



**MINUTES OF THE SPECIAL MEETING OF THE COMMON COUNCIL OF YOUNGTOWN, AZ
THURSDAY, JULY 22, 2015, TOWN CLUBHOUSE, 12033 N. CLUBHOUSE SQUARE**

1. **Call to Order:** Mayor LeVault at 5:30 p.m.
2. **Roll Call:** Council present: Mayor Michael LeVault, Vice Mayor Jacob Duran, Councilmembers Margaret Chittenden, Dorena Miller, Judy Johnson, June Miller and Charles Vickers
Staff present: Town Manager Jeanne Blackman, Town Attorney Trish Stuhan, Public Safety Manager Mike Kessler, Public Works Manager Marty Mosbrucker and Town Clerk Stacy Anderson.
3. **Pledge of Allegiance and Invocation:** The Pledge was led by Councilmember Vickers and the Invocation was given by Vice Mayor Duran.
4. **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:**
 - There were no communications from Council.
 - B. **Communications from Staff:**
 - Town Manager Blackman
 - There was a domestic violence issue that was reported to MCSO on 111th and Tennessee Avenues. There were news reporters on scene. I do not have any additional information to report, but will pass along any new information as I receive it.
5. **Response to Call to the Community:**
 - Town Manager Blackman
 - We are still working closely with the staff at the Regional Public Transportation Program to see what the financial impact to the Town would be if we shouldered more of the cost from the ADA riders. We will most likely be bringing more information back to you in September.
6. **Citizen Comments/Appearance from the Floor:**

There were no citizen comments.
7. **Business**
 - A. **Discussion and/or Action Re:** Approval of the Greater Phoenix Economic Council (GPEC) contract for Fiscal Year 2015-2016 in the amount of \$2,821.00
 - Mayor LeVault
 - GPEC is a great organization. They are the premier economic development organization in the Phoenix Metro area. Youngtown is well positioned to benefit from the economic development in the Valley.
 - Brad Smith
 - I am here representing GPEC this evening. I have been with GPEC for the last 16 years and an Arizona native. We are pleased to have Youngtown as a member again this year.
 - GPEC has 260 prospects last year with 32 locates. When companies locate, the surrounding Towns and cities receive a benefit. Surrounding municipalities have a one to four return on their revenues.
 - Councilmember Mello
 - Youngtown is unique that it is landlocked. The companies that you bring in do not locate in Youngtown. The Commerce Park has been put on hold and we will not move forward for a long time. The Town does not have a staff member to actively go after leads. Are we just supporting the organization?
 - Mayor LeVault
 - With the moderate fee that we pay we are placed on every piece of literature that GPEC produces and we are on the GPEC website. In the nine years that I have been in office, GPEC has been a great job as acting as a regent for municipalities. We may not get the stadium, but it will benefit us and our residents with jobs, entertainment, etc. I feel that it is important for us to be there with GPEC. Gregory Arrington, Community Development Manager, is picking up the slack for the economic development arena for the Town. It is projected that in 10 years the work force will be west of Surprise. The workforce is currently east of the Cardinal Stadium.
 - Councilmember Mello
 - Becoming a member of GPEC is like having free publicity for Youngtown.
 - Mayor LeVault
 - Youngtown is on every publication that GPEC produces. GPEC works hand in hand with the Maricopa Association of Governments (MAG). MAG is the planner and GPEC is the developer.

Councilmember Mello

- I don't disagree that we should support the organization. The Commerce Park is so far out for development and Gregory does not have the time to pick up economic development. There are benefits of being member of GPEC. I support being a regional partner. I believe that the only west side municipality not participating is Litchfield Park.

Mayor LeVault

- Being a regional player will help to attract those businesses into communities around us. Phoenix is becoming a region and a world class city and I think that we need to be a part of their successes.

Councilmember Chittenden

- It may be worthwhile for us to participate. Gregory is not able to chase down potential development. I would suggest that a Councilmember help with the marketing and become more involved. We don't expect big things, but we are getting our name out there.

