

TOWN OF PAYSON  
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE  
MINUTES OF REGULAR MEETING  
February 1, 2007

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| A | Chairman Wolfe called the meeting of the duly posted and published Public Meeting of the Green Valley Redevelopment Area Committee to order at 8:25 a.m. in the Main Street Office, 600 S. Green Valley Parkway, Payson, Arizona.   | Meeting<br>Time and<br>Place   |
| B | Members Present: Chairman Dick Wolfe, Vice Chair Minette Richardson, Committee Members Mike Amon, Mike Stuart, Steve Drury, Ken Volz. Committee Member Landino had an excused absence.  | Members<br>Present             |
| C | Town Staff Present: Green Valley Redevelopment Area Manager Carol McCauley, Community Development Director Jerry Owen, Secretary Cathy Boone  | Staff Present                  |
| D | Council Present: Council Members John Wilson and Andy Romance   | Council                        |
| E | Others Present: None  | Others                         |
| F | Public Comment: None  | Public<br>Comment              |
| G | Approval of Minutes: A motion was made by Committee Member Drury, seconded by Committee Member Amon to approve the minutes of January 4, 2007. Voice vote carried the motion unanimously.   | Approval of<br>Minutes         |
| H | Introduction of New Member Ken Volz: Committee Member Volz gave a brief update on his professional and volunteer work.  | New Member                     |
| I | Main Street Sign: Green Valley Redevelopment Area Manager McCauley displayed a picture of the replacement directional sign for the Main Street office, Economic Development and Zane Grey Cabin and Museum.   | Main Street<br>Sign            |
| J | Council Member Romance joined the meeting at 8:38 a.m.  | Attendance                     |
| K | Main Street Events Venue: Knowing the major upcoming events planned for Main Street each year a suggestion had been made to create a committee of members from town departments, the chamber and GVRA to approve the events and make one presentation to the council in January. If another event came up later in the year an individual CDR could be done to the council at that time. Council Member Romance said the suggestion had been made at the last | Main Street<br>Events<br>Venue |

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council meeting to expand the closure areas from Westerly to the lakes. Community Development Director Owen agreed there should be standardization and if the street was closed from Colcord to the lakes the fire department could make reasonable accommodations so it would not hinder fire operation. Chairman Wolfe suggested the boundaries expand to include Sawmill Crossing, Westerly or McLane. Maps would be created showing the section of the streets being closed for individual events so barricades could be requested easier and everyone would know early in the year about the street closures. The group agreed this year it should be added to the council agenda immediately instead of waiting for next January. A motion was made by Committee Member Drury, seconded by Committee Member Amon to have Green Valley Redevelopment Area Manager McCauley prepare the different event boundary maps, include contact information and list of committee participants from the parks department, street department, GVRA committee, fire, police and chamber to approve street closure for events and take to the town council as soon as possible this year and being continued at the January council meetings thereafter. Voice vote carried the motion unanimously.

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| A | Committee Member Amon requested the items be taken out of order as he had to leave at 9:30 a.m.  | Change in<br>Agenda<br>Order |
| B | Main Street Update: Discussion ensued on the ADOT Grant. The committee members had been under the impression for months that the landscape architect was going to be hired immediately. Community Development Director Owen said the \$60,000 set aside for this project in last year's budget which should have been carried forward to this year's budget failed to appear in this year's budget. Community Development Director Owen said they had met with ADOT and construction was not required to start by summer. Committee Member Volz suggested hiring an architect consultant to do the design concept plus guide through the procedural matters. Committee Member Drury questioned if that could be done without first having the funds. Green Valley Redevelopment Area Manager McCauley reviewed the changes in personnel at ADOT and the differing stories from them. Committee Member Amon had thought the architect was going to be hired soon so the American Gulch could follow the lead and use like materials. Council Member Romance gave a recap of the events when he was involved with getting this original grant and said Public Works Engineer Garrett was to manage the grant with the ADOT interface at that time. Council Member Romance thought the process had gotten simpler but had not moved | Main Street<br>Update        |

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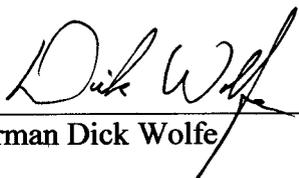
forward and suggested getting documentation from ADOT to prove the real dollar amount of the grant, the deadline, the strings attached, if Public Works Engineer Garrett could administer as originally planned, the role of the landscape architect and if it could be done in-house, and questioned where the documentation was that supported the \$60,000 when his firm was doing a more complicated plan for \$15,000. Council Member Romance shared in the frustration of this project having not moved forward.

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| A | Change in Attendance: Committee Member Amon left the meeting at 9:30 a.m.  | Attendance                         |
| B | Continued Discussion on ADOT Enhancement Grant: Council Member Romance questioned where the survey was which had been paid for but not from the ADOT funds. Community Development Director Owen said these were not easy projects and thought they could get the documentation that Council Member Romance suggested as well as talking to Public Works Engineer Garrett. Green Valley Redevelopment Area Manager McCauley volunteered to get the ADOT deadline in writing. Community Development Director Owen will prepare the CDR to council asking for the money to be replaced since it had been omitted by mistake. All agreed the landscape architect hired should design as well as help expedite the ADOT process. Community Development Director Owen said ADOT required an approved scope of work and preliminary plan before they would ask the transportation enhancement review committee to approve additional funding. | Continued<br>ADOT<br>Discussion    |
| C | Change in Attendance: Community Development Director Owen left the meeting at 9:45 a.m.  | Attendance                         |
| D | Continued Discussion on ADOT Enhancement Grant: All agreed the first steps would be to have Community Development Director Owen prepare the CDR for council requesting the money be replaced and then move forward on getting a landscape architect that could both design and guide through the process. Council Member Romance stressed this was the right thing to do for Payson and an important step for GVRA when people see the improvements.   | Continued<br>ADOT<br>Discussion    |
| E | Continued Main Street Update: Two new businesses are opening, and new art gallery is planning events. The vacant land next to Gasoline Alley sold and a dance studio will be built. Committee Members Stuart and Richardson are working on art and antique events to bring visitors to Main Street. A recent local newspaper article had highlighted the benefits of having the Payson Stampede added to the 2007 USA Cycling Mountain Bike National Calendar.   | Continued<br>Main Street<br>Update |

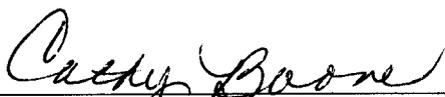
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The street festival will be replaced with events to welcome the bikers and support this event. Council Member Wilson said the contract is being worked on for the event center.

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| A | Change in Attendance: Council Member Romance left the meeting at 9:55 a.m.  | Change in Attendance         |
| B | Committee Member Richardson distributed information on possible art and antique events for Main Street.                               | Continued Main Street Update |
| C | Change in Attendance: Council Member Wilson left the meeting at 10:00 a.m.  | Change in Attendance         |
| D | Main Street 4-Point Reports: <u>Organization</u> – no meeting. <u>Promotion</u> working with 125 <sup>th</sup> Anniversary committee. | 4-Point Updates              |
| E | Meeting Adjourned 10:05 a.m.  | Adjourned                    |

  
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Chairman Dick Wolfe

3-1-07  
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Approved

  
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Secretary Cathy Boone