TOWN OF PAYSON
TOWN COUNCIL MEETING
MINUTES OF THE REGULAR MEETING
June 17, 2010

CALL TO ORDER

Mayor Evans called the meeting to order at approximately 5:30 p.m. in the Town Hall Council Chambers, 303 N. Beeline Highway, Payson, Arizona.

INVOCATION

Pastor Harold Fleeger, U-Turn for Christ, led those present in an invocation.

PLEDGE OF ALLEGIANCE

PRESENT: Mayor Kenny J. Evans, Vice-Mayor Michael Hughes, Council Member Ed Blair, Council Member Fred Carpenter, Council Member Richard Croy, Council Member Su Connell, and Council Member John Wilson.

STAFF PRESENT: Debra Galbraith - Town Manager, Sam Streichman - Town Attorney, Don Engler - Police Chief, Silvia Smith - Town Clerk, LaRon Garrett - Public Works Director, Colin P. Walker - Assistant Public Works Director, Ray Erlandsen - Acting Community Development Director, Cindy Smith - Chief Fiscal Officer, and Cameron Davis - Parks, Recreation & Tourism Director.

OTHERS PRESENT: Gaye Stidham - Deputy Town Clerk, Battalion Chief Jim Rasmussen and Bethany Beck - Housing Program Manager. (Ms. Beck arrived at 6:36 p.m.)

A. PUBLIC COMMENTS (SPEAKER'S REQUEST FORM SUBMITTED)

Casey O'Brien, Payson School District Superintendent, supported waiving building fees for the new vocational/agriculture building at the High School. He noted that the Town has supported waiving such fees in the past. He said the building will include classrooms and n indoor arena and be a benefit to the whole community.

Wendall Stevens, Vocational/Agriculture teach at Payson High School for 30 years, said that an agriculture education is community based that includes FFA, work based learning and adult education. He reminded the Council that the building was not about him but about the future of agriculture education in Payson. The building would supply an agriculture mechanic shop, animal science laboratory for the first time. Mr. Stevens said the building would provide more relevant career education beyond FFA and a more realistic picture of what careers might be, a greater chance for scholarships an awards and an increase in college and dual enrollment opportunities for Payson students. He urged Council waive the building fees.

Patti Blackmore, Payson area veternrian, served on the board planning this building. As a community business owner and a former FFA student, she believed that this will be a good opportunity for the community and the students and urged waiving the fees.

Lani Hall a native of Payson and agradute of Payson High School also served on the building committee for the High School. Her 4H kids would use the facility and help them in their career choices. She said that the University of Arizona was willing to provide some education but needed a facility. She urged waiving the fees.

Alicia Bayless, secretary of the Payson FFA chapter, said that agricultural education had helped her "find herself". She learned a great deal from her Agricultual Science including extemporary public speaking and leadership. She urged waving fees for this important building.

Jessica Stone, treasurer of the Payson FFA chapter, said she learned a great deal from her teacher, Mr. Stevens, including public speakingand animal science. She urged the Council to waive the building fees for the new building. Mr. Stevens has inspired her and she would like him to have this building.

Mayor Evans asked to move Item I.2 to the beginning of the agenda and received a consensus of the Council to do so.

I.2. Council Decision Request filed by Debra Galbraith, Town Manager, to waive the plan review and permit fees for the new vocational building at the high school.

Motion: to approve a Council Decision Request filed by Debra Galbraith, Town Manager, to waive the plan review and permit fees for the new vocational building at the high school.
Moved by Council Member Su Connell, seconded by Council Member John Wilson.

Clmn. Croy noted that the schools operate from a budget that are supported by all the households within their district. The citizns of Payson town limits would be the ones bearing the weight of the $11,000 fee waiver. He said he would not support the request because he didn't feel it ws fair to the citizens of Payson.

Clmn. Blair said that he agreed with Clmn. Croy philosophically. The Council had agreed to not waive fees except by extraordinary circumstances. Because he believed that there would be benefits to the community beyond agriculture, Clmn. Blair said he would support the request.

Clmn. Connell said she supported the code amendment to not waive fees but explained that education was a high priority and she would not like to lose this opportunity to expand an education leadership. She voiced her support for waiving

these fees.

Mayor Evans cited th life changing decision for him when he signed up for vocational/agriculture classes as a student and said much of his success started there. He voiced his support for waiving this fee.

Vote: Motion carried 6 - 1

Yes: Mayor Kenny J. Evans, Vice-Mayor Michael Hughes, Council Member Ed Blair, Council Member Fred Carpenter, Council Member Su Connell, and Council Member John Wilson.
No: Council Member Richard Croy.

B. CONSENT AGENDA Items listed on the agenda with an asterisk which are considered to be routine in nature and which will be enacted by one motion. No separate discussion of these items shall be held unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and will be considered in its normal sequence on the main agenda.

Motion: to approve the CONSENT AGENDA.
Moved by Council Member John Wilson, seconded by Council Member Fred Carpenter.

Vote: Motion carried 7 - 0

Yes: Mayor Kenny J. Evans, Vice-Mayor Michael Hughes, Council Member Ed Blair, Council Member Fred Carpenter, Council Member Richard Croy, Council Member Su Connell, and Council Member John Wilson.

C. CURRENT EVENTS PRESENTATION BY THE TOWN MANAGER, MAYOR, AND/OR COUNCIL MEMBER

1. Brief presentation of current events by the Town Manager, Mayor, and/or Council Members.

   Deputy Town Attorney Tim Wright gave an update on changed State legislation concerning fireworks. Although the laws have changed, they will not yet be in effect for the upcoming celebrations this year. Municipalities will be able to regulate fireworks somewhat within their own boundaries and Payson, along with other communities and the League of Arizona Cities and Towns, is working to provide a level of consistency. There should be an ordinance in place around November of this year. In the meantime, fireworks are still illegal in Payson.

   Cameron Davis, Parks, Recreation and Tourism Director, read a promotional release concerning the Payson 4th of July celebrations that will include Thunder on the Mountain motocross racing, a parade, continued summer concern series and the celebration on the 4th. Activities begin on the 4th at

Green Valley Park at 8:00 a.m. with fireworks at 9:00 p.m.

Clmn. Wilson announced that Saturday, July 8, there will be a flea market at the Presbyterian Church on Main Street and activities will be available on July 4th in the parking lot of the church.

Clmn. Connell announced the Rim Country Open Arizona Disc Golf Tourney at Rumsey Park this Saturday. She also made note of the continued concert in the park series and the farmer's market that will be on Saturday's through the summer at Saw Mill Crossing.

Mayor Evans announced that we are shifting our internet and asked Council Members to bring their computers in on Monday to setup their outlook. It should only take a few minutes and suggested they visit with Tonia Erin concerning features that are now available. Clmn. Blair announced the new website address: www.paysonaz.gov.

2. Documents, materials and information for Council review. (The Council will not discuss or take action on the attached; they are provided for information only)

D. CEREMONIAL; ANNOUNCEMENTS; PRESENTATIONS; INTRODUCTIONS

1. Comments, Commendations, and Presentations by Mayor, Council Members, and/or Town Staff.

Clmn. Connell announced that this was the last council meeting for Sam Streichman Town Attorney. She said that Sam has had a long history of keeping the Town Council and personnel out of hot water. However, Sam worked on many water projects through the years including the Green Valley Park project, water service to the Tonto Apache Tribe, purchase of a water company, water for Chaparral Pines and the Rim Club, and the visionig and hard work of towards the C.C. Cragin project. Sam has served 10 councils and she thanked him for providing the legal umbrellathat has kept the Town and the Counil safe and dry. Mayor Evans presented Mr. Streichman with a plaque memorializing his service.

Mr. Streichman said he enjoyed his years and the changes they brought. He wished the Town the nothing but prosperity and success. Mr. Streichman sad we were in good hands with Tim Wright at the helm of the attorney's office.

Mayor Evans said the Arizona State Parks Board held a meeting at the Natural Bridge. He believed it was a wonderful opportunity for them to experience the park in a leisurely way. The Parks Board had renewed enthusiasm after their visit and voted to pay off the entire balance of the note on the Park.

2. Presentation: discussion/possible action Green Valley Redevelopment Area report re: accomplishments.

Presentation by Chuck Proudfoot, GVRA Commission report.

Chair Proudfoot presented a pictorial contrast of the history of some Main Street projects along with the written report to the Council. Mayor Evans remarked that the journey was very worthwhile. Clmn. Blair asked if the Main Street program will continue now that the Green Valley Redevelopment Commission is disasembled. Mr. Erlandsen assured Clmn. Blair that staff will progress with the next steps for the continuance of the Main Street program.

E. MINUTES

1. * Council Meeting Minutes:
There were no items in this section.
CONSENT APPROVED
BOARDS/COMMISSIONS MEETING MINUTES (Note: Minutes of various boards/commissions/committees are for Council information only and may or may not have been approved by the respective board/commission.

2. * Green Valley Redevelopment Area Commission: 05.06.10 Regular Meeting Minutes Pages 674 -675 06.03.10 Regular Meeting Minutes Page 676 *CONSENT* INFORMATION ONLY

3. * Surface Transportation Advisory Board: 05.05.10 Regular Meeting Minutes Pages 217 -219 *CONSENT* INFORMATION ONLY

F. HEARINGS AND APPEALS

1. This was a Public Hearing concerning an application for a special event liquor license filed by Judy Baker, agent for the Mogollon Health Alliance, for a fundraising event to be held Saturday, August 7, 2010 from 8:00 a.m. to 12:00 a.m. and Sunday, August 8, 2010 from 9:00 a.m. to 5:00 p.m. at 1400 South Beeline Highway, Payson, Arizona.

Mayor Evans abstained from the discussion handing the gavel to Vice-Mayor Hughes. Vice-Mayor Hughes opened the public hearing. Louise Echols said that this event was the Gracie Lee Haught Memorial roping and they will be selling beer only as they have in previous years. There were no other comments and Vice-Mayor Hughes closed the public hearing.

Motion: to Approve an application for a special event liquor license filed by Judy Baker, agent for the Mogollon Health Alliance, for a fundraising event to be held Saturday, August 7, 2010 from 8:00 a.m. to 12:00 a.m. and

Sunday, August 8, 2010 from 9:00 a.m. to 5:00 p.m. at 1400 South Beeline Highway, Payson, Arizona.
Moved by Council Member Fred Carpenter, seconded by Council Member John Wilson.

Vote: Motion carried 6 - 0

Yes: Vice-Mayor Michael Hughes, Council Member Ed Blair, Council Member Fred Carpenter, Council Member Richard Croy, Council Member Su Connell, and Council Member John Wilson.

2. This was a Public Hearing concerning an application for a special event liquor license filed by Debra Mahoney, agent for the Payson Rodeo Committee Inc., for a fundraising event to be held Saturday, July 3, 2010 from 4:00 p.m. to 10:00 p.m. at 1400 South Beeline Highway, Payson, Arizona.

Mayor Evans opened public hearing. Debra Mahoney spoke on behalf of the Rodeo Committee. They were asked by the motocross event to have beer available one of the event days. Mayor Evans closed public hearing. Jw/RC 7 - 0

Motion: to Approve an application for a special event liquor license filed by Debra Mahoney, agent for the Payson Rodeo Committee Inc., for a fundraising event to be held Saturday, July 3, 2010 from 4:00 p.m. to 10:00 p.m. at 1400 South Beeline Highway, Payson, Arizona.
Moved by Council Member John Wilson, seconded by Council Member Richard Croy.

Vote: Motion carried 7 - 0

Yes: Mayor Kenny J. Evans, Vice-Mayor Michael Hughes, Council Member Ed Blair, Council Member Fred Carpenter, Council Member Richard Croy, Council Member Su Connell, and Council Member John Wilson.

G. RESOLUTIONS AND ORDINANCES

1. * As Council, staff, and the audience have the titles to all resolutions and ordinances, authorization to forego verbal title readings.
CONSENT APPROVED

2. * Discussion/possible action concerning Resolution No. 2557 captioned as follows: A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE TOWN OF STAR VALLEY TO ESTABLISH A PARTNERING ARRANGEMENT FOR APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANTS AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME.

CONSENT APPROVED

3. Discussion/possible action concerning Resolution No. 2561 captioned as follows: A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A GRANT APPLICATION TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR TRANSPORTATION ENHANCEMENT GRANT FUNDING FOR PEDESTRIAN IMPROVEMENTS IN GREEN VALLEY PARK, AND PROVIDING FOR 5.7 PERCENT MATCHING FUNDS.

   LaRon Garrett, Public Works Director, explained this was a transportation enhancement grant to install pedestrain lighting in Green Valley Park. The project would need about $375,000. He said the lights would be night sky compliant. Clmn. Croy asked if solar lighting would be more efficient. Mr. Garrett explained that solar lighting was researched and cost prohibitive. The LED lights will use less electricity than regular lighting. The Town's match for the grant would be approximately $21,000. Clmn. Carpenter asked when the project might be completed. Mr. Garrett said that the grant should be awarded toward the end of the year and bidding will happen after that putting the project complete within three years. Ms. Galbraith also added that these proposed matching funds were budget.

   Motion: to Approve Resolution No. 2561 captioned as follows: A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A GRANT APPLICATION TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR TRANSPORTATION ENHANCEMENT GRANT FUNDING FOR PEDESTRIAN IMPROVEMENTS IN GREEN VALLEY PARK, AND PROVIDING FOR 5.7 PERCENT MATCHING FUNDS.
   Moved by Council Member John Wilson, seconded by Council Member Su Connell.

   Vote: Motion carried 7 - 0

   Yes: Mayor Kenny J. Evans, Vice-Mayor Michael Hughes, Council Member Ed Blair, Council Member Fred Carpenter, Council Member Richard Croy, Council Member Su Connell, and Council Member John Wilson.

4. * Discussion/possible action concerning Resolution No. 2562 captioned as follows: A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, APPROVING REVISIONS TO THE TOWN OF PAYSON HOUSING REHABILITATION GUIDELINES. *CONSENT* APPROVED

H. UNFINISHED BUSINESS

There were no items in this section.

I. NEW BUSINESS

1. * Council Decision Request filed by Silvia Smith, Town Clerk, to cancel the Special Meetings of July 15, 2010 and August 5, 2010.
CONSENT APPROVED

3. Council Decision Request filed by Debra Galbraith, Town Manager, to authorize the Mayor to sign the employment agreement for Buzz Walker for FY 2010/11.

Mayor Evans gave the gavel to Vice-Mayor Hughes because of his desire to explain the process of Mr. Walker's and Mr. Erlandsen's employment agreements.

