



# COUNCIL MINUTES

August 21, 2023

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on August 21, 2023, at 5:45 p.m.

## COUNCIL PRESENT

John Giles  
Francisco Heredia  
Mark Freeman  
Alicia Goforth  
Scott Somers  
Julie Spilsbury

## COUNCIL ABSENT

Jennifer Duff

## OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

Mayor's Welcome.

Mayor Giles conducted a roll call.

Mayor Giles excused Councilmember Duff from the entire meeting.

Invocation by Bishop-Designate Deonta Riley with Rock City Church International.

Pledge of Allegiance was led by Mayor Giles.

There were no awards, recognitions, or announcements.

### 1. Take action on all consent agenda items.

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

It was moved by Councilmember Freeman, seconded by Councilmember Spilsbury, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Freeman–Goforth–Somers–Spilsbury

NAYS – None

ABSENT – Duff

Mayor Giles declared the motion carried unanimously by those present.

\*2. Approval of minutes of previous meetings as written.

Minutes from the June 1, June 15, June 22, June 29, July 3, and July 10, 2023, Study Sessions; and July 10, 2023, Regular Council meeting.

3. Take action on the following liquor license applications:

\*3-a. The Dobson Association Inc.

This is a one-day event to be held on Saturday, November 4, 2023, from 12:00 P.M. to 3:00 P.M. at the Los Altos Recreation Center, 2524 West Campo Alegre Circle. **(District 3)**

\*3-b. American Patriots Riders Club

This is a one-day event to be held on Friday, September 15, 2023, from 5:00 P.M. to 9:00 P.M. at Desert Wind Harley Davidson, 922 South Country Club Drive. **(District 4)**

\*3-c. American Patriots Riders Club

This is a one-day event to be held on Friday, October 20, 2023, from 5:00 P.M. to 9:00 P.M. at Desert Wind Harley Davidson, 922 South Country Club Drive. **(District 4)**

\*3-d. Lady Boss

This is a one-day event to be held on Saturday, September 9, 2023, from 6:00 P.M. to 9:00 P.M. at Studio Works, 1250 East Southern Avenue. **(District 4)**

\*3-e. The Crisis 22 Project

This is a one-day event to be held on Friday, September 29, 2023, from 5:00 P.M. to 9:00 P.M. at Desert Wind Harley Davidson, 922 South Country Club Drive. **(District 4)**

\*3-f. Sweet Adeline's International Simply A Cappella Chapter

This is a one-day event to be held on Saturday, November 4, 2023, from 4:00 P.M. to 11:00 P.M. at Apache Wells Community, 2233 North 56th Street. **(District 5)**

\*3-g. Taqueria Factory / Fruitlandia

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Valdez Kitchen LLC, 351 North Country Club Drive - Edgar Valdez, agent. **(District 4)**

4. Take action on the following contracts:

- \*4-a. Central Mesa Reuse Pipeline - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 4. **(Districts 1, 3, and 6)**

GMP No. 4 includes the early procurement of electrical gear, pumps, motors, and associated materials for the plant improvements that will utilize delivery of reclaimed water produced at the Northwest Water Reclamation Plant as part of a water exchange agreement with the Gila River Indian Community.

Staff recommends awarding a construction services contract to the selected CMAR, Garney Companies, in the amount of \$10,096,000.00 (GMP No. 4) and authorizing a change order allowance in the amount of \$504,800.00 (5%), for a total amount of \$10,600,800.00. This project is funded by the Water Utility Systems Revenue Obligations.

- \*4-b. Cooperative Contract Use for the Three-Month Renewal Contracts for PC Cycle Replacement and Supplemental Computers, Ruggedized Laptops, and Tablets for Citywide Departments. **(Citywide)**

This contract provides for the City's PC Cycle Replacement program and supplemental computer equipment purchases for citywide departments to meet their current and future technology needs both known and unknown. The State of Arizona extended its cooperative contract again through October 31, 2023, to allow time to complete the evaluation process and award new contracts.

The Department of Innovation and Technology and Purchasing recommend renewing the use of the State of Arizona cooperative contracts with Dell Marketing LP; Apple Computer Inc; Panasonic Solutions; and Microsoft Corporation; at \$1,894,850 for the City's PC Cycle Replacement, based on projected usage for scheduled device replacement; and \$720,000 for Supplemental Computer Purchases; for a total of \$2,614,850.

- \*4-c. Cooperative Contract Use for the Purchase of a Folding, Inserting, Postage Machine (Replacement) for the Business Services Department. **(Citywide)**

This purchase will provide a new folder/inserter machine with postage meter that is essential for monthly mail processing including the City's utility bills. Mail Services' current machine is due for replacement.

The Business Services Department and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Quadient, Inc. for \$111,000.

- \*4-d. Cooperative Contract Use for the 16-Month Term Contract with Four Years of Renewal Options for Print Management Services for Citywide Departments. **(Citywide)**

In 2013, Council approved a term contract for managed print services. These services are provided by an outsourced vendor and include equipment purchases, hardware maintenance, and supplies (except paper) for the City's existing and new printing, copying, scanning, and faxing hardware. The cost for these services is based on a cost per image.

The Department of Innovation and Technology and Purchasing recommend authorizing the purchase using the Purchasing Association of Cooperative Entities (PACE) cooperative contract with Xerox Business Solutions Southwest at \$900,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*4-e. Two-Year Term Contract with Three Years of Renewal Options for Pharmacy Benefit Manager for Workers Compensation Program for the Human Resources Department. **(Citywide)**

The Pharmacy Benefit Manager (PBM) will provide workers' compensation prescription benefit management services for the City's claimants. The PBM will provide a preferred network with a maximum number of retail pharmacies where the City will receive a greater discount from the Average Wholesale Price for all prescriptions including specialty drugs, infusion therapy, and injectables.

An evaluation committee and Purchasing recommend awarding the contract to the highest scored and lowest priced proposal from RxBridge LLC at \$150,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index. This purchase is funded by the Workers' Compensation Fund.

- \*4-f. Dollar Limit Increase to the Cooperative Use Term Contract for Maintenance, Repair, and Operations (MRO) Supplies (Industrial, Building, Plumbing, Electrical and HVAC Materials) for the Materials and Supply Warehouse (for Citywide Departments). **(Citywide)**

The increase is needed to purchase materials for the Greenfield Water Reclamation Plant to replace the Variable Frequency Drive for Dewatering Centrifuge #1.

The Business Services Department and Purchasing recommend increasing the dollar limit using the State of Arizona cooperative contract with Border States Industries Inc., Year 4 by \$120,000, from \$300,000 to \$420,000 annually, based on estimated usage.

- \*4-g. Additional Vendor Awards to the Term Contract for Commercial Electrical Contractor and Electrical Testing Services for the Parks, Recreation and Community Facilities Department. **(Citywide)**

The pre-qualified contractor's list will allow the City to complete projects that are larger in scope without significant delays due to not bidding on each project. The original solicitation earlier in the year only resulted in two vendors being added to the qualified vendors list. The City re-solicited to add seven more vendors to the list to ensure the greatest number of available providers.

