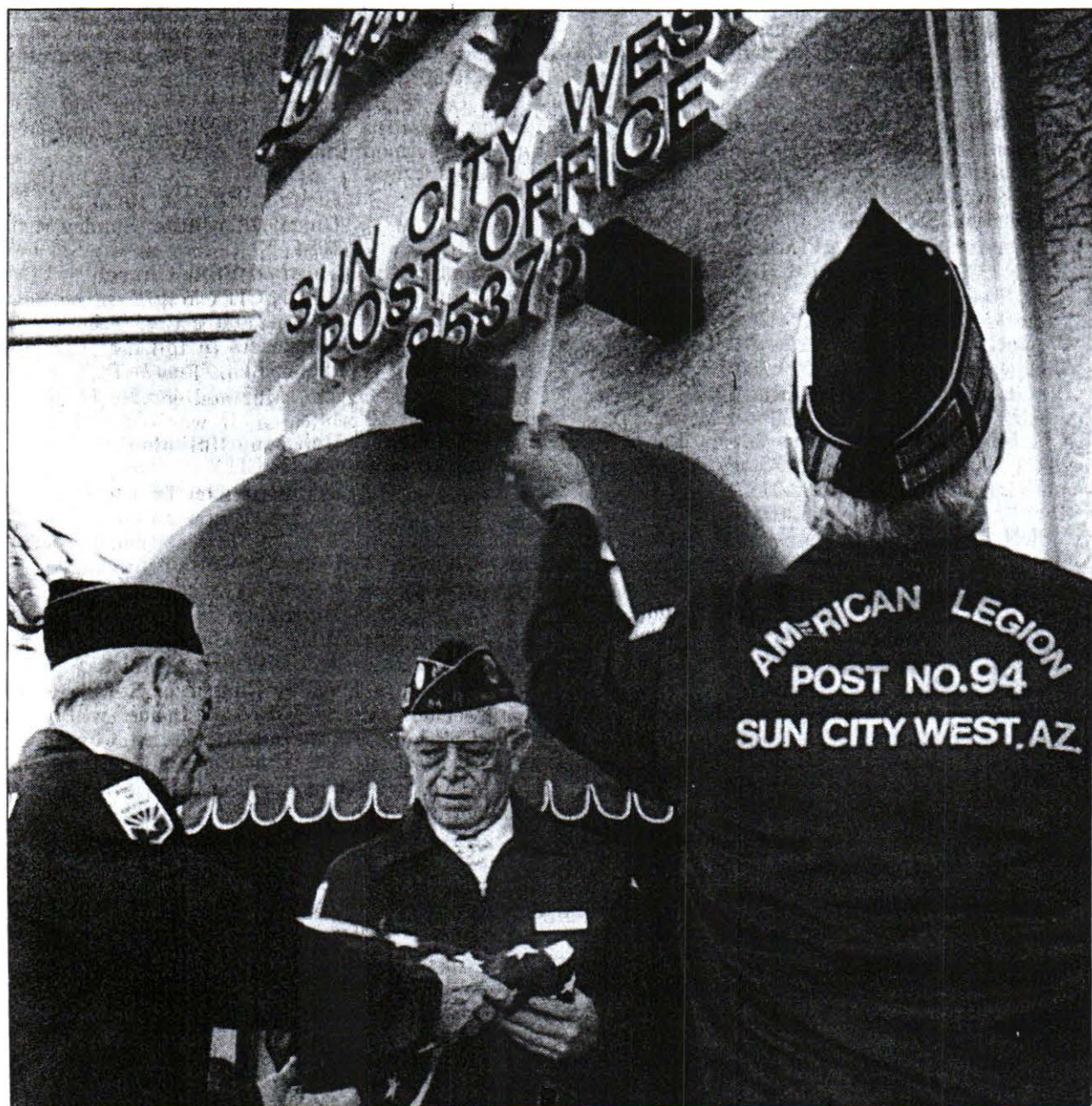
Lasica also announced the post office expects to open a public service contract station this fall in an expanded Safeway in Sundome Plaza shopping center (on R.H. Johnson).

Bakke said the post office will continue to monitor community needs as it grows and has already promised a second Sun City West contract station as demand warrants.

PORA directors say they are going to pursue a full-service post office after the new postmaster general assumes office next month.

They received assurances Friday from congressional representatives Judy Leiby (Sen. Dennis DeConcini, D-Tucson), Tom McCanna (former Northwest Valley Chamber of Commerce executive director representing Sen. John McCain, R-Phoenix) and Lisa Jackson, (representing Rep. Bob Stump, R-Tolleson) that they will continue to monitor community postal needs.

PORA President Dick Egan said the new station offers the best of two worlds — all the services without the congestion of a full-service post office.



Rick D'Elia/Daily News-Sun

John M. Fiore, left, Perry Hadder and Mike Altobello, American Legion Color Guard from Post 94, raise the American flag at the opening of the new contract post office in Sun City West.

-- SUN CITIES INDEPENDENT -- MARCH 4-10, 1992

New contract post office opens in SC West

Grand opening ceremony March 6 will officially open facility

Postal Officials cancelled Sun City West's old contract station and opened the new, expanded station Monday.

Officials say the new station, located in the Mercado del Sol Shopping Center, offers increased service and cuts waiting time.

The station operates from 9 a.m. to 4 p.m. Monday through Saturday. A bulk mail service will begin from 9 a.m. to noon weekdays on March 9.

Customers can pick up mail at 9 a.m. rather than the 10:30 a.m. time

for the former station.

The station offers all the services of a regular post office. Customers can use Express Mail service, certified, registered and insured services, money orders and international mail. Customers who are not home when a package is delivered can call 972-9604 or 974-0651 before 7 a.m. for next-day delivery.

Postal officials expanded the number of service windows from two to three so customers will not have to wait longer than a

maximum five to seven minutes, says George Lasica, officer-in-charge of the Sun City Post Office.

The waiting period had been up to 11 minutes at the former contract station, postal officials say.

Three new computerized Integrated Retail Terminals are designed to speed transactions. Instead of looking up zip codes or rates, the information will be easily accessed, says Mr. Lasica.

The new station has 14 parking spaces devoted to postal parking and four spaces for general

handicapped parking.

Mr. Lasica says the opening of the expanded contract station will benefit Sun City residents as well because it will relieve some of the traffic coming to the main post office.

Postal officials announced in December Sun City West would not get a separate, full-service post office because such a facility would cost \$400,000 plus \$200,000 annually in utility and personnel costs.

Officials said the same service could be provided in an expanded

contract station for \$60,000 a year.

Property Owners and Residents Association directors say they are pleased with the addition of an expanded contract system, but PORA officials do plan to follow the advice of legislators and resubmit an application for a separate postal facility.

PORA President Dick Egan and past President Bob Emmons have urged PORA members and residents to give the station a chance to provide them with better service.

The facility will be dedicated at 8 a.m. Friday.

Sun City West contract station to expand service

By Lori Baker
Staff writer

SUN CITY WEST — Reacting to an outcry from Sun City West residents about poor postal service, U.S. Postmaster General Anthony Frank announced the community will get an expanded contract station, not the full-service post office it wanted.

"The Postal Service has an obligation to provide the highest level of service to Sun City West residents and I am confident that with the expansion of the contract station and related services, we will accomplish that goal," Frank said in a letter to Sen. Dennis DeConcini, D-Ariz.

Although residents had requested a post office for Sun City West, a contract station is less costly and will provide the same services, David Bakke, general manager and postmaster of the Phoenix division of the U.S. Postal Service, said at a press conference Tuesday.

A new, free-standing facility would cost about \$400,000, plus \$200,000 annually in utility and

"The Postal Service has an obligation to provide the highest level of service to Sun City West residents . . ."

Frank Anthony
U.S. postmaster general

personnel costs. The same level of service can be offered to residents for about \$50,000 annually, including utility and personnel costs, through the expanded contract station, he said. The current contract station costs \$30,000 annually, Bakke said.

"This decision comes at a time when the Postal Service is struggling to meet its financial obligations and is downsizing its workforce by significant numbers," Bakke said.