Mayor Evans stated unequivically that Mr. Walker and Mr. Erlandsen did not ask for this arrangement but the initiative was from Ms. Galbraith and himself. They worked together to find a way to save the legacy costs without breaking employment contracts entered into years ago. The early retirement contracts presented to employees have very limitating rules.

Motion: to Approve a Council Decision Request filed by Debra Galbraith, Town Manager, to authorize the Mayor to sign the employment agreement for Buzz Walker for FY 2010/11.
Moved by Council Member John Wilson, seconded by Council Member Ed Blair.

Clmn. Carpenter asked how much would be saved annually by this arrangement. Ms. Galbraith replied that the entire group of employees taking early retirement would save about $298,000 this year. In fiscal year 2011/2012 the savings would be $332,000. Clmn. Connell said she had seen this type of contract process used in private industry. She was glad there would not be a skill gap with these two directors retiring. She pointed out that the contracts would be with the company they have signed up with and not the employees themselves. Ms. Galbraith said that the arrangement with the employment company would allow either party, ESI or the Town, to terminate employment immediately upon request and replaced with someone else.

Clmn. Carpenter called the question.

Vote: Motion carried 7 - 0

Yes: Mayor Kenny J. Evans, Vice-Mayor Michael Hughes, Council Member Ed Blair, Council Member Fred Carpenter, Council Member Richard Croy, Council Member Su Connell, and Council Member John Wilson.

4. Council Decision Request filed by Debra Galbraith, Town Manager, to authorize the Mayor to sign the employment agreement for Ray Erlandsen for FY 2010/11.

Motion: to Approve a Council Decision Request filed by Debra Galbraith, Town Manager, to authorize the Mayor to sign the employment agreement for Ray Erlandsen for FY 2010/11.
Moved by Council Member Fred Carpenter, seconded by Council Member Ed Blair.

Vote: Motion carried 7 - 0

Yes: Mayor Kenny J. Evans, Vice-Mayor Michael Hughes, Council Member Ed Blair, Council Member Fred Carpenter, Council Member Richard Croy, Council Member Su Connell, and Council Member John Wilson.

J. CLAIMS

1. * List of checks paid from May 27, 2010 through June 10, 2010, Check Nos. 009920 through 010322, and authorization to file the checks for audit. *CONSENT* APPROVED

K. MISCELLANEOUS

L. PUBLIC COMMENTS

Mr. Walker commented that when he began in the water business he was 19 years old, 200 pounds, had hair and thought beer was food. A lot has changed over his years in the water business.

Mayor Evans adjourned the meeting at approximately 7:00 p.m.

APPROVED:

_____Date:_____

Kenny J. Evans, Mayor

ATTEST:

_____

Silvia Smith, Town Clerk

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of the Town of Payson held on this day the 17 of June, 2010. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this ____day of _____, 2010.

_____

Gaye Stidham, Deputy Town Clerk

Executive Summary
Green Valley Redevelopment Area 1999 – 2010
June17, 2010

Description of Summary Report

Accomplishments and successes within the Green Valley Redevelopment Area over the ten years of its official designation can best be described and appreciated as "cumulative and incremental." Taken together the list is impressive, and in its totality the efforts of the GVRA Commission's citizen volunteers can be appreciated and celebrated.

While this executive summary may be convenient for the reader, it is a distillation of the huge amount of effort, activity, results, and milestones that are listed in the attached materials and PowerPoint. It is for the purpose of brevity that you have this two page summary. This document is derived from historical records of the Commission's activities that fill at least five large three-ring binders. This massive amount of information was reduced to a historical time-line of thirty some pages, which serve as an index. The index was reduced again to those efforts, events and milestones felt to be the most important by each current member of the GVRA Commission, which is attached.

Present Circumstances of Green Valley Redevelopment Area and Commission

Language written in the 1999/2000, "Green Valley Redevelopment Plan" may provide the best summation of where this effort has come and why it may have fallen short of its full potential.

> **From the original Plan written in 1999/2000:**
>
> "While the land use situation within the Green Valley Redevelopment Area is far less than ideal and detracts from the social and economic well being of the Town of Payson as a whole, there still remains considerable potential for change and improvement...In order for effective changes to be made, there must be consensus regarding the future vision of the area and strong community support for redevelopment."

GVRA's inability to achieve its full potential is characterized by the same "systemic" challenge of the Town and its changing leadership. GVRA, like other long-term visions requiring sustained focus and continued support, was subject to changes in leadership every two to four years. Support over this time ranged from "hot to warm to lukewarm to cold." This lack of continuity prevented the accomplishment of a vision as encompassing as GVRA. The authors of the original Plan were very prophetic!

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As it turns out, GVRA was never intended to be a true "redevelopment" effort in its strictest interpretation. This would have required very difficult political decisions with the inevitable political fall-out, and would have required a revenue source not available to the Town. These decisions and the required actions would use special powers/authority given as part of the redevelopment designation, to allow the Town use of "eminent domain," "condemnation" and "acquisition" (at fair market value) of blighted properties for redevelopment. The assembled parcels would be sold off to qualified investors/developers at reduced rates to enable the desired development, and make the notion of redevelopment economically viable.

However the "Main Street" approach, which was applied to the area as early as 2001, has a different focus. The "Main Street approach" is a grassroots envisioning redevelopment process, driven by the stakeholders themselves, and as such does not develop a "systematic" process, but rather takes doable "chunks" and develops those. It is only over time that sustainable change is manifested.

Some Examples:

- The original GVRA mandate listed as one of the goals to be addressed as the "crime" in the area. The percent of calls for service for the police department in 1998 was 47.5% (in only 5 percent of the Payson land area); in 2009 the percent of calls for service in the same area were .08%, a 47.4% decline!
- The AZ. Main Street Program has documented the fact that over 53 million dollars have been spent during the period by public and private entities within the GVRA area. The PowerPoint presentation gives us a graphic representation of that investment. The GVRA did not invest that money, but the stakeholders did as a result of individual decisions.
- The formation of the Historic Preservation and Conservation Commission, (HPCC) and the subsequent designation of the Ox-Bow saloon as a registered National Historic Landmark, making the probability of a historic district more achievable
- While there are no specific decisions about overall use of the area; the venue for "festivals" has become apparent, with the development of the "Department of Tourism", the locating of new or re-created events in the redevelopment area, and the approval by council of Ryden and A Dye Design "Streetscape" reports.
- The formation of the town Design Review Board which is a direct outgrowth of the Main Street Program design review committee.

Conclusion

What we have is an area that through efforts of numerous people and entities has continued to improve in subtle and not so subtle ways. While much of this can be considered the result of "gentrification," (people taking advantage of cheaper land prices and improving the properties on an individual basis). Some of the improvement is the on-going Main Street Program and investment on Historic Main Street. Finally improvements came about as a result of the Green Valley Park and its amenities.

No date	GVRA History	Photos of GVRA, issues, investment comparison, commercial and residential construction valuation 1994-1998
05/21/91	Community Cultural Assessment for Payson, AZ	The Arts Extension Service Report regarding potential historic district – "...The potential of linking the historic district with the Green Valley Park reinforces the importance of this central area."
10/08/98	Res. 1325	Approving an intergovernmental agreement between the Arizona Dept. of Environmental Quality and the Town of Payson and authorizing the Mayor to execute the same, relative to the remediation of contaminated groundwater within the Town of Payson.
12/10/98	Res. 1333	Finding and declaring the existence within the corporate limits of the Town of Payson of a redevelopment area, as defined by Arizona Revised Statutes, Title 36, Chapter 12, Article 3 and declaring the boundaries of said redevelopment area. (Includes Findings of Necessity and building conditions inventory)
9/23/99	Res. 1393	Finding and declaring the existence within the corporate limits of the Town of Payson a redevelopment area, as defined by Arizona Revised Statutes, Title 36, Chapter 12, Article 3 and declaring the boundaries of said redevelopment area
9/23/99	Res. 1394	Approving and adopting the Green Valley Redevelopment Area Plan
9/23/99	GVRA Plan	Adopted by council
3/13/00	Res. 1422	Accepting title to certain real property described in the Quit Claim Deed attached hereto as Exhibit "A" and accepting the slope and drainage easement attached hereto as exhibit "B" pertaining to the south McLane Road project, all subject to certain contingencies. (Shows "pulled"
06/22/00	Res. 1442	Approving and authorizing the Mayor to execute

		an application for participation in the Arizona Main Street Program – (includes application)
01/11/01	Ord. 577	Adding Article 2-8 to the code of the Town of Payson to establish a Green Valley Redevelopment Area Committee.
06/05/01	AZ Main Street Program Resource Team Report June 5-8, 2001	Summary outline of observations and recommendations during visit by AZ Main Street Program Resource Team- (Recommended that GVRA was too large an area to focus so Main Street Program should focus only on Main Street and Frontier Street corridors.)
09/25/01	GVRA Minutes	Resource Team Report recommended, "While the Board realizes that the Main Street Program is part of the Green Valley Redevelopment Area Program there has been a concern that this is just too large an area to focus. The recommendation for the Main Street Board is to focus only on the Main Street and Frontier Street corridors. The Main Board of Directors should discuss the boundary issue in detail, vote on what they would recommend and then take this recommendation to the Town Council.
05/09/02	Res. 1662	Authorizing the submission of an application for fiscal year 2002 state community development block grant funds, certifying that said application meets the Town of Payson's previously identified housing and community development needs and the requirements of the state community development block grant program, and authorizing all actions necessary to implement and complete the activities outlined in said application.
11/07/02	Res. 1738	Approving the development of the Green Valley Apartments, an affordable housing project, within the Green Valley Infill Incentive District, authorizing deferred payment of a portion of development impact fees for such project, and relinquishing any interest in certain real property designated for the Green Valley Apartments.
02/2/04	Ord. 645	Adopting amendments to subsection 15-02-

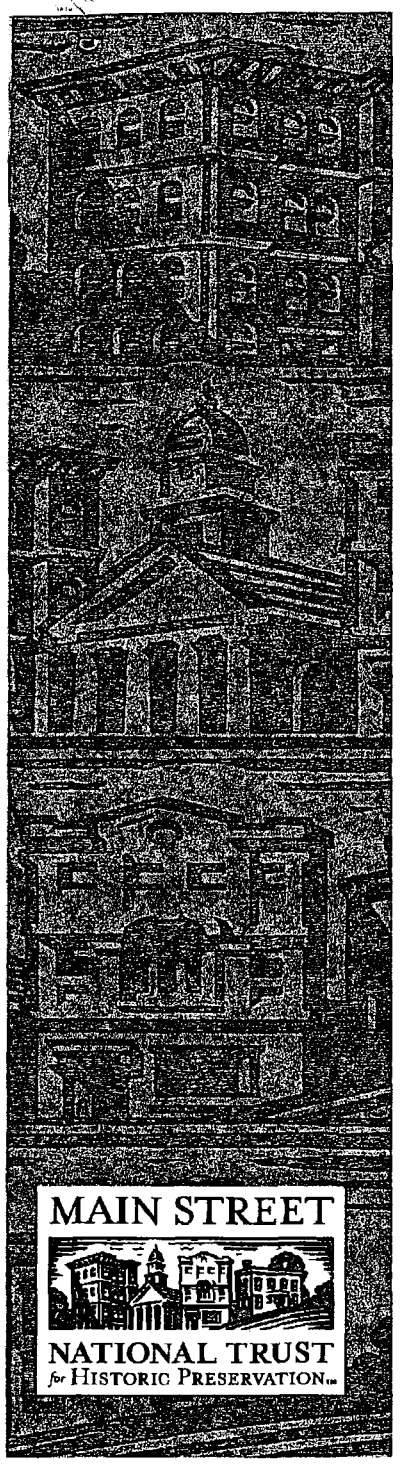
		013(F) of the Payson Unified Development Code, Relating to Design Review Guidelines in the Green Valley Redevelopment Area.
12/15/04	Res. 2015	Approving a promissory note and deed of trust, and approving and authorizing the Mayor to execute an agreement to defer water development fees with Englewood Development Company, Inc. and Canal Senior Apartments, L.P. to facilitate development of an affordable housing project in the Town of Payson
01/18/05	Tischler & Associates	Summary findings of American Gulch Feasibility Analysis
02/03/05	GVRA Minutes	Motion: A motion was made by Committee Member Herb Weissenfels, seconded by Committee Member Judy Miller, to proceed with a Council Decision Request (CDR) adding more language to clarify the responsibilities of GVRA in regard to the Main Street Program and giving the Main Street Program more authority and recognition than it had before. Motion carried 6-0.
02/24/05	Council Minutes	Motion: Approve the Council Decision Request filed by Bob Gould, Community Development Director, to authorize the GVRA committee to assume and carry out the functions of the Main Street Board, under the National and State Main Street Program guidelines. Moved by Tim Fruth, seconded by John Wilson. Motion carried by unanimous roll call vote.
05/26/05	Res. 2074	Approving and authorizing the Mayor to execute a real estate purchase agreement and a lease of real property with Mary and Leonard Little for the purchase of certain real property in the vicinity of Main Street and McLane Road in the TOP.
06/09/05	Council Minutes	Creating Design Review overlay district.
06/23/05	Res. 2065	Adding section 15-02-014 to Chapter 154 (The Unified Development Code) of the TOP, creating a Design Review overlay district, and

		declaring such amendments to be a public record.
09/15/05	Res. 2104	Resolution providing for the issuance and sale of the TOP, Westerly Drive Improvement District Improvement Bonds; approving the sale of the bonds to the underwriter; and prescribing terms and provisions of the bonds; appointing a registrar, transfer agent and paying agent with respect to the bonds; approving the form of contract for such registrar, transfer agent and paying agent; making certain tax covenants; preparation and dissemination of an offering statement; delegating the authority to approve and deem final the preliminary and final offering statements for the bonds; authorizing the Mayor to execute the final offering statement; and authorizing circulation of the offering statement.
09/26/05	Res. 2106	Authorizing an exchange of rights-of-way to facilitate the Westerly Drive Improvement Project and authorizing the Mayor to sign the appropriate deeds for such purpose.
12/08/05	Council Minutes	Comment on good Electric Light Parade American Gulch GVRA member reappointments
02/9/06	Res. 2144	Approving and authorizing the Mayor to execute a development agreement between the TOP and Hurlburt Development, Inc. (Chilson Ranch)
06/08/06	RBF Main Street Streetscape Recommendations	Summary of findings and recommendations for Main Street including overview of project, scope and background; recommendations and related assumptions for the streetscape; and, concluding comments by RBF Consulting.
09/26/06	Council Minutes	Community Development Director Jerry Owen recommended relocating Main Street staff to Community Development implement a Main Street enhancement grant and empower a merchant's committee to take over the Main Street Program management.
04/19/07	Ord. 713	Creating Payson's Design Review Board and

		amending the Design Review application process
04/19/07	Res. 2258	Adding sections 33.55 through 33.59 to Chapter 33 of the Town of Payson, creating Payson's Design Review Board, amending Sections 15-02-013 (F) (5) and (6) and 15-02-014 (D) and (E) of the Unified Development Code of the Town of Payson, and declaring such amendments to be a public record.
07/11/07	Payson Goal Plan	Some items on this goal plan came from citizen input sessions from July 18, 2006
07/11/07	TC Minutes	Cathy Boone to be Project Manager with new position Tourism-Economic Vitality Mgr.
07/18/07	ADye Design	Written scope of work for visioning and schematic design of the W. Main Street corridor.
07/22/07	News Release	First Friday on Main Street Art and Antiques Walk
11/01/07	Res. 2343	Approving and authorizing the Mayor or Town Manager to execute the Payson Event Center Hotel, restaurant and conference center land and improvements lease.
01/08	Documentation and Evaluation of Historic Resources Along Main Street in the Town of Payson, Arizona	SWCA Environmental Consultants as consultants to A. Dye Design, Inc.
06/19/08	Main Street Vision and Streetscape Plan by Angela Dye	Presentation to town council
12/11/08	Res. 2410	Amending the Town's Design Review Guidelines and procedures, and declaring such amendments to be a public record.
09/04/08	Res. 2415	Authorizing the Mayor to execute escrow documents for the purchase of real property from Payson Overlook Project, LLC (Payson Event

