

TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF THE REGULAR MEETING
January 5, 2006

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| A | Chairman Dick Wolfe called the duly posted and published Public Hearing of the Green Valley Redevelopment Area Committee to order at 8:15 a.m. in the Main Street Office, 600 S. Green Valley Parkway, Payson, Arizona. | Meeting Time and Place |
| B | Members Present: Chairman Dick Wolfe, Vice Chairman Steve Drury, Committee Members, Mike Amon and Andy Romance.
Committee Member Judy Miller had an excused absence. | Members Present |
| C | Town Staff Present: Green Valley Redevelopment Area Director Carol McCauley, Secretary Cathy Boone | Town Staff Present |
| D | Council Liaisons: Council Member John Wilson | Council Liaisons |
| E | Others Present: None | Others Present |
| F | Public Comment: Chairman Wolfe called for any public comment. There was none. | Public Comment |
| G | Approval of the Minutes: Chairman Wolfe presented the minutes of the regular meeting of December 1, 2005. Vice Chairman Drury moved that the minutes of December 1, 2005 be approved as presented. Committee Member Amon seconded the motion, which passed by a unanimous vote. | Approval of Minutes |
| H | Work Plan 2006 (including accomplishments for 2005 and priorities 2005/2006): Copies of the original ordinance stating the expectations of GVRA Committee and work plans for 2000 and 2003 were included for reference. Discussion ensued of the accomplishments of this committee such as the American Gulch Concept recently approved by the Town Council. Chairman Wolfe suggested an informational meeting with the Planning and Zoning Commission once Community Development Director Owen's concerns were addressed. This would help direct how the American Gulch goes in. Last year's top goals were reviewed and discussion of the parking study and drainage continued. Council Member Wilson felt implementation of particular steps of the concepts of the American Gulch could go back to the | Work Plan 2006
a. Accomplishments for 2005
b. Priorities 2005/2006 |

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town for financial assistance. Main Street/Redevelopment Manager McCauley reported the CDR recommended working with town staff on engineering challenges. A meeting will be scheduled with Community Development Director Owen, Engineering Director Garrett, Main Street/Redevelopment Manager McCauley, Chairman Wolfe, and Committee Members Romance and Amon prior to the next regular GVRA meeting. It was agreed each member would review the previous priorities and discussion would continue at the next meeting.

A Main Street 4-Point Approach Reports:

Main Street 4-Point
Approach Reports

Design Review: Since last report, one sign request had been handled by e-mail. Committee Member Romance expressed concern that current documentation practice makes it difficult to assure that what the Design Review group approves, is what actually results in final construction outcome. Discussion continued on the process and if the Main Street and Town Wide Design Review Committees should be one-in-the-same. It was agreed this item would be placed on the next scheduled meeting agenda, at which time Community Development Director Owen would be present to continue discussion and address concerns.

Economic Restructuring: No meeting due to holiday vacations. A separate committee will be formed to continue discussions with the Tribe, etc. Jinx Pyle is working on a location for the cowboy museum so this committee is not involved. Brief discussion centered on Rawhide and the on-going discussion of moving Julia Randall Elementary. Farmer's market is still being discussed.

Organization: No meeting due to holiday vacations.

Promotion: No meeting due to holiday vacations.

B Parking Plan: Ms McCauley reported that the Town's Corporate Strategic Plan (CSP) had referred to the parking plan. The group discussed the parking study and pilot program. Each member will review and give input at the next meeting.

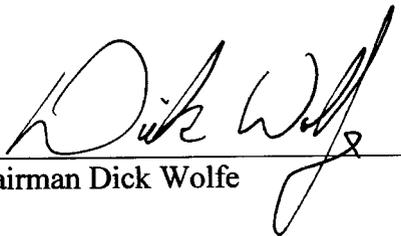
Parking Plan

C Committee Member Amon left the meeting at 9:45 a.m.

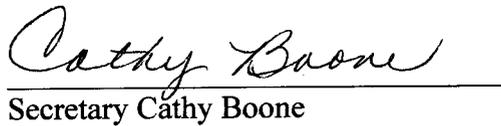
No Longer a Quorum

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- D The group discussed the \$350,000 ADOT enhancement grant, which needed to be awarded by June 2006, or the funds would be lost. There was considerable discussion as to the location of a pilot parking program and the location of the Enhancement grant. Consideration should be given to the residents that had opposed having parking in front of their homes. The merchant's committee should give input as well. This discussion will continue at the next regular meeting. Continuation of Parking Plan Discussion
- A Main Street Update: Ms McCauley included a written activity update showing a net gain of 6 new businesses to Main Street in the past 60 days. The Oxbow has new owners with plans to open a steakhouse. We did not get the grant for the mural. The people interested in the Pieper Mansion were discouraged by the amount of dry rot and work necessary on the building. Main Street Update
- B Roundtable Discussion: None Roundtable Discussion
- C Meeting Adjourned: 10:15 a.m. Adjourn


Chairman Dick Wolfe


Approved


Secretary Cathy Boone