An evaluation committee and Purchasing recommend awarding the contract to the seven additional, qualified proposals from Jenco Inc.; Kearney Electric Inc.; Commonwealth Electric Company; D.P. Electric Inc.; K2 Electric, LLC; Sabino Electric Inc.; and Hampton Tedder Technical Services at \$2,000,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*4-h. Cooperative Contract Use for a Six-Month Term Contract with Four Years of Renewal Options for Flooring Products and Services for the Parks, Recreation and Community Facilities Department. (PRCF). **(Citywide)**

This contract will provide qualified vendors to provide materials, installation, repair, and replacement of various flooring systems maintained by PRCF.



The Parks, Recreation and Community Facilities Department and Purchasing recommend authorizing the purchase using the 1GPA cooperative contract with Briar LLC dba Enmar Hardwood Flooring; Continental Flooring Company; Diversified Flooring Systems - Phoenix LLC; Resource Arizona LLC dba InteriorWorx; Commercial Flooring; Norcon Industries Inc.; Robert Cohen Co., LLC dba Sport Surfaces Distributing Inc.; Sun Country Floors Inc.; and Wholesale Floors LLC at \$600,000 annually, based on estimated usage, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- \*4-i. Three-Year Term Contract with Two Years of Renewal Options for Indoor Sports Court Maintenance, Repairs, and Resurfacing for the Parks, Recreation and Community Facilities Department (PRCF) (Single Proposal Response). **(Citywide)**

PRCF currently operates and maintains four indoor facilities with hardwood court systems that require annual maintenance and occasional complete resurfacing. This contract will provide maintenance and repairs as needed.

An evaluation committee and Purchasing recommend awarding the contract to the single and qualified proposal from Arizona Gym Floors, LLC at \$120,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*4-j. Dollar Limit Increase to the Cooperative Use Term Contract for Signage in the Asian District for the Economic Development Department. **(District 3)**

This increase is for the purchase and installation of two, large exterior freestanding displays, one that is visible traveling southbound and the other traveling northbound on Dobson Road. The two signs will reinforce the Asian District brand and provide a sense of arrival throughout the district.

The Economic Development Department and Purchasing recommend increasing the dollar limit using the City of Peoria cooperative contract with YESCO, LLC, Year 3 by \$180,000, from \$100,000 to \$280,000.

- \*4-k. Cooperative Contract Use for the Purchase of Two Caterpillar Backhoe Loaders (One Replacement and One Addition), One Compactor Roller, and One Asphalt Paver (Additions) for the Transportation Department as requested by the Fleet Services Department. **(Citywide)**

The backhoe loader being replaced has met established replacement criteria and will be either traded, auctioned, sold, or deployed for special uses. The new backhoe addition will be used for the new concrete repair program. The new additions of the compaction roller and asphalt paver will allow Transportation to complete requests for large patching and street repairs.

The Fleet Services and Transportation Departments and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Empire Southwest, LLC (a Mesa business) at \$1,166,695.69. This purchase is funded by the Local Streets Fund.

- \*4-l. Three-Year Term Contract with Two Years of Renewal Options for Traffic Control Sign Materials and Sign Imaging for the Transportation Department. **(Citywide)**

This contract provides reflectorized sign sheeting, acrylic colored film, and protective overlay film. The Transportation Department's Sign Shop uses these materials to fabricate traffic control, street name, and wayfinding signs that are installed and maintained throughout the City.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Lightle Enterprises of Ohio, LLC at \$320,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index. This purchase is funded by the Local Streets Fund.

- \*4-m. 15-Month Term Contract for Consumables and Supplies for DNA Analysis for the Mesa Police Department (Sole Source). **(Citywide)**

In April 2009, Council approved the purchase of a QIAGEN QIASymphony instrument for the Forensic Services Division to analyze DNA cases. This contract will provide for ongoing purchases of these consumable items to complete DNA extractions, including reagents, extraction kits, amplification kits, and supplies.

The Police Department and Purchasing recommend awarding the contract to the sole source vendor, QIAGEN, Inc. for \$250,000, based on estimated usage.

- \*4-n. One-Year Term Contract with Four Years of Renewal Options for Ultraviolet Wastewater Disinfection Parts and Equipment for the Water Resources Department (Sole Source). **(Citywide)**

The Northwest Water Reclamation Plant utilizes Trojan Technologies UV3000 Plus ultraviolet (UV) disinfection system to disinfect reclaimed water. This is a critical piece of equipment that is necessary for the daily operations of the plant. This contract will provide Trojan UV lamps and related equipment such as ballasts, wiper assemblies, and lamp sleeve assemblies necessary to maintain the disinfection system in good working order.

The Water Resources Department and Purchasing recommend awarding the contract to the sole source vendor, Trojan Technologies, Year 1 at \$500,000 annually, Years 2 through 5 at \$400,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- \*4-o. Dollar Limit Increase to the Term Contract for Water/Wastewater Inspection and Assessment Services for the Water Resources Department. **(Citywide)**

Due to ongoing maintenance and repair needs, Water Resources identified the dollar limit as not adequate for the forecasted work. Ongoing maintenance and repairs being done under this contract includes large diameter valve exercising, air release valve maintenance, sewer manhole repairs, and inspections. The additional funding will cover the continued maintenance and repair costs for this year and the next four years.

The Water Resources Department and Purchasing recommend increasing the dollar limit with Construction Product Marketing LLC; Pure Technologies U.S. Inc.; Statewide Disinfection Inc. (a Mesa business); and WaCo LLC; by \$420,000, Years 4 and 5 from \$980,000 to \$1,400,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index. This purchase is funded by the Water/Wastewater

Enterprise Fund, Utility Replacement Extension and Renewal Fund, and Capital Improvement Program Funds.

- \*4-p. Five-Year Term Contract with Up to Fifteen Years of Renewal Options for Water Meter Test Bench (Replacement) for the Water Resources Department (Single Proposal Response). **(Citywide)**

This contract will provide for the initial purchase of a water meter test bench, training, and certifications for Water Resources employees in Year 1. Annual test bench certification services and annual test bench maintenance will be provided by the vendor in Years 2 through 15. The current test bench has been in service since the early 1980's and has reached the end of its useful life.

