



## MINUTES OF REGULAR MEETING OF THE COMMON COUNCIL OF YOUNGTOWN, AZ

THURSDAY, October 21, 2010, TOWN CLUBHOUSE, 12033 CLUBHOUSE SQUARE

1. Call to Order Mayor Michael LeVault called the meeting to order at 6:04 p.m.
2. Roll Call Council present: Mayor Michael LeVault, Vice Mayor Jacob Duran, Councilmember Margaret Chittenden, Dorena Mello, Shirley Oglesby, Susan MacKay, and Judy Johnson.  
Staff present: Town Manager Lloyce Robinson, Town Attorney Michelle Swann, Chief of Police Terry McDonald, Police Management Assistant Linda Nilles, Police Administrative Assistant Bonnie Medrano, Court Administrator Diana Kutcher, Code Enforcement Coordinator Lora Isaacs, Code Enforcement Officer Frank Mazzcua, Deputy Town Clerk Diane Cordova, General Government Administrative Assistant Cecilia Casillas, Town Clerk/Treasurer Letty Goldberg, and Town Engineer Grant Anderson.
3. Pledge of Allegiance and Invocation Pledge led by Councilmember Chittenden. Invocation offered by Pastor Charles Ring.
4. Communications:
  - A. Communications from Council  
Mayor LeVault
    - We have guests this evening. Sun City Fire Chief Jim Haner and Fire District Board Members Tom Stroozas and Walter Link. Other guests are District 9 Legislative Candidates Rick Gray and Shirley MacAllister. Thank you for joining us this evening.
    - Today I attended a Tax and Real Estate seminary and the outlook for this community, region, and state is not optimistic. Policies made at the federal and state levels are affecting all of us. If you saw the article in The Arizona Republic on Sunday, this area is among the hardest hit. The west valley was over-built. It is the #1 community for foreclosures, deeds in lieu of foreclosure and short sales.
    - Last Spring we asked the residents of Youngtown to implement a primary property tax. They didn't just say "No", they said "Hell No". 73% of voters voting that day voted against the measure.
    - Town Manager Robinson is going to show a PowerPoint including the history of Youngtown. If you don't know the history, how do you know where you want to go? Without action this Town is not sustainable, but it takes time to make the best decision. Some residents are posting blog, many are anonymous. I even sent one my phone number and asked him to call me so that we could discuss it. We won't be stampeded or buffaloed. I prefer to dialog face to face. People who make wild accusations and vile comments anonymously, are cowards.
    - We are looking at formation of a task force as a medium to look at options/recommendations to Council. We will do what we have to do to preserve this Town and make it viable going forward. Youngtown is a microcosm of the valley, the county, the state. Because we are smaller, we see the effects quicker.
    - This month was the celebration of the 50<sup>th</sup> Anniversary of AARP Chapter #1 Youngtown. The National AARP historian presented a PowerPoint on Youngtown's history and how it fits the AARP history.
  - Councilmember Mello
    - I attended Maricopa County Community Development Advisory Committee (CDAC) this month and received some good ideas.
  - Councilmember Johnson
    - I want to thank Code Enforcement Coordinator Lora Isaacs and her group for boarding up windows and doors on five vacant houses. They also cleaned up the yards. The condition of properties affects all of us. Maybe it will be easier for some residents to clean up their properties now that it's cool.
  - Councilmember MacKay
    - G.A.I.N. Event was great. The Youngtown Historical Museum was open and 36 people signed the guest book. We estimate double that toured the Museum.
    - My husband Mark, the Mayor and his wife and others from Agua Fria Ranch attended an open hearing sponsored by El Mirage regarding El Mirage's effort to annex the property in the riverbed owned by the Salt River Material Group. We made it clear that we do not want sand and gravel mining to be included in the property uses.

**Councilmember Chittenden**

- The G.A.I.N. Event was great. The Sun City Fire Department did a great job demonstrating how quickly a building burns – less than two minutes. Many people were impressed.

**B. Communications from Staff**

**Town Manager's Report, Fire Department Report (Report attached), Police Department Report**

**Town Manager Robinson**

- I want to thank Deputy Town Clerk Diane Cordova for putting the Youngtown Village Reporter on the Town website. September and October issues are now uploaded. Press the Newsletter tab on the home page to get to the newsletters. Jamie Boyett is the editor of the Village Reporter.