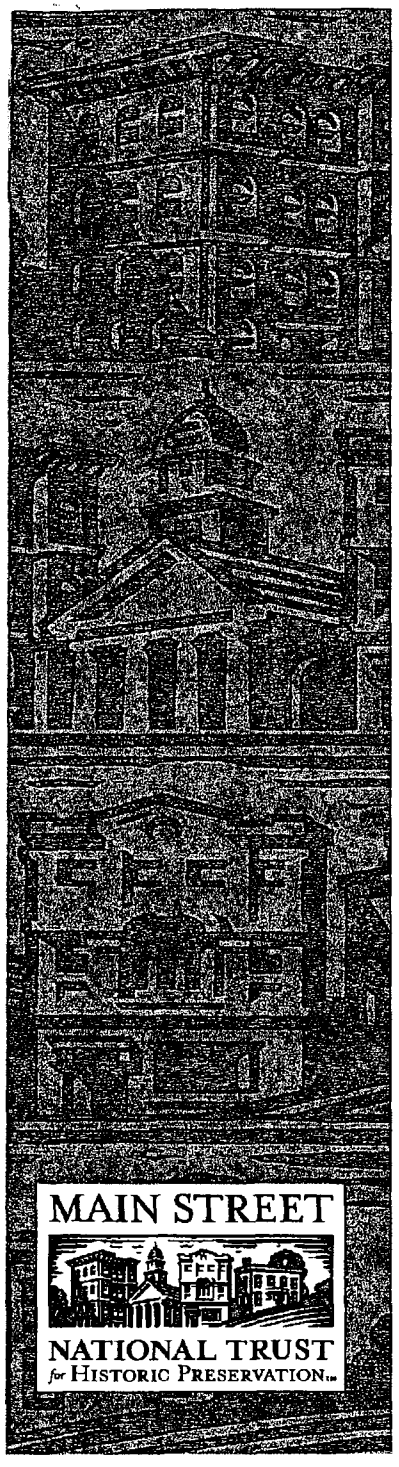
		Center)
12/11/08	TC Agenda	Appoint Jean Ogawa to GVRA and Reappoint Minette Hart-Richardson and Ken Volz
12/11/08	Res. 2410	Amending the town's design review guidelines and procedures, and declaring such amendments to be public record.
05/19/09	TC Agenda	Council Decision Request filed by LaRon Garrett, Public Works Director, and Ray Erlandsen, Acting Community Development Director to submit a formal request to ADOT to temporarily delay the (Main Street Enhancement Grant Timeline) project for further evaluation and financial analysis. OR Submit a formal request to ADOT for permission to change the scope of the (Main Street Enhancement Grant Timeline) project to better reflect the current fiscal situation. OR ~~Submit a formal request to ADOT to withdraw our application and resubmit in the future when fiscal abilities allow.~~ (Modified) Submit a formal request to ADOT to withdraw our current application and direct staff to resubmit for a modified Transportation Enhancement Grant in the 2010 grant cycle focusing on those items that are grant eligible. OR Proceed with the (Main Street Enhancement Grant Timeline) project as originally planned.
05/19/09	Council Minutes	Motion moved by Council Member Wilson, seconded by Vice-Mayor Blair to approve directing staff to move forward predicated on receiving the grant and prepare the budget for next year with grant money coming in and expense in that amount. The budget should include the 5.7% (grant matching requirement) but to not move forward unless we know that we have the funds and to include the Green Valley Redevelopment Area Committee on all negotiations. Motion: Moved by Council Member Wilson, seconded by Vice-Chair Blair, to substitute the previous motion to move forward predicated on

		receiving the grant and prepare the budget for next year with grant money coming in and expense in that amount. The budget should include the 5.7% (grant matching requirement) but to not move forward unless we know that we have the funds and to remove the requirement that Green Valley Redevelopment Area Committee be included in negotiations. Motion carried 5-2 YES: Mayor Evans, Vice-Mayor Blair, Council Members Connell, Croy and Wilson NO: Council Members Hughes and Vogel.
08/20/09	TC Agenda	Amending Town's Design Review Guidelines by repealing the Green Valley Redevelopment Area Guidelines and adopting Historic Main Street Design Review Guidelines by Res. No. 2502
09/20/09	Ord. 769	Amending the Town's Design Review Guidelines by repealing the Green Valley Redevelopment Area Guidelines and adopting Historic Main Street Design Review Guidelines. (Main Street Design Review.)
02/04/10	TC (Consent) Agenda	Appointment of Charles Proudfoot as Chair of GVRA and Judy Pittman as Vice Chair of GVRA.



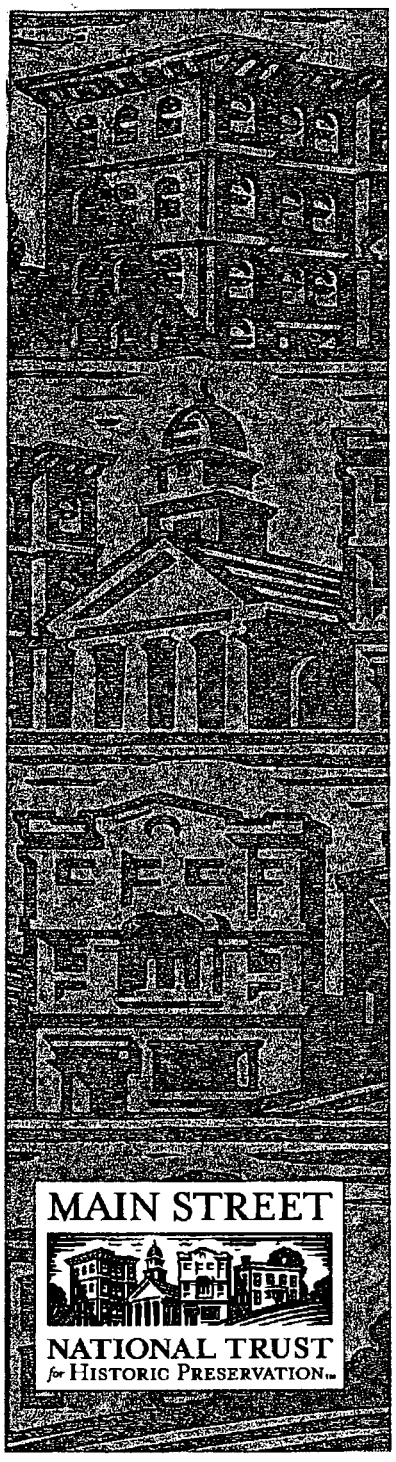
Green Valley Redevelopment Area

Ten Years of Continuous Changes



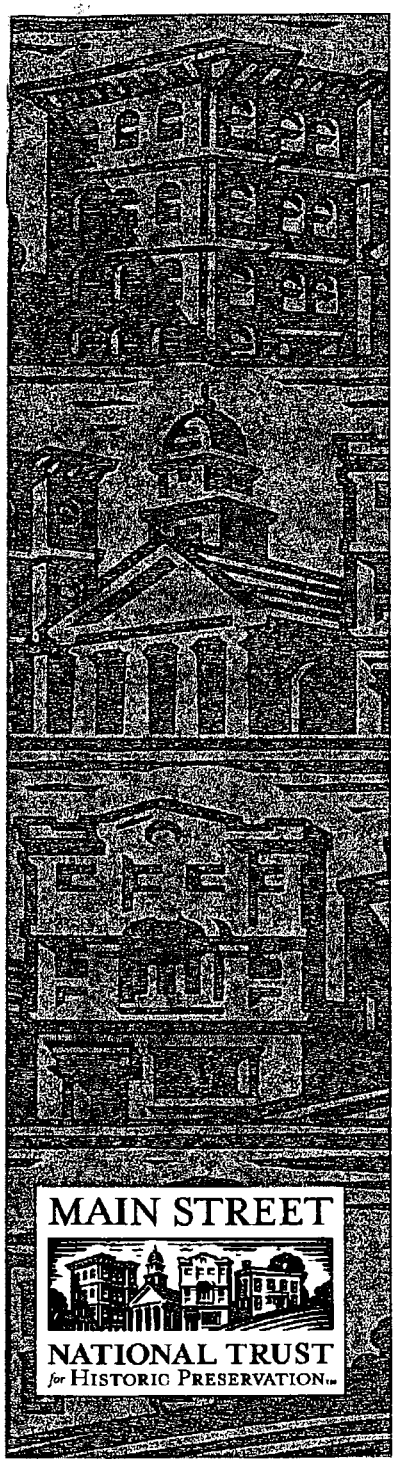
Stakeholders

- Merchants, business owners & managers
- Property owners
- Residents
- Elected and appointed officials
- Civic organizations
- Chamber of Commerce
- Preservationists
- Bankers
- Economic and community development groups
- Utility companies
- Schools
- Media
- Religious institutions



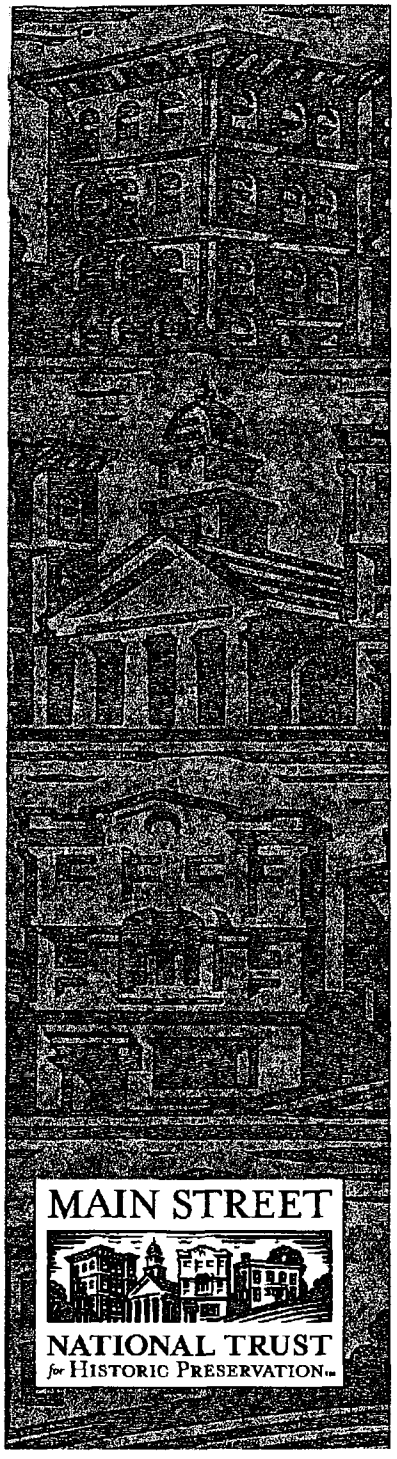
Between 2000 & 2010...

- Over 53 million dollars has been invested in the GVRA area.