Bakke said the expanded station should meet the community's needs for the next decade.

By March 1, Lakeside Florist, located in the Mercado del Sol shopping center at 13576 Camino

See POST, Page 5

del Sol Drive, will move its contract station to a larger area in the corner of the shopping center. A partition will separate the floral business from the postal station so consumers do not have to walk through the flower shop, Bakke said.

"Once this station is operational, there should be virtually no reason for Sun City West residents to have to travel to Sun City Main Post Office to transact any business," Bakke said.

The Postal Service's plans was criticized by Property Owners and Residents Association board members, who said parking problems would plague the shopping center.

PORA board members are to meet with postal employees in January to discuss the parking.

PORA officials said they did not learn about the postal service's plans for expanding the contract station until Tuesday's press conference at the postal service's Phoenix headquarters.

Not enough parking

PORA board President-elect Dick Egan said he's pleased that better services will be available to Sun City West's 20,000 residents but added that the parking lot will be crowded.

"If people can't get to the services, what good are they," Egan said.

Howie Wilson, a PORA board member who was one of the

leaders in the post office fight, described the postal service's plans as "unbelievable" because of the anticipated parking problems. When the center's retail spaces are all occupied, Wilson said, the parking lot will even be more crowded.

While postal officials said parking would be available behind the shopping center from the Sandridge Drive entrance, Wilson said the public does not want to park where there are "dumpsters and semi-trucks making service deliveries."

Bakke said he does not believe there will be parking problems. But if the site proves to be inadequate, alternative locations would be considered, he said. Lakeside Florist's contract does not have a specific expiration date. A contract may be canceled with 60 days' notice from either the Postal Service or the business.

Bakke said the expanded contract station will benefit Sun City residents as well because there will be a "marked reduction in traffic congestion" at the Sun City station, 9802 W. Bell Road.

In September, Frank met with Sun City West residents to hear their ideas about improving postal service. PORA had obtained 11,299 signatures on petitions favoring a Sun City West post office.

Additionally, a U.S. Postal Service customer survey distributed by PORA showed that Sun City West

residents overwhelmingly want their own full-service station. They complained about long waits at the Sun City post office or the Sun City West contract station.

Recognizing Sun City West residents' desire for community identity, Bakke said, the Postal Service will place a large sign saying "Sun City West Post Office 85375" on the exterior of the contract station.

DeConcini and Rep. Bob Stump, R-Ariz., who have been assisting Sun City West residents in their fight to obtain improved postal service, said the expanded contract station is a step in the right direction.

"While I remain convinced that a full-service post office in the Sun City West area is needed, I am pleased that the postmaster general listened to the residents of the community and is instituting major improvements," DeConcini said in a prepared statement.

DeConcini also said the expanded contract station would mean immediate improvement in services while a new post office would take longer.

"A new contract station in Sun City West with expanded services is a step in the right direction," Stump said in a prepared statement. "But, I am very disappointed that the postmaster general chose not to fully respond to the Sun City West request for their own branch."

SCW

Sun City West postal station expanding

By Lori Baker
Staff writer

SUN CITY WEST — When an expanded contract station of the U.S. Postal Service opens March 1, Sun City West residents will be able to meet most of their postal needs without leaving their community, postal officials said.

The only service that will not be available is bulk mail. David Bakke, general manager and postmaster of the Phoenix division of the U.S. Postal Service, said handling bulk mail requires more highly trained employees than a contract station would provide.

Lakeside Florist will provide a larger contract station in the same Mercado del Sol Neighborhood Center where it's presently located. The new station will be in the northeastern corner of the shopping center, with access from Camino del Sol Road and Sandridge Drive.

Highlights of the improvements in postal services are:

- Expanding the interior space from 400 square feet to more than 800 square feet. The post office will be separated by a partition from Lakeside Florist. While both businesses share a common entrance, postal customers no longer will have to walk through the business to use postal services. The interior lobby will be more than doubled and an outside atrium with benches will be provided for postal customers.

- Expanding the number of service windows from two to three so that customers will not have to wait longer than a maximum of five to seven minutes to transact their business. The waiting time now is up to 11 minutes, postal officials said. Also, computers will be installed to help speed customer transactions.

- Adding an area containing drive-up collection boxes so customers will not have to leave their vehicles to deposit mail.

- Providing a full line of retail services, including express mail,

certified, registered and insured services, money orders, and international mail. Customers who receive "Notice Left" forms will be able to call the Sun City Main Post Office's 24-hour hotline at 972-9604 before 7 a.m. for next-day service, call new Sun City West contract post office to arrange a delivery day, or pick up the parcel

from the new post office 24 hours after receiving the notice.

- Providing space for more than 500 post office boxes compared with the 200 boxes available now. Mail in post office boxes will be available for pickup by 9 a.m. rather than the current 10:30 a.m.

- Expanding customer parking to include at least four handicapped spaces and more than 50 spaces near the post office entrance. That is an increase of more than 80 percent over what the current contract station provides, postal officials said. Also, 175 parking spaces will be available on three sides of the facility.

SCW

SCW postal plan attracts criticism

Dec. 18, 1991

By MIKE GARRETT

Daily News-Sun staff

PHOENIX — The U.S. Postal Service has decided to expand and relocate an existing contract station in Sun City West in lieu of adding a second contract station or opening a full-service post office.

The post office, to be located five doors from the existing station at Lakeside Florist Shop, 13576 W. Camino del Sol, is scheduled to open by March 1.

David C. Bakke, Phoenix Division general manager/postmaster for the U.S. Postal Service, explained the details of a plan outlined Monday by U.S. Postmaster General Anthony Frank.

Bakke addressed community leaders and media representatives during a press conference at the Phoenix post office, 4949 E. Van Buren.

Frank, responding to a plea from Sun City West residents for their own full-service post office,

promised expanded postal services in the community while rejecting the request for a full-service facility.

The new contract station will be moved into the former and now vacant 800 square-foot dinner-restaurant portion of Carrie's Cafe at the northwest corner of the Mercado del Sol shopping center.

Bakke said the florist shop postal service contractor will move into the same location and be separated by a partition from post office operations and its three service windows.

"While both businesses will share a common entrance, postal customers will no longer have to walk through a business and stand among flowers to use postal services," Bakke said. "The interior lobby space will more than double and an outside atrium with benches will be provided for postal customers."

See Lack. A5

Lack of parking raises concerns

—From A1

Numerous other expanded services will include extended operating hours, space for more than 500 post office boxes, a drive-up collection box and its own identifying Sun City West post office sign, postal emblem and flag.

Bakke said more than 50 of the center's 175-plus parking spaces, including four handicapped spots, should be available near the contract station entrance — an increase of more

than 80 percent of what the existing station now provides.

While acknowledging that the new site and services will help, Howie Wilson, Property Owners and Residents Association Post Office Committee co-chairman, was critical of Frank's decision.

"I can assure you that our residents will be extremely upset, not just a little bit," he said. "One of the things they were hoping for was to be out from under the Sun City post office."

"I think I can speak for 20,000

people in Sun City West when I say that what you're proposing in providing all the services now available in Sun City is great and will please a lot of people," said outgoing PORA President Bob Emmons.

"But one of the major problems in this situation is the parking. It is now a zoo there and you can't find a place to park half the time. As we add more and more people to the community, all we're going to do is aggravate the parking situa-

tion and aggravate the people."

Wilson said he too was concerned that 25 of the parking spots near the new station were at the rear of the center and used almost exclusively by commercial vehicles servicing center tenants or for dumpsters.

"We're going to get a lot of flak and you're going to get continued flak and I think you're making a grave error by crowding this (station) into that corner," said Emmons.

SCW

Hope for SCW post office remains alive

Postmaster general's visit was 'colored' by pre-tour information, say PORA reps

By LAURIE HURD-MOORE
Sun Cities Independent

Despite concern that the Sept. 21 visit of U.S. Postmaster General Anthony M. Frank was "colored" by previous contact with Sun City postal officials, PORA Post Office Committee Co-Chairmen E. Wayne Titus and Howard W. Wilson remain hopeful of the outcome.