An evaluation committee recommends awarding the contract to the single, qualified proposal from OW Investors, LLC dba MARS Company, Year 1 at \$427,000 and Years 2 through 15 at \$75,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

5. Take action on the following resolutions:

- \*5-a. Approving and authorizing the City Manager to accept Proposition 202 funds from the Gila River Indian Community in the amount of \$442,888 and administer awarded funds as pass-through grants to designated awardees. **(Citywide)** – Resolution No. 12076
- \*5-b. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Arizona Department of Transportation (ADOT) allowing access to City right-of-way for the construction of the US-60X (Apache Trail) from Sossaman Road to Meridian Road. **(District 5)** – Resolution No. 12077
- \*5-c. Approving and authorizing the City Manager to enter into a Grant Agreement with the U.S. Department of Transportation to accept \$750,000 in grant funds under the Fiscal Year 2022 Safe Streets and Roads for All (SS4A) grant for the development of a Comprehensive Safety Action Plan. **(Citywide)** – Resolution No. 12078
- \*5-d. Endorsing the creation of the Amberwood Estates Irrigation Water Delivery District (IWDD) generally bounded by East Kael Street on the north, East McKellips on the south, North Horne on the west, and East Knoll Street on the east. **(District 1)** – Resolution No. 12079

The formation of an irrigation water delivery district allows the District to make improvements and perform maintenance and operations of their irrigation system. Final designation of the District is determined by the Maricopa County Board of Supervisors.

- \*5-e. Approving and authorizing the City Manager to accept \$250,000 from the Arizona State Treasurer, and any associated agreements, for pepper ball equipment, supplies, and training for the Mesa Police Department. **(Citywide)** – Resolution No. 12080
- \*5-f. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Gilbert Unified School District #41 to provide two Mesa Police Officers to perform School Resource Officer duties. **(Citywide)** – Resolution No. 12081

- \*5-g. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Mesa Unified School District #4 to provide Mesa Police Officers to perform School Resource Officer duties. **(Citywide)** – Resolution No. 12082

6. Introduction of the following ordinances and setting August 28, 2023, as the date of the public hearing on these ordinances:

- \*6-a. See: **Items Not on the Consent Agenda**

- \*6-b. ZON23-00384 "The Nile - Historic Landmark Overlay" **(District 4)** Within the 100 block of West Main Street and the 100 block of South Macdonald. Located east of County Club Drive and south of Main Street (0.19± acres). Rezone from Downtown Core with a Downtown Events Overlay (DC-DE) to Downtown Core with a Downtown Events Overlay and a Historic Landmark Overlay (DC-DE-HL). This request will establish a Historic Landmark Overlay. Michelle Donovan - The Nile, applicant; CK Properties LLC, owner. – Introduced Ordinance No. 5804

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

- \*6-c. ZON23-00338 "TMW Offroad" **(District 6)** Within the 7400 block of South 89<sup>th</sup> Place (west side), within the 8900 block of East Winnston Avenue (north side), and within the 7400 block of South Atwood (east side). Located west of Ellsworth Road and north of Germann Road (2.4+ acres). Rezone from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a Planned Area Development overlay and a Bonus Intensity Zone overlay (LI-PAD-BIZ) and Site Plan Review. This request will allow for an industrial development. Tim Nielsen, Farnsworth Construction Co., applicant; Tyco Metal Works LLC, owner. – Introduced Ordinance No. 5805

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

- \*6-d. ZON21-00404 "Reed Park Residences" **(District 4)** Within the 500 block of South Williams (east side). Located west of Gilbert Road and south of Broadway Road (3.5± acres). Rezone from Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) to RM-4 with a new Planned Area Development overlay (RM-4-PAD) and Major Site Plan Modification. This request will replace the existing PAD with a new PAD, which will establish unique development standards and allow for an approximately 72-unit multiple residence development. Reese Anderson, Pew & Lake PLC, applicant; Ridgeway Investments LLC, owner. – Introduced Ordinance No. 5806

Staff Recommendation: Approval with conditions

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

- \*6-e. ZON22-01110 "Mesa Drive Apartments" **(District 1)** Within the 400 to 600 blocks of North Mesa Drive (east side), the 500 block of North Lesueur (west side), and within the 400 block of East 4th Place (north side). Located east of Mesa Drive and north of University Drive (6± acres). Rezone from Multiple-Residence-4 (RM-4) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan

Review. This request will allow for an approximately 180-unit multiple residence development. Syntec Design, applicant; AZ MED CAP LLC, owner. – Introduced Ordinance No. 5807

Staff Recommendation: Approval with conditions

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

- \*6-f. ZON23-00129 “Baywood Medical Collaborative II” (**District 2**) Within the 6300 block of East Broadway Road (north side) and within the 300 block of South 63rd Street (east side). Located north of Broadway Road on the east side of 63rd Street (1± acres). Rezone from Agricultural (AG) to Office Commercial (OC) and Site Plan Review. This request will allow for the development of a medical office. Vince Dalke, Dalke Design Group, applicant; CWRP Baywood MOB Owner LLC, owner. – Introduced Ordinance No. 5808

Staff Recommendation: Approval with conditions

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

7. Discuss, receive public comment, and take action on the following ordinances:

- \*7-a. ZON22-01332 "Guadalupe & Power Retail" (**District 6**) Within the 2700 block of South Power Road (east side) and within the 6800 block of East Guadalupe Road (north side). Located east of Power Road and north of Guadalupe Road (1.7± acres). Site Plan Modification and amend conditions of approval on case Z88-032. This request will allow for a restaurant with a drive-thru facility and an automobile/vehicle car wash. Sean Lake, Pew & Lake, PLC, applicant; DR One, LLC, owner. – Ordinance No. 5800

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0).

- \*7-b. ZON23-00092 "Gateway 202 Site Plan Amendment" (**District 6**) Within the 4400 to 4800 blocks of South Ellsworth Road (west side) and within the 8700 to 9200 blocks of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road (165± acres). Site Plan Modification and amending Conditions of approval of Case ZON21-00595. This request will allow for an accessory minor automobile repair facility. Sean Lake, Pew and Lake, applicant; Scannell Properties No. 507, owner. – Ordinance No. 5801

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

8. Take action on the following subdivision plat:

- \*8-a. SUB23-00306 “The Brickyards on Ellsworth” (**District 6**) Within the 9200 to 9600 blocks of East Willis Road (south side). Located north of Germann Road and east of Ellsworth Road (62± acres). SCD Ellsworth, LLC, developer; James A. Brucci, Hunter Engineering, surveyor.

**Items not on the Consent Agenda**

- 6-a. Amending Section 11-31-34(A) of the Mesa Zoning Ordinance pertaining to Medical Marijuana Dispensaries and Dual Licensee Facilities. The amendments include, but are not limited to, modifying the spacing requirements between Medical Marijuana Dispensaries and Dual Licensee Facilities. – Ordinance No. 5803

Staff Recommendation: Adoption

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

Conor Counselman, the owner of Nova Dispensary located in the City of Mesa, spoke in opposition to Item 6-a. He stated the ordinance being presented was misleading and failed proper notice, and implied Sections 6, 7, and 8 were modified without the approval of the Planning and Zoning Board. He distributed a packet of information to the Mayor and Councilmembers.

In response to Mr. Counselman's comments, City Attorney Jim Smith provided the background of the item and previous litigation cases relating to the legal conforming uses of dispensaries. He confirmed the notice requirement was met for Code changes. He clarified the updated language was limited to two words added to the Code, plus one definition; the uncodified sections modified were to clarify intent and provide legal truisms. He added the changes should prevent further confusion and litigation.

