TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF REGULAR MEETING
December 7, 2006

A	Committee Member Landino called the duly posted and published Public Meeting of the Green Valley Redevelopment Area Committee to order at 8:17 a.m. in the Main Street Office, 600 S. Green Valley Parkway, Payson, Arizona.	Meeting Time and Place
B	Members Present: Committee Members John Landino, Mike Stuart, Mike Amon, Minette Richardson, Judy Buettner	Members Present
C	Town Staff Present: Green Valley Redevelopment Area Manager Carol McCauley, Secretary Cathy Boone	Staff Present
D	Council Present: John Wilson, Andy Romance	Council Present
E	Others Present: None	Others Present
F	Public Comment: None	Public Comment
G	Approval of Minutes: A motion was made by Committee Member Richardson, seconded by Committee Member Stuart to approve the minutes of October 5, 2006 as presented. Motion carried unanimously.	Approval of Minutes
H	Committee Member Buettner joined the meeting at 8:19 a.m.	Change in Attendance
I	Election of Chair: A motion was made by Committee Member Amon, and seconded by Committee Member Stuart to re-elect Dick Wolfe as Chair of the Green Valley Redevelopment Area Commission. Voice vote carried the motion unanimously. A motion was made by Committee Member Buettner, seconded by Committee Member Stuart for Committee Member Richardson to be Vice-Chair with the understanding she would become Chair if Dick Wolfe declined the position since he was unable to be present during this meeting. Voice vote carried the motion unanimously.	Election of Chair
J	Update on ADOT Grant/Lighting and Amenities: The Committee Members expressed dismay that nothing had happened on this topic for several months. Staff was directed to get something in writing from ADOT stating the July 2007 deadline was no longer required. Green Valley Redevelopment Area Manager McCauley had met	Update on ADOT Grant Lighting and Amenities

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with APS Area Manager Jan Parsons who recommended some of the cobra lights be retained but updated by adding the arm of the new lights. The consensus of the Committee was to not mix fixtures but rather replace all to be consistent. Green Valley Redevelopment Area Manager McCauley reported the grant could not be used for holders or banners but Traffic Engineer Garret had suggested to her the town might be able to purchase those items. Committee members suggested electrical outlets be placed on the poles to allow for future holiday decorations. APS Area Manager Jan Parsons would be supplying an estimate of installation costs. Green Valley Redevelopment Area Manager McCauley was directed to request Community Development Director Owen and Traffic Engineer Garret retain the landscape architect so this process could move forward as it could not progress without the architect. A quorum of members could be available on December 13th if a meeting could be convened then with the lighting representative. Committee Member Buettner requested Green Valley Redevelopment Area Manager McCauley e-mail a copy of the ADOT project assessment to all committee members to give them more detailed information on this process. They were reminded to disregard the budget portion as the figures had to change. Green Valley Redevelopment Area Manager McCauley agreed to confirm prior to December 13th that the landscape architect has been retained.

A Main Street Update: Green Valley Redevelopment Area Manager McCauley gave an update on a recent meeting with the Mayor, Council Member Romance, GVRA Chairman Wolfe, GVRA Committee Member Stuart Arizona Main Street Program Director Henderson, and Community Development Director Owen. Council Member Romance had continued to talk with Arizona Main Street Program Director Henderson and the Mayor after Green Valley Redevelopment Area Manager McCauley and Chairman Wolfe, and Committee Member Stuart left the meeting. Council Member Romance said Ms Henderson had clarified her opinion that the Payson Main Street Program should be driven by all Payson merchant's, not just those on Main Street and removed from being a town program. Council Member Romance felt the Town Council should be shown that this Committee has been on the right track and changes should not occur just for the sake of changing. Council Member Wilson suggested this committee review the Corporate Strategic Plan to keep abreast on the projects pertinent to this group. Council Members Romance and Wilson suggested this committee put items such as the approval of the landscape architect on the agenda so staff has to fulfill the obligation of hiring that person and another suggestion was to have a Council Decision Request go to

Main Street Update

the decision makers instead of a memo getting buried in bureaucracy. Green Valley Redevelopment Area Manager McCauley agreed to verify if the landscape architect could be hired without having to go to town council for a fund request as this committee had been assured previously. She further agreed to have this verified by next Monday and would let Community Development Director Owen know this committee wanted to meet with a representative of Sternberg at a special meeting next week. It was suggested that if a special meeting next week was too soon the architect should be approved by the first meeting in January. Council Member Romance added this should be followed by a request that this go before Council by a CDR right away. This could be a good way to keep the current happenings of this committee in the light. Council Member Wilson added this committee could do a brief presentation for information purposes only and Council Member Romance agreed it should be done on a regular basis. Green Valley Redevelopment Area Manager McCauley had also been asked at that meeting by Council Member Romance her thoughts on the Main Street Office moving locations to the Community Development Office. Green Valley Redevelopment Area Manager McCauley explained her response that Community Development Director Owen had initiated this proposal as a means of adding duties of conditional use permits and zoning items to the staff's duties and increasing her title to be Special Projects Planner. Green Valley Redevelopment Area Manager McCauley added she enjoys working on special events and had heard rumors that a position town wide might be available and she would not blind sight Committee Development Director Owen of her interest in that. Since that meeting this staff has participated in the zoning process and was effectively able to do the work from this office especially when working closely with the applicants who felt comfortable coming to this office for assistance. Committee Member Landino had been involved in the Main Street Program from the inception and commented that it took awhile for the vision to jell and administrations and budgets had changed and resources diverted so there was less priority to make the vision happen. Committee Member Buettner added there had never been unanimous support for it either. Green Valley Redevelopment Area Manager McCauley said the program was bifurcated when then-community development Director Bob Gould took Design Review (because of personal feelings of the members of design review) which took one element of the 4-points out. Then Mr. Gould wanted the focus of Green Valley Redevelopment Area Manager McCauley to focus on helping the businesses and gain their support. Later GVRA and Main Street Boards were combined. Now the current community development

director had different visions on having fewer meetings and the town should provide infrastructure and then the businesses will come and take over the rest. The group agreed all 4 points should be put back into the Main Street structure. Referring back to the meeting with the Arizona Main Street Director Committee Member Buettner brought up a detrimental point that if the merchant's were in charge of the Main Street Program they often change since businesses come and go and the Main Street Program needs the stable support of this group for consistency that is important to the program. Committee Member Stuart added the merchants don't have the skill-set, time or focus to run the program. All agreed to the importance of giving updates every six months to the council and Green Valley Redevelopment Area Manager McCauley would continue giving bullet point updates to the council after each GVRA meeting. Another suggestion was to give Town Manager Carpenter information for the newspaper updates.

A	Change in attendance: Committee Member Richardson left the meeting at 9:20 a.m.	Change in Attendance
B	Main Street Updates Continue: Electric Light Parade kudos. In areas where the street lights were not operating there were few spectators. Green Valley Redevelopment Area Manager McCauley has been given pink tape to put on the light poles needed to be repaired. The lighting after the parade had been decorated by volunteers. Lights were placed on the trees, Zane Grey Cabin and other buildings. Next year lighting to music should be added.	Main Street Updates Continues
C	Meeting adjourned at 9:50 a.m.	Adjourn

Committee Member Landino

January 4, 2007
Approved

Secretary Cathy Boone