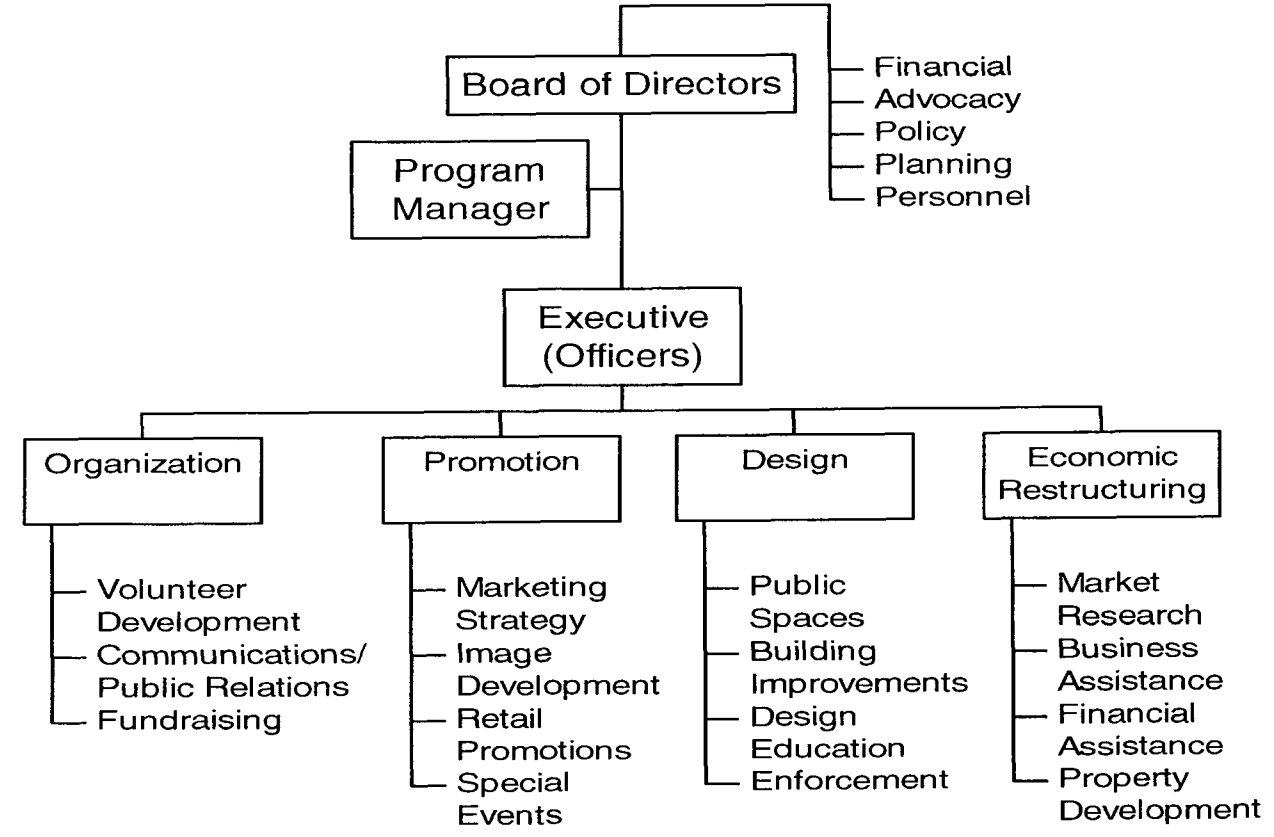


Elements of Organization

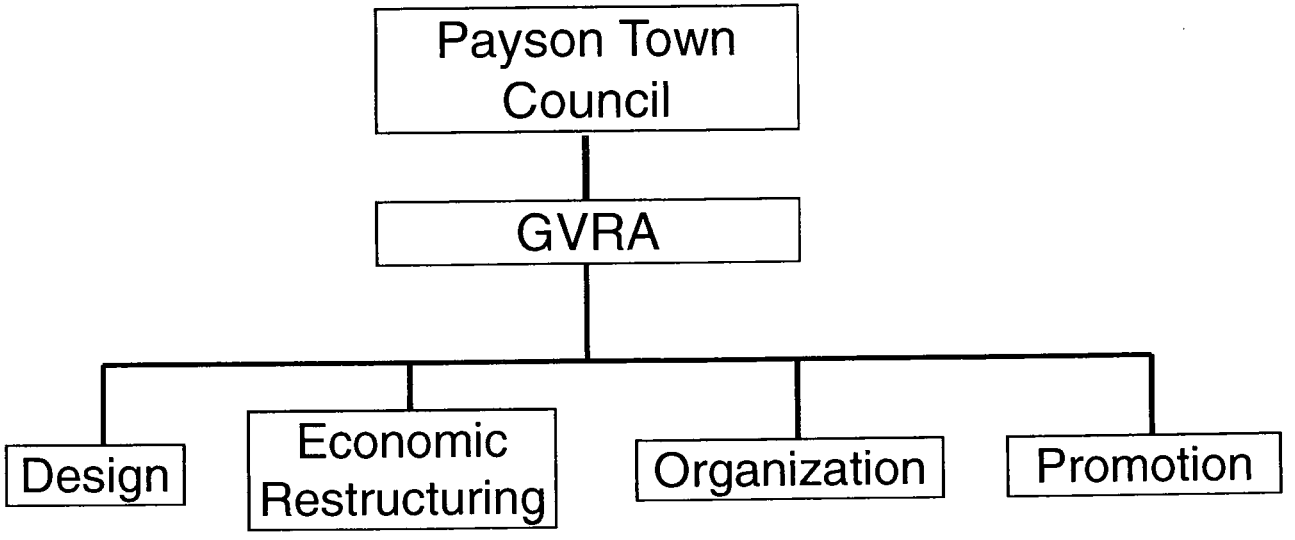
- Coalitions and Partnerships
- Managing Volunteers and Staff
- Fundraising
- Public Relations and Outreach
- Managing Finances and Operation

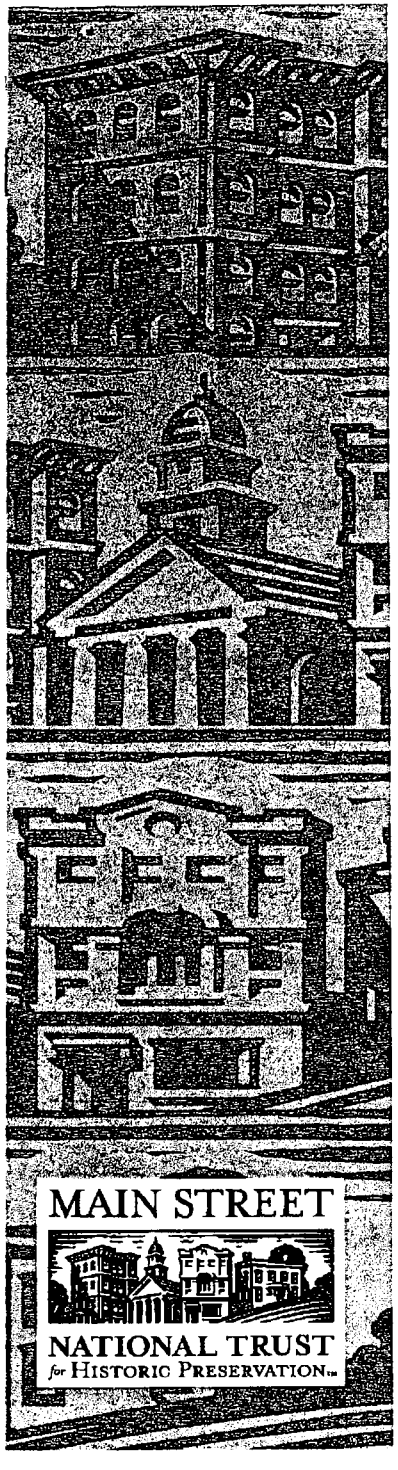


Typical Main Street Program

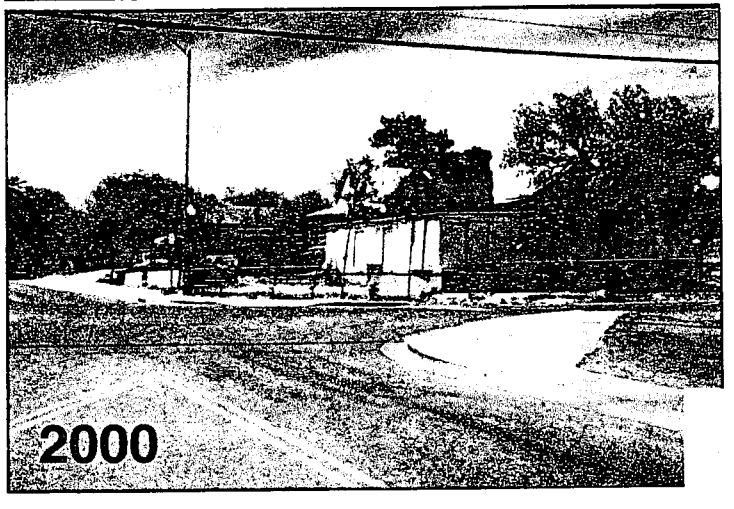


Payson's Main Street was organized differently

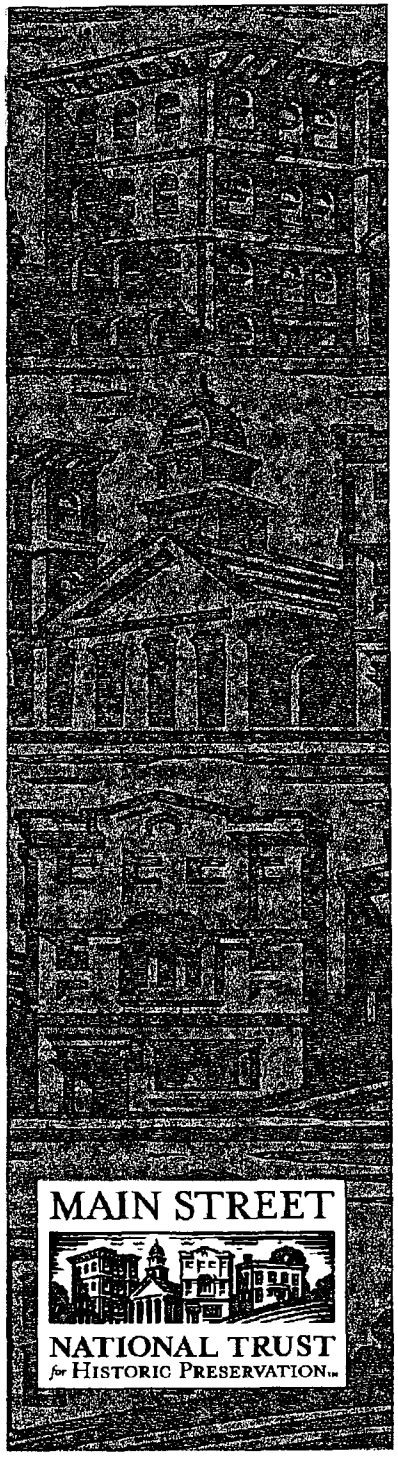




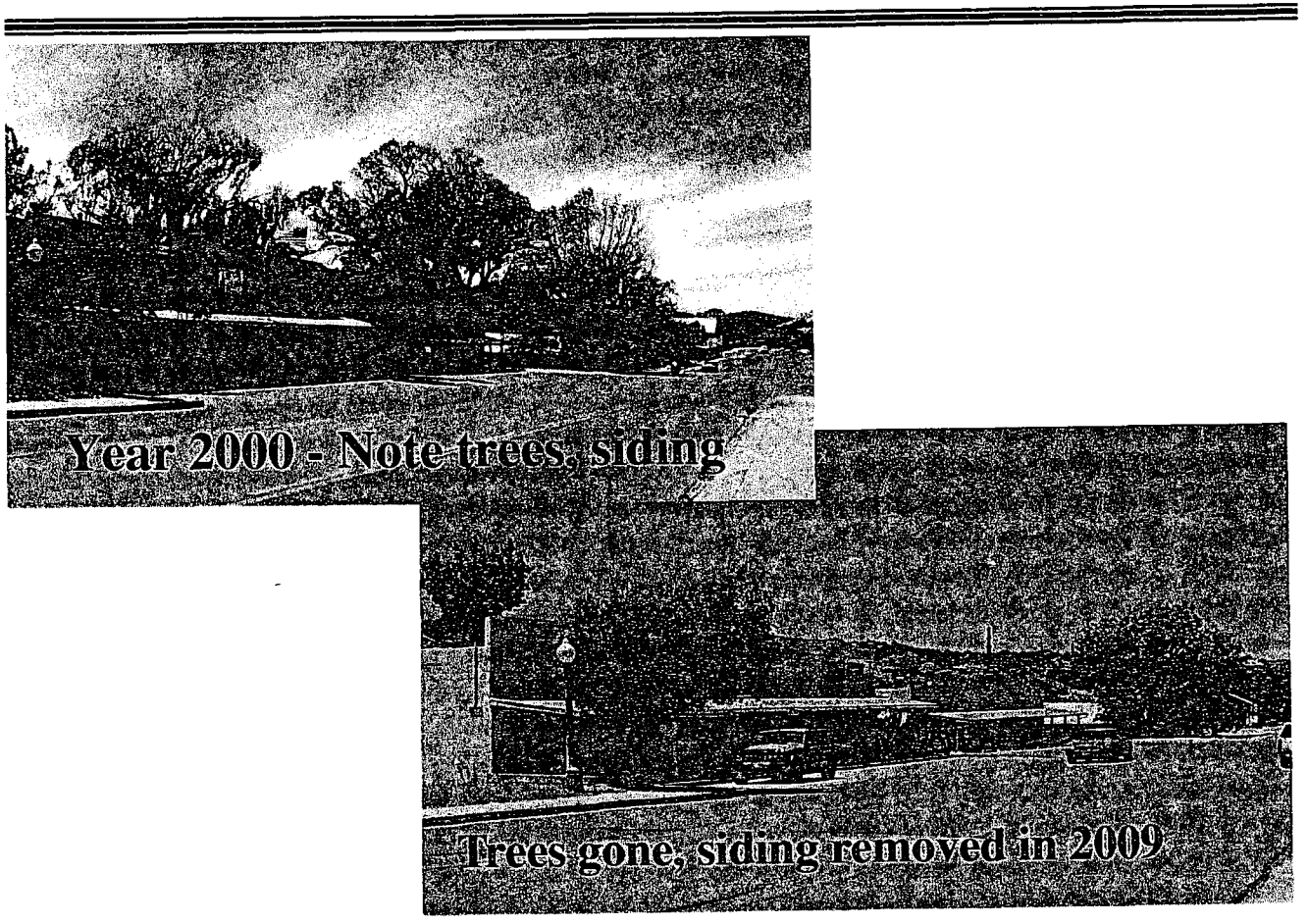
Main Street Can Change



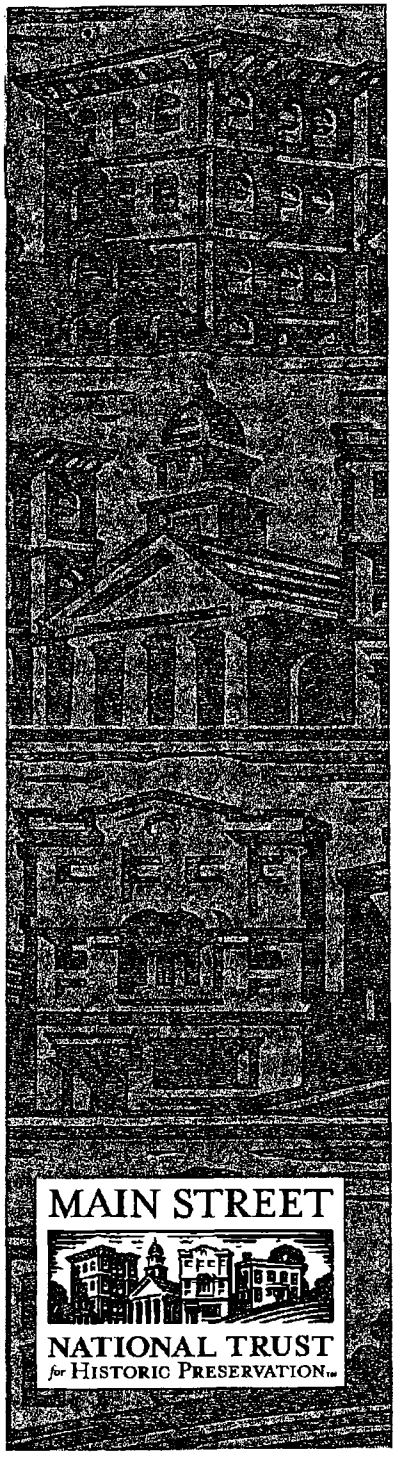
Boardman's General Store



What Has Happened?



