



**MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL OF YOUNGTOWN, AZ  
THURSDAY, OCTOBER 15, 2015, TOWN CLUBHOUSE KITCHEN AREA, 12033 N. CLUBHOUSE SQUARE**

1. **Call to Order:** Mayor LeVault at 7:00 p.m.
2. **Roll Call:** Council present: Mayor Michael LeVault, Vice Mayor Jacob Duran, Councilmembers Margaret Chittenden, Dorena Mello, Judy Johnson, June Miller and Charles Vickers.  
Staff present: Town Manager Jeanne Blackman, Town Attorney Trish Stuhan, Public Works Manager Marty Mosbrucker, Library Manager Heidi Speed and Town Clerk Stacy Anderson.
3. **Pledge of Allegiance and Invocation:** The Pledge was led by Councilmember Mello 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:**
    - Councilmember Chittenden
      - I would like to thank all of the Sheriff's Deputies and Fire Department personnel for working the G.A.I.N. Event. Thank you to the Public Works Department and other staff members for dunking me in the dunk tank.
      - On October 31<sup>st</sup> Betty Trolen is hosting a Halloween Walk/Parade around Maricopa Lake at 4:00 p.m. This event is for pets and their owners. Small donations are being requested that will go towards the Citizens' Dog Park.
    - Councilmember Mello
      - CDAC did adopt the changes on the submittal for the grant application. I would suggest that staff tweak it more. I can assist with that if you like. I will also highlight the changes that were made for you.
      - CDAC had a presentation on the chronic homeless in the area. I have asked for the PowerPoint presentation so that the Town can view it. There are a lot of connections available that Maricopa County Sheriff's Office (MCSO) and the Town can use and direct people to for assistance.
  - B. **Communications from Staff:**
    - Town Manager Blackman
      - We have available to you once again our written report for you to review.
      - On Saturday, October 17<sup>th</sup> from 8:00 a.m. until 10:00 a.m. we have MCSO hosting Coffee with a Cop in Greer Park.
      - In addition to the Halloween Parade on October 31<sup>st</sup> we have the Trunk or Treat Car Show from 2:00 p.m. until 8:00 p.m. down Alabama Avenue.
5. **Response to Call to the Community:**
  - There were no Calls to the Community
6. **Citizen Comments/Appearance from the Floor:**
  - Resident Tim Ayers
    - Mr. Ayers spoke about his concerns about the Youngtown Village Reporter (YVR) not being delivered to the Youngtown businesses
  - Mayor LeVault
    - Directed staff to look into this and see if this situation could be rectified.
7. **Consent:**
  - A. **Approval of Minutes:** Approval of the Regular Meeting Minutes of October 1, 2015 with changes made to the header adding "Town Hall Conference Room" as the location where the meeting was heldMotion – Councilmember Johnson  
2<sup>nd</sup> – Vice Mayor Duran  
Motion passed unanimously with a voice vote
8. **Business**
  - A. **Presentation and/or Discussion Re: Sun City Fire and Medical District (SCFD) Report**
    - Fire Chief Thompson
      - Introduced the new SCFD Assistant Fire Chief Ron Deadman. He has over thirty years of experience. He spent twenty years in a suburb of Detroit. He has spent the last ten years with the City of Avondale as their Assistant Chief.
    - Assistant Chief Deadman
      - I am a resident of Buckeye. I have a long history in the fire service and a long history of public service. In my family there are seven generations of peace officers and finally with me, we got it right.

