



**MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL OF YOUNGTOWN, AZ**  
**THURSDAY, June 4, 2015, TOWN CLUBHOUSE SQUARE, 12033 CLUBHOUSE SQUARE**

1. **Call to Order:** Vice Mayor Duran at 7:12 p.m.
1. **Roll Call:** Council present: Vice Mayor Jacob Duran, Councilmembers Margaret Chittenden, Dorena Mello, Judy Johnson and June Miller.  
Excused: Mayor Michael LeVault  
Staff present: Town Manager Jeanne Blackman, Town Attorney Trish Stuhan, Chief Financial Officer James Alcantar, Community Development Manager Gregory Arrington, Library Manager Heidi Speed, Public Safety Manager Mike Kessler, Public Works Manager Marty Mosbrucker and Town Clerk Stacy Anderson.
2. **Pledge of Allegiance and Invocation:** Pledge of Allegiance was led by Councilmember Mello and the Invocation was given by Town Manager Blackman.
3. **Communications:** Comments, Commendations and Presentations by Mayor, Council Members, staff or members of the public. The Council may not propose, discuss, deliberate or take any legal action on the information presented pursuant to A.R.S. 38-431.02.
  - A. **Communications from Council:**
    - Councilmember Mello
      - The CDAC meeting for June was cancelled. I just wanted to say that Youngtown has gotten the names of the CDAC appointments submitted. The deadline is June 9<sup>th</sup>. The appointments will be seated in July.
    - Councilmember Chittenden
      - Thank you to the staff for the assistance in meeting the deadline to the CDAC Board. Councilmember Mello will be the delegate and I will be the alternate. Youngtown and El Mirage were the only municipalities that have submitted their appointments at this time.
      - Trees and bushes will be planted in the Dog Park on Monday. Thank you to Charlie Janson for the kind donation of six bushes.
      - I would like to revisit the delivery dates for the Youngtown Village Reporter (YVR). I have not received my copy as of yet.
      - The picture of the Dog Park Mural looks great on the front page of the YVR.
      - Thank you to the Public Safety Department and the probationers for the clean-up of the front yard on Lakeshore Drive.
  - B. **Communications from Staff:**
    - Town Manager Blackman (staff report attached)
      - I would like to congratulate Gregory Arrington. He has been accepted into the Leadership West program.
      - Mike Kessler will be retiring from the Town of Youngtown on January 6, 2016. This date will mark his 47<sup>th</sup> year in law enforcement.
      - In the Code Enforcement report you will see some before and after pictures of a clean-up of a residence's home. He had fallen and hurt himself and his wife had passed away. In the comments under some of the photos, the probationers commented that they liked working in Youngtown because they felt that they were making a difference. Thank you to the Code Enforcement staff, especially to Steve Dill; with his leadership with the probationers.
    - Councilmember Miller
      - Thank you to Mike Kessler for taking care of the two huge piles of debris in my neighbor's yard.
4. **Response to Call to the Community:**
  - A. There was no response to call to the community.
5. **Citizen Comments/Appearance from the Floor:**

There were no appearances from the floor.
7. **Consent Agenda:**
  - A. **Approval of Minutes:** Regular Meeting Minutes of May 7, 2015.  
Motion – Councilmember Chittenden  
Second – Councilmember Mello  
Motion passed unanimously with a voice vote.
8. **Business**
  - A. **Discussion and/or Action Re: Approval of Resolution 15-15, adopting the final annual statements and estimates of the expenses of the Agua Fria Ranch Street Lighting Improvement District (AFR SLID) for fiscal year 2015-2016, which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the district, pursuant to Section 48-616, Arizona Revised Statutes, as amended.**

Chief Financial Officer Alcantar

- This Resolution is for the final budget of the Agua Fria Ranch Street Lighting District for Fiscal Year 2015-2016 with a total budget of \$28,192.55. An ad valorem tax is levied and collected based on the assessed valuation of all the real property within the District.

Councilmember Chittenden

- We have held public meetings on this item and no one from Agua Fria Ranch has come forward to speak either for or against the budget.

Councilmember Mello

- This tax levied is reoccurring every year. This is more of a housekeeping item.

Motion – Councilmember Mello

Second – Councilmember Johnson

Motion passed unanimously with a voice vote.

- B. Discussion and/or Action Re: Approval of Resolution 15-16, ordering that an equal apportionment tax be fixed, levied and assessed on all real and personal property in the North Youngtown Street Lighting District (NYT SLID) in amounts specified in the filed statement and estimate; and providing for certified copies of the resolution and order to be delivered to the Maricopa County Board of Supervisors and the Arizona Department of Revenue; and providing that this resolution shall be effective after its passage and approval according to law.**

Chief Financial Officer Alcantar

- This Resolution is for the Fiscal Year 2015-2016 final budget for the North Youngtown Street Lighting District with a total budget of \$77,591.21. The tax that is levied is an equal apportionment tax assessed at \$51.97 per parcel in the North Youngtown SLID.

Councilmember Mello

- I would just like to point out the difference in how the two SLID's are assessed. The Agua Fria Ranch SLID is assessed based upon the assessed value and varies per parcel; the North Youngtown SLID is assessed on a set fee per parcel.

Motion – Councilmember Miller

Second – Councilmember Mello

Motion passed unanimously with a voice vote.