Town Manager Blackman

- When the Economic Development position was eliminated, we still had a need for economic development with commercial centers and the Meese property that can be improved and developed. I would ask the Council to approve the GPEC contract for FY 15-16. We can re-evaluate the contract and the need next year.

Mayor LeVault

- We have already done the important foundational work on the Commerce Park.

Town Manager Blackman

- The Commerce Park development is 3 – 5 years down the road. We have a great ambassador with Gregory and I have full confidence that he will do a great job. We have sent a second draft to ASU Thunderbird for them to assist us on possibly developing a live/work district along 111th Avenue.

Councilmember Johnson

- Gregory structured and organized the entire Neighborhood Development District. This will truly make Youngtown unique. I am all for it.

Councilmember Chittenden

- At the Chamber breakfast we talked about the West Valley. Who knows what GPEC can bring us? We can't go into this narrow minded.

Town Manager Blackman

- A seat at the table is well worth the price of admission. We have worked hard on our database of vacant land in Youngtown.

Councilmember Chittenden

- Can we attend the GPEC Board Meetings?

Brad Smith

- Yes. They are open meetings. They are held five times a year.
- 30% of all prospects are looking for 25,000 square feet or less. Not all of them are going to the east Valley.

Motion - Councilmember Johnson

2nd – Councilmember Mello

Motion passed unanimously with a voice vote

B. Presentation and/or Discussion Re: Municipal Council Chambers Renovation Project (Mosbrucker)

Town Manager Blackman

- We will not be presenting you with a contract this evening. We had no returned bid packets. Some of the feedback that we received were concerns for the turn-around time for supplies. The contractors felt that four weeks was just too short of a timeframe to complete the project if there were any supplies that would take longer than expected. We did have a penalty clause if construction was not complete by August 31, 2015. We have re-grouped and we feel that we have come up with a better plan.

Public Works Manager Mosbrucker

- Five bidders picked up packets and we received none back.
- Our new game plan is as follows:
 - Publish in the newspaper from July 28th until July 31st
 - Pre-Bid Meeting on August 3rd at 2:00 p.m.
 - Bids due by August 14th at 2:00 p.m. with the bid opening immediately following
 - Contractor awarded on August 14th
 - Contract due back from the contractor by August 28th
 - Council approval on September 3rd at the Regular Council Meeting
- We have removed the purchasing of the paint, carpet, ceiling tiles, PA system, window coverings, etc and are focusing on the installation of above mentioned items and the construction of the Dais.

Town Attorney Stuhan

- It is not uncommon for municipalities to put a bid out there more than one time. We are re-publishing the bid in the newspaper, holding a pre-bid meeting to let all those interested the parameters of construction and Jeanne has approved the smaller ticket items.

Councilmember Miller

- Does this new schedule give the contractor enough time to complete the project?

Public Works Manager Mosbrucker

- We believe that this is enough time to complete the project.

Motion – Councilmember Chittenden

2nd – Vice Mayor Duran

Motion passed unanimously with a voice vote

9. Call for Executive Session:

No call was made.

10. Future Agenda & Meetings:

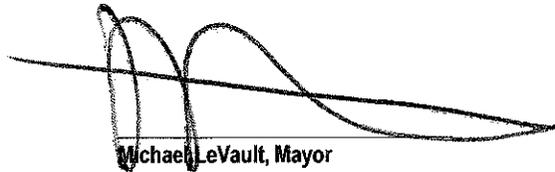
A. There may be discussion of whether to place an item on a future agenda and the date, but not the merits of the item.

B. Announcement of Special Council Meeting on August 6, 2015 at 7:00 p.m. and the Regular Council Meeting on September 3, 2015 at 7:00 p.m.

Motion to Adjourn: Councilmember Johnson

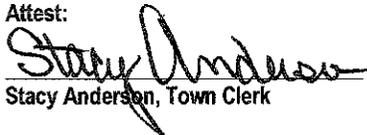
Second – Vice Mayor Duran

Meeting Adjourned 6:04 p.m.



Michael LeVault, Mayor

Attest:



Stacy Anderson, Town Clerk

Minutes approved at September 3, 2015 regular meeting.