**Town Clerk Goldberg**

- Three Council seats are up for election this spring. They are for four-year terms. Candidate packets will be available November 8. We recommend that those residents interested in running for a Council seat make an appointment to learn about the process and review the forms.

**5. Consent**

**A. Approval of Minutes:** Minutes of October 7, 2010 Work Session and Regular Meeting

**Motion to approve Consent Agenda – Councilmember Johnson**

**Second- Vice Mayor Duran**

**Motion passed unanimously on a voice vote.**

**6. Business**

**A. Discussion and/or Action Re: Benchmarks Update from Police Department and Public Works Department.**

**(MCDONALD/HANNAH)**

**Chief McDonald (Report attached)**

- I came on board as Chief on March 1. It's been a good ride but challenging. We had hoped that with a vote for a Primary Property Tax we would be going from 12 to 18 officers. In July we were down to eight. This was a significant occurrence. This is an unprecedented time to provide public safety. We have a new model that may include paid reserve officers and we've gone to a horizontal supervision structure. It was necessary to lay off three officers and the Lieutenant. This is my fifth decade of police work. In my report are comparisons of response times for July, August and September 2009 and 2010. I am pleased that our response time is five minutes or less. We are working with volunteer investigators and we are developing a report writing manual. Reports for felonies have a negligible number returned for more work from the Prosecutor's office.
- Sgt. Dave Evans works the drug cases. He has years of HIDTA Task Force experience that pays off for us. Our dispatch is from Maricopa County Sheriff's Office (MCSO) and that's a good thing. The Deputies provide back up for our officers and we provide backup for them. Law enforcement helps law enforcement. Dave Evans said "When you can't do everything then you're down to guarding the walls.
- Crime rates are down. We are streamlining with Code Enforcement. We issue the citations and keep the peace. With fewer officers there are fewer tickets being issued. We pay attention to what needs to be done. Currently we are monitoring the school bus stops on 111<sup>th</sup> Avenue. Fifteen citations have been issued and three others were warned. The desired impact is for safety. Citizens come in with information.
- In July we had a drug dealer arrested. It was a Cisco search. Also in July we have an illegal dumping suspect. In August we had drug violations. In one drug bust the mother ran away abandoning her child. It was discovered that the child had been sexually molested. The case was referred to Phoenix where it is believed the crime occurred. Also in August we did surveillance on a meth lab using information from resident. The dealer arrived and was arrested. He is on immigration hold.
- Recently officers located a 2010 truck that turned out to be stolen out of Kingman. The suspects were close by and planning to bust it out of Koppys' town yard. Three of our officers put on a plan. They set up surveillance. Sgt. Evans thought he was going to "Take a burn" but was able to put on some barricade worker's gear and that settled the suspects down. The officers were able to make an arrest. It was later discovered that the suspects were wanted for a series of home invasion robberies in Kingman.
- Budget Manager – I hired a Management Assistant, Linda (Candi) Nilles who is good with numbers. During the first quarter we exceeded our budget on overtime (40%) and vehicle maintenance (37%) but are guardedly under 25% for the whole quarter. Mrs. Nilles has worked for Apache Junction and Hayden-Kearny Police Departments. She saw a grant opportunity that will make it better. The Police Department has received a grant for \$50,000. for next year.

- Patrol is holding its own. Detective Deanna Weaver has 279 cases that need to be completed. We are getting her some help in the form of volunteers with professional police experience. Volunteer Shirl Rogers has been working on a child molestation case and may get some charges filed. Robin Rennels is also working on open cases. Our newest volunteer, Robert Taugner, is working on a homicide that occurred in 2007 and has identified a suspect who is an illegal being held in California. ICE placed the suspect in an El Mirage drop house 10 days after our officers found the body. We have volunteers and sparsely paid part-time help. Glendale Police Department has invited our officers to participate in training at no cost to our Department.
- I am cautiously optimistic. I recognize that we are doing the best that we can. We appreciate the help of Bonnie Medrano, Police Administrative Assistant working as property custodian and records manager, and Mrs. Nilles who is managing our money and applying for grants.

**Mayor LeVault**

- Chief, we want to thank you and the Department's men and women. We appreciate what you do. It is hard work and dangerous.

