TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF THE SPECIAL MEETING
August 23, 2007

A	Chairman Wolfe called the special meeting of the duly posted and published Public Meeting 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, AZ	Meeting Time and Place
B	Members Present: Chairman Dick Wolfe, Vice Chair Minette Richardson, Committee Members Mike Amon, Steve Drury, Mike Stuart, Ken Volz	Members Present
C	Staff Present: Interim GVRA/Main Street Project Manager Cathy Boone, Community Development Director Jerry Owen, Public Works Engineer LaRon Garrett	Staff Present
D	Council Members Present: Su Connell, Mike Vogel, John Wilson	Council Present
E	Others Present: Dr. Barbara Ganz, Jo Johnson, John Nelson, Todd R. Wills, Hallie Jackman, David Duncan, Steve Christensen, Don Harmon, Steve Sachak, Stan Sisson	Others Present
F	Public Comment: PREDC Director Dr. Barbara Ganz spoke about networking at the Governor's Rural Development Conference with a representative of Qwest. This representative made it clear that they want a decision made and a few options of what Payson wants for beautification on the Qwest property and hoped this committee could offer suggestions.	Public Comment
G	Criteria for Main Street Development: Public Works Engineer LaRon Garrett announced the Town Council had approved a contract to pave the parking area west of Westerly extending to the end of the town property and wanted input on the light fixtures and type of concrete such as dyed or stained, color choices and any stamped areas. Don Harmon presented photos of concrete bases that could be custom created around the base of any light or sign posts. Drawings of the fixtures planned for the Chilson project were also reviewed but have not been approved by Design Review yet. Since a decision was not necessary for about 30 days the conclusion was to wait until the approval of the contract to hire the landscape architect. A motion was made by Committee Member Drury, seconded by Committee Member Volz, to recommend to Town Council that Angela Dye's firm, ADYE Design be hired for $54,211.61 or up to $60,000 and use the second option of the CDR using her creativity. The motion passed unanimously.	Criteria for Main Street Development
H	Change in Attendance: Don Harmon, Steve Sachak and Council Member Vogel left the meeting at 9:40 a.m.	Attendance Change

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A Location of the Gila County Complex: The Payson Main Street Merchants Guild had approved the location of the county complex at their last meeting. Committee Member Stuart said the merchants had approved this location as they are there seeing the facility every day and it was a safety and security issue. Chairman Wolfe said the vision had always been to expand the county presence on Main Street. Deputy Manager John Nelson explained the visual concept. He agreed their building should be a model for Main Street including the color and light standards designed for Main Street. Committee Member Volz remarked there were actually eight recommendations made by the Gila County Facilities Planning Citizens Advisory Committee. A motion was made by Vice Chairman Richardson, seconded by Committee Member Drury, to move that in line with the Committee's longstanding vision for more county presence on Main Street, that the Committee endorses the County's plans to construct a new justice center as proposed on Main Street. The Committee further endorses the recommendations of the Gila County Facilities Planning Citizens Advisory Committee in their report of May 14, 2007. Voice vote carried the motion unanimously.

Location of the Gila County Complex

B Attendance Change: David Duncan left at 10:03 a.m. John Nelson, Jo Johnson, Hallie Jackman and Steve Christensen left at 10:10 a.m.

Attendance Change

C Main Street Update: Interim GVRA/Main Street Project Manager Boone presented Chairman Wolfe and Committee Member Volz with Arizona Main Street shirts from the Governor's Rural Development Conference. She had networked with the Qwest representative during this conference to discuss the possibility of one last effort to meet with decision makers about beautification of the Qwest property on Main Street. Main Street merchant Michael Ottero has created plans for not only a fence façade but also adding texture and different elements on the Qwest project as it is not only the fence that is visible from the street but also the parking lot and buildings. Mr. Ottero got bids on the cost to present to Qwest. The perks for Qwest could be to help them through the town processes, give as much free publicity and nominate the project for an Arizona Main Street award. To remain a Main Street Program the committee would have to decide if we want to comply with the new list of regulations. Volunteers are needed to gather re-investment figures on Main Street as these are due to Arizona Main Street Department in October. Ms Boone reported the outside of the GVRA/Main Street building will be painted prior to the 125th Celebration. She had asked if the Meadow light pole could be moved to the Day Spa but one of our citizens broke that pole but Public Works Engineer Garrett said he is working on another one. Dr. Barbara Ganz will be meeting with people on the possible uses of the JRE rock building. Committee Member Drury said the Mayor had discussed giving the school district the current roadway and yard owned by the town. Town Engineer Garrett said that would be a hardship on the town as the maintenance facilities would have to relocate. The area across the street cannot be re-used and was to become a parking lot for Green Valley Park. Vice Chair Richardson had asked the Payson Art League members if they would volunteer to paint the Qwest facility mural but there had been no support. There is support to

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paint the mural on Sawmill Crossings as Whiting's are regarded as locals and have supported Payson over the years, unlike the perception of Qwest as standing alone and not wanting to provide local support. Council Member Connell said Qwest is very supportive of non-profits but needs to be aware of their Main Street image.

A Roundtable Discussion: The Whiting's are building a 65-room AmericInn Hotel and will be coming to Design Review soon. After the Special Council Meeting of August 27, 2007 Committee Member Volz suggested revisiting the timeframe on the discussion on concrete color and design for the parking project. — Roundtable Discussion

B Next Meeting: Thursday, September 6, 2007 — Next Meeting

C Adjourn: The meeting adjourned at 10:30 a.m. — Adjourn

Dick Wolfe

Chairman Dick Wolfe

November 1, 2007

Approved

Cathy Boone

Secretary Cathy Boone