Mayor Giles expressed his support of the ordinance and agreed the changes were necessary to prevent further litigation and claims against the City.

It was moved by Councilmember Freeman, seconded by Vice Mayor Heredia, that Ordinance No. 5803 be adopted.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Freeman–Goforth–Somers–Spilsbury

NAYS – None

ABSENT – Duff

Mayor Giles declared the motion carried unanimously by those present.

**9. Take action on the following resolution:**

- 9-a. ZON23-00611 "Lehi Heritage Neighborhood" (**District 1**) Generally, bound by Center Street to the west, Thomas Road to the north, Gilbert Road to the east and McKellips Road to the south (1,110± acres). This request will designate the Lehi neighborhood as a Heritage Neighborhood. – Resolution No. 12083

Staff Recommendation: Approval

HP Board Recommendation: Approval (Vote: 4-0)

Planning Director, Mary Kopaskie-Brown displayed a PowerPoint presentation and provided an overview of the Lehi Heritage Neighborhood. (**See Attachment 1**)

Kim Van Riper, designation applicant and member of the Lehi Heritage Neighborhood, displayed a PowerPoint presentation. **(See Attachment 2)**

Ms. Van Riper provided a detailed history of the Lehi area and the many features of the community that have led up to this well-deserved heritage designation.

The following citizens offered a series of comments in support of Agenda Item 9-a:

- Cynthia Wood, a Mesa resident.
- Michelle McCroskey, a Mesa resident.
- Robert Walker, a Mesa resident.

Councilmember Freeman expressed his support of the Heritage Neighborhood designation.

It was moved by Councilmember Freeman, seconded by Councilmember Somers, that Resolution No. 12082 be adopted.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Freeman–Goforth–Somers–Spilsbury

NAYS – None

ABSENT – Duff

Mayor Giles declared the motion carried unanimously by those present.

10. Items from citizens present.

There were no items from citizens present.

11. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:33 p.m.

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JOHN GILES, MAYOR

ATTEST:

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HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 21<sup>st</sup> day of August 2023. I further certify that the meeting was duly called and held and that a quorum was present.

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HOLLY MOSELEY, CITY CLERK

sr  
(Attachments-3)



# City Council

## ZON23-00611

### Lehi Heritage Neighborhood

Mary Kopaskie-Brown





# Request

- Heritage Neighborhood Designation for the Lehi Neighborhood



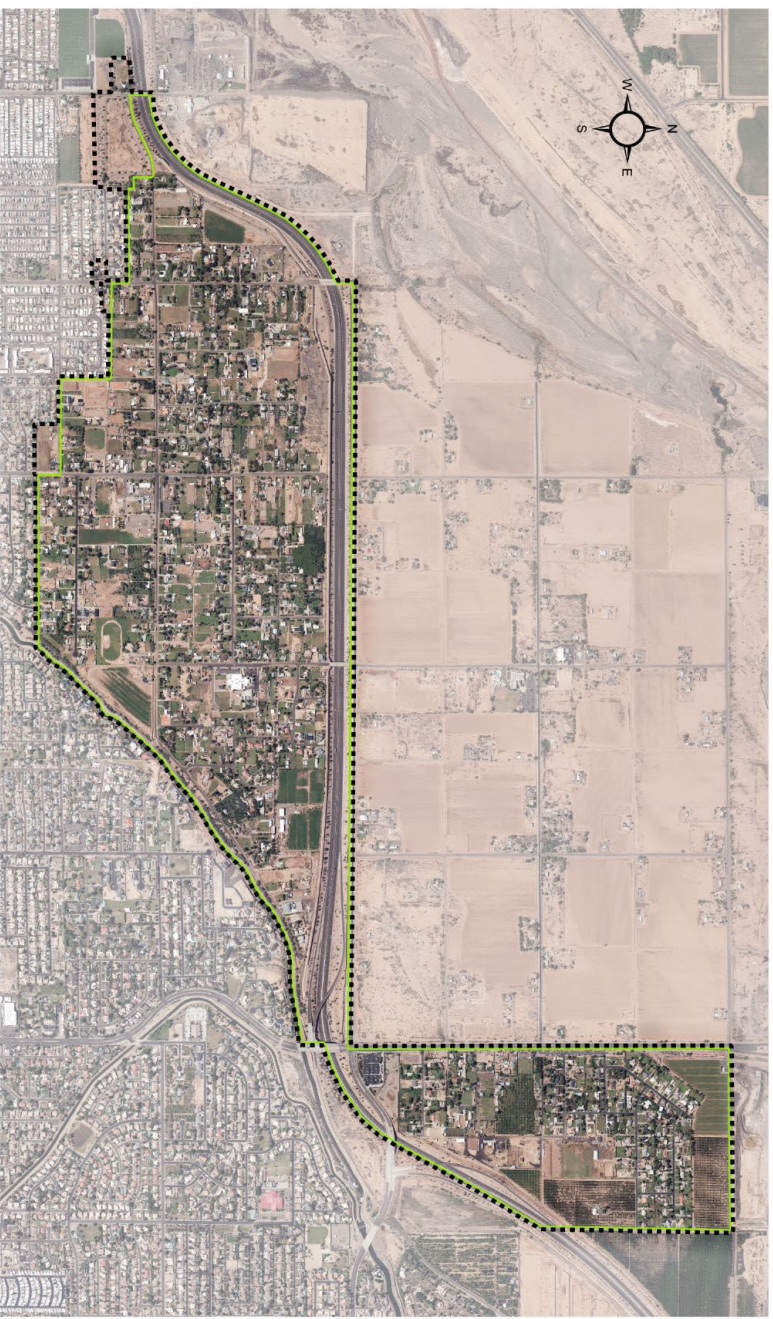




# Location

Generally bounded by:

- Center Street to the west
- Thomas Road to the north
- Gilbert Road to the east
- McKellips Road to the south



**Proposed Lehi Heritage Neighborhood**





# Zoning

- Agricultural (AG)
- Single Residence 43 (RS-43)





# Criteria Evaluation

## Heritage Neighborhood Recognition Program Criteria

- ✓ The majority of the neighborhood was originally developed at least 50 years ago.
  - Lehi was settled in 1877 by Mormon pioneers who were a part of the ‘Lehi’ Company.
- ✓ The overall character of the neighborhood, in terms of types and scale of building, remains the same as in the historic period.
  - During the 1980s, 1990s and 2000s homes continued to be built. They coexist with the historic-era homes and are in keeping with an ‘urban ranch’ style that echoes the original settlement.





# Criteria Evaluation

## Heritage Neighborhood Recognition Program Criteria

- ✓ Documentation is submitted indicating that, during the historic period, the residents and/or business owners in the area worked together to create a unique and identifiable neighborhood character distinguishable from their surroundings or neighboring areas that brought people together and continues to influence the nature of the neighborhood.
- A key characteristic of the Lehi neighborhood is its agricultural roots.
  - There is a strong community that that works to maintain the agricultural character of the area.