The Property Owners and Residents Association committee was formed to work towards securing a full-service post office for Sun City West and was partly responsible for Mr. Frank's visit.

The committee compiled a supportive collection of facts and figures as well as 11,416 petition signatures from residents favoring their own post office.

These findings, as well as a videotape, were presented to Mr. Frank during his one-hour stopover.

The postmaster general met with PORA officials, PORA Post Office Committee members, Sen. Dennis DeConcini, Rep. Bob Stump and Sun City Postmaster Helen Kennedy to learn more about Sun City West and its need for a full-service post office facility.

In addition to a presentation, Mr. Frank viewed a videotape of the present postal situation which was made by residents John "Jack" E. Lewis and Dr. Philip D. Gelbach.

"Mr. Frank was so impressed with the tape" says Mr. Lewis, "he took a copy back with him to Washington (D.C.)."

In addition to taking the tape, the postmaster general announced that some improvements in service should be forthcoming in the community. A decision on whether to grant Sun City West its own postal facility, however, would not come until the end of year.

Despite Mr. Frank's promise to improve local service, PORA Post Office Co-Chairmen Titus and Wilson say the postmaster general's acknowledgment of other information presented at the meeting was "disappointing."

"I believe Postmaster General Frank prejudged our needs. He didn't give much thought to the facts as they were presented," says Mr. Titus.

He says it appeared that Mr. Frank's visit had been "colored" by previous contact with Sun City Postmaster Helen Kennedy.

See POST OFFICE, Page 3

OVER

■ POST OFFICE

From Page 1

"It's been no secret that Mrs. Kennedy hasn't been in our corner. I can understand that because the more territory she has and the more people she services, the better it is for her," adds Mr. Titus.

Mr. Wilson agrees, saying Mr. Frank was given some "poor" information about the postal service situation in the community prior to the meeting.

"He (Mr. Frank) said residents must not want a post office because they turned one down before. He was talking about the time when PORA offered to donate land for a post office," says Mr. Wilson.

"There was a vote of the membership on this post office. During this time, the U.S. Postal Service increased its rates by two cents and the membership almost unanimously turned the donation down," explains Mr. Wilson.

"They (the voting membership) were saying, 'Why should we buy it when everyone else will get to use the facility?' " adds the committee co-chairman.

Mr. Wilson and Mr. Titus say they were also told by the postmaster general that Sun City West's chances of obtaining a post office facility would improve if there was a second grocery store in the community or if Sun City West incorporated.

Mr. Titus accuses Mrs. Kennedy of contributing heavily to the speech Mr. Frank gave at the Sept. 21 meeting.

The co-chairman says the postmaster general was given a pre-tour of Sun City West that was sponsored by Mrs. Kennedy, a charge Mrs. Kennedy denies.

Mr. Frank was unable to tour the community during the meeting be-

cause of his limited schedule.

Asked in a telephone interview with the *Independent* if she had a hand in Mr. Frank's speech, Postmaster Kennedy responded, "Not likely."

She called Mr. Titus' statement that she assisted Mr. Frank with his speech "strange."

"The post office managers report to the divisional managers and the divisional managers report to the regional managers.

"So, I'm a long way from being able to tell anyone what to say," says Mrs. Kennedy.

Mrs. Kennedy says the first time she personally met with Mr. Frank was during the meeting in Sun City West and that there was no pre-tour of the community.

She says Mr. Frank did view the postal contract station at the Lakeside Florist, 13576 Camino del

Sol, on his way to the meeting.

"I thought he (Mr. Frank) came, listened to what they had to say. We're putting together some information for him," adds Mrs. Kennedy.

Mrs. Kennedy says she will be sending to Mr. Frank a list compiled by the Del E. Webb Corporation on a number of Resolution Trust Corporation properties available in the community and their leasing costs.

Despite their misgivings, Mr. Titus and Mr. Wilson remain optimistic.

"We're extremely hopeful that when he (Mr. Frank) gets back to Washington and previews our information, he'll come around to our way of thinking," says Mr. Titus. "I think we made it crystal clear what the story is about," adds Mr. Wilson.

Frank promises improvements

Decision will be made by year's end

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — Postmaster General Anthony M. Frank promised Saturday to improve postal service for Sun City West residents.

Frank said he and his staff will decide before the end of 1991 whether that improved service will come from a full-service Sun City West post office.

That is where the post office issue stands after Property Owners and Residents Association officials, Sun City West post office committee officers, other community leaders, Sen. Dennis DeConcini, Rep. Bob

Stump and Sun Cities Postmaster Helen Kennedy attended an afternoon presentation in the Sun City West Foundation office on why Sun City West needs and deserves a full-service post office.

Theme of the presentation was best summed up by Virginia Smith of Sun City West, a former Nebraska congresswoman, who said, "We have a perfect community except for a full-service post office."

But in a five-minute assessment of that community, Frank was honest about his and the U.S. Postal Service's ability to build a full-service post office in Sun City West when other cities around the country have equal or greater postal needs.

California native Frank said he's not just a Washington bureaucrat who doesn't have the faintest idea what Sun City West people are talking about. Frank's son until recently was a Glendale resident and his

mother was a nationally known retirement community analyst.

He said he had made it a point to tour the community privately. Because of a tight schedule Saturday, Frank didn't tour the community with PORA officials.

Frank listened to supportive Sun City West facts and figures presented by PORA Post Office Committee co-chairmen Howie Wilson and Wayne Titus, by PORA First Vice President Morey Jensen in a 20-minute video of the community's amenities and post-office needs, and by PORA President Bob Emons.

Then he summed up the U.S. Postal Service's obligations to a community.

"We have at least two obligations to you," he said. "No. 1, you're entitled to the highest level of service and I want to judge your situation on the basis of service.

"Clearly you're not getting

service out of that florist shop (the small postal contract station at Mercado del Sol shopping center)," Frank said. "You're entitled to more service and we've got to figure out how to get you that service.

"I believe that one measurement of service should be that no resident of Sun City West should have to go to the Sun City post office," he said. "It's a beautiful office, well run and serves a burgeoning community. But the parking is inadequate at times, no question.

"I'm sure Sun City would like not to have to share those parking spaces with Sun City West people," Frank said. "We would make Sun City people happy if we provided a higher level of service in Sun City West."

The only exception, Frank said, was that the Sun City post office does have adequate space to hold mail for vacationing Sun City West residents.

"But what I need to examine is whether we have an obligation to you to build a full-service post office for the purpose of

identifying your community. It's not in our charter to build you something because other people

See Committee, A5

Committee outlines SCW's postal needs

—From A1

have it and you deserve it.

"What you deserve is the highest level of service and I want to examine that to see if there is a difference between those two thoughts," Frank said. "To provide that service, do you need an enormous structure that maybe costs us several million dollars and increases our costs by \$250,000 a year?

"The answer is, I don't know but we'll find out," said Frank. "You need something better than you have now and you need it quickly. We will make changes, we will accommodate you and we will work with you."

Frank said Sun City West is an unusual community and that makes it more difficult for the post office to serve.

He said because its population goes down by about a third in the summer, some unique post office manpower problems are presented, and that it has few shopping centers and only one supermarket. He said he wondered how quickly a community could grow under those circumstances.

"Yes, you've been growing rapidly but that growth has fallen off in the last year to

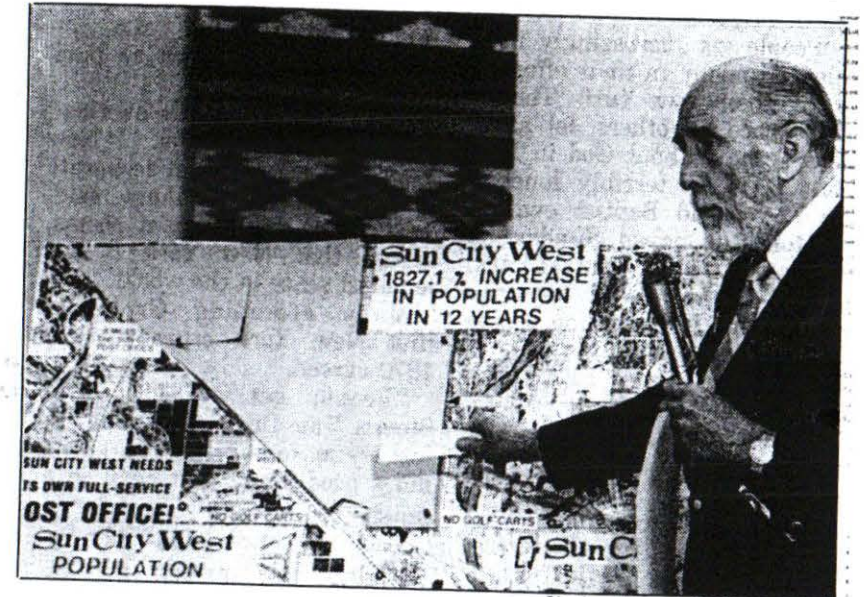
about 3 percent," said Frank. "You don't have a government here. That makes it very difficult for us to deal with the community."

