



## MINUTES

### TOWN CENTER COMMITTEE MEETING

March 23, 2010 7:30 a.m.  
San Tan Conference Room

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#### 1. Call to Order and Roll Call

The meeting was called to order by Chairman Buffington at 7:40 a.m. At roll call the following people were in attendance:

##### Committee Members:

Cynthia Buffington  
Chris Webb  
Jason Gad  
Ryan Desmond  
Council Member Barnes  
Vice-Mayor Mortensen  
Nancy Diab  
Steve Ingram

##### Town Staff:

Doreen Cott, Economic Dev. Director  
Laura Moats, Community Dev. Assistant  
Wayne Balmer, Planning Manager

##### Absent:

Monica Munoz  
Randy Green  
Marvin Smith, Jr.  
Toni Valenzuela  
Brian Frakes  
Kim Moyers, Mgmt. Assistant

#### 2. Introductions

There were no introductions.



Commission meeting in February without action being taken. It will be on the EDC's agenda on March 24. Ms. Cott noted discussion had taken place at the February EDC meeting about the proposed Mixed Use definition, primarily about the percentage of uses. Ryan Desmond asked if the *Mixed Use* language was included in draft Town Center Plan. Ms. Cott responded it is shown on page 5 under *Land Use Element Overview*. Ms. Cott added action taken by the Planning & Zoning Commission and EDC will be included in the Town Council staff report so they have background on the Commissions' discussion.

D. Discussion and Possible Action on the final recommended draft of the Town Center Plan

A link to the draft Town Center Plan update had been provided through email to the Committee members. Ms. Cott informed the Committee the draft is in rough format. The final product will have a more finished format. Staff will work with the Communications and Marketing Division to come up with a cover page and graphic elements. The updated plan will remain in rough draft until all approvals have been obtained. Ms. Cott asked for comments or concerns from the Committee. Jason Gad stated he like it. Ryan Desmond stated it looked good. Nancy Diab asked if the Town's branding concept had been approved. Ms. Cott responded the branding concept was approved by Council: "Convenience of the City, Comfort of the Country".

**Motion:** Nancy Diab 2<sup>nd</sup>: Ryan Desmond

**To approve the Draft Town Center Plan, as presented.**

**Vote: Motion carried (6-0) Barnes and Mortensen abstaining.**

E. Discussion on Timeline for Redevelopment Area Plan

Ms. Cott stated she has been working with the Town's legal team on the Redevelopment Area Plan. She will bring this back for approval once the Town Center Plan has been approved. She stated these will remain two separate documents, but she would like to include some of the key elements in the Town Center Plan within the Redevelopment Plan, and vice-versa. She stated the goals and objectives in these documents apply to other Town plans. The minor changes to Redevelopment Area Plan will go forward for approval, as no boundaries have changed and the Goals and Objectives are consistent with the current Redevelopment Area Plan.

Ms. Cott asked for interest from members of the Committee who would like to work with staff on the action items from the Implementation Matrix of the Redevelopment Area Program and Town Center Plan. She stated she will make a recommendation to the Town Council that a form of the Town Center Committee remain active.

The following members voiced their interest in serving on the committee: Cynthia Buffington, Nancy Diab, Jason Gad, and Chris Webb.

Ryan Desmond asked if that committee's duties would include providing input on the use of the additional sales tax surcharge. Ms. Cott stated it could be one of the items for discussion. As different items come up for discussion different stakeholders will be invited to provide input. The work program will be developed with goals and objectives for next fiscal year (with meetings to begin in July).

Vice-Mayor Mortensen stated he has been serving on various committees the past four years and this committee was very engaged in reviewing details and having courage to voice thoughts and opinions. He complimented members of this committee in the way they interacted, and the issues they brought to the table. He stated as the Town moves forward with development of the parks, retail, etc., the Town Center will be the heart of the Town and the work this Committee has done will have major ramifications through time. He noted the members continue working with staff on Town Center programs/projects will be doing vital work for the Town. Mr. Desmond commented that having Council member interaction and input has been invaluable to the Committee. Chairman Buffington agreed that at least one Council Member should be present at Committee meetings because of the insight they bring.

Steve Ingram added there was a very good sampling of the community on the Committee. Vice-Mayor Mortensen asked if what was presented in the final draft is doable and if staff is comfortable with the recommendations and proposed changes. Ms. Cott responded that staff supports the Committee's recommendations.

Ms. Diab stated this committee has been one of the most cohesive committees on which she has worked.

Chairman Buffington thanked everyone for their time, attendance and input to this committee.

E. Plus/Delta Review of the Meeting

Ms. Cott asked if there is anything that should change or improved moving forward. She asked for suggestions and constructive criticism. Mr. Desmond stated when the Committee addresses specific items, it is important to stay on topic and know exactly what the end goal is. The purpose of discussion and the desired result should be stated up front. He feels the Committee became more effective and efficient in this regard as time went on.

Jason Gad stated the communication from staff was very good. He appreciated receiving reminder emails and materials ahead of time, as well as the reminder calls.

Ms. Cott thanked everyone for their time given to this Committee.

Vice-Mayor Mortensen noted this Committee has sent a message out to the community that the Town believes in outreach and public participation. This community is a key piece of the public process, which should be maintained.

5. Announcements

There were no announcements.

6. Adjournment

**Motion:** Nancy Diab                      **2<sup>nd</sup>:** Steve Ingram

**To adjourn the meeting.**

**Vote:** All ayes.                      **Motion carried unanimously (8-0).**

The meeting adjourned at 8:05 a.m.

Respectfully Submitted,

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Laura Moats, Community Development Assistant

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Cynthia Buffington, Chairperson

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I, Laura Moats, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the March 23, 2010 Town Center Committee Meeting. I further certify that the meeting was duly called and that a quorum was present.

Dated this day of 23rd day of March, 2010

Passed and Approved this day of , 2010.

DRAFT