**Councilmember Chittenden**

- I wish to thank you as well. Regarding the priority 2 calls, is the delay because County Dispatch doesn't pass these calls to our officers as soon as it should?

**Chief McDonald**

- Sheriff's Dispatch gets those calls out as quickly as they can. Overall, we are pretty pleased with dispatch services and the support we receive from the rank and file in the Sheriff's Department.

**Mayor LeVault**

- El Mirage is having issues with staffing its Fire Department. Sun City Fire District, our Fire Department, has the #1 response time in the West Valley.

**Town Manager Robinson for Public Works Manager Mark Hannah (Report attached)**

- In the Public Works Department it was necessary to RIF (Reduction in Force) one employee that greatly impacted the Streets and Right-of-Way Section. Due to PM-10 the Town has a street sweeping commitment to keep dust down. It was determined the greater effect would be to sweep the more heavily used streets more often and the other streets on a less frequent basis. Our newly paved alleys also had to be added to the street sweeping schedule. Public Works employees used to take the street sweeper to the land fill to empty the debris collected. Now the Department has a dumpster from Parks & Sons to store the debris until Parks and Sons can empty the dumpster. This small change saves in the form of staff time, fees and miles on the street sweeper.
- The Department is purchasing supplies using state contracts. Also Regency, the Town's custodial services vendor picks up janitorial supplies and the Town pays the invoice.
- The Town has an energy efficiency grant that will be used for windows and lighting that will provide savings in utility costs.
- Maintenance costs for the parks will be reduced by the replacement of grass with crushed rock at some locations. Memorial Park at 111<sup>th</sup> Avenue and Peoria will have grass replaced and plans call for Remembrance Park (Caliche Park) to have 80% of the grass replaced with crushed rock.
- With the new budget, the Building Inspector was cut to half time. The new Building Inspector is Jim Fox. No complaints have been received regarding the reduced hours. Town Hall Administrative Assistant Cecilia Casillas assists residents with getting started with the permitting process and scheduling inspections.

**B. Discussion and/or Action Re: "How Secure is the Town's Future", staff presentation to Council regarding quarterly financial report, future financial overview, and recommendations, including discussion of municipal finances historically, currently and in the future, and discussion of alternative finance methods including (1) imposition of primary property tax, (2) disincorporation, (3) de-annexation of Town territory, and (4) Chapter 9 bankruptcy filing. (ROBINSON)**

**Town Manager Robinson (Powerpoint and Public Handouts attached)**

- As Town Manager it is my responsibility to make recommendations to the Mayor and Council to secure the Town's future. It is not all doom and gloom. I have a respect and concern for this unique small town. I want to preserve it for the future.
- There are three major events that have impacted the Town. Are they Mileposts or Millstones? Webster's Dictionary says a Milepost is "a significant point in development" and a Millstone is "a heavy burden".