While acknowledging the 11,416 petition signatures by residents requesting a full-service post office, Frank said PORA made a recommendation several years ago to the community to build a postal station next to PORA headquarters that residents voted down.

"Some of the words, expressions and ideas that have been promoted here today exactly exemplify the dilemma of the United States Postal Service," Frank said. "Words like 'need or deserve, it's a business, why don't you take care of your revenues, we're entitled to it' are all crosscurrents we deal with."

"We're not a business and are required by law to provide the same service at the same price to every American," Frank said. "We don't use taxes to deal with non-profit mail. By law we are required to break even."

"We're a businesslike public service that makes it very difficult for us to deal with all the pressures and demands upon us," said Frank.



Stephen Chernenk/Daily News-Sun

Howie Wilson, Sun City West Property Owners and Residents Association Post Office Committee co-chairman, offered numerous facts and figures Saturday to support why the growing community of 20,000 needs its own full-service post office.

SCW

Daily News-Sun, Sun City, Ariz. Monday, Sept. 23, 1991

Visit leaves hope

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — Residents who have pushed long and hard for a Sun City West post office are encouraged by Postmaster General Anthony Frank's commitment to improving the community's postal service by year's end.

They indicated after Frank's visit Saturday they will work with the U.S. Postal Service to get a full-service post office, whether it's in a vacant bank building or built on undeveloped land.

For the Property Owners and Residents Association, that means providing requested economic and demographic data and community support.

For Sen. Dennis DeConcini, D-Tucson, and Rep. Bob Stump, R-District 3, it means keeping congressional pressure on Frank and his staff to do something soon toward building a full-service post office.

For Del Webb Corp., it means continuing to promote SCW nationally to ensure future community growth and possibly to provide at least four acres of undeveloped land on which to build a full-service post office. That's a commitment Sun City West Executive Vice President Chuck Roach made to PORA President Bob Emmons last week.

Nobody expected Frank to say or do any more than he did in his Saturday visit to Sun City West during a one-hour, 15-minute PORA presentation in the SCW Foundation office.

"We didn't really know what would happen for sure," said PORA Post Office Committee co-chairman Howie Wilson. "I read the stories that he wasn't coming to say no or yes and would want to find out as much as he could about us."

Wilson said he didn't get to say everything he wanted to, particularly about the many resident comments about poor service at the Sun City post office. But overall he thought Frank got an accurate appraisal of the issue.

"I didn't agree with everything the postmaster had to say but I guess he had to say it," said co-chairman Wayne Titus. "I think he showed some deference to the (Sun City and Phoenix) postmasters and had a preliminary cue from them that maybe wasn't too helpful."

"I feel very good that we got a promise that we're going to have something," said former Nebraska congresswoman and Sun City West resident Virginia Smith. "If we're going to have equal service to Sun City, it's going to be a big improvement over what we've got in the flower shop."

"I think we took a step in the right direction and thought it was a good presentation and everybody did a good job," Smith said she hoped Frank's commitment for improved service doesn't mean another contract station for the community.

Smith and Stump said they should be able to keep congressional pressure on the post office. Smith said she told DeConcini she had also enlisted Sen. Ted Stevens, R-Alaska, and Rep. John T. Myers, R-Indiana, for support.

"The one thing I think is very important is that we got a commitment from him (Frank) as to a date when he would get back to us," said Stump. "Otherwise, you're dealing with bureaucrats who would never get back to you."

"Dennis is in a big position sitting on that Senate (appropriations) subcommittee," said Stump. "He says they (post office) don't come to Congress

anymore. But they come to us for a lot of things, especially money at a time like this."

"Ted Stevens wrote me that if Dennis will put in a line item (on an appropriations bill) to try to push this, he would help push it," said Smith.

"Myers told me the same thing on my side," said Stump. "Both are top Republicans on those committees."

"They're not as immune as they would like everybody to believe," said Stump. "Not with these (postal) bonuses, pay increases and postage increases they want all the time. They're going to get a 30-cent stamp passed within the next 90 days."

DeConcini was more conciliatory in his appraisal. He said Congress hasn't controlled post office appropriations since the early 1970s when it became almost totally independent except for small charitable organization subsidies still funded by taxpayers.

"That's why I can't write into law and I and Congressman Stump can't tell Mr. Frank to do this because we in Congress want it," said DeConcini. "I can't even get a vote on the Senate floor to tell them that. Consequently, we rely on the post offices in our state and our communities and from the postmaster general's office to resolve issues like this."

"For the most part I have found them consistently wanting to provide better services," said DeConcini, noting that's the key issue for Sun City West, not

better community identity by having its own post office.

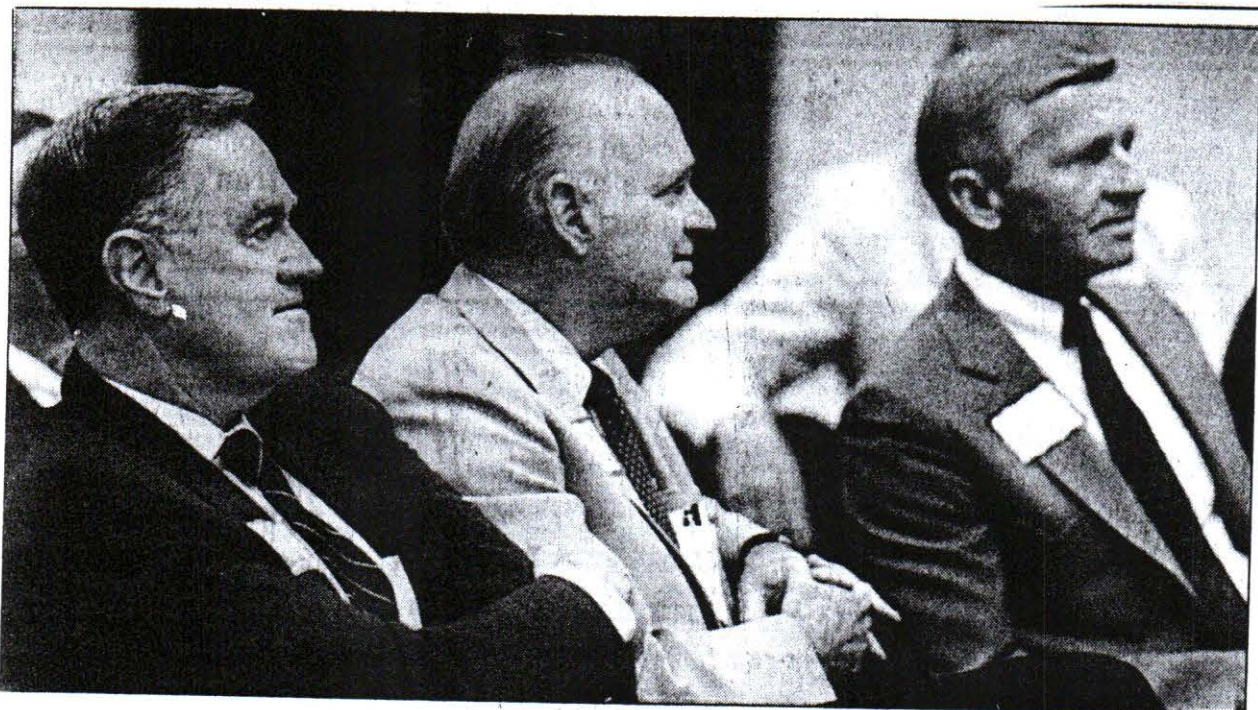
"Certainly the issue is overwhelming that service is inadequate and not up to the standards that much of Arizona receives and we should receive here," said DeConcini. "In my judgment, a full-service post office building is justified and this is an appropriate time to build it here."