Fire Chief Thompson

- He is a part of my secession plan to take over in a year and a half.
- I have been invited to speak to the Legislature about House Bill 1022 to talk about what is going on with the funding to Fire Districts in Arizona. SCFD is one of the biggest and busiest fire districts in the State. We have been severely hampered to deliver the services that we would normally deliver because of funding cutbacks. The meeting is on October 22<sup>nd</sup> at 10:00 a.m. in the House Chambers in House Hearing Room #1. I would like to invite anyone to attend. With the funding that is currently in place, it has forced us to change the way that we conduct business. Our response times have increased by over a minute due to the decrease of funding.
- We were able to secure a grant that allowed us to put on 12 new firefighters, plus we placed two additional firefighters to cover the retirees. This will allow us to have the ladder truck back in service somewhere around March 1, 2016.
- SCFD is studying the consideration of a bond to obtain replacement apparatus. It is now my job to educate the public to know the difference between the grant and bond process. At the end of the two year grant, if we do not get additional funding, the firefighters that we just hired will have to be let go and the ladder truck will once again be put in storage. The bond is not for keeping manpower on, but to purchase and replace old apparatus and a new station.
- We have put together a team to address the bond. Your Mayor LeVault has consented to be a part of that team. I have one more member to contact from Show Low.
- The Fire Marshal could not be here tonight. He is attending a fire arson class. He will be taking over our Fire Arson Division.
- I am meeting with the Cities of Surprise and Peoria next week to go over the statistics of how we can assist each other.
- Fire Chief Thompson presented the statistics for the August 2015 fire report for the Town (see attached)

**B. Presentation and/or Discussion Re: Maricopa County Sheriff Office (MCSO) Report Mayor LeVault**

Lt. Chris Dowell

- This is the second month that we have given the new statistics to Council. The stats stayed about the same as last month. This month we did have an increase in DUI arrests. We have stepped up efforts a little bit (see attached reports).
- We are going to step up our law enforcement efforts and while we do that you will see these numbers go up. Those numbers were out there previously, they were not being handled. We are handling them now.
- One of the new stats is the Assist stat. This is where we have to call in additional units to help out in Youngtown above the assigned beat. This month you had 61 additional vehicles assisting in the Town. This averages out to be two additional cars per day that came into Youngtown to assist.

Councilmember Miller

- Just recently the Town passed an Ordinance about panhandling. I believe that they have to be fifteen feet away. Monday night I stopped in Circle K for a bag of ice. This older man came right up to my car window and put his hand in the car with money and wanted us to go in the store and buy him tobacco. The store clerk that was working came out of the store and chased him away.
- People that say that they never see the Sheriff's Department need to look out the window. I see you every day whether it is down my street or out and about in the Town.

Lt. Chris Dowell

- That is a tough situation for us. Panhandling we can take care of if it is on the public right-a-ways, but on private property there is not much that we can do unless the property owner wants the individual removed. Circle K has been calling us. Some of these stats have been going up because our community contacts have been reaching out to businesses. The community is feeling a little more comfortable in contacting us for issues.

Councilmember Johnson

- Thanked all of the Sheriff's Deputies for their hard work and dedication to make us feel protected.

**C. Discussion and/or Action Re: Proclamation naming October 15 through October 31, 2015 as Sheriff Deputies' Lives Matter Days**  
Mayor LeVault

- This item gives me great pride and I know that I speak for the entire Council. I was alarmed as to what has been happening across the country. There is a creeping tenancy in the United States for cities and towns to go soft on their support of law enforcement. It is a dangerous trend and ultimately leads to lawlessness. A lot of police and sheriff departments across the country are being told to ignore the quality of life infractions and to worry about the big things. When you go after the small things, it is called the broken window syndrome. If you don't fix the small things or fix the broken window when it happens, in a month you will have six new infractions. Pretty soon you will be dealing with a lot more serious crimes and on a more frequent basis. The desire for a safe and secure community transcends any differences that we may have for one another. That goes for Anglos, Latinos, Blacks or any other color or race. What I hear from my community is that we want a safe and secure place where we can raise our families and go about our business. I believe that there is no higher calling for government than to provide that safe and secure environment so that families can live their lives and go about their business with confidence and a sense of security. I think that an integral part of that is a municipal government that stands strongly behind and supports our law enforcement personnel.