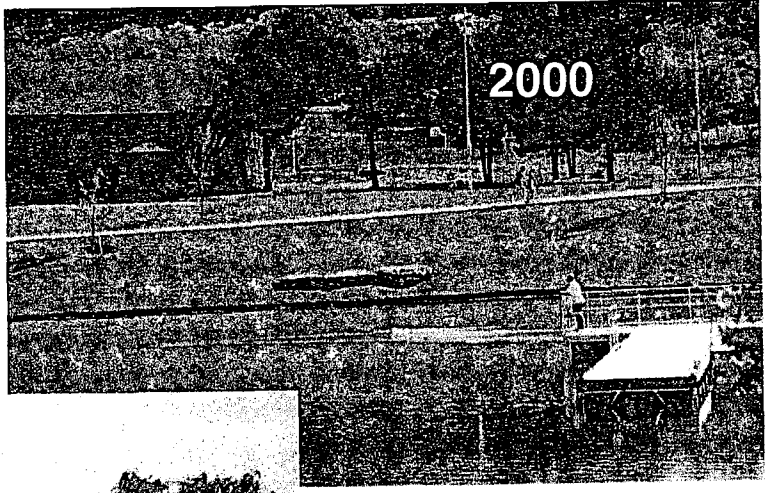
What Has Happened?

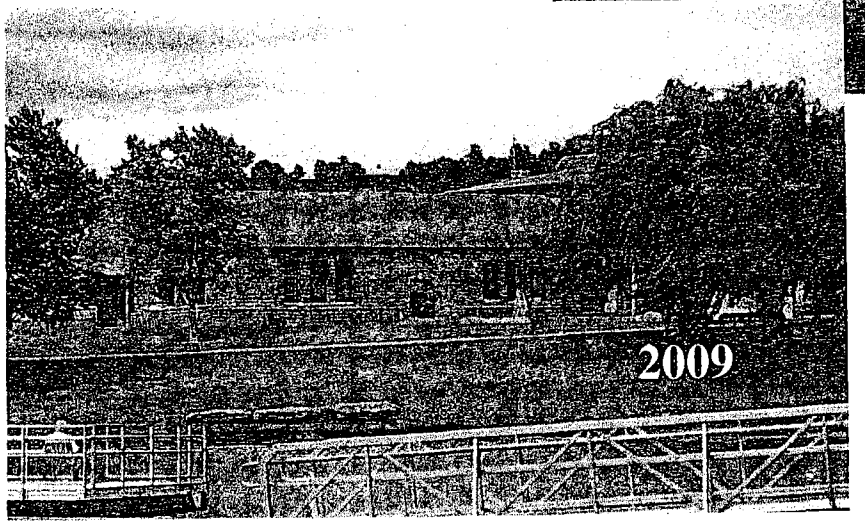


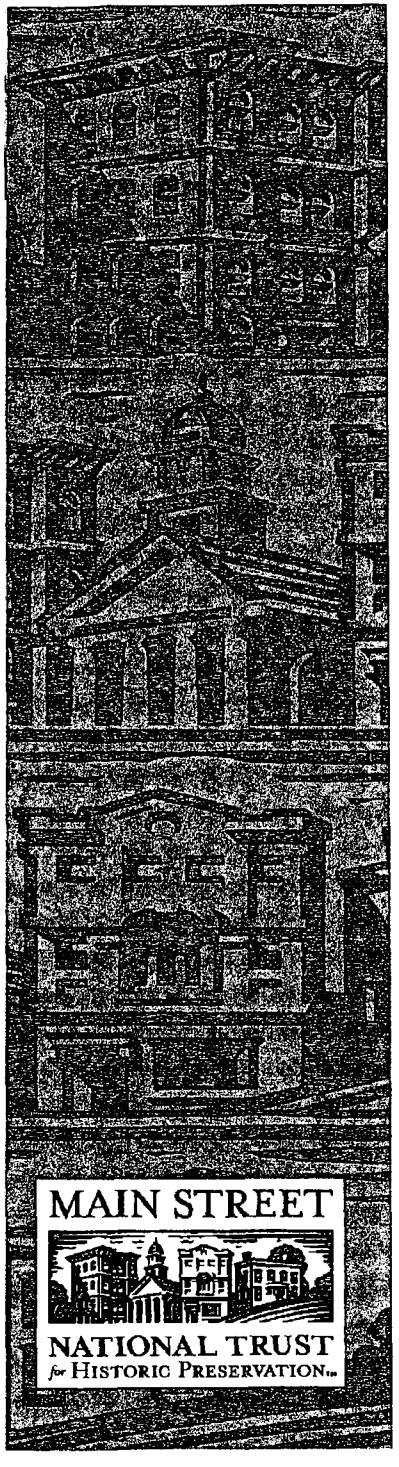
What Has Happened?

Julia Randall Elementary School

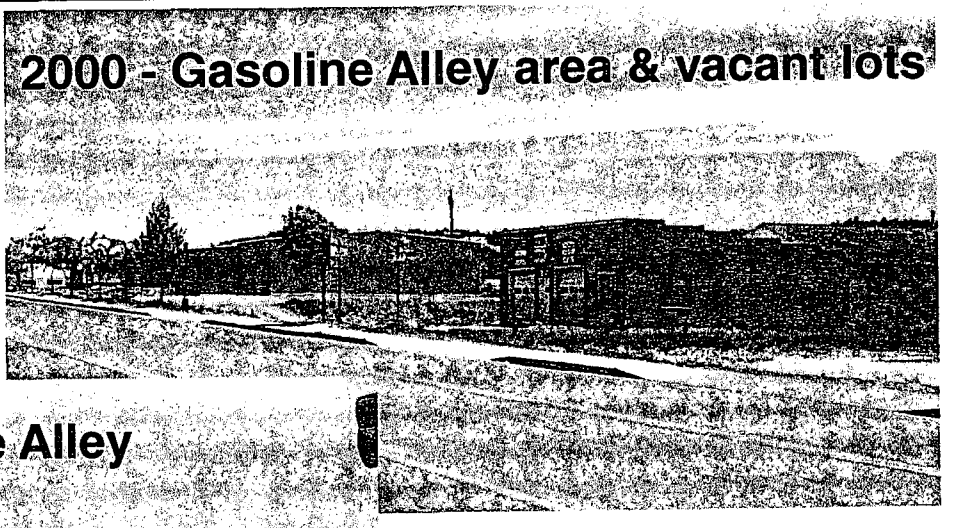
(Figures not included in GVRA because school is not in area.)

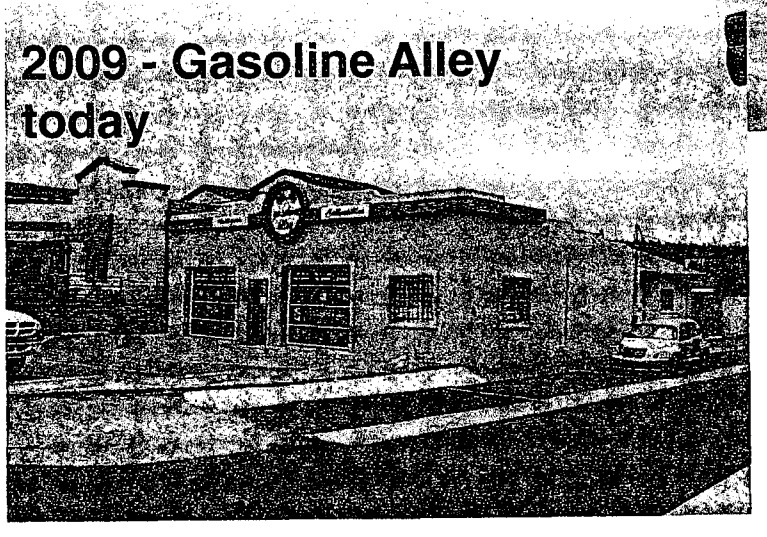


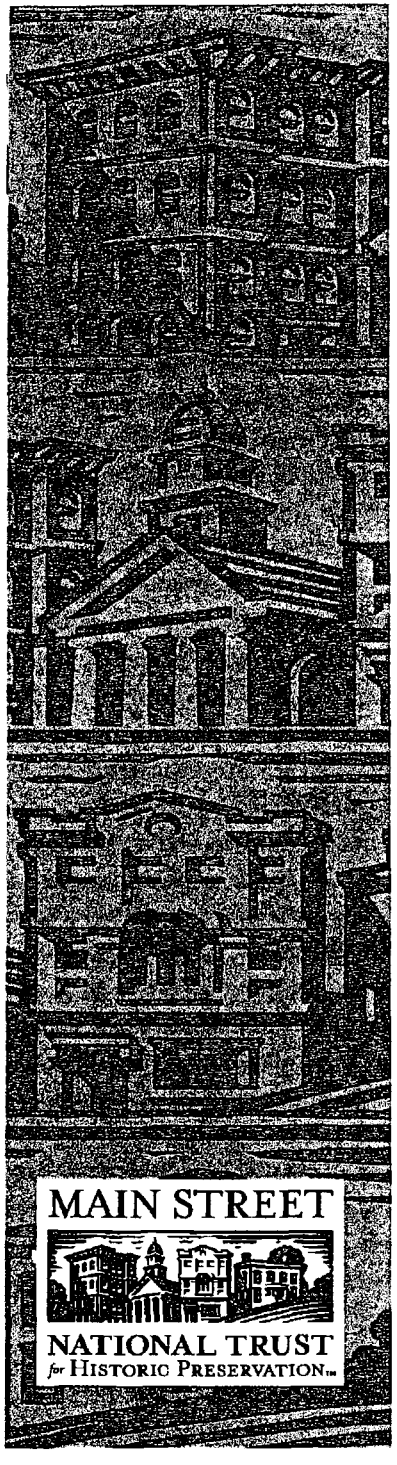




What Has Happened?

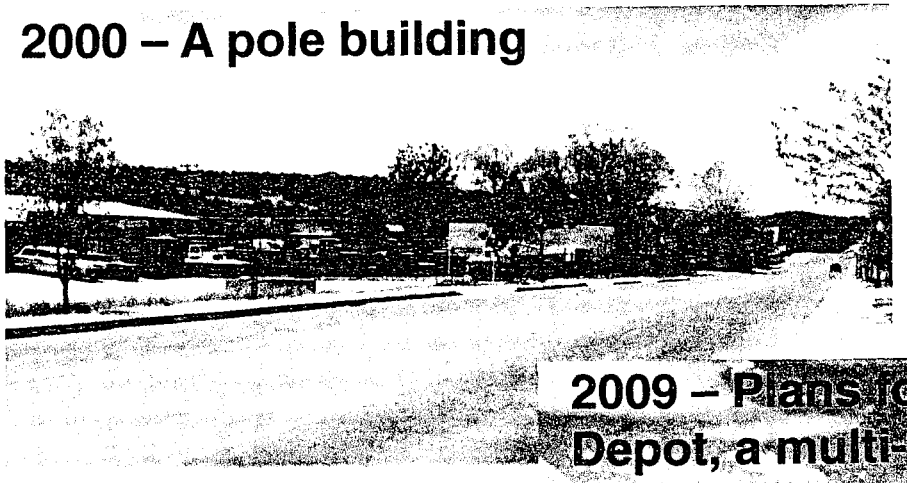






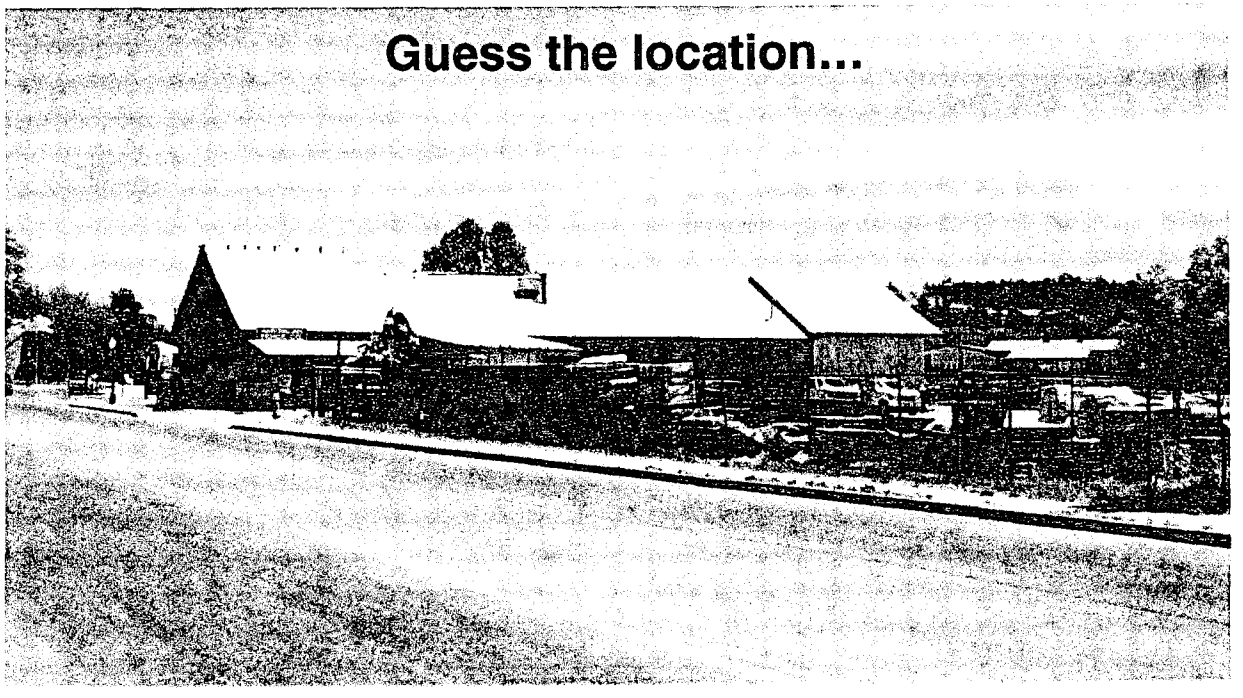
What Has Happened?