Stump said he thought the best short-term solution might be to do a comparison cost survey to see if a temporary post office could be located in a vacant RTC building rather than find another contract station.

Emmons said at least six vacant buildings in SCW could be converted to a post office and another six undeveloped land sites could also be used for a permanent post office building.

Sun City West Foundation President Sandy Goldstein clarified the previous community vote against building a post office next to the PORA Building. He said angry residents were against the community building it at that time and offering it to the post office rent-free just when postal rates had shot up.

Roach told Frank that Sun City West's growth has been a steady 600-700 homes a year and that translates to 1,200 to 1,400 residents a year even with the nationwide recession. Should the country pull out of the recession as projected within the next 12-18 months, that could mean a return to the 1983-87 period when Webb was selling 800 homes a year, Roach said.



Stephen Cherek/Daily News-Sun

Property Owners and Residents Association members present their case Saturday for a full-service post office for Sun City West to from left, U.S. Postmaster General Anthony Frank, Sen. Dennis DeConcini and Rep. Bob Stump.

Frank promises improvements

Decision
will be made
by year's end

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — Postmaster General Anthony M. Frank promised Saturday to improve postal service for Sun City West residents.

Frank said he and his staff will decide before the end of 1991 whether that improved service will come from a full-service Sun City West post office.

That is where the post office issue stands after Property Owners and Residents Association officials, Sun City West post office committee officers, other community leaders, Sen. Dennis DeConcini, Rep. Bob

Stump and Sun Cities Postmaster Helen Kennedy attended an afternoon presentation in the Sun City West Foundation office on why Sun City West needs and deserves a full-service post office.

Theme of the presentation was best summed up by Virginia Smith of Sun City West, a former Nebraska congresswoman, who said, "We have a perfect community except for a full-service post office."

But in a five-minute assessment of that community, Frank was honest about his and the U.S. Postal Service's ability to build a full-service post office in Sun City West when other cities around the country have equal or greater postal needs.

California native Frank said he's not just a Washington bureaucrat who doesn't have the faintest idea what Sun City West people are talking about. Frank's son until recently was a Glendale resident and his

mother was a nationally known retirement community analyst.

He said he had made it a point to tour the community privately. Because of a tight schedule Saturday, Frank didn't tour the community with PORA officials.

Frank listened to supportive Sun City West facts and figures presented by PORA Post Office Committee co-chairmen Howie Wilson and Wayne Titus, by PORA First Vice President Morey Jensen in a 20-minute video of the community's amenities and post-office needs, and by PORA President Bob Emmons.

Then he summed up the U.S. Postal Service's obligations to a community.

"We have at least two obligations to you," he said. "No. 1, you're entitled to the highest level of service and I want to judge your situation on the basis of service."

"Clearly you're not getting

service out of that florist shop (the small postal contract station at Mercado del Sol shopping center)," Frank said. "You're entitled to more service and we've got to figure out how to get you that service."

"I believe that one measurement of service should be that no resident of Sun City West should have to go to the Sun City post office," he said. "It's a beautiful office, well run and serves a burgeoning community. But the parking is inadequate at times, no question."

"I'm sure Sun City would like not to have to share those parking spaces with Sun City West people," Frank said. "We would make Sun City people happy if we provided a higher level of service in Sun City West."

The only exception, Frank said, was that the Sun City post office does have adequate space to hold mail for vacationing Sun City West residents.



Howie Wilson, Sun City West Property Owners and Residents Association Post Office Committee co-chairman, offered numerous facts and figures Saturday to support why the growing community of 20,000 needs its own full-service post office.

"But what I need to examine is whether we have an obligation to you to build a full-service post office for the purpose of

identifying your community. It's not in our charter to build you something because other people

See Committee, A5

Committee outlines SCW's postal needs

-From A1

have it and you deserve it.

"What you deserve is the highest level of service and I want to examine that to see if there is a difference between those two thoughts," Frank said. "To provide that service, do you need an enormous structure that maybe costs us several million dollars and increases our costs by \$250,000 a year?

"The answer is, I don't know but we'll find out," said Frank. "You need something better than you have now and you need it quickly. We will make changes; we will accommodate you and we will work with you."

Frank said Sun City West is an unusual community and that makes it more difficult for the post office to serve.

He said because its population goes down by about a third in the summer, some unique post office manpower problems are presented, and that it has few shopping centers and only one supermarket. He said he wondered how quickly a community could grow under those circumstances.

"Yes, you've been been growing rapidly but that growth has fallen off in the last year to

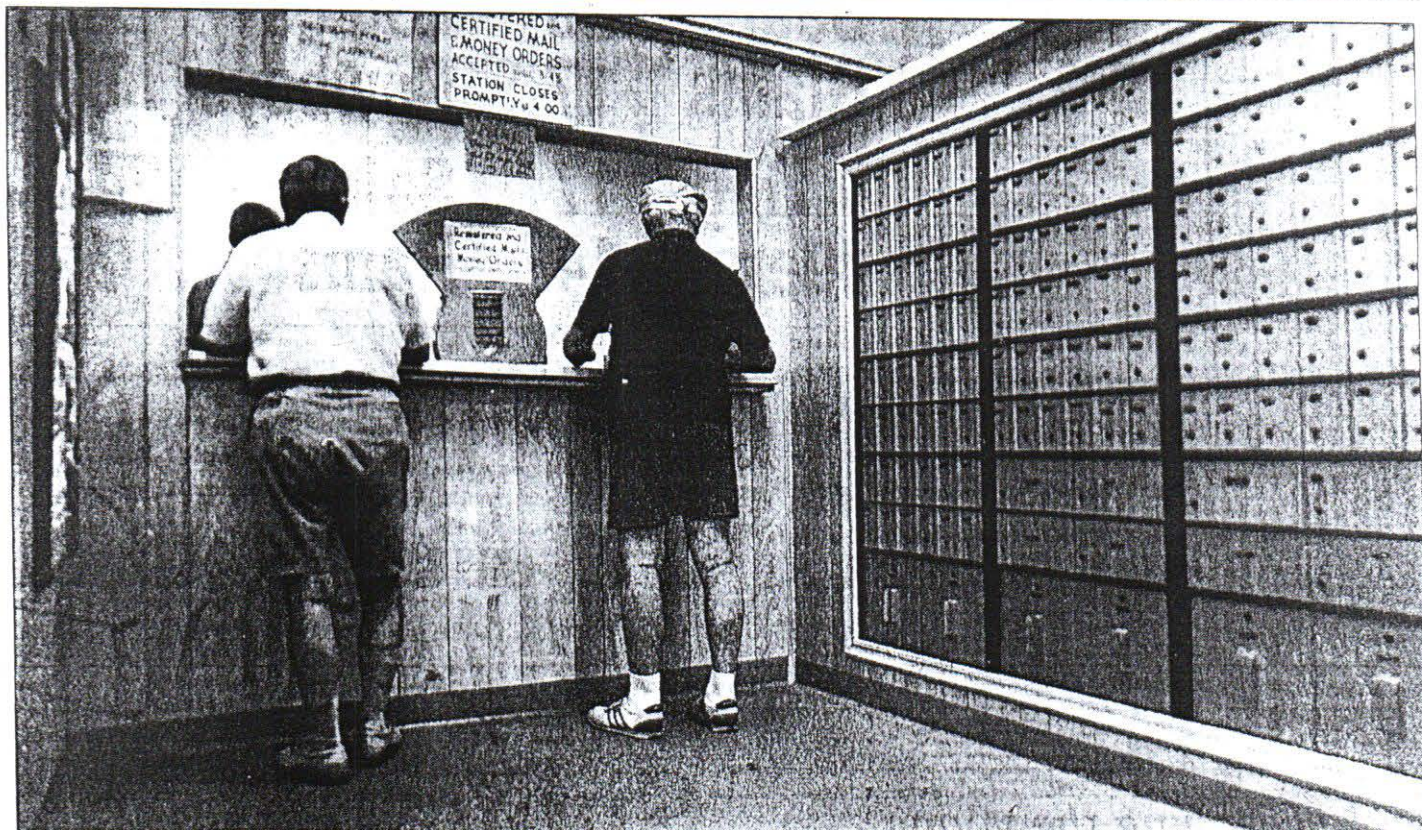
about 3 percent," said Frank. "You don't have a government here. That makes it very difficult for us to deal with the community."