- First is the sale of the Town water company in 1995. Town records show that in the audit conducted by Willdan, residents were paying \$4.95 per month for water. The goal was to reduce water costs for residents. The sale of the water company restricted the Town's ability to bond for local projects. It meant the loss of local revenue control. Remember in the game Monopoly you want to buy a utility because everyone has to pay utilities. One of the Town's concerns was its share of costs to repair the water treatment facility, but that could have been spread over 20 years.
- Next was the loss of the age overlay after 44 years. This made for a drastic transformation of the Town. Some feared an elderly person might run over a child. There is more domestic violence. We now have a mix of ages, cultures and income levels.
- The third event was the building of Agua Fria Ranch. The Town has 10 acres that it must maintain. Five and on-half acres is drainage that is grass that has to be fed, watered and re-seeded. It was very short sighted. The Community Facilities District for infrastructure should have included having the drainage covered. Then there is the Commercial district on Olive Avenue. It should have been larger. Houses should not have been built all the way up to Olive Avenue. Then there is the landfill issue. The property east of Agua Fria Ranch that fronts on Olive was used as a medical landfill and cannot be built on.
- Choices were made without looking at the future.
- Annexation was not aggressive at a time when land was available. The result is that Youngtown is now landlocked.
- Youngtown has an aging infrastructure. It has alleys that are now paved but need to be maintained. The alleys were a PM-10 nightmare but that is taken care of for now. But where is the funding for street sealing? We need to analyze further out. The Town needs a five-year plan. You follow the plan and by the sixth year you've met your goals and see that it was worth it. We need a plan. We need to prevent the Town's financial structure from being compromised. We should not be spending our savings. Personal services includes healthcare premiums. We can't go lower than \$3.9 million budget. We have to find a way to increase savings. This year we started the fire flow improvement project that is expected to take five years. We are estimating that it may be 2014 before we can seal the streets. Economic development – We need more retail businesses and those businesses we do have need help. Many businesses in Youngtown do not have frontage on a major arterial. Signs on 111<sup>th</sup> avenue might draw customers to those businesses. It has been suggested that some properties on 111<sup>th</sup> Avenue be rezoned to commercial. We'd like to be able to make loans to businesses to upgrade facades.
- The Town needs to stabilize its financial future. It needs to improve public awareness of the costs of services. The Library budget this year is \$81,002. Library Manager Nancy Lewis told me that at the end of September, library had 1,322 patrons (card holders). If you divide \$81,002 by 1322 you get \$61 annual cost per cardholder. This could be calculated for other departments in the budget using Town population as the divider. Users paying for actual costs for this public service.
- The Town has been concerned about internal and external image of the Town. We had the Face of Youngtown Committee and the Community Outreach Committee. On the external side, Council and staff are team players; they are regional participants.
- Proposals from Staff: 1) Implement a Primary Property /tax in the amount of \$1 million. 2) Form a Street Lighting Improvement District (SLID) in the older part of Town to pay the cost of streetlights. (Agua Fria Ranch already has a SLID), 3) Outsource Town services with a gain or loss of level of service, and 4) Explore re-purchasing the water/sewer system. I spoke with the man who was general Manager of Sun City Water Company when the water company was sold. He said they sold their assets for a quick buck. Not only did they get rid of the golden eggs, they killed the goose that laid the golden eggs. Without the water company, the Town could not sell bonds to pay for capital improvements. They sold our enterprise.
- A Primary Property Tax would supplement the Town's revenues. It would be stable and have local control. The state can't take the property tax and pay its bills. The Property Tax can only be raised 2% annually by the Council during the budget process. Even if a Primary Property Tax was approved in May, the Town would not realize revenues until November of next year's budget. Primary Property Tax is an investment in the Town's future. We need to rebuild the Town's financial infrastructure.

Mayor LeVault

- Youngtown spends \$646 per resident, the lowest in the West Valley. Litchfield Park, next lowest, pays \$1,536 per resident and they don't have a Police Department. We are using 2004 revenues to pay 2010 expenses.

7. Call for Executive Session  
None needed.

8. Citizens Comments/Apearances from the floor:

Jess Barrett, Youngtown Resident

- I've been a Youngtown resident since 1981. I'm still wondering why Wendy's lost their salad bar. The Property Tax vote came at a time when the Governor was asking for a one cent sales tax for schools. Also the School District is annexing Youngtown. I own a patio home with an assessed value of about \$58,000. I pay \$500 a year now, and with the Peoria school tax, my taxes will double. One of my neighbor's only income is her \$967/month Social Security check. Many residents don't trust because of past Councils here. We have a better than ever Police Department. I voted "Yes". Youngtown has an image problem. I was getting my car repaired and there was this grey stuff floating in the air. It turns out the mortuary/crematorium burns bodies at 2 in the afternoon. People come here to die. The Veterans Administration sends people here to live. Many long-time residents fear reprisals from those in control here. Youngtown has had a vindictive Police Department and vindictive Councils.

Bryan Hackbarth, Youngtown Resident and Former Mayor

- I discussed commercial development with the former Town Manager Mark Fooks to zone for Commercial on 111<sup>th</sup> Avenue and 111<sup>th</sup> Drive. Mr. Fooks did not believe that government should own property, although property on Peoria Avenue was purchased when he was Town Manager. Every group has a part to take in the future of the Town. Council has to trust the Town Manager. We need to take care of the children and revitalize the parks. It was either poor management or poor bidding processes that cost the Town. Change orders led to additional expenditures than had been approved by Council. As for the development of Agua Fria Ranch, the Town wanted it to be all homes not realizing that tax revenues from retail businesses finance the Town. I don't have Cox cable. I do have a cell phone. The Town has nothing to offer on a property tax. No program for youth and seniors. Public Works should be shut down and the Town should have Code go away. The Police Department could do code. Police Officers would then have to get out of their cars and talk to people.