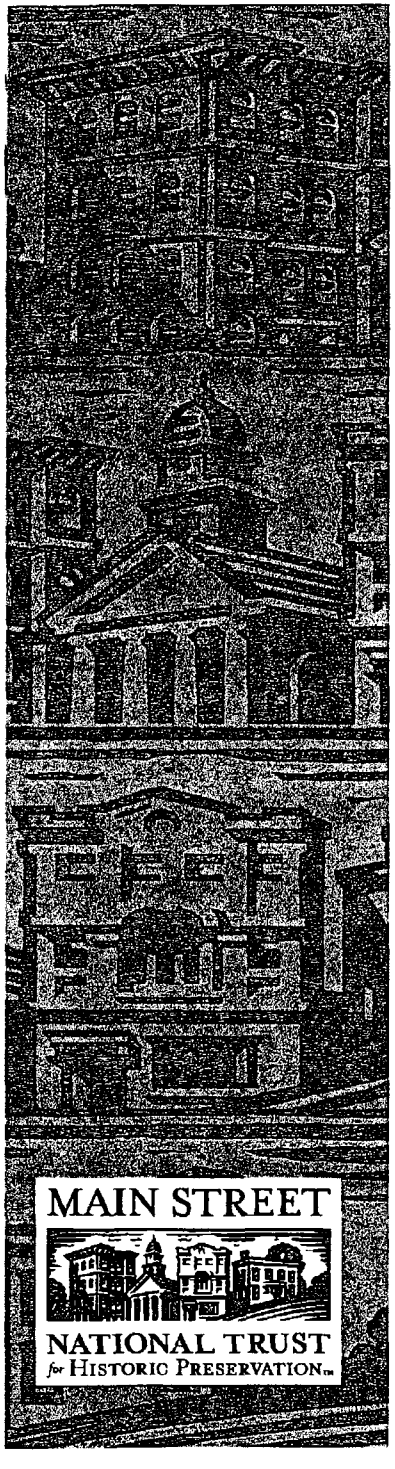
2000 – A pole building



2009 – Plans for Main Street Depot, a multi-tenant retail building

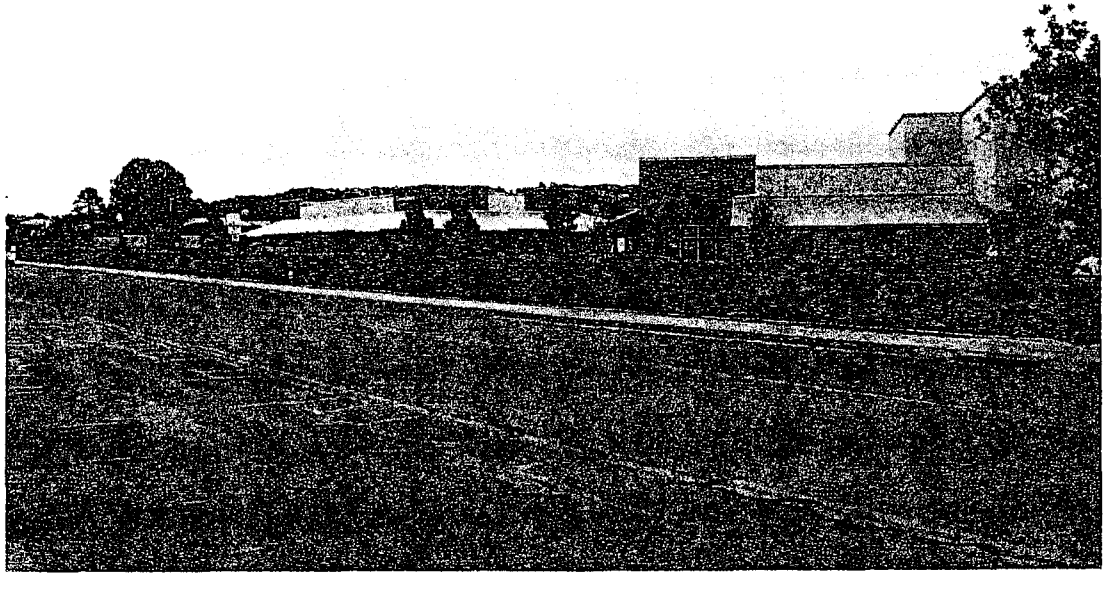
What Has Happened?

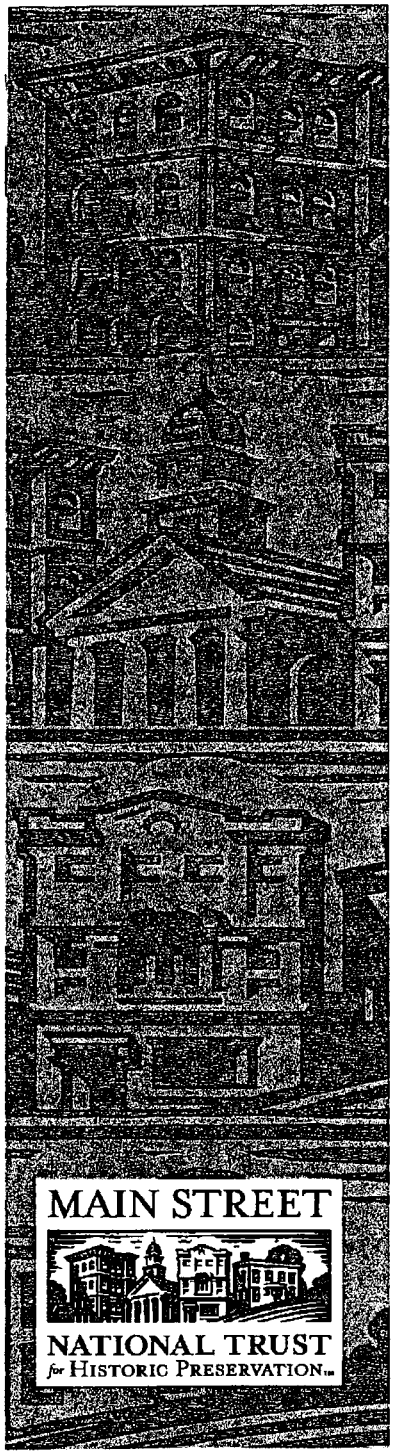




What Has Happened?

Sawmill Crossing 2009



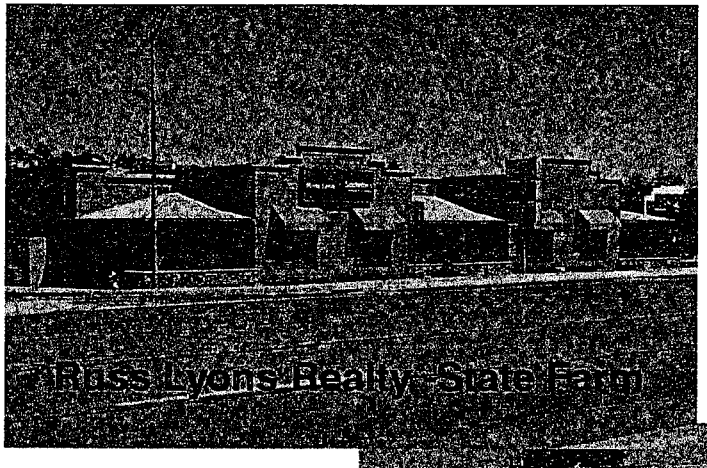


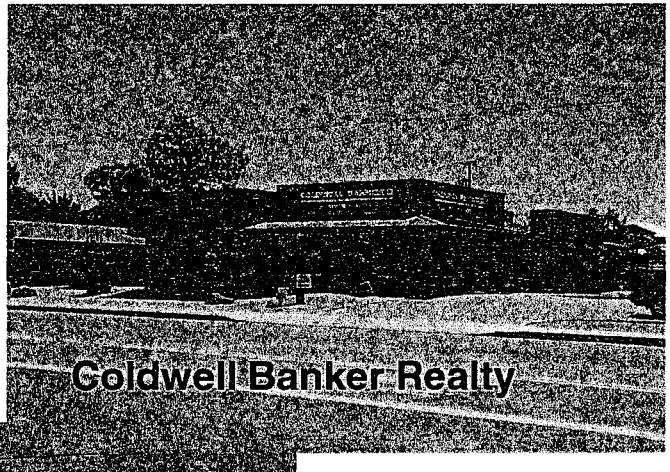
What Has Happened?

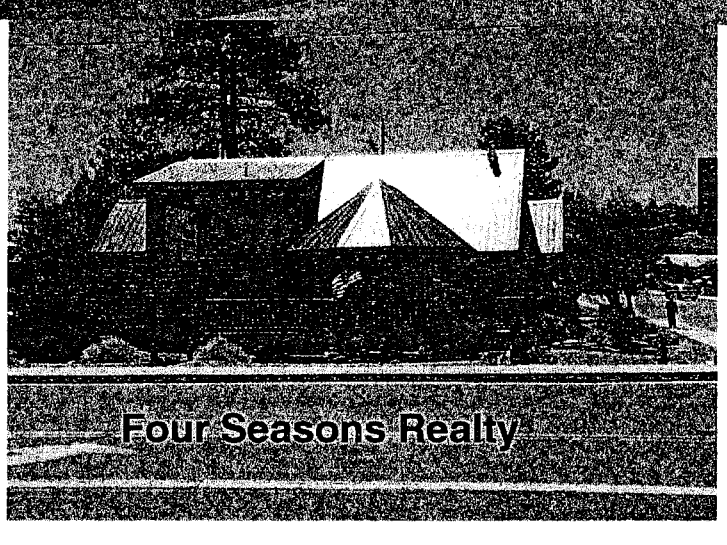
2000

2009

Recent Construction





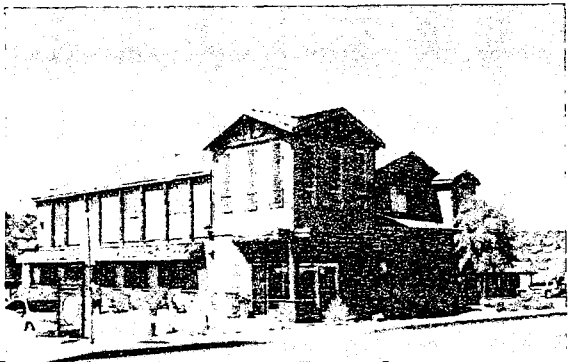


MAIN STREET

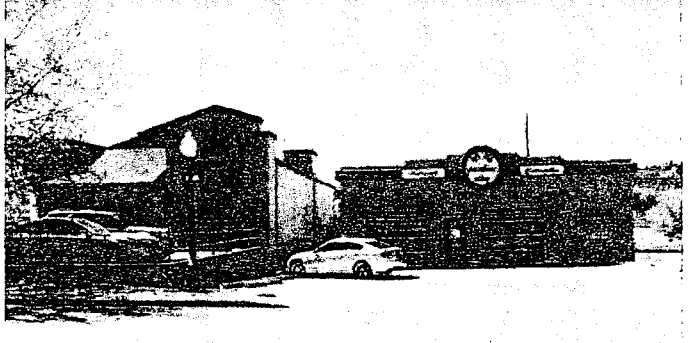
NATIONAL TRUST for HISTORIC PRESERVATION

Recent Construction

Frontier Cove Condos



High Desert Dentistry

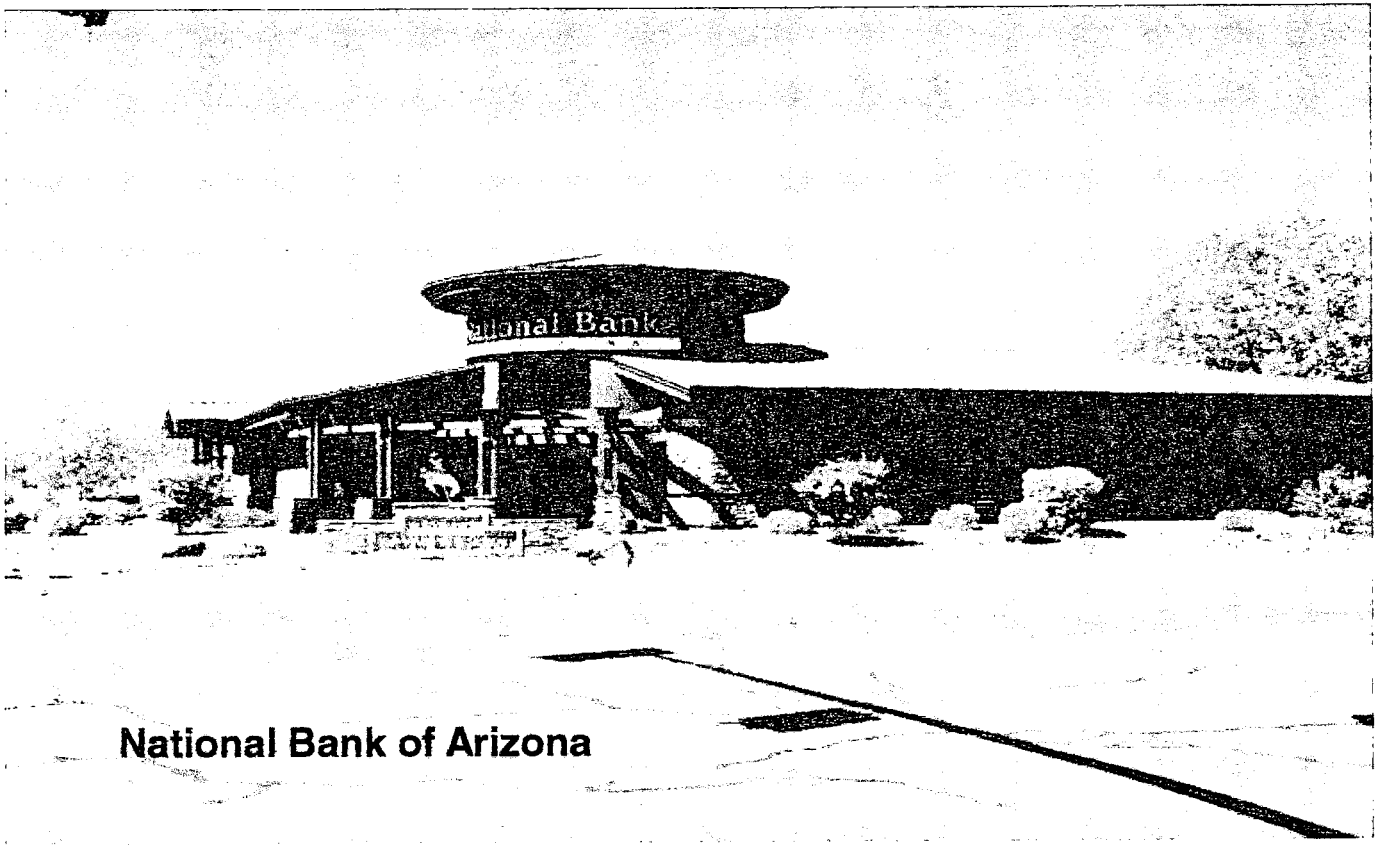


Payson Physical Therapy

MAIN STREET

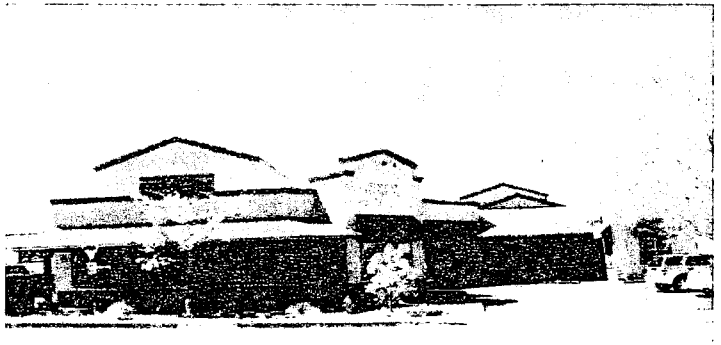
NATIONAL TRUST
for HISTORIC PRESERVATION