While acknowledging the 11,416 petition signatures by residents requesting a full-service post office, Frank said PORA made a recommendation several years ago to the community to build a postal station next to PORA headquarters that residents voted down.

"Some of the words, expressions and ideas that have been promoted here today exactly exemplify the dilemma of the United States Postal Service," Frank said. "Words like 'need or deserve, it's a business, why don't you take care of your revenues, we're entitled to it' are all crosscurrents we deal with.

"We're not a business and are required by law to provide the same service at the same price to every American," Frank said. "We don't use taxes to deal with non-profit mail. By law we are required to break even.

"We're a businesslike public service that makes it very difficult for us to deal with all the pressures and demands upon us," said Frank.



Photos by Sundi Kjenstad/The Arizona Republic

Sun City West residents mail their letters at Lakeside Florists, which shares its space with mailboxes and two Postal Service windows.

ZIP's OK, partial post isn't

Sun City West seeks full facility

By Jeff Barker
The Arizona Republic

Sure, the residents of Sun City West have their own ZIP code, 85375. But it's not enough.

They desperately want their own post office.

They say they're tired of standing in line at Lakeside Florists, which doubles as a post office.

At the shop, azaleas and Queen Anne's lace share space with mailboxes and two Postal Service windows. The shop has no chairs for the elderly. And the flowers make them sneeze, customers say.

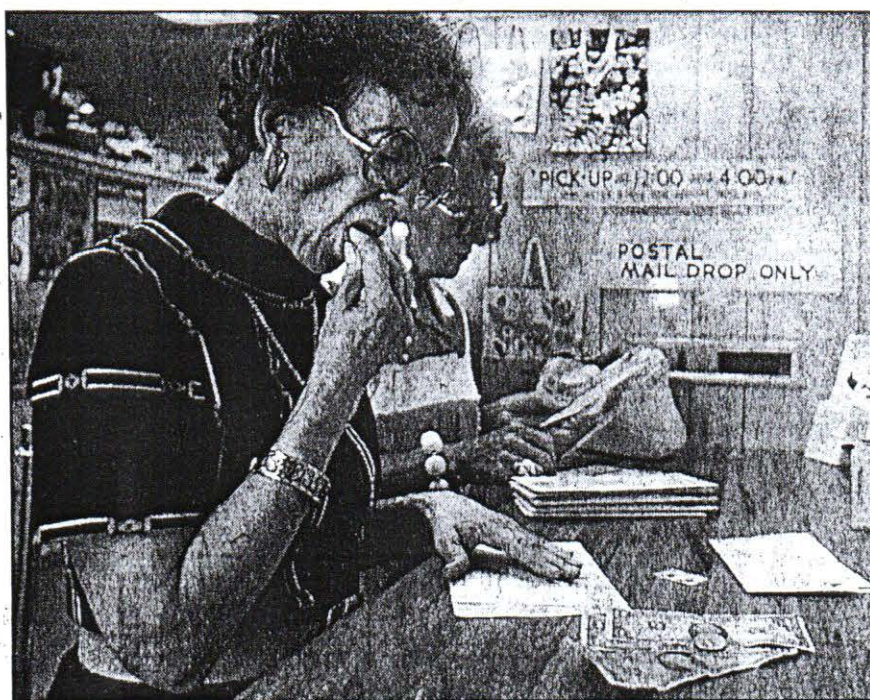
The Postal Service says the florist shop, owned by Margie Curran, is adequate, but the Sun City West residents disagree.

Besides, neighboring Sun City has a full-service post office and some partial-service ones.

What is noteworthy about the dispute is the considerable resources the community has mustered.

A property-owners group says it has collected more than 11,000 signatures — the population is about 20,000 — on a petition seeking to prod the government into creating a post office.

Helping lead the fight is Virginia Smith, who retired to Sun City West in December after 16 years as a Republican U.S. House member from Nebraska.



Eleanore Osband stamps her mail at the post office. Sun City West residents say the lines at the facility are too long, and there are no chairs for the elderly. Also, customers say, the flowers make them sneeze.

"In my 16 years in Congress, I have never seen a community so underserved by the Postal Service," Smith said. "I love Sun City West. I can't find anything wrong with the city except the post office."

In March, Smith returned to Washington to lobby Postmaster General Anthony Frank and members of Congress. Aided by Democratic Sen. Dennis DeConcini and Republican Rep. Bob Stump, she won a promise from Frank to look into the issue.

True to his word, the postmaster general is due to travel to Sun City West to examine postal operations Saturday. For his arrival, residents have prepared a video that shows, among other things, customers standing in line.

It is unlikely that Frank will announce any decision while in Sun City West, congressional and Postal Service officials said.

Sun City Postmaster Helen Kennedy said almost all of services offered at the Sun City post office

also are available at Lakeside Florists in Sun City West.

An exception is packages. If a Sun City West resident is not home to receive a large package, the parcel is sent to Sun City. Lakeside Florists will not hold packages.

However, residents may place a phone call to arrange for a package to be redelivered, Kennedy said.

The push may be caused partly by a desire for more status.

A post office would mean a new postmark: "Sun City West, AZ."

+ Postmaster general to visit

Sun City West seeks full-service post office

By Lori Baker
Staff writer

SUN CITY WEST — U.S. Postmaster General Anthony Frank will visit Sun City West on Sept. 21 to determine whether he'll give his stamp of approval to having a Sun City West post office.

During the 90 minutes Frank will spend in Sun City West, community leaders say, they plan to provide a strong presentation to support the need for a post office.

"We'd like to have the whole community invited and take over the Sundome, but we don't have the time for public questions," said Bob Emmons, president of the Sun City West Property Owners and Residents Association.

"It's encouraging to us that he (Frank) is coming," he said.

Sen. Dennis DeConcini, D-Ariz., and U.S. Rep. Bob Stump, R-Ariz., will join Frank for the Sun City West tour, which will start after a briefing in the PORA office at 10 a.m.

"We're really looking forward to the visit. There have been problems in coordinating schedules," said Judy Leiby, director of constituent services for DeConcini.

Leiby said criteria that the U.S. Postal Service set five years ago, when DeConcini first asked about a Sun City West post office, have been met.

"We think when the postmaster sees the distances involved, the number of people and demographics, that it will be clear to him that a post office should be

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POST

From Page 1

established with the fastest possible speed," Leiby said.

A video presentation has been prepared on Sun City West and the post offices in Youngtown and Sun City. Frank will be given a tour of the area, including vacant land and empty buildings that might be suitable sites for a post office.

With 19,660 Sun City West residents, the community deserves a full-time station, said Howie Wilson, director of publicity for the PORA. Only 16 cities of the 185 served by post offices in Arizona are larger than Sun City West, he said.

Sun City West residents are served by a two-window contract station in the rear of Lakeside Florist, 13576 Camino del Sol.

The closest full-service post office is in Sun City at 9802 W. Bell Road.

"The contract station is simply not adequate for the number of people they need to service," Leiby said.

But Margie Curran, who owns

"With 19,660 Sun City West residents, the community deserves a full-time station."

Howie Wilson
Director of publicity
PORA

Lakeside Florist, said she's providing a "good service to the community," and she disputed the claim that lines are long.

The PORA has obtained 11,299 signatures on petitions favoring a Sun City West post office.

