

CITY OF GLOBE
SPECIAL COUNCIL MEETING MINUTES
FRIDAY, JULY 11, 2025

CALL TO ORDER

Mayor Gameros called the meeting to order at 2:46 p.m.

ROLL CALL

Present:

Councilman Pastor – District 2
Councilman Leetham – District 3
Councilman Gonzalez – District 5
Mayor Gameros

Excused:

Councilman Rios – District 1
Vice Mayor Stapleton – District 4
Councilman Shipley – District 6

Staff Present:

Paul Jepson, City Manager
Shelly Salazar, City Clerk
Tony Manfredi, Building Official

A quorum was present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

NEW BUSINESS

1. GLOBE CITY COUNCIL, SITTING AS THE HISTORICAL PRESERVATION ADVISORY COMMISSION, WILL CONSIDER AND POSSIBLY APPROVE A REQUEST TO MODIFY THE FACADE BY REMOVING A BENCH, CEMENT PLANTERS, AND STEM WALLS FROM THE BUILDING LOCATED AT 394 NORTH BROAD STREET, GLOBE.

City Manager Paul Jepson explained that the City Council was convening as the Historic Preservation Advisory Commission (HPAC) to consider the proposed façade modifications for the property located at 394 North Broad Street. The HPAC typically makes recommendations to the Council, but since the Commission is not currently

active, the Council is sitting as HPAC to consider and act on the item.

Mr. Jepson stated that the applicant, John Wong, requested approval to remove a bench, cement planters, and stem walls in front of the building. The request constitutes a material change to the structure and requires HPAC review and approval. He noted the urgency of the meeting, as construction crews are scheduled to begin work the following week, and permitting coordination is underway through Building Official Tony Garcia.

Applicant Presentation:

Mr. John Wong addressed the Council and described the proposed improvements. The work includes removing deteriorated cobblestones, an aged wooden bench, a planter, and a stem wall, and replacing them with a new concrete slab to create a clean, level area consistent with the downtown aesthetic.

He clarified that one existing planter on the left side of the building will remain. Mr. Wong further stated that the existing bench will be donated to the City and confirmed that the improvements are limited to structural modifications only, with no changes to color or signage included in this request.

He presented before-and-after renderings to illustrate the proposed changes. Mr. Wong noted that during construction, the front of the building will be securely plywooded, and if the sidewalk must be closed for the concrete pour, the contractor will obtain a temporary right-of-way permit. The contractor is Jim Harris with J3 Contracting.

Mr. Wong also mentioned that plate glass windows may be temporarily removed to allow access for restaurant equipment installation, but will be reinstalled upon completion. He explained that the space will operate as a multi-use facility, with potential for a bakery that will sell pies and baked goods, adding to the charm and aroma of the downtown area.

Council Discussion:

Councilman Gonzalez inquired whether the concrete surface would be leveled where the existing bench area is elevated. Mr. Wong confirmed that the area will be jackhammered and leveled to create an even surface.

Councilman Letham, participating remotely, expressed his support, noting that the modification would enhance the appearance and 'face value' of downtown Globe.

City Manager Jepson emphasized the City's support for business development and façade improvement projects that contribute to the overall revitalization of the Historic District.

MOTION: Councilman Leetham moved to approve the façade modification request for 394 North Broad Street as presented.

SECOND: Councilman Pastor
VOTE: Motion passed unanimously.

ADJOURNMENT

MOTION: Councilman Pastor moved to adjourn the Special Meeting.
SECOND: Councilman Gonzalez
VOTE: Motion passed unanimously.

The meeting adjourned at 3:09 p.m.

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of the July 11, 2025 Special Council Meeting Minutes, and that the meeting was duly called, and a quorum of Council was present.

Shelly Salazar, CMC, City Clerk