In our case, that is the Maricopa County Sheriff's Office. It will be four years this upcoming December 2<sup>nd</sup> that we disbanded the Youngtown Police Department and contracted with MCSO. I think that they are doing a terrific job. They have a hard job. These men and women enforcing the laws are being asked to make split second decisions. If they make that decision a split second too quickly they get indicted or if they make it a split second too late they may be injured. They never know which car they stop or which door that they knock on will have the bad guy inside. My hat is off to them and I applaud what they do. I thank them for what they do and I want to show them that we support them and are behind them. What we have done is to have some t-shirts made up that have the Town Seal and the MCSO logo on the upper right portion of the shirt and the words across the front that say "MCSO Sheriff Deputies' Lives Matter".

- Shadow boxes with the MCSO Sheriff Deputies' Live Matter t-shirt mounted within and Council and staff messages written on the matte were presented to Captain William VanAusdal and Lt. Chris Dowell. "MCSO Sheriff Deputies' Lives Matter" t-shirts were presented to all Council members, staff and Deputies present. Maricopa County Supervisor Clint Hickman was presented a "MCSO Sheriff Deputies' Lives Matter" t-shirt as well.

Captain William Van Ausdal

- On behalf of Sheriff Arpaio this means a lot to the Deputies and Detectives that work in Youngtown. This will hang in a very special place.

Motion – Councilmember Miller

2<sup>nd</sup> – Councilmember Chittenden

Motion passed with a voice vote

**D. Presentation and/or Discussion Re:** Updates from EPCOR Water Company regarding operational improvements and the recent decisions by the Arizona Corporation Commission regarding the proposed rates and extended wastewater deadlines

Shawn Bradford, EPCOR Water Company's Vice President of Corporate Services

- Gave an update regarding the recent decisions by the Arizona Corporation Commission on the proposed rates and extended wastewater deadlines (See attached documentation).
- In July, 2012 we filed with the Arizona Corporation Commission for a rate increase which included the Sun City Water District. It took us until August 27, 2015 to have these rates increased for all residential customers in the Sun City District on an average of \$17.36 per month for water. It has gone up to \$20.03 per month resulting in a \$2.67 increase per month. We have provided all of the residents within the Sun City Water District a notice with all the new rates, an explanation of their bill and any new information.
- At a glance, in the Sun City District there is 326 miles of water pipes, 360 miles of sewer lines, over 6,000 valves, 25 wells and 14 storage tanks. When we look at using revenues, \$0.96 of every dollar we collect we use to run the utility company; \$0.31 of that is for system improvements and \$0.31 for operations. These costs are dollar for dollar. In the last decision that was just approved, we are allowed 9.5% equity.
- In the Sun City Water and Wastewater Districts we have some of the oldest infrastructure of all the other Districts within the company. The first piece of pipe was installed on July 1, 1959. A lot of the wells that are still in service today were placed into service prior to EPCOR Water Company purchasing the American Water Company. Some of these wells have been used since 1939.
- We are sensitive to the increase at just over \$1.00 per day we feel that this rate is not exorbitant. The last rate hike was in 2010.
- EPCOR Water Company has been ordered by the Corporation Commission regarding the wastewater consolidation filing. We filed a petition on September 30, 2015 to delay the application until April of 2016. We felt that we really wanted to get all the numbers correct. They have ordered us to bring back three plans:
  - Plan #1 – Update all costs on standalone costs
  - Plan #2 – Consolidation all five Districts
    - Sun City Wastewater District
    - Agua Fria Wastewater District
    - Sun City West Wastewater District
    - Anthem Wastewater District
    - Mohave County Wastewater DistrictThere are approximately 60,000 customers in all five Districts. We would pull them all together and generate a rate based on that.
  - Plan #3 – Share multi wastewater facilities to go into one community.
    - For example: For all of the customers in Verrado, we would build an option for that community only. There would be two rates in Mohave County. This plan would not impact the Sun City Wastewater District.
- The hearing on the wastewater rate increase will be set sometime in March of 2017 and a decision sometime in May of 2017. This is going to be a very complicated process. We asked the Commission if we could forgo the third option, the consolidation plan to split the District into even smaller Districts and the Commission asked us to continue forward with the three plans.