Additionally, a U.S. Postal Service customer survey distributed by the PORA showed that Sun City West residents overwhelmingly want their own full-service station. Of the 803 questionnaires returned, 92 percent rated as "poor to fair" the waiting time in line at the Sun City post office or the Sun City West contract station.

The petitions and survey results already have been presented to Frank.

SCM

10,000 petition signatures boost post office efforts

By MIKE GARRETT
Daily News-Sun

SUN CITY WEST — With 10,000 petition signatures and people in high places interceding on their behalf, PORA officials were elated Thursday at prospects that Sun City West was moving closer to its own full-service post office.

But Sun City Postmaster Helen M. Kennedy said Friday a new post office still comes down to dollars and cents and service priorities.

"I'm not the one that's stopping the (new) post office," said Kennedy after hearing that PORA's Sun City West Post Office Committee had reached its goal of 10,000 petition signatures requesting a full-service post office.

"I'm also obviously not the one who has the final say on anything," said Kennedy. "There are a lot of layers between me and the top. Whether this (10,000 signatures) will have any influence on the decision, I have no idea."

"But our post office regulations require only that a community has postal services," she said. "They don't build a new post office for community identity."

Kennedy said she's aware that Arizona Sen. Dennis DeConcini, Rep. Bob Stump and former Nebraska congresswoman Virginia Smith have interceded with U.S. Postmaster General Anthony Frank to give Sun City West its own identity with the U.S. Postal Service.

PORA Post Office Committee Chairman Howie Wilson said SCW residents were quite upset recently when they received a U.S. Postal Service customer survey addressed to the 85375 Sun City West zip code. But it left out the "West" on the address label.

Stump said Thursday Frank has committed to an Arizona visit this year to see for himself what all the fuss is about.

Kennedy said she also personally met with Smith Tuesday to explain all the available Sun City post office services and why in most cases they are adequate to meet the postal service needs of both Sun Cities.

Kennedy said the U.S. Postal Service needs valid proof those needs aren't being met before committing to building a new post office.

She acknowledged that the Sun City post office was often crowded and busy on Monday and Friday. But the parking lot often contained only a few cars from Tuesday through Thursday.

"I know from the division (U.S. Postal headquarters in Washington, D.C.) that they have funds to build only five facilities a year. If you have current buildings sorting mail outside on the docks, obviously they're going to get a post office before Sun City West," she said.

Kennedy said Congress doesn't fund building new post offices and doubts that DeConcini or Stump will be able to pry any money out of a budget-tight Congress to get a full-service post office built in Sun City West.

Stump said Thursday his office was looking into the possibility of converting one of Sun City West's three vacant RTC-owned bank buildings into either a second contract station or a temporary full-service post office.

Kennedy said the cost of converting those buildings has to go through a competitive bidding process and those bids have to be reasonable.

"The last time we put up a contract station for bid, some of the people in Sun City West went around saying the last person (to run a contract station) made X amount of dollars with it."

Kennedy said money for building post offices comes from current postal rates, which went up to 29 cents an ounce for first-class postage Feb. 3.

"You only have X amount of money funded for new buildings," said Kennedy. "The division says they only have so much money and they already have five facilities they hope to build this year. There's a greater need for others elsewhere."

Kennedy repeated what she has said many times previously — that Sun City West's postal service needs would best be served by additional contract stations.

PORA Post Office Committee members say the current Lakeside Florist station in the Mercado del Sol shopping center, 13576 W. Camino del Sol, is inadequate to meet the needs of 20,000 residents.

Kennedy noted it's difficult to put a second contract station in a Sun City West business when the business community is so centrally located.

"It's very hard to put more than one right within a mile of the other," she said. "I'm looking for something on the Northwest or east side of Sun City West for a contract station. We also have the two in the Crossroads shopping center."

Postal Service cancels Sun City West's bid



Daily News-Sun photo by Mollie J. Hoppes

BUSY DAY — Customers wait in line for the next available clerk in the Lakeside Florist-Post Office at 13576 W. Camino del Sol. Mondays are always hectic according to the clerks.

By TIFFANY MEANS

Daily News-Sun staff

SUN CITY WEST — Some Sun City West residents and the U.S. Postal Service are at odds.

Representatives of a local homeowners association think the growth of the 12-year-old community justifies the establishment of a post office.

The Postal Service doesn't, primarily because the community's postal needs are met through a contract station operated under the auspices of the Sun City post office.

The Postal Service builds new post offices only in remote areas that cannot be served by established offices, said Scott Beach, U.S. Postal Service support-services manager in Phoenix.

"It's a rare exception today to find that there is not an established post office someplace to meet a community's needs," Beach said.

However, the Property Owners Residents Association in Sun City West has renewed efforts begun in 1983 to secure a post office for the retirement community.

The association believes Sun City West's population of 20,000 should qualify the community for its own post office, a PORA director said.

Sun City West is served by a contract postal station in Lakeside Florist at 13576 W. Camino del Sol.

The homeowners association has asked why neighboring El Mirage — population 5,000 — has its own post office.

El Mirage was not granted a post office because of size, Beach said. Many smaller communities throughout Arizona have post offices because they

were established years ago.

El Mirage was granted a post office in the late 1940s, while Glendale and Peoria both opened post offices in the 1890s.

"Once a community has a post office, we don't usually pull it out," Beach said.

Communities other than Sun City West that are within service range of an operating post office would not be granted post offices either, Beach said.

For example, the growing communities of Ahwatukee, Prescott Valley and Carefree all receive services through postal contract stations, Beach said.

A letter from the Assistant Postmaster General's Office in response to an inquiry about Sun City West states, "Post offices are not established for the purpose of providing community identity or to conform delivery areas to corporate boundaries."

Sun City West residents concerned about postal service would be better off to try and find more businesses willing to serve as contract or public-service stations, Helen Kennedy, Sun City postmaster, said.

Businesses who bid for contract stations are paid a salary by the Postal Service to operate them.

Some businesses agree to operate public service stations, for which the businesses are paid \$1 to \$100 annually by the Postal Service, Kennedy said.

Contract stations offer nearly all the services provided at post offices, Kennedy said.

SCW ready for big push on post office

Postmaster General due to arrive Saturday

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — Postmaster General Anthony M. Frank will be arriving special delivery in Sun City West Saturday.

Frank will be greeted at 10 a.m. in the Sun City West Foundation office in the Community Services Building by some 60 Property Owners and Residents Association officials and residents active in PORA's and the community's post office campaign.

The community hopes to show Frank the needs of its growing population, especially its elderly and disabled, that would justify a full-service post office.

Sun City West is expected to have a population of 31,000 by the year 2000 when its proposed expansion area is completed.

The community is now served by a postal contract substation in a Mercado del Sol shopping center florist shop near R.H. Johnson Boulevard on Camino del Sol and two contract substations in the Crossroads Towne Center at R.H. Johnson and Bell Road.

Frank will be accompanied by Sen. Dennis DeConcini and Rep. Bob Stump, R-District 3, whose offices have lobbied for the post office in recent years.

Also expected is former Nebraska congresswoman and current SCW resident Virginia Smith, who made a special trip to Washington this year to confer with Frank and other postal

officials about the SCW post office issue.

"When I talked to Tony (Frank) about our post office needs, he said it was the first time he had ever heard about it," said Smith.

Sun City West General Manager Chuck Roach will represent Del Webb and Al Spanjer will represent the Recreation Centers of Sun City West Advisory Board. Also invited are past PORA presidents Bill Thomas, Sandy Goldstein, Loise Copes and Ben Davis.

Frank is responding to DeConcini, Stump and Smith's invitations to visit Sun City West and evaluate their efforts to establish a full-service post office.

U.S. Postal Service spokeswoman Sharon Cornelius said Frank is strictly on a fact-finding tour of the area.

"His accepting the invitation by congressional officials does not imply that the Postal Service will establish a Sun City West post office," she said. "Sun City West residents should not expect a decision to be made on Saturday but can expect a fair and unbiased reception by Postmaster Frank."

PORA President Bob Emmons said the community isn't taking for granted it will get its post office until Frank actually announces it.