# Criteria Evaluation

## Heritage Neighborhood Recognition Program Criteria

- ✓ There are unique and identifiable physical characteristics that create the fabric of the neighborhood (i.e. building scale, material, color, proportions, or other historical associative or contextual values).
  - Characteristics include large lots, rural atmosphere, farming, livestock structures, amenities for horseback riding, open canals/flood irrigation, mature vegetation, and buildings of historic significance.



# Criteria Evaluation

## Heritage Neighborhood Recognition Program Criteria

- ✓ Residents are able to document the people, events, and/or cultural heritage that influenced the neighborhood's historic integrity.
  - There is documentation of the original Lehi Settlers and early families of Lehi, many of which have descendants still living in Lehi today.

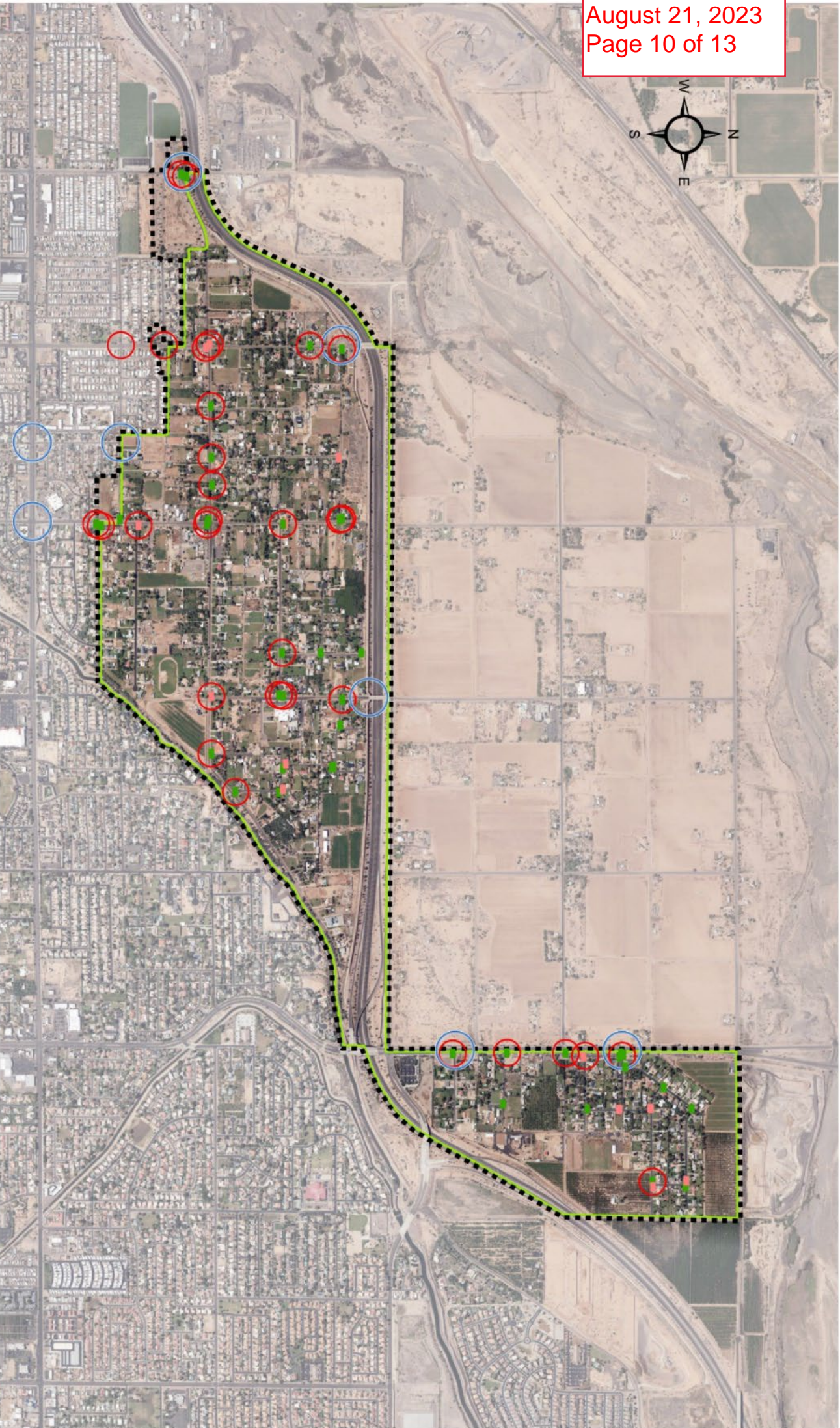




# Signage Plan

<b>Sign Type</b>	<b>Amount</b>	<b>Cost</b>
D3 (Street sign on existing street sign)	31	\$2,015 (\$65 each)
Heritage Neighborhood Specialty Sign (neighborhood entry sign)	6	\$900 (\$150 each)
		Estimated Total (with contingency) \$3,915





# Proposed Street Sign Locations

- Green square: Street sign on a Freestanding Pole (50)
- Red square: Street sign on a Street Light Pole (17)
- Blue circle: Sign on existing street sign (32)
- Red circle: Heritage Neighborhood Entry Sign (8)

Proposed Heritage Neighborhood  
Lehi Subarea  
Aerials2023



mesaz





# Citizen Participation

- Applicant has actively engaged neighbors and garnered neighborhood support
- Applicant and city staff presented at annual neighborhood meeting
- 238 additional signatures collected representing neighborhood support

CITY OF MESA HISTORIC PRESERVATION OFFICE

## PUBLIC MEETING

The City of Mesa Historic Preservation Office is holding a public meeting to discuss:

### LEHI HERITAGE NEIGHBORHOOD RECOGNITION PROGRAM APPLICATION

JANUARY 24, 2023 | 6:30 PM

This meeting will be held at:

Lehi Elementary School  
2555 N Stapley Dr, Mesa, AZ 85203

Questions? Contact Maura Jackson: [historicpreservation@mesaaz.gov](mailto:historicpreservation@mesaaz.gov) (480) 644-2021



# Findings

- ✓ The Lehi neighborhood meets the criteria for the Heritage Neighborhood Recognition Program

Staff Recommendation: Approval

Historic Preservation Board Recommendation: Approval (4-0)

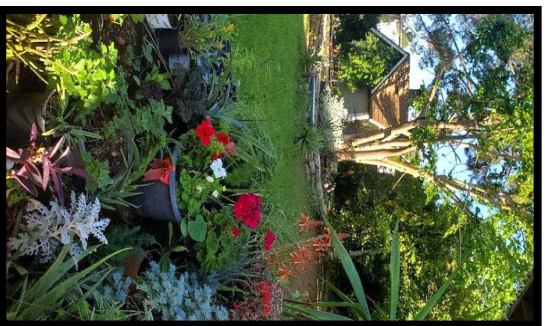
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# Lehi Heritage Neighborhood Application 2023