Regular Council Meeting

October 15, 2015

Page 3 of 6

- Our wastewater rate varies from \$22.00 per month to \$75.00 per month. The average bill in the Sun City Wastewater District is \$22.00 per month. There are 28,000 customers in the Sun City Wastewater District, 16,000 customers in Sun City West Wastewater District, 6,000 customers in the Agua Fria Wastewater District, 9,000 customers in the Anthem Wastewater District and 1,400 customers in the Mohave Wastewater District and you throw all the Districts together for approximately 60,400 customers.
- We have another pending order with no timeline to file for a water consolidation. This would affect 14 water districts in the State of Arizona and would include approximately 150,000 water customers. This would be structured similar to Arizona Public Service (APS).

Mayor LeVault

- This philosophy is called the cause or pay. APS has a common transmission system that everyone who is an APS customer shares in the same infrastructure. With this we are talking about five standalone Districts that would be put together to be averaged across the board.

Shawn Bradford

- EPCOR Water Company is going to take the position that consolidation is best and recommend to the Commission that consolidation be approved. We understand that this will negatively impact the Sun City Wastewater District initially. There will be numerous community meetings to discuss this consolidation. One thing to remember is that the Sun City Water District has the oldest infrastructure of all the five districts. There is 70 miles of pipe that is underground that is over 46 years old. The majority of the Sun City Water District's infrastructure will need to be replaced in the near future. If the Sun City Water District is by themselves, the cost of the 70 miles of underground pipe will be very expensive. If consolidation is not passed then the Sun City Water District will have to bear those costs by themselves.
- All three scenarios are revenue neutral to the company. We don't make more money or less money under any of the three plans. Financially, it does not matter to us which plan is implemented. We believe that it will be easier to everyone to share in the infrastructure costs. In the near term, Sun City will be subsidized by the other four Districts. The infrastructure that will be put in the ground will be placed in the Sun City District first because it is the oldest.
- EPCOR Water Company's five year Capital Plan starting in 2016 calls for about \$215 million of investments. \$70 million is for wastewater. A vast majority of the \$70 million will go to the Sun City and Sun City West Districts because this is where the older infrastructure is. Over a ten year horizon we are looking at over half a billion dollars of infrastructure that we will be putting in and the wastewater component is about another \$70 million on top of that.

Frank Metzler, EPCOR Water Company's Director of Operations - Central Division

- Gave an update on the infrastructure improvements in the Sun City Water and Wastewater Districts.
  - I manage about 85 employees spread out over six offices
  - I am responsible for over 126,000 connections from water to wastewater within the Central Division
  - In the Sun City Water District
    - 24,000 connections
    - 8 water plants
    - 27 wells
      - The oldest well in service is located at 111<sup>th</sup> and Florida Avenues and was built in 1948
      - The newest well in service is located at 111<sup>th</sup> and Jersey Avenues and will be put into service this year.
      - Wells range from 700 – 1,300 feet deep
      - Pump on average of 1,600 gallons per day
    - 14 storage tanks
    - 2,100 fire hydrants
    - 310 miles of water main
    - 6,000 valves
  - The 2015 annual operations and general expenditures budget for the Sun City Water District is \$8 million
  - When one well fails, that will take us about 18 months to two years to rebuild and it will cost \$1.5 million
  - So far for 2015, I have approved 55 projects for repair, replacement or new infrastructure.
  - In the Sun City Wastewater District
    - All the wastewater in the Sun City Wastewater District is collected and moved to the Tolleson Wastewater Treatment Facility. We pay Tolleson to treat that wastewater.
    - 22,000 connections
    - 280 miles of sewer lines
    - 4,600 manholes
    - 7 lift stations
    - The 2015 annual operations and general expenditures budget for the Sun City Wastewater District is \$9.2 million

- \$4.3 million of this goes to the Tolleson Wastewater Treatment Facility for treating our wastewater
- In the Sun City Wastewater District we are spending this year alone, on manhole repairs, about \$1 million

Councilmember Miller

- Do you sell some of the wastewater to the Palo Verde Power Plant?