As part of his community orientation-indoctrination, Frank will visit with residents involved in the campaign and view a 20-minute videotape produced by

SCW residents Dr. Phil Gelbach, Jack Lewis and PORA First Vice President Morey Jensen.

Narrated by Jensen, the video contains a general community overview and SCW demographic

facts and figures supporting SCW's need for its own post office. It also shows several vacant bank buildings and lot sites where a post office could go.

Frank is then scheduled to take a 35-minute tour of those areas before returning to the Foundation building at R.H. Johnson and Stardust boulevards for a question-answer session. His visit is scheduled to

conclude at 11:30 a.m.

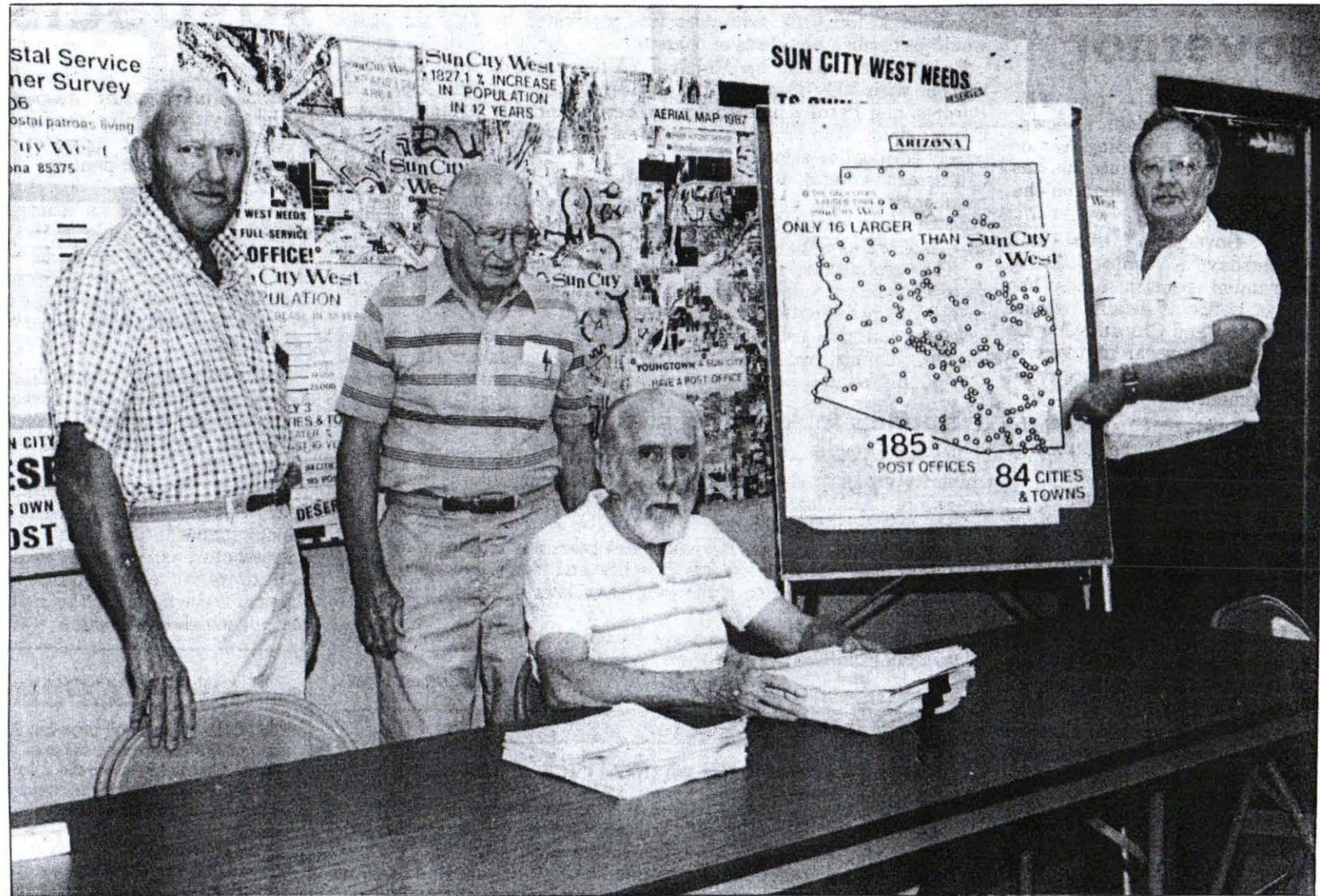
Emmons will serve as tour moderator. PORA Post Office Committee co-chairmen Howie Wilson and Wayne Titus will present all the facts and figures.

VF

SCW

POST OFFICE

DAILY NEWS SUN



Mollie J. Hoppes/Daily News-Sun

When Postmaster General Anthony Frank visits Sun City West Saturday, he'll know where the community stands in support of a full-service post office. PORA Post Office Committee members who spearheaded the year-long campaign include, from left, PORA President Bob Emmons, Wayne Titus, Howie Wilson and Jack Lewis.

PORA members defeat plans to build post office

Sun City West is 54th on Postal Service list to receive postal facility

By RICK GONZALEZ
Sun Cities Independent

1252A
Sun City West residents hoping for a post office building in town will have to wait a while longer.

That was the result of a vote taken at the Oct. 18 Sun City West Property Owners and Residents Association's (PORA) general membership meeting.

Upon listening to a report by PORA officials, the membership was asked to vote on whether or not PORA should make land available to the post office for a finance station.

The result was a whopping majority voting "no."

Before the vote, PORA President Sandy Goldstein told the large crowd, which consisted of 726 residents, "this is now a we/they situation," "we" being Sun City West and "they" being the post office.

"Now we're at the point where a decision has to be made."

The decision to be made was whether or not the PORA membership would approve of PORA providing land for a "finance station." The station would be built next to the present PORA building.

According to Postmaster Helen Kennedy, with a finance station, "every bit of your services would be the same" as are available at the Sun City Post Office.

The Sun City West Citizens Post Office Study Committee, a PORA committee whose purpose was to study the feasibility of an additional building, adjacent to the PORA building, for use as a finance station, presented its findings at the meeting.

Committee Secretary Barbara

'The decision to be made was whether or not the PORA membership would approve of PORA providing land for a finance station.' The station would be built next to the present PORA building.'



Gerould states in the report that:

- The Del Webb corporation "has stated in writing that the deed restrictions can be modified to accommodate the addition."

- After surveying the land, "the Post Office Department reported that a facility of about 2,400 square feet is needed."

- "The cost for a 2,400-square-foot facility is estimated to be between \$50 and \$55-per-square-foot."

"This would give an estimated cost of between \$120,000 and \$140,000." Included in this estimate, says Mrs. Gerould, "is all the work to be done on the exterior to accommodate postal parking for 28 cars, nine golf carts and a covered loading area at the rear of the building. Provisions would be made for handicapped parking."

- As for a potential traffic problem on Camino del Sol, due to the increased traffic volume which would result from the new facility, this "should not be a problem" for traffic entering and leaving the parking lot.

"There are two existing driveways which will provide two-way traffic to the PORA and post office parking lots."

- Rent for leasing the building would be negotiated between the Post Office Department and

PORA. Negotiations would include "questions related to insurance, taxes and maintenance." The facility would be staffed by postal employees.

- The facility would have three service counters and 500 rental boxes. "All services of a regular post office would be available except sorting of mail, loading of trucks and delivery of mail."

These would continue to be done at the Sun City Post Office," the report states.

- If use of the land was approved by PORA membership, then "members of the community would have to form a non-profit corporation to negotiate with the post office, obtain PORA approval of the proposed contract and raise money to construct the building addition."

- If the PORA membership consents to the building addition for use as a post office facility, "PORA would have no role in the fund raising."

According to President Goldstein, the fund raising would be a community effort.

Postmaster Kennedy, trying to explain the efforts going on between her department and PORA in trying to get a post office facility built in Sun City West, says: "We (post office) are here trying to work with your community to see what we can come up with."

"You (Sun City West) are 54th on the (1990) post office list" to get a post office built.

"We're trying to bring a post office here to you faster than the post office (administration) plans to."

The membership did agree to allow the PORA board to continue studying the post office issue for future discussion.