**WELCOME TO LEHI! WHERE FAMILIES  
GROW, BIRDS SING AND HISTORY WHISPERS  
FROM EVERY CORNER**



# Lehi Community Improvement Association Heritage Overlay Sub-Committee;

Kim Van Riper, CK Sato, Stephe and Cynthia Wood, Marilyn Crosby, Kim Warden, Michelle McCroskey, Robert and Loretta Walker, Don Fuller, Scott Sezate, Richard DeGraff



1. INTRODUCTION TO LEHI
2. BRIEF HISTORY
3. ELEMENTS OF LEHI HERITAGE
4. SUMMARY OF CHARACTERISTICS
5. QUESTIONS

# Community Involvement



## Community Outreach

- Multiple Meetings with Sub Committee Group
- Community-wide Presentation and Meeting
- Review by local historian Alice Boyle and others
- Signatures of Support

## City Staff and Historical Preservation Support

- Worked Closely with Historical Preservation Planner Maura Jackson
- Meetings and Correspondence with City Staff Planners and Councilman Freeman









The 6 additional properties currently outside Sub Area boundaries in the Heritage application. These properties meet the criteria we established for relevance to Lehi Heritage, including proximity, character, historical relevance.

2330 N Center Street:  
Freeman Family Home

2329 N Center Street: ADOT  
Basin

2256 N Mesa Drive:  
Reidhead home 2305 N Mesa  
Drive

2305 N Mesa Dr, Allen home  
and original Biggs home

2158 N Horne: Lemaire  
Property with early 1900's  
home

705 E Bates: Drye Property;  
Horne Horse field

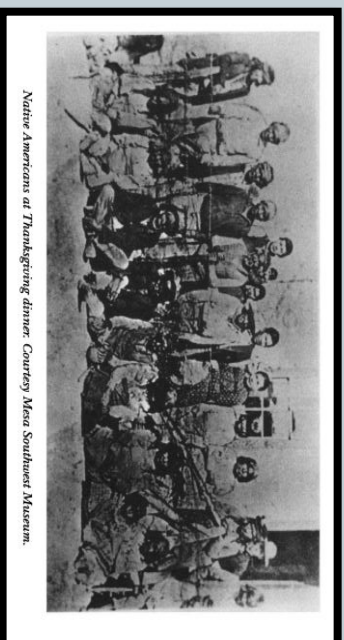
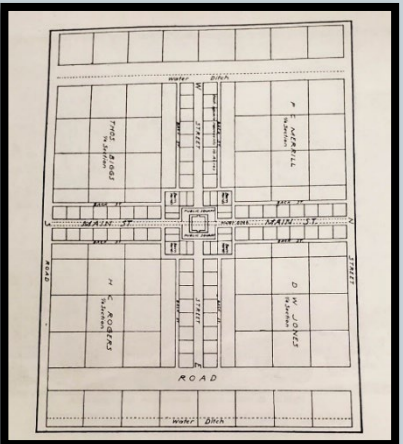
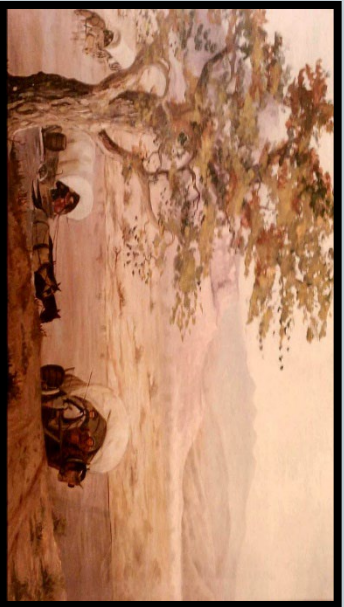
- Properties outside Lehi Sub Area



# Brief History of Lehi

Lehi Company 1877, Fort  
Utah

Utah Ditch and the Native  
Americans



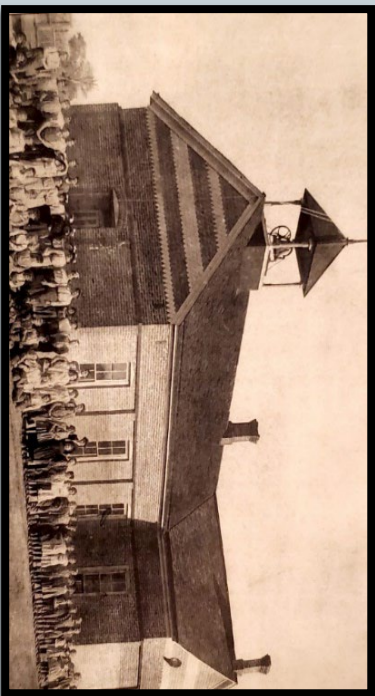
*Native Americans at Thanksgiving Dinner. Courtesy Mesa Southwest Museum.*



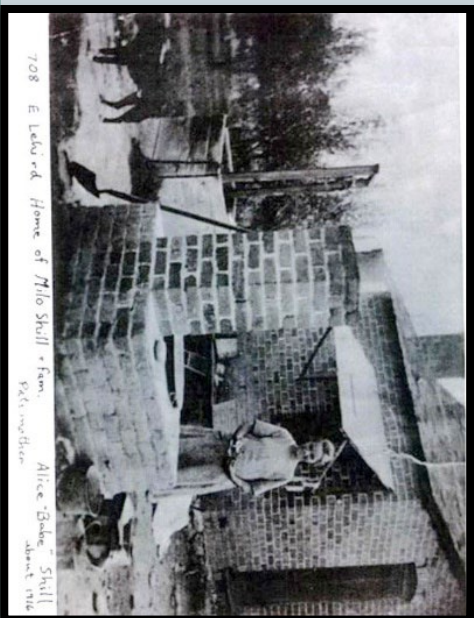


# Building a town

## First Structures



## Lehi Red Brick



708 E. Lehi rd. Home of Milo Skull's family.  
Alice "Babe" Skull  
about 1910

# Agriculture and Water; Early 1900's

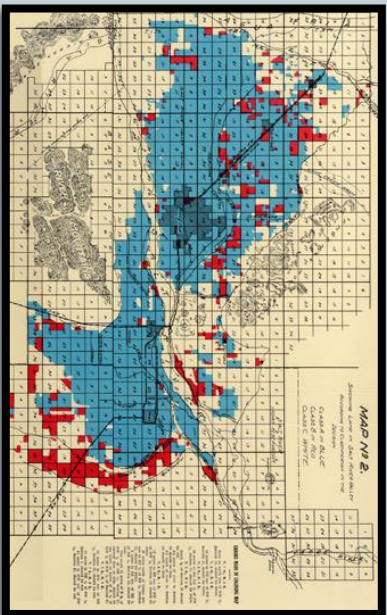
## Dairies, Livestock and Horticulture



Herziah 1902, his daughter Charlotte 'Tottie' holding Babe at his place on Hornes St. McKellips in Lehi