Frank Metzler

- We do not. We pay the City of Tolleson to treat the wastewater. When the City of Tolleson treats that wastewater it becomes the property of the City. The City of Tolleson has entered into an agreement with APS where they put that water into a pipeline and send it out to Palo Verde to help cool the nuclear plant. EPCOR does not make any revenue off of that.

Mayor LeVault

- I would like to invite Mr. Metzler in for a meeting to sit down and talk about future development in Youngtown.

**E. Presentation and/or Discussion Re:** Presentation from the White Tanks Mountains Conservancy in regards to possible mountain preservation and efforts to preserve land from further development (see attached handout)

Mayor Jackie Meck from the City of Buckeye and Todd Hornback from DMB Associates, Inc. gave a brief presentation on the possible partnership between the Town of Youngtown and the White Tanks Mountains Conservancy.

Mayor Meck

- Mayor Meck would like the White Tanks Mountains Conservancy to be a west side project and have the preservation of the White Tank Mountains from further development. Mayor Meck and Mr. Hornback have been presenting their proposal to cities and towns across the West Valley.

Todd Hornback

- When DMB Associates looked at the land surrounding the Verrado development, we wanted to take a leadership role to help preserve the White Tank Mountains; similar to what we did in DC Ranch for the McDowell Sonoran Conservancy.
- The area that we are considering is about 70,000 acres of Sonoran Desert.
- The White Tanks Mountains Conservancy does have our non-profit status, a Board, by-laws, articles, letter head and logos. DMB Associates is in their second year of a \$50,000 commitment comprised of cash and in-kind.
- The Conservancy will be building trails, maintaining trails, education, guided hikes, develop Citizen Scientists (ASU will train volunteers on how to identify flora and fauna so that we can do inventories) and have a large volunteer program.
- We have a three year start up plan with a goal to raise \$1 million. We are in the middle of our Charter Membership Campaign. We are inviting every municipality in the West Valley to become a Charter Member and pledge \$25,000 each. Of the \$350,000 first year goal we have commitments and pledges of \$225,000. Our Corporate Charter Membership is \$50,000 and the Municipal Charter Membership is \$25,000. We currently have pledges from the Cities of Buckeye and Surprise.
- We will be doing the normal non-profit fundraising and hopefully in 2016 we will have a national scale recreation event. We are toying with the idea of a mountain bike race. In 2017, we will be doing a foundation matching grant for \$350,000.
- We just don't want your money, we want your involvement. We hope to have developers, municipalities, environmental groups, and individuals as part of the Advisory Council. With your pledge of \$25,000 you would have a seat at the Advisory Council which will have a direct tie to our advocacy and public policy agenda.

Councilmember Chittenden

- How will this affect the politics with Maricopa County Regional Parks?

Todd Hornback

- R.J. Cardin, Director of the Maricopa County Parks Department, is on our Board. The overlay of the Conservancy will not impact the County Park in any way. It doesn't change any boundaries or how they operate. What it does for them is to allow them to create a Regional Trail Master Plan that will extend beyond the County Park. This Plan will allow hikers to hike beyond the County Park all the way to the City of Buckeye's Skyline Regional Park (which is about 9,000 acres), connecting into the community of Verrado and possibly having an entrance from Surprise. Surprise has the entire northern boundary and they want access. The Friends of the White Tanks are very excited about the Conservancy as well. The City of Buckeye will have Conservancy Park Rangers at the Skyline Regional Park entrance to promote a sense of partnership and cooperation within the area.

Councilmember Mello

- The White Tanks Park is the largest park within the County and as a matter of fact the largest County park in the world. There are about 30,000 acres and about 30 miles of hiking in the White Tanks Park. This is a significant asset already and with the addition of Skyline Regional Park and the White Tanks Mountains Conservancy this will be a huge area.

