



MINUTES OF WORK SESSION OF THE COMMON COUNCIL OF YOUNGTOWN, AZ

THURSDAY, JUNE 27, 2013, TOWN CLUBHOUSE, 12033 CLUBHOUSE SQUARE

1. Call to Order Mayor LeVault called the meeting to order at 6:48 p.m.
2. Roll Call: Council present: Mayor Michael LeVault, Vice Mayor Jacob Duran, Councilmembers Margaret Chittenden, Dorena Mello, Shirley Gustafson, Judy Johnson and June Miller. Staff present: Town Manager Lloyce Robinson, Town Attorneys Kelly Schwab and Trish Stuhan, Community Development Gregory Arrington, Code Officer Lupe Romero, Public Works Manager Marty Mosbrucker, Economic Development Manager Gayle Cooper, Library Manager Heidi Speed and Town Clerk/Treasurer Diane Cordova.
3. Business
 - A. Discussion Re: Presentation and Discussion Re: Feasibility Study for the potential development of a Commerce Park at Olive and 114th Avenue. (PowerPoint attached)
Economic Development Manager Cooper
 - Youngtown's future requires economic development and this feasibility study was prepared to determine the physical suitability and economic potential for a commerce park on the land at Olive and 114th Avenues. This feasibility study was prepared by Larry Harmer of Scoutten and Associates in conjunction with Rick Merritt of Elliott Pollack & Associates.Larry Harmer, Scoutten and Associates
 - The purpose was to investigate the potential and feasibility of the Town of Youngtown to partner in the development of a commerce and business park on privately owned property north of Olive Avenue at 114th Avenue.
 - The opportunities are creation of a zoning district for optimum use of site; a partnership with Arizona Public Service; wet utilities available; private property owner participation, access option from Olive Avenue; potential connection to Peoria Avenue; signalized entry off of Olive Avenue and neighborhood participation plan. Planning effort for property results in master planned theme. Project will need to stand out against the competition; Utilities available to or near the site; site best suited to medium-intensity industrial uses; willing and cooperative owners and cooperation from APS.
 - Some of the challenges are a landfill on APS property, aesthetics from APS substation with power lines and geotechnical survey needed for property APN 142-70-007C and 007D which are privately owned by the Grimes and the Schamadans. Unknown status of landfill and fill property for construction of buildings; potential environmental hazards related to landfills; cost of access to property in Phase 2; ability to obtain financing for development given proximity to landfills; current high vacancy rates in industrial market could delay implementation for a few years; lack of visibility to site.
 - Sample target uses would be to commercial and light industrial use permitting for garage repair, cabinet shop or store, nursery and greenhouse, plumbing shop, tire sales, upholstery shop and other building trades.
 - Phase 1 – light intensity would be ingress/egress driveway along west property line with surface treatment to sustain limited traffic. Provide landscape buffer to Agua Fria Ranch Development and place a simple entry monument sign.
 - Phase 2 – moderate intensity with ingress/egress at 114th avenue with modification to a traffic signal; paved 2 – lane entry drive with landscaping and lighting; formal entry feature.
 - Phase 3 – heavy intensity with an enhance entry feature; enhanced ingress/egress drive/landscaping; maintain Phase 1 ingress/egress driveway as emergency access; maximize flex office warehouse space; provide engineered stabilization to landfill to allow structures approximately 275,000 sq. ft. of building space.
 - In conclusion, there are some risks associated with the site, primarily potential landfill impacts; if town provides funds or financing for development, need to consider gift clause impacts; with future cost of the street access to the property, prospective developers may

be looking for incentives from property owners and/or Town; project has potential for success; proceed with RFP to determine interest.

4. Public Comments:
None

Adjournment.

Motion to adjourn – Councilmember Miller
Second – Vice Mayor Duran
Meeting adjourned at 7:30 p.m.



Michael LeVault, Mayor

Attest:



Diane Cordova, Town Clerk

Minutes approved at July 18, 2013 regular meeting