- C. Discussion and/or Action Re: Approval of license agreement between Verizon Wireless and the Town regarding Planning & Zoning Case 15-01; cell tower construction located at 111<sup>th</sup> and Louisiana Avenues**

Public Works Manager Mosbrucker

- Staff recommends the approval of the license agreement with Verizon Wireless to install a small cell site and the right to use and occupy an area on the Town's right-of-way on 111<sup>th</sup> Avenue, just north of the alley that is located north of Louisiana Avenue.
- The Town will receive an income of \$5,700 a year for the first initial five years for a total of \$28,500. Each additional five year term will increase by 2.5%. The total income for the Town over the 25 year license will be \$149,805.35.

Councilmember Mello

- Was there a reason that we couldn't get the palm tree cell tower? They look so much better than just a tower. That would have been a nice accent.

Public Works Manager Mosbrucker

- The cell tower that will be erected on Town property is a small cell tower site. The palm or pine tree cell towers are for the major cell sites only.

Council member Chittenden

- I went by the site today and there are at least two poles already there. Once it is constructed, you probably won't even notice the additional pole.

Public Works Manager Mosbrucker

- We did check the site from the alley and there will not be any obstructions. The piece of property that Verizon will be leasing is only 10 feet by 12 feet.
- The block wall depicted in the photo will be constructed to hide the equipment and have a back gate entry. The wall is setback nine feet from the sidewalk and the APS pole is setback about two feet from the sidewalk. The pole will sit outside the block wall.

Vice Mayor Duran

- When will construction begin?

Public Works Manager Mosbrucker

- As soon as possible. After the license agreement is executed they will schedule a construction commencement date. After the commencement date is set, that is the date that the \$5700 will be paid to the Town. They pay for the yearly lease in advance.

Motion – Councilmember Johnson  
Second – Councilmember Chittenden

Motion passed unanimously with a roll call vote; 5 yes, 0 no and 0 abstain.

**D. Presentation and/or Discussion Re: Presentation and update on Traditional Neighborhood Development District**  
Community Development Manager Arrington

- We had our second open forum on the Traditional Neighborhood Development District (TNDD) on May 18<sup>th</sup>. I am pleased to report that we had more than 20 participants at that meeting. This is very impressive for a community the size of Youngtown. I am very proud of our community for the support that they have shown for the TNDD.
- We discussed the possibility of the second story additions with photos. The presentation was well received. The consensus from the forum was a maximum of 30 feet in height for the zoning change. The current zoning for height in the residential area from Peoria to Wisconsin is currently 15 feet. The modification to our current zoning would be to increase the height to the 30 feet proposed by the forum.
- We also looked at the current side yard setback in the Town Code of seven feet. The forum is proposing a three foot side yard setback on one side and a seven foot side yard setback on the opposite side of the property. We felt that this would reduce the amount of variance requests that we currently have for carport construction that encroach in the current seven foot side yard setback.
- We discussed the live-work concept along 111<sup>th</sup> Avenue, which would include three properties. It was the consensus of the forum to limit it to the 111<sup>th</sup> Avenue corridor for now and possibly expanding it to the west in the future. We also had a discussion about what type of uses would be allowed in the live-work district.
- We discussed the Agua Fria River bottom. Staff is proposing, that between Grand and Peoria Avenues, the construction of ball fields, soccer fields, basketball courts, unpaved bike paths, playgrounds, etc. We will be looking at funding sources so that the cost to build and maintain these outdoor activities is minimal to the Town. We are proposing three connection points to the river bottom: 1. Peoria Avenue through the Lifestream property. We would have to obtain an access easement to allow us to utilize that site, 2. Maricopa Lake and 3. Grand Avenue next to the Quick Trip.
- Our final meeting is June 16<sup>th</sup>. Staff will share what the proposals will actually look like.
- Staff would like to add the final recommendation to the Town's website with a 30 day review.

Councilmember Chittenden

- Did you say that is was proposed to extend three feet on one side of the home and keep the seven feet on the other side?

Community Development Manager Arrington

- The forum is proposing decreasing one side yard setback to three feet and leaving the other side at seven feet. What we are seeing recently are variances for carport construction brought before the Board of Adjustments that encroach on the seven foot setbacks. This would maintain a ten foot separation between the residential homes.

Councilmember Chittenden

- How would a two level home impact the neighborhood?

Community Development Manager Arrington

- The reason that we have single story homes in North Youngtown is because, it was an age restricted community and no need for a two story home. After the age restriction was lifted, we saw an increase of younger people and families move into North Youngtown. Currently in Agua Fria Ranch, there are single story and multi-level homes. This option of building up is allowing the same opportunities in North Youngtown as there are south of Peoria Avenue.

Councilmember Miller

- When the last meeting is done, are you going to put all of this together and present it back to Council?

Community Development Manager Arrington

- I will put together a presentation and put it on the Town's website for 30 days. This will give an opportunity for the resident to review and comment. It will then go before the Planning & Zoning Officer to assist us in modifying the zoning ordinances. The next step is to have a Planning & Zoning Hearing. At this step, you will see a lot of packets coming before the Council. I will put together a presentation for Council.

**9. Call for Executive Session:**

No call was made.

**10. Future Agenda & Meetings:**

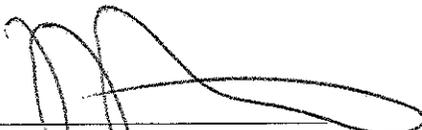
A. There may be discussion of whether to place an item on a future agenda and the date, but not the merits of the item.

B. Announcement of the next Regular Council Meeting: Thursday, June 18, 2015 at 7:00 p.m.

Motion to adjourn: Councilmember Miller

Second – Councilmember Johnson

Meeting Adjourned 7:46 p.m.

  
Michael LeVault, Mayor

Attest:

  
Stacy Anderson, Town Clerk

Minutes approved at June 18, 2015 regular meeting.