## Salt River Project

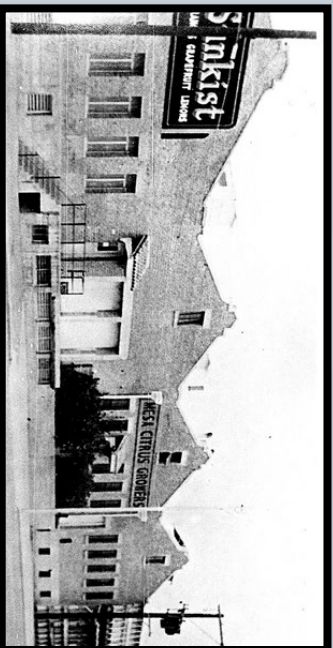
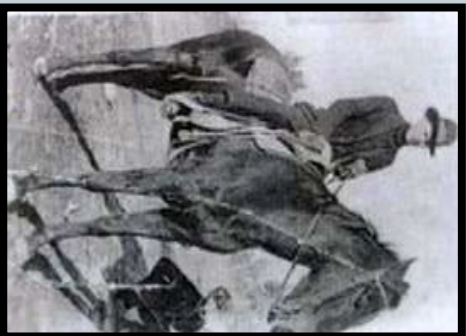
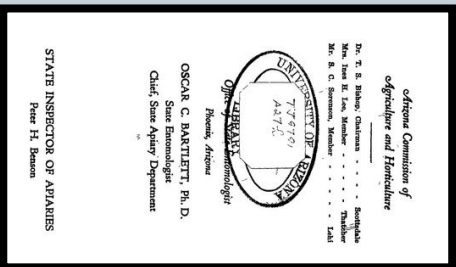




# Diversity and Growth

Community of Inclusion;  
Ishikawa, Ikeda, Mendoza

Agricultural Practices



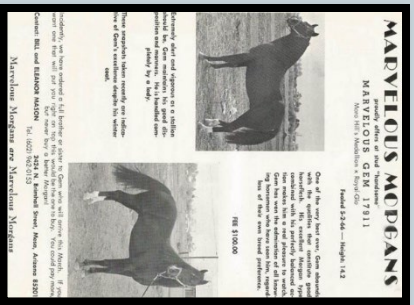
# 20th Century Contributions to Arizona Agriculture



Regular Meeting  
August 21, 2023  
Attachment 2  
Page 10 of 23

## Horses, Poultry, Dairy, Bees

## Citrus, Lucerne, Orchards

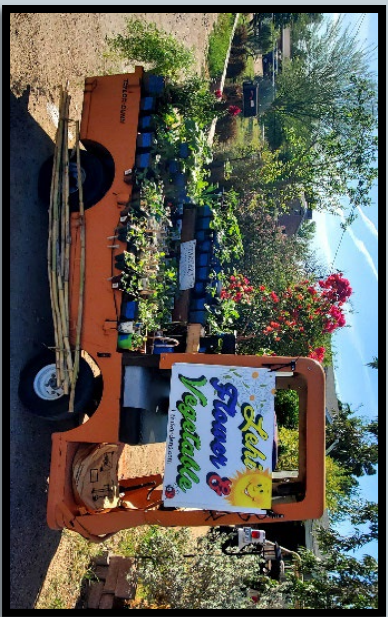






# Lehi Today

Diverse Neighborhood  
with a Rural Feel



Family Farms, Orchards  
and Agricultural Lifestyle





# Elements of Lehi Heritage



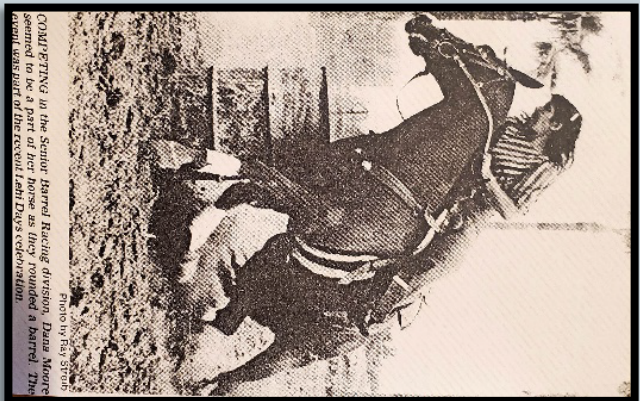
- 1. INTANGIBLE HERITAGE; TRADITIONS AND CUSTOMS**
- 2. TANGIBLE HERITAGE; BUILDINGS AND STRUCTURES**
- 3. NATURAL HERITAGE; LANDSCAPES AND PLANTS**

# Tangible Elements of Heritage; Traditions

## Annual Lehi Crossing Memorial Ride



## Lehi Days Rodeo/Barbecue and Dance



COMPETING in the Sprint Barrel Racing division, Dana Moore seemed to enjoy the event as they rounded a barrel. The event is part of the recent Lehi Days celebration.

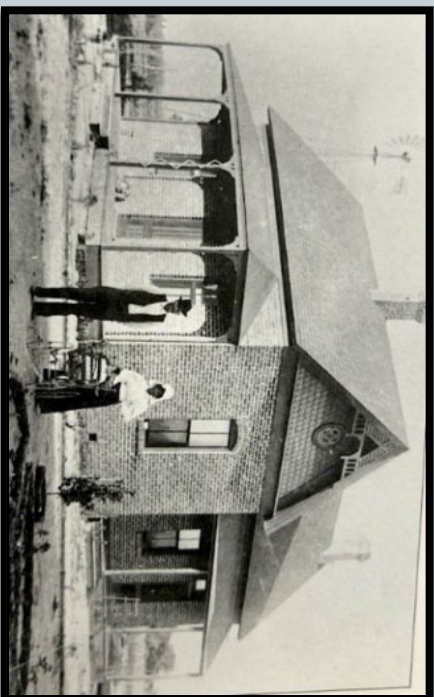


# Eligible Heritage Elements of Lehi; Buildings Type 1 Structures

Type 1 Structures (Defined by Noble in 1983); Stone or Adobe Construction



Type 2 Structures; Brick or wood construction.