Kathryn French, Youngtown Resident and President of Agua Fria Ranch Homeowners Association

I represent 783 homes, about half the population of Youngtown. I have seen the hard work of this Council during Budget sessions. Previous Councils were spending like fools. Those Councilmembers had no idea what they were voting on. I like living in a small town, not hearing gunshots in the neighborhood. Yes, I get irritated with noise. Yes, I'm getting older and noise bothers me, but I want the children here. We need to be more creative – donate change out of our pockets, join a task force, do something. We don't want to be called "Junk Town." Sgt. Dave Evans says "we're defending the walls." We have a Council that talks to each other. The economy is crummy. So we can't eat out as often as we'd like. We have to give up or cut out. Some people have given up their land lines and just have cell phones. Residents don't have to be afraid of this Council. Residents should come and be part of the committee to solve this problem. Our Staff is working hard on our behalf at a pittance.

Mike Fehlig, Youngtown Resident

- I kind of think that a Property Tax won't pass. This Town said "No" to it before. We need to cut personnel or take funds from the "Rainy Day" fund. One Blogger calls Youngtown a "Welfare Town". The north part of town will be getting a school tax. Peoria Unified School District can raise the rate. We need to spend money on Code to fight blight. Put Code under the Police Department and have more people on the street. Three part-time Code people are not enough. We need to give up something.

Mayor LeVault

- Some people think that small town politics is a blood fight. We are in a deep dark valley in our history. We need to reach out and find the answers. I fear for our state and nation. I am working to put together a committee that will look at solutions to our budget problems. One of those people should be former Mayor Bryan Hackbarth. This is an important issue and we need to lay aside our differences.

Councilmember Johnson

- Mike Fehlig doesn't think a property tax would pass. I think that residents didn't have information – didn't know the dire need. Do you want to give up street lights? Give up the lake? Limit services? I disagree that we have nothing to offer. I see families and groups having picnics in the park, using our basketball court and playgrounds. If we love this Town we have to fight for it. We have a friendly Police Department. We would not get that kind of service from MCSO. Maybe we should move our Court on. No more free ride – pay for what we want.

Councilmember Mello

- Even if Youngtown became part of another community, our residents would have a property tax and a school tax. If we de-annexed and annexed to Peoria or El Mirage we'd have a property tax. Even if they voted for disincorporation, the Town would have a property tax. You say Youngtown doesn't have anything to offer? We have more control. Annexed to a larger city, we'd just be a small piece, another liability. We need to think outside the box. We are an asset. We are a community worth fighting for.

**Councilmember Chittenden**

- I echo Councilmembers Mello and Johnson. I wondered where Youngtown gets its money. As a Councilmember I've learned that other than Town sales tax, most of our revenues are shared revenues from the State. We don't have as much as we had and we know we will have less in state shared revenues. I enjoy our library and parks. I don't have a cell phone or cable, or subscribe to a newspaper. In Youngtown, the public can come and speak your voice to the Council. I attended a Council Meeting in Surprise. They have spotlights on the Council because their meetings are televised. Because of the spotlights, people can't see Council and Council can't see them. Costs for maintenance of infrastructure are increasing as Town gets older. At the G.A.I.N. event there was a man who is trying to get a Boy Scout Troop started. I'm proud of the Town Staff and Council. It's why I still live here.

**Councilmember Oglesby**

- I am proud of this Town. We have a lot to offer. I appreciated Town Manager Robinson pulling Police Department together. Thank Chief McDonald for what he is doing for the Town, for his Police Department volunteers.

**Mayor LeVault**

- This is a small town. We still have control over our destiny. We give up control, we give it away to others. I want a panel/committee to take a global overview of what can ensure the Town's sustainability. We need to step back and be thoughtful about what is required for sustainability.

**Mr. Fehlig**

- My wife, Councilmember Johnson, asked me to do some research at the Arizona League of Cities and Town regarding several issues. Annexation – 51% of Youngtown would have to agree to be annexed and would require a 51% vote of the other city or town agreeing to annex us. Bankruptcy would mean a repayment plan and a trustee appointed who would assess a property tax to pay Town obligations.
- Blight is here. Agua Fria Ranch has experienced a significant loss in property values because of the upper part of Youngtown. We need to research and understand what is going on to solve Town's finance problems. This attitude of a free ride has to change. We might make it next year and the year after if we use savings, but then what? The Town is in trouble financially.

**Mayor LeVault**

- We need to look at our options. We are not losing our Town. We have a whole range of options, including asking residents to approve a property tax. The Town Manager, Town Attorney, and Mayor will investigate the process to create a public body to look at options going forward and make recommendations to Council.

**Councilmember Mello**

- I wouldn't vote to put property tax on the ballot.

**Mayor LeVault**

- I agree.

**Town Manager Robinson**

- We are looking for volunteers to serve on this committee for the future of Youngtown.

**Town Attorney Swann**

- The Mayor can appoint members of a committee. He can say "I appoint you, and you, and you."

**Announcement of next Work Session and Regular Meeting:** Thursday, November 4, 2010, at 7:00 p.m.

**Motion to adjourn – Vice Mayor Duran**

**Second – Councilmember Oglesby**

**Meeting adjourned at 9:00 p.m.**



Michael LeVault, Mayor

**Attest:**



Letty Goldberg, Town Clerk/Treasurer

**Minutes approved at the November 4, 2010 Regular Meeting.**

# YOUNGTOWN

## Incident Response Summary

September 2010

<b>Incident Type</b>	<b>Count</b>
<b>2 Overpressure Rupture, Explosion, Overheat(no fire)</b>	
251 Excessive heat, scorch burns with no ignition	1
	<u>1</u>
<b>3 Rescue &amp; Emergency Medical Service Incident</b>	
3210 EMS - Cardiac	5
3211 EMS - CVA	1
3212 EMS - Seizure	3
3213 EMS - Respiratory	2
3214 EMS - GI: Abdominal	1
3215 EMS - ALOC	9
3216 EMS - Diabetic	2
3217 EMS - Fall Injury	9
3218 EMS - Other Traumatic Injury	3
3219 EMS - General Medical Problem	9
321D EMS - Drug Overdose	1
321H EMS - 901-H	1
321P EMS - Psychiatric	1
321T EMS - Heat Related Incident	1
322 Motor vehicle accident with injuries	1
	<u>49</u>
<b>5 Service Call</b>	
541 Animal problem	2
551 Assist police or other governmental agency	1
553 Public service	1
554 Assist invalid	6
	<u>10</u>
<b>6 Good Intent Call</b>	
611 Dispatched & cancelled en route	1
622 No Incident found on arrival at dispatch address	2
671 HazMat release investigation w/no HazMat	1
	<u>4</u>
<b>Total Incidents This Month:</b>	<b>64</b>
<b>Total Incidents This Year:</b>	<b>645</b>

# Prevention Inspection Summary

September, 2010

Property Use	Number of Initial and Re-Inspections		
	Initial	Reinspects	Total
<b>Assembly</b>			
100 Assembly, Other	1	0	1
140 Clubs, Other	2	0	2
142 Clubhouse	1	0	1
151 Library	2	1	3
	<u>6</u>	<u>1</u>	<u>7</u>
<b>Health Care, Detention, &amp; Correction</b>			
311 24-hour care Nursing homes, 4 or more	3	1	4
340 Clinics, doctors offices, hemodialysis	0	1	1
365 Police station	1	0	1
	<u>4</u>	<u>2</u>	<u>6</u>
<b>Residential</b>			
429 Multifamily dwelling	4	0	4
439 Boarding/rooming house, residential hotels	1	0	1
	<u>5</u>	<u>0</u>	<u>5</u>
<b>Mercantile &amp; Business</b>			
500 Mercantile, business, Other	2	0	2
549 Specialty shop	0	1	1
557 Personal service, including barber &	2	0	2
580 General retail, Other	4	0	4
596 Post office or mailing firms	1	0	1
599 Business office	17	1	18
	<u>26</u>	<u>2</u>	<u>28</u>
<b>Storage</b>			
891 Warehouse	1	0	1
	<u>1</u>	<u>0</u>	<u>1</u>
<b>Total Inspections</b>	<b>47</b>	<b>5</b>	<b>47</b>

# Prevention Violation Summary

September, 2010

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Violation Code	Number of Initial & Re-Inspected Violations
14.2 610.1 Kitchen/Hood - Serviced Semi-Annually	2
16.2 906.2 Portable Ext - Serviced	4

Total Violations: 6



# THE FUTURE OF THE TOWN OF YOUNGTOWN

**WHERE HAVE WE BEEN?**

**WHERE ARE WE NOW?**

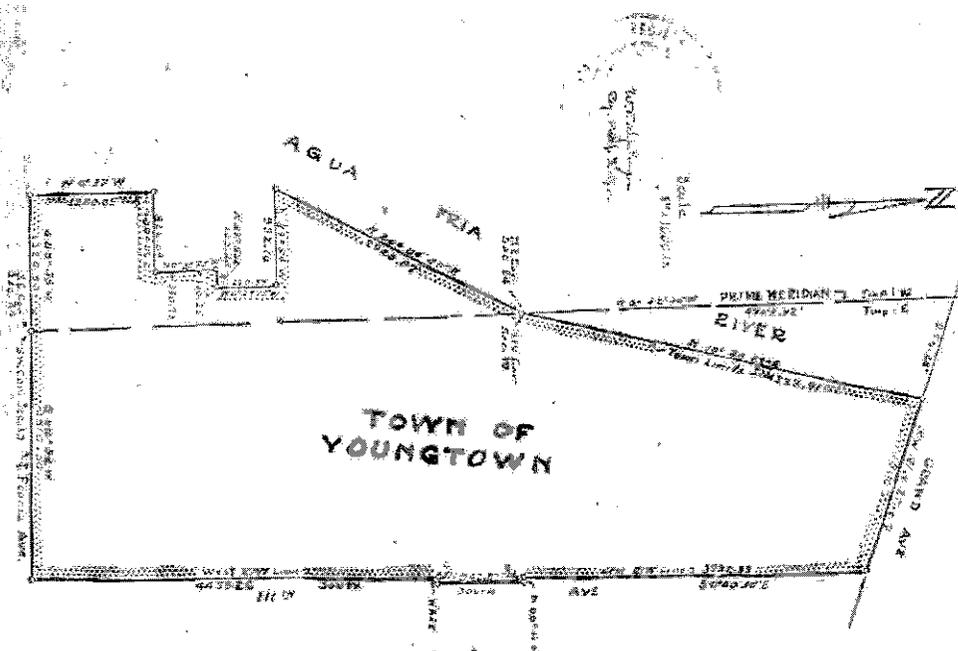
**WHERE ARE WE PLANNING TO GO?**

**HOW WILL WE GET THERE?**

# HISTORY - 56 YEARS

- Developed in 1954 – Started with fundamental, legal flaws based on a good-intentioned philosophy for an adult planned community
- Incorporated in 1960 – Council-commissioner form of government, antiquated facilities, working class citizens with strong personal and community values
- Developed with a small town USA concept including parks, lake, library and social clubs

# INCORPORATED IN 1960



MAP  
of the  
**TOWN of YOUNGTOWN**  
ARIZ.

According to the Resolution Adopted  
by  
The Board of Supervisors, Maricopa County,  
Arizona, The 10<sup>th</sup> day of December 1960

# MILEPOST OR MILLSTONE

Definitions per Merriam Webster's Dictionary:

- Milepost – *“A significant point in development”*
- Millstone – *“A heavy burden”*

Youngtown has experienced 3 significant, Town-wide events that have performed a substantial role to change the Town's character, focus and now the FUTURE.

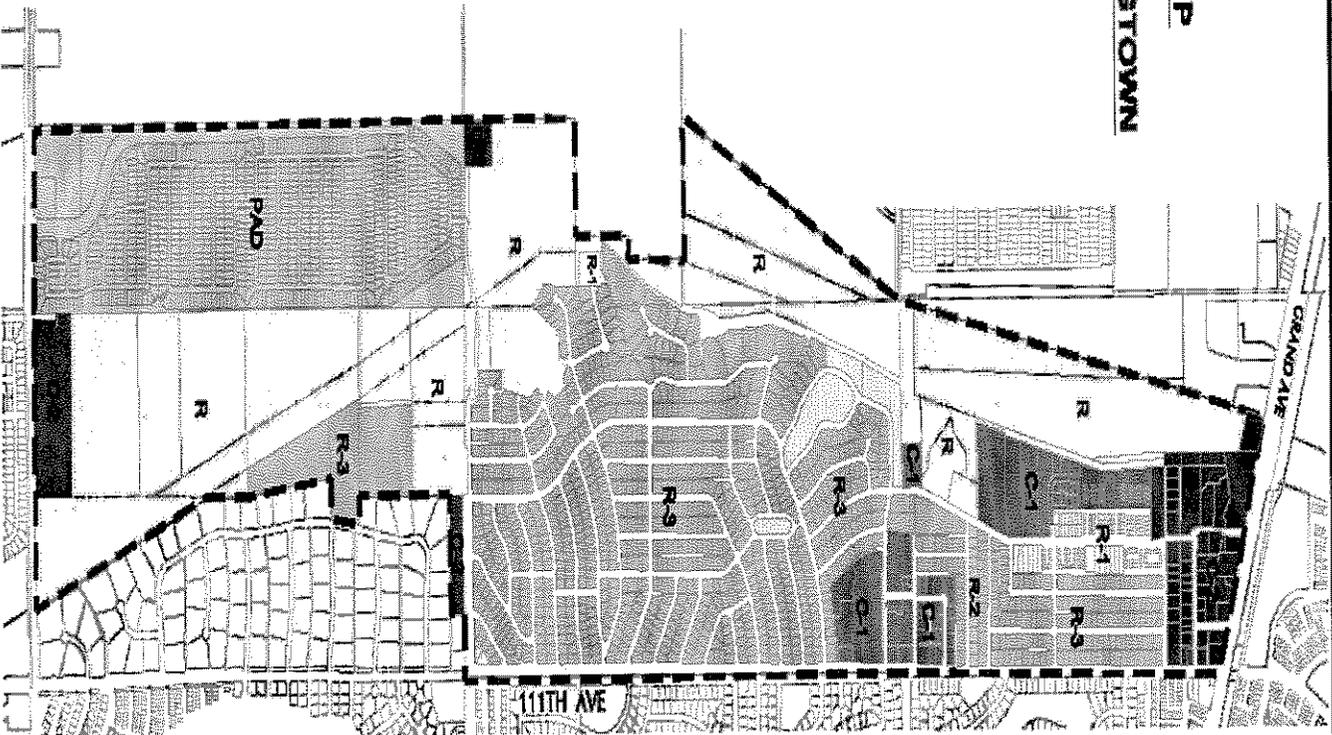
- I. Sale of the Youngtown Water Company (1995)
- II. Loss of the Age Overlay (1998)
- III. Development of Agua Fria Ranch Subdivision (2003-2005)



# ZONING MAP OF THE TOWN OF YOUNGSTOWN

## LEGEND

- Town Limits
- Parcel
- Zoning Code**
- C-1
- C-2
- R
- R-1
- R-2
- R-3
- PAD
- O/B
- RIGHT-OF-WAY



WISCONSIN AVE  
 TENNESSEE AVE  
 JERSEY AVE  
 ALABAMA AVE  
 FLORIDA AVE  
 SUN CITY BLVD  
 GREER AVE  
 MISSOURI AVE  
 OLIVE AVE



Date: April 27, 2010

# MILLEPOST OR MILLSTONE?

## YOUNGTOWN WATER COMPANY SALE

Sold in January 1995 by vote of Youngtown voters (392-342)

- **\$1,192,467 TOTAL** (\$932,862 Cash Sale + \$259,605 Escrow)
- \$1,958,391 Value of System (Land, land rights, plant, equip.)
- \$1,006,589 **LOSS** (Discontinued operations-1995 Audit)  
15 years of **LOSS**

# MILLEPOST OR MILLSTONE?

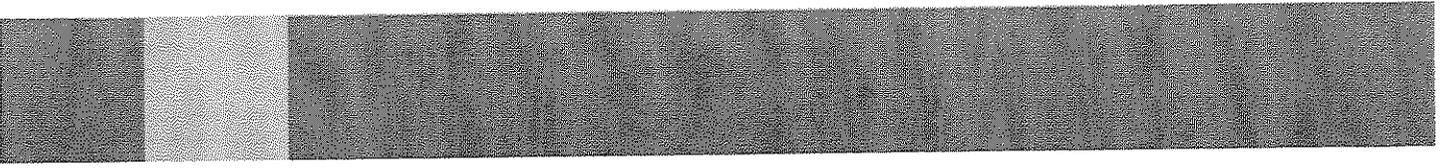
