

**MEETING MINUTES OF  
THE CITY OF ELOY  
DOWNTOWN ADVISORY COMMISSION  
Regular Meeting  
Wednesday, August 12, 2020  
3:00 PM  
CITY HALL-EXECUTIVE CONFERENCE ROOM**

**I. CALL TO ORDER**

Chairperson Ralph Varela called the meeting to order at 3:08 p.m.

**II. ROLL CALL**

**Members Present:**

- |                |                              |
|----------------|------------------------------|
| ▪ Ralph Varela | ▪ Betty Peterson             |
| ▪ Mark Benner  | ▪ Isabel Morales (via phone) |
| ▪ Dick Myers   |                              |

**Members Absent:**

- |                               |                               |
|-------------------------------|-------------------------------|
| ▪ Mayor Joel Belloc (excused) | ▪ Allen J. Crawford (excused) |
|-------------------------------|-------------------------------|

**Staff/Others Present:**

- Jon Vlaming, Community Development Director
- Jerry Stabley, Planning Manager
- Jeff Fairman, Economic Development Specialist
- Tony Dalpiaz
- Chad Dexter
- Schwann Hans

**III. CALL TO THE PUBLIC**

There were not any comments made by the public in attendance.

**IV. MOTION TO APPROVE THE 12/11/2019 AND 7/8/2020 MEETING MINUTES OF THE DOWNTOWN ADVISORY COMMISSION.**

Chairperson Varela asked for a motion to approve the meeting minutes of the Downtown Advisory Commission meeting of 12/11/2019. Vice Chairperson Benner made a motion to approve the December 11, 2019 meeting minutes. Commissioner Morales seconded the motion. The motion was approved with a vote 5-0.

Chairperson Varela asked for a motion to approve the meeting minutes of the Downtown Advisory Commission meeting of 7/8/2020. Commissioner Peterson made a motion to approve the July 8, 2020 meeting minutes. Commissioner Myers seconded the motion. The motion was approved with a vote 5-0.

**V. OLD BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING.**

- A. DIRECT STAFF TO COMMENCE WORK ON THE FOCUS AREAS OF THE ELOY DOWNTOWN MASTER PLAN.** Mr. Stabley narrated a PowerPoint presentation on the components of the proposed Downtown Master Plan.
- B. COMMISSION TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL THAT STAFF PREPARE A SOLICITATION TO RETAIN AN URBAN ECONOMICS AND PLANNING CONSULTANT TO THE MAIN STREET FOCUS AREA.** Staff requested that this motion be made. The motion was made by Vice Chair Benner and seconded by Commissioner Myers. The motion passed on a 4-0 vote, with Commissioner Peterson abstaining.
- C. MAIN STREET RENOVATION PROJECT UPDATE-**Mr. Fairman provided an overview of the initial progress made by the contractor, JC Tarasco Construction and Painting on the work to be accomplished to improve the building facades and arcades on both sides of Main Street from Frontier Street to 6<sup>th</sup> Street.
- D. DUST BOWL ESTIMATE UPDATE-**Mr. Fairman indicated that the firm Rider Levett Bucknall has been retained by the City to address the range of options associated with the long term presence of the Dust Bowl Theatre. The firm is just starting their work and is expected to have their report completed by early Fall.

**VI. NEW BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:**

- A. NEW DOWNTOWN INVESTMENTS UPDATE-**Mr. Vlaming indicated that over the past several years, there has been a substantial amount of investment in the improvement of roadways, water and sewer lines within the Downtown Area. The City has invested in both the new City Hall and the Public Safety Building, which is currently under construction.
- B. GENERAL DISCUSSION REGARDING MAIN STREET SIGNAGE-**Mr. Fairman indicated that he has had discussions with individuals who could design very attractive signage for placement under the arcades, on the facades and columns to add to the building improvements currently under way.

**VII. COMMUNICATIONS:**

**A. STAFF**-Staff did not have any comments on this item.

**B. COMMISSION MEMBERS**-Commissioners did not have any comments on this item.

## **VIII. GOOD OF THE ORDER**

Vice Chair Benner indicated that the vacant building tour would occur on October 9, 2020.

## **IX. MOTION TO ADJOURN**

Chairperson Varela asked for a motion to adjourn. Vice Chair Benner moved for a motion to adjourn the meeting and was seconded by Commissioner Peterson. The motion to adjourn passed 5-0 and the meeting adjourned at 4:26 p.m.