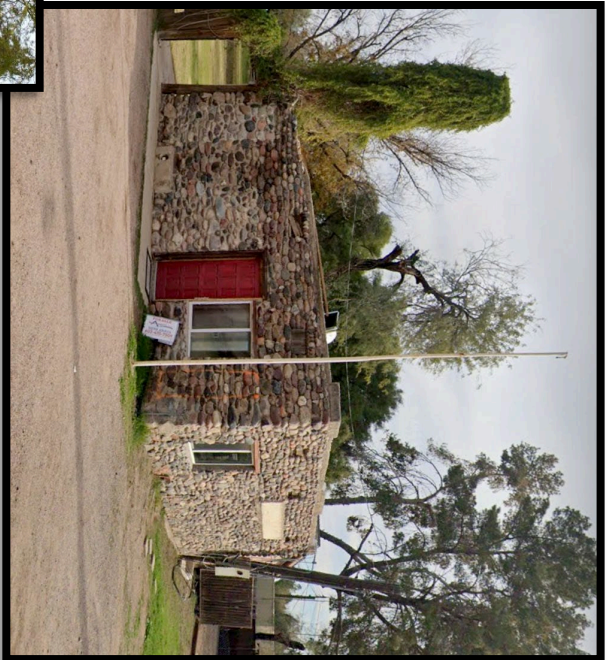




## Type 1; Stone or Adobe

Scattered throughout  
Lehi. Mid 20th century,  
with some built more  
recently.

Newer Type 1 homes  
show a continued  
pattern of development.





## Lehi Red Brick Food

Late 19<sup>th</sup> Century, Early  
20<sup>th</sup> Century Homes  
Built with Lehi Red  
brick.

Some examples of  
buildings still standing  
constructed of Lehi Red  
Brick







# Architectural Characteristics

Wood, Brick, Stone  
Construction

Gabled roof, typically  
side facing

Balanced front door to  
windows ratio

Outbuildings are  
common

Unpaved driveways

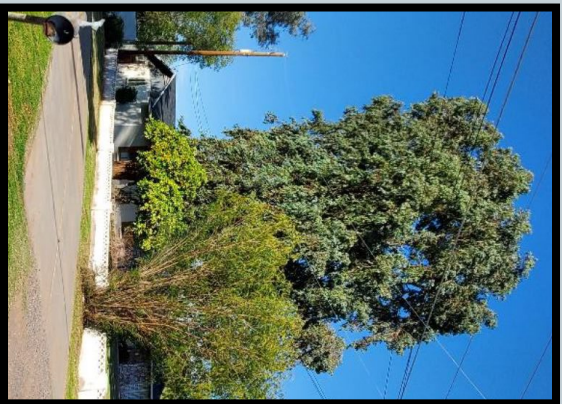
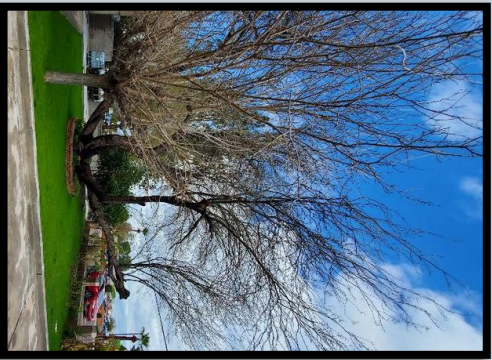
Use of red brick/stone  
accents



# Rural Heritage Elements; Trees and Landscape



## Trees and Orchards



## Landscape, Wildlife Elements







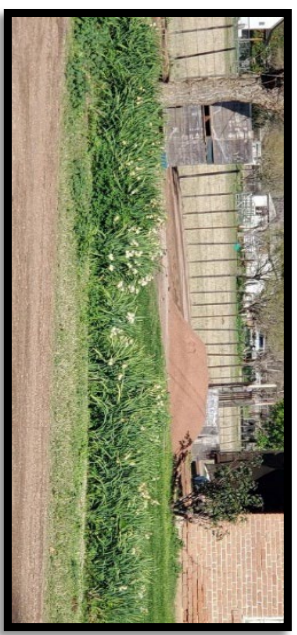
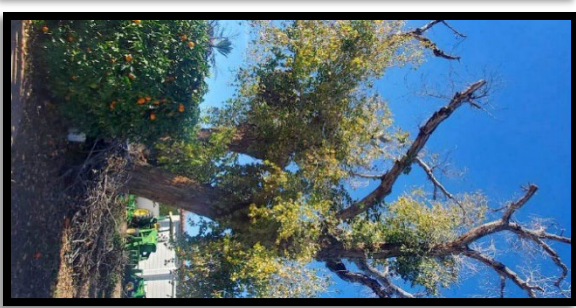
Heritage elements  
are as much a part  
of heritage as structures  
and traditions.

Mature, wide range of aged  
trees

Canals

Open sweeping landscapes

Dead mans curve



# Natural Heritage; Trees and Landscape elements





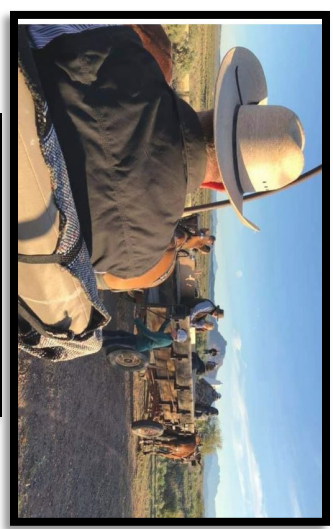
# Heritage

## Today

Lehi Remains an Equine-Agricultural Neighborhood with a rural feel and layout.

Lehi Heritage is accumulative, with all 3 Elements adding to character.

Additional, unique features such as open canals, dark skies, wide dirt shoulders and septic systems contribute to Lehi Heritage.

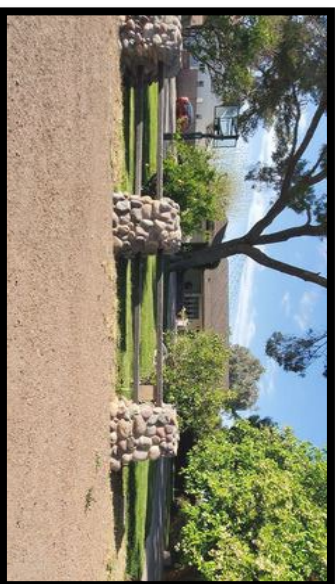
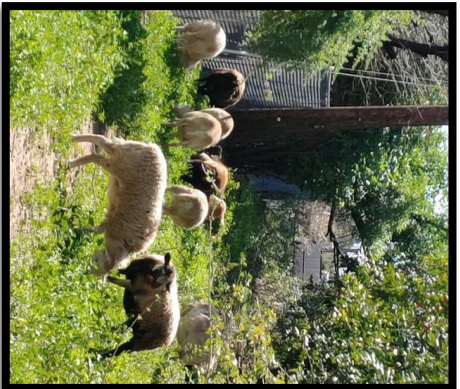






# Summary; Elements of Lehi Heritage

- Open Spaces/Large Lots
- High Density Livestock and agricultural structures
- Wide Roads w/ dirt shoulders, movement of livestock and equipment along roads
- Dark skies
- Rural Atmosphere
- Heavy horticultural environment
- Open Canals and Flood Irrigation
- Wide variety of homes and fences
- Septic Systems
- Horseback riders and livestock road users
- Farm equipment
- High density Wildlife and Migratory birds /Horticulturally diverse
- Founding families
- Visible historic elements



Thank you for your  
consideration!