Mayor LeVault

- This Conservancy is just one piece of the asset. The West Valley is coming into our own. We have the land mass, we have moved into the spine of the transportation arena with the Loop 303 just opening up, the Northern Parkway under

construction and the improvements on Grand Avenue. We are going to see a tremendous growth in the West Valley. This is one aspect of the one important piece of the puzzle that is a legacy that we want to pass on to generations to come. This gives us a chance to put some skin in the game and be part of the ground floor as part of the Advisory Group for the White Tanks Mountains Conservancy. Let's bring this back for discussion and possible action at the November 5<sup>th</sup> Council meeting.

- We are being asked for a municipal contribution of \$25,000.

**F. Presentation and/or Discussion Re:** Presentation from the Thunderbird School of Global Management regarding the Traditional Neighborhood Development District (TNDD) for possible amendments to the Youngtown Zoning Code.

Town Manager Blackman

- Aaron Hale and Harsh Kagda have been out pounding the pavement and interviewing business owners and surveying the community. They are here to give you an update on their progress.

Aaron Hale and Harsh Kagda presented information on the Town of Youngtown's TNDD (see attached)

- We have two ends that are currently working separately and will converge at the end of the project. When these two ends converge we can try to find a solution and implement the project.
  - We have the Market research end
    - We wanted to get very specific information from the residents who will be effected on this project
    - We have gone out and done local surveys of the residents, local businesses and looked at archived data to get an understanding of all that will be impacted by this project.
  - We have the finance and data end
    - We have been researching types of grants, how much money we can get out of these grants, what the stipulations of these grants are and what the pay outs will be.

Mayor LeVault

- We have used Thunderbird School of Global Management at the Maricopa Association of Governments (MAG) a half of dozen times. They have really done a terrific job. Out of every project that they have been involved in, there has been important work that has gone forward that has paid big dividends. We have asked the team to help us how to figure out how to reinvent Youngtown. This will involve profound change to our Zoning Codes. We are looking at changes that will forever change this Town. The City of Tempe, about 15 years ago, did the same thing that we are proposing to do at a much larger scale. They decided not to do what the other communities were doing and grow their footprint larger; they wanted to improve what they already had in the existing footprint and making it the best that it could be. This is what we want to do here in Youngtown.

Town Manager Blackman

- The Thunderbird team will be reaching out to all the Councilmembers. They will be meeting with Councilmember Mello and Vickers this evening. They have been meeting regularly with Gregory Arrington and myself and giving lots of feedback and many emails going back and forth. They did put together a survey and have been going door-to-door with an introduction on how they are working with the Town and what they are trying to accomplish. They have made some good headway. They attended the Business Council meeting this week and were able to talk and connect to some of the businesses to hear some of the issues from them.

**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.

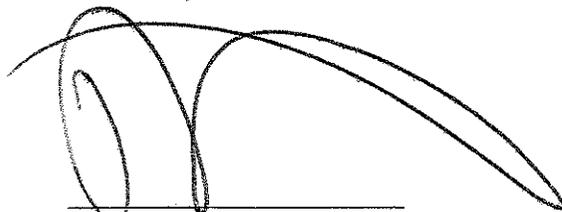
- Councilmember Johnson would like to have the Agua Fria Ranch Parking Committee resurrected
- Mayor LeVault directed staff to place this item on a future Council meeting

B. Announcement of Regular Council Meeting on November 5, 2015 at 7:00 p.m.

Motion to Adjourn: Councilmember Mello

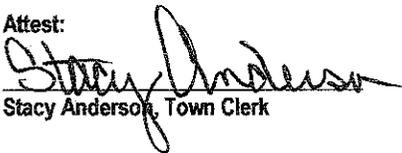
Second – Vice Mayor Duran

Meeting Adjourned 9:03 p.m.



Michael LeVault, Mayor

Attest:



Stacy Anderson, Town Clerk

Minutes approved at the November 5, 2015 regular meeting

Regular Council Meeting

October 15, 2015

Page 6 of 6