Recent Construction

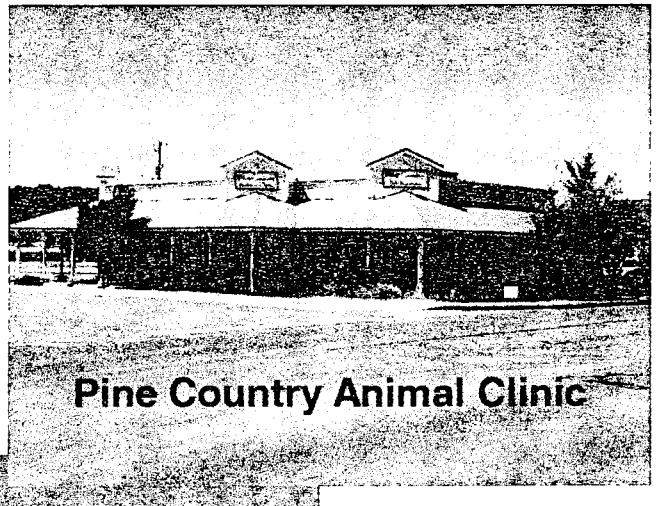


National Bank of Arizona

Recent Construction

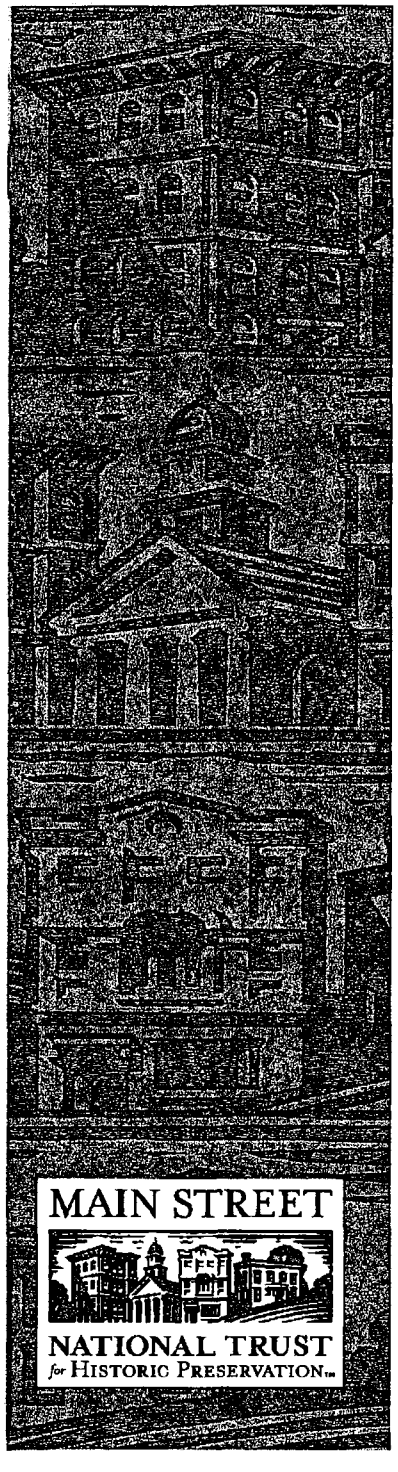


Hinshaw Associates

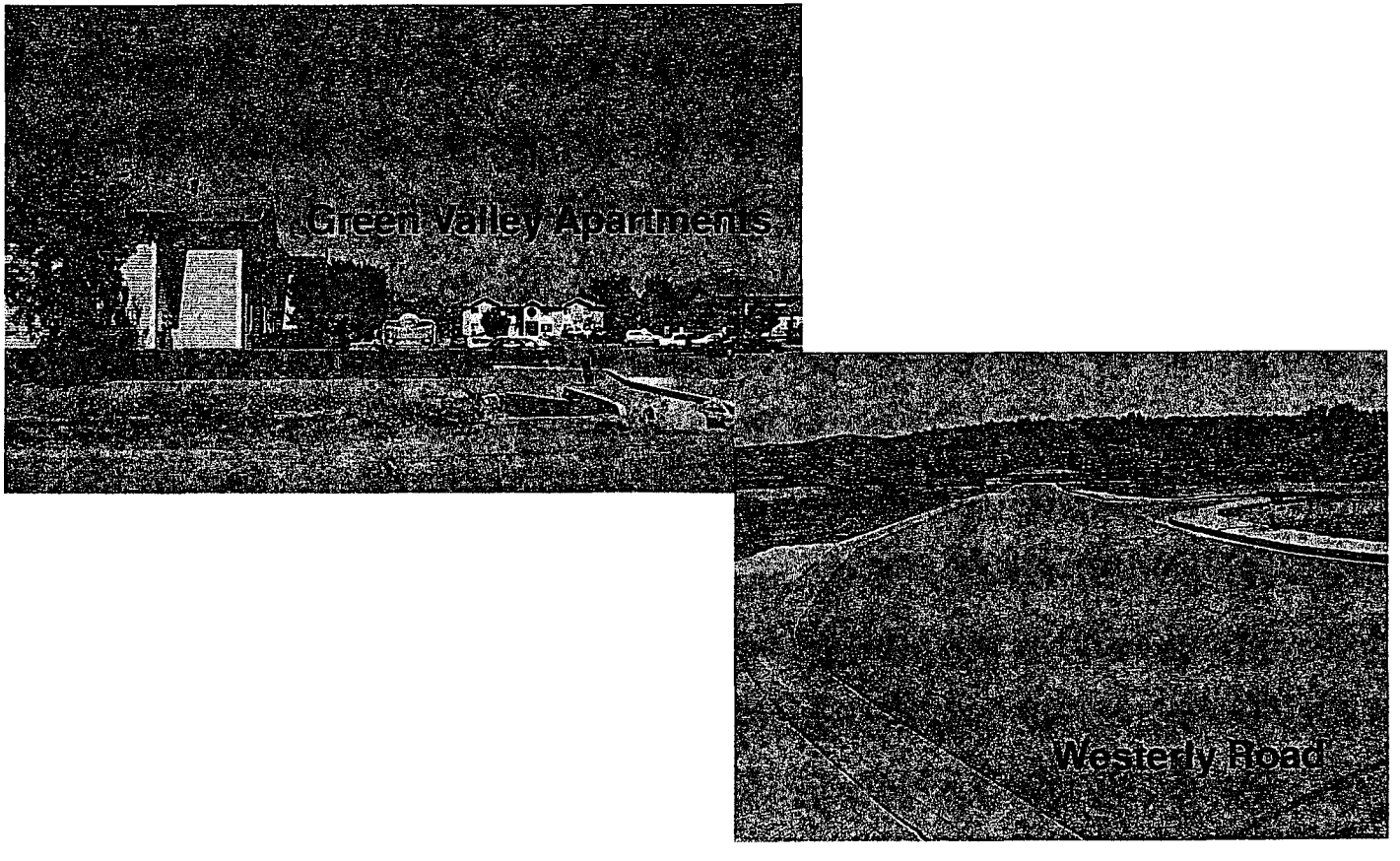


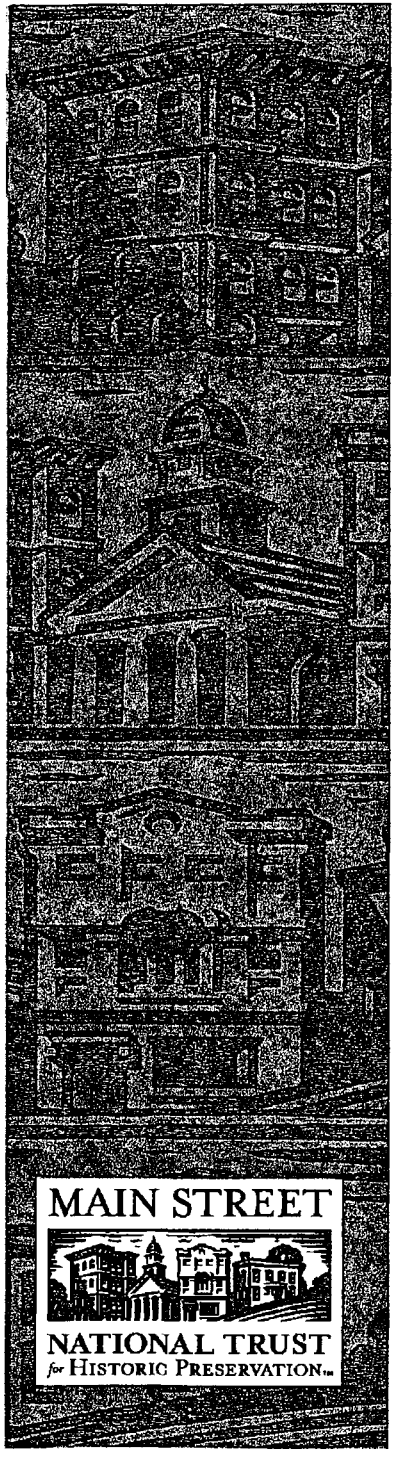
Pine Country Animal Clinic

Canal Senior Apartments

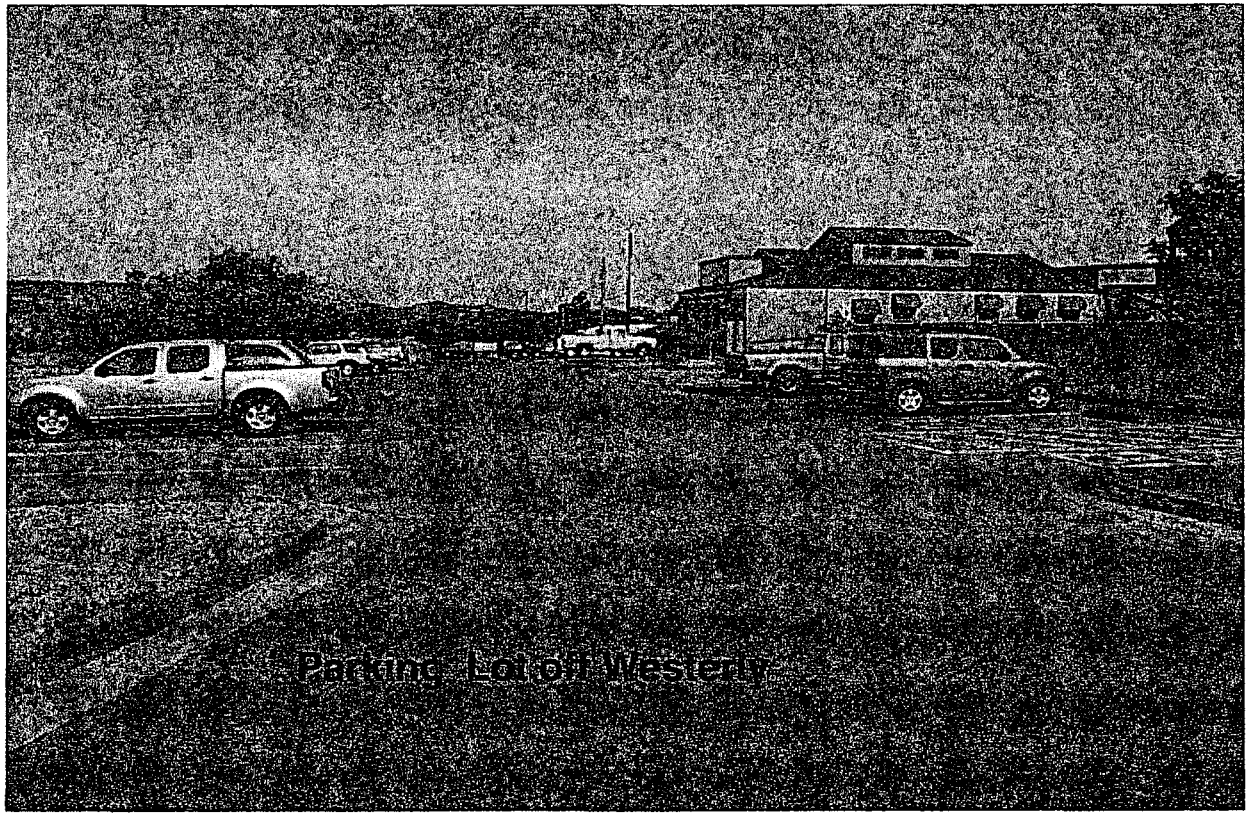


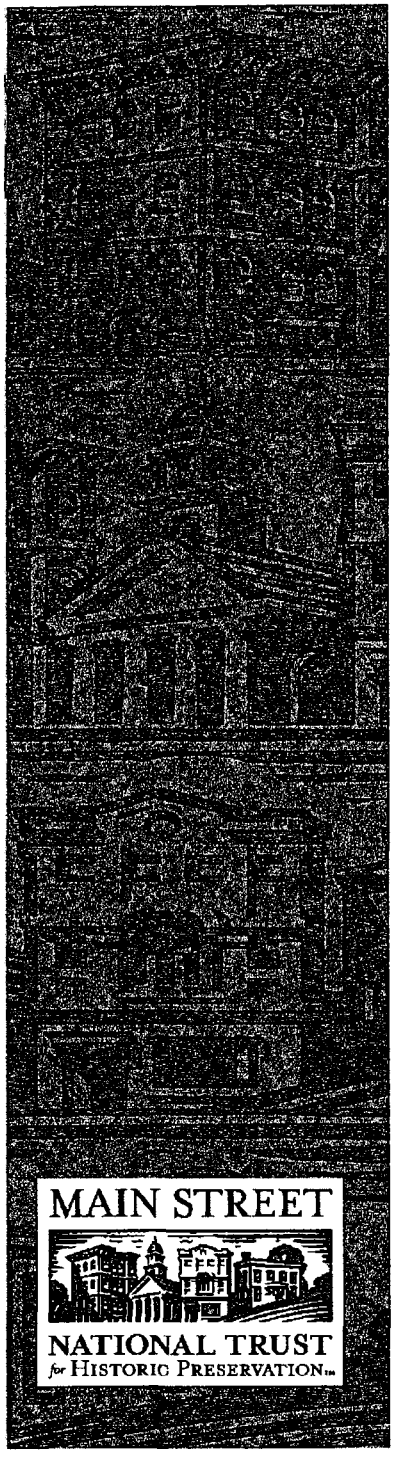
Recent Construction





Recent Construction



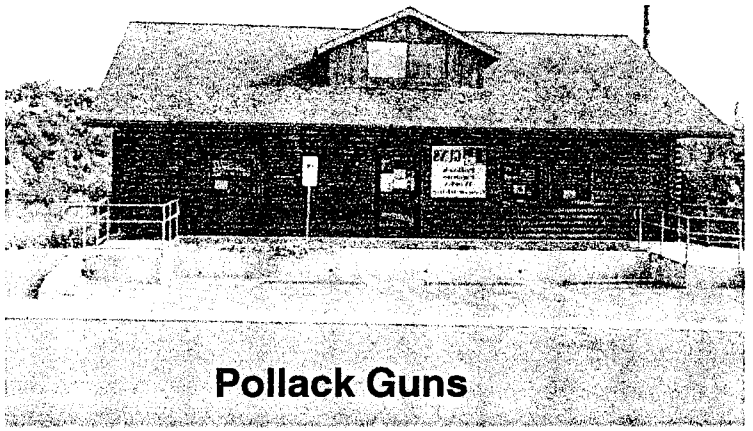


Projected Construction June 2010

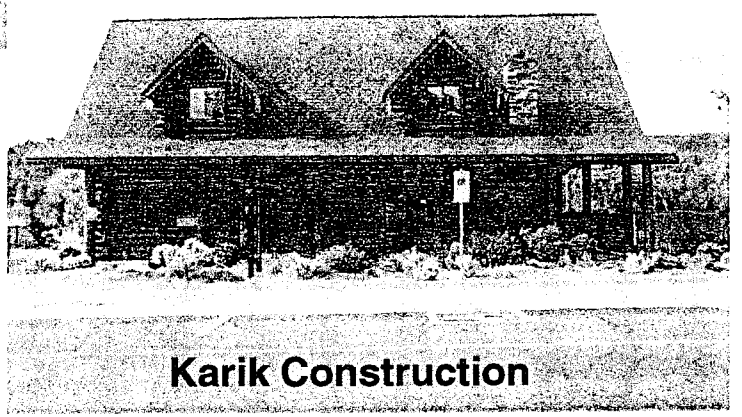
Messinger Payson Funeral Home

Messenger Funeral Home on Westerly Rd.

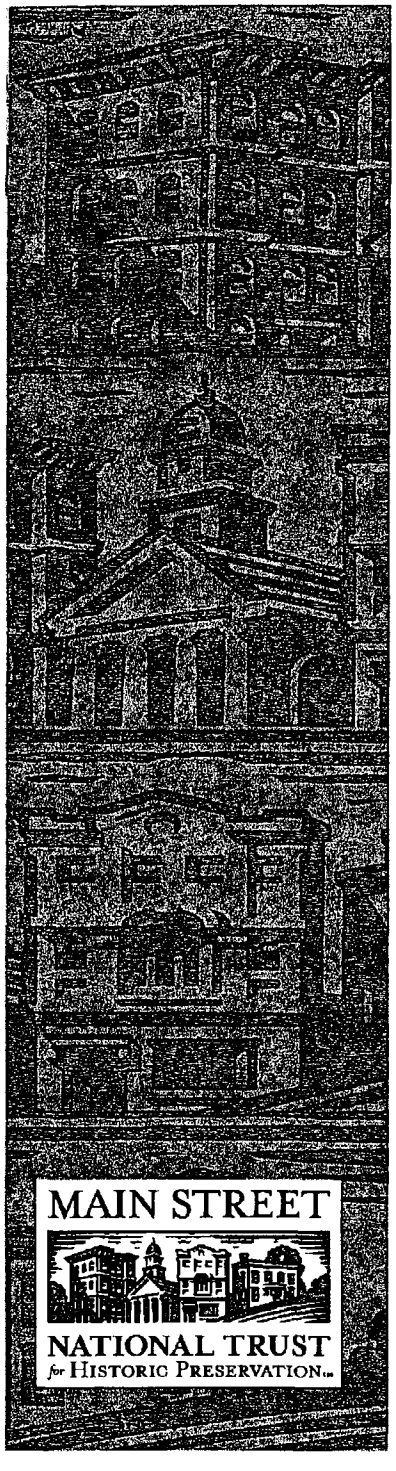
Recent Construction



Pollack Guns



Karik Construction



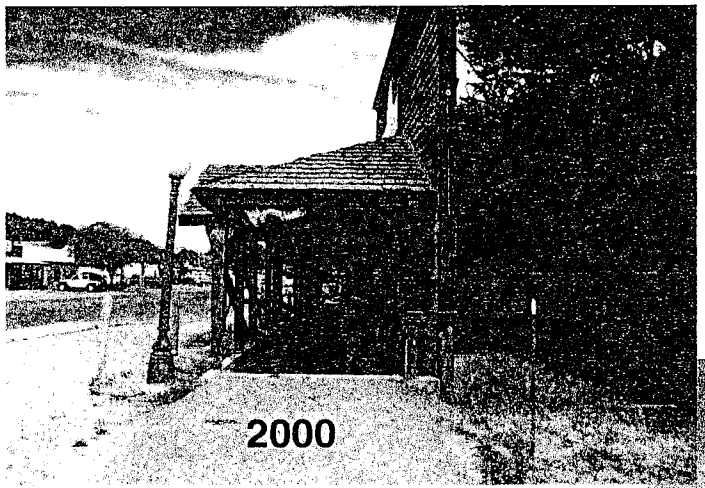
Other Accomplishments

- Electric Light Parade
- Car Show
- 24 Hour Bike Rally
- All Parades
- First Fridays

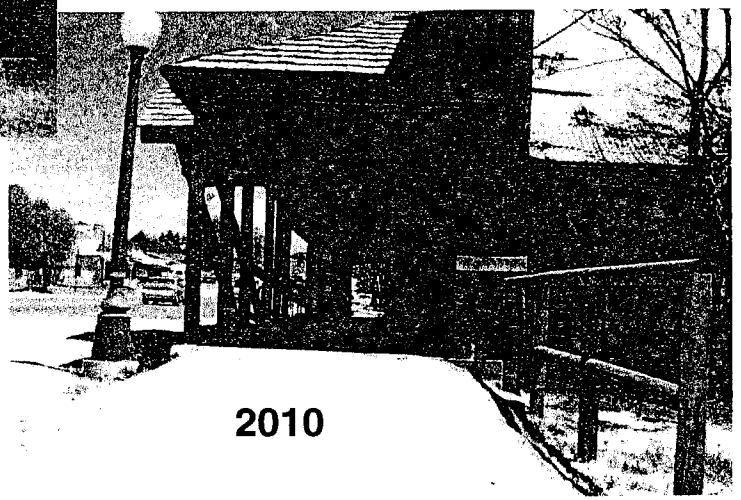
MAIN STREET

NATIONAL TRUST
for HISTORIC PRESERVATION

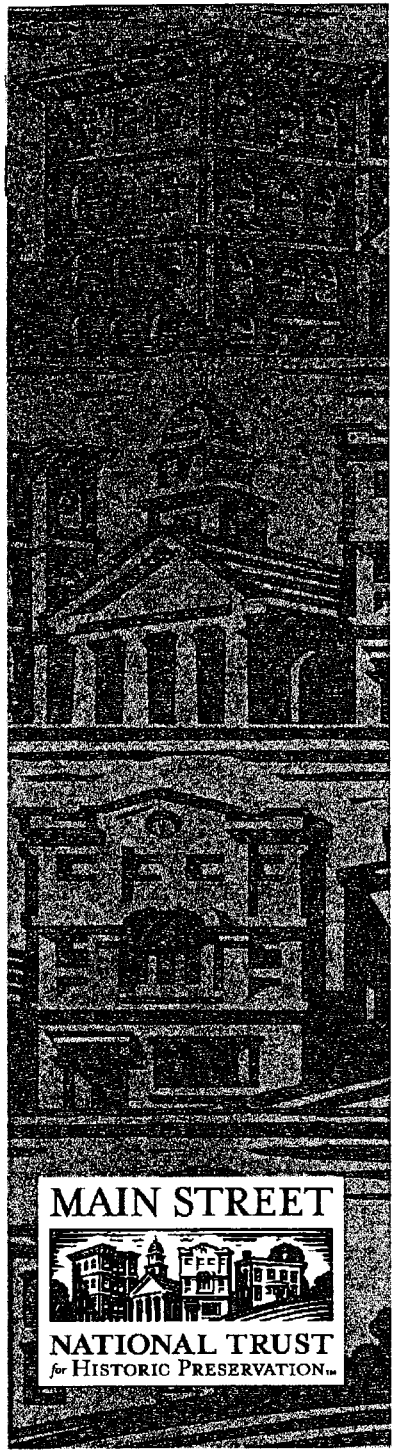
Some things look like they have haven't changed...



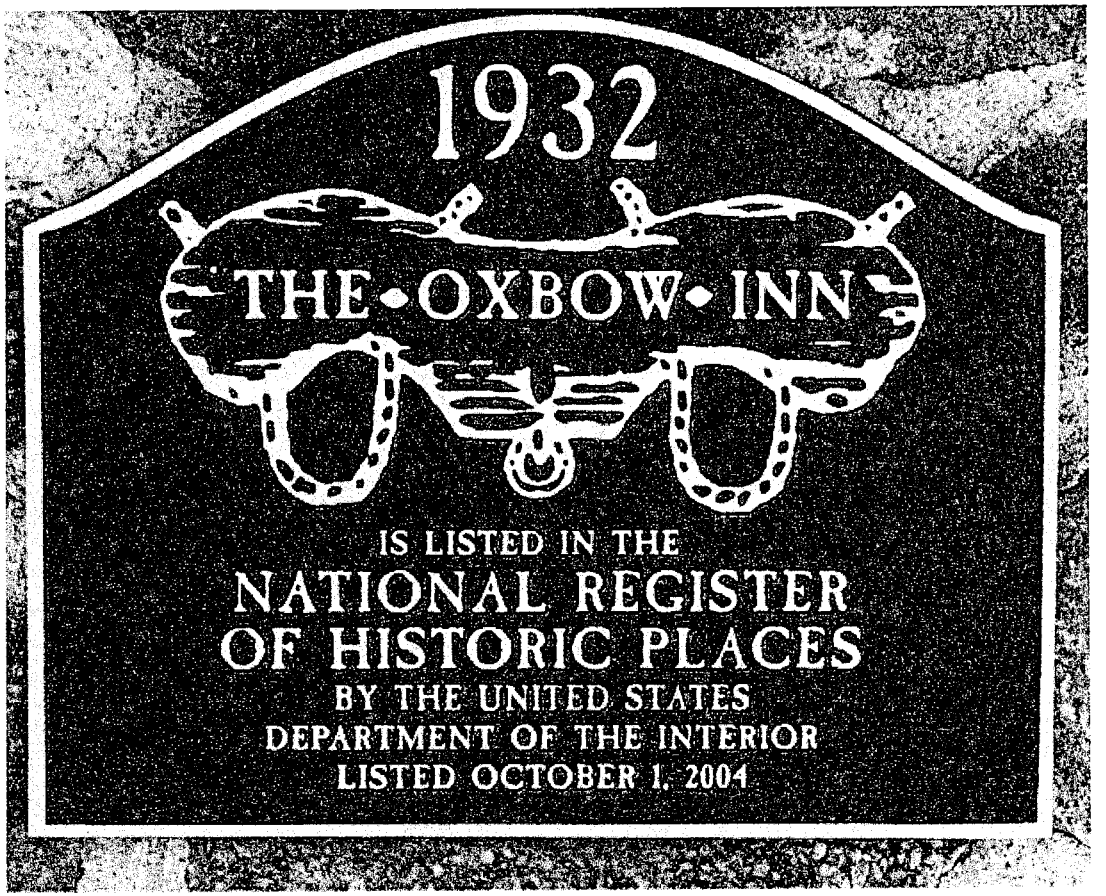
2000

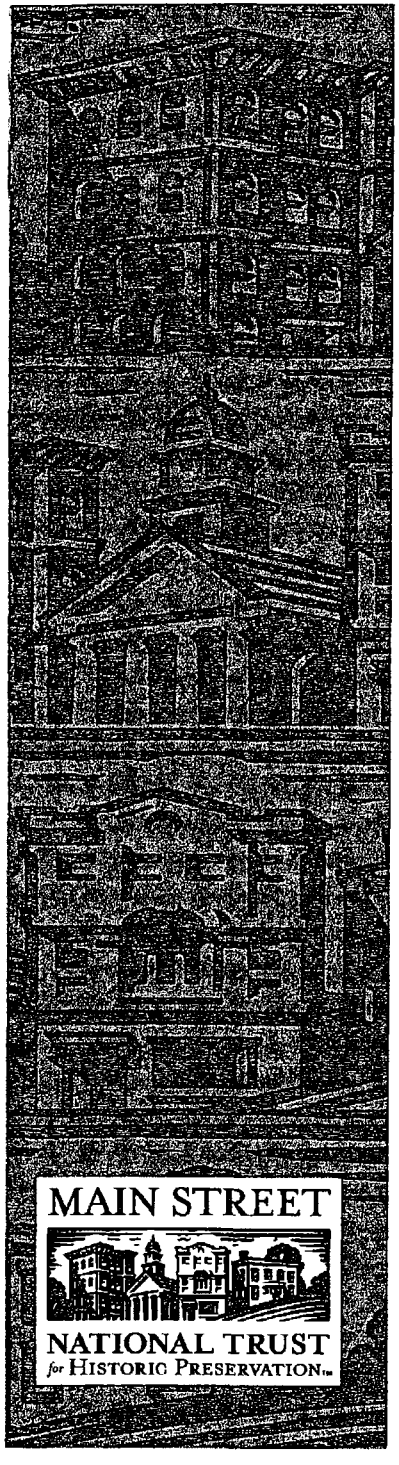


2010



However, Oxbow Inn Added to National Register





The Future

Hopeful continuation of the open actions that are available for ongoing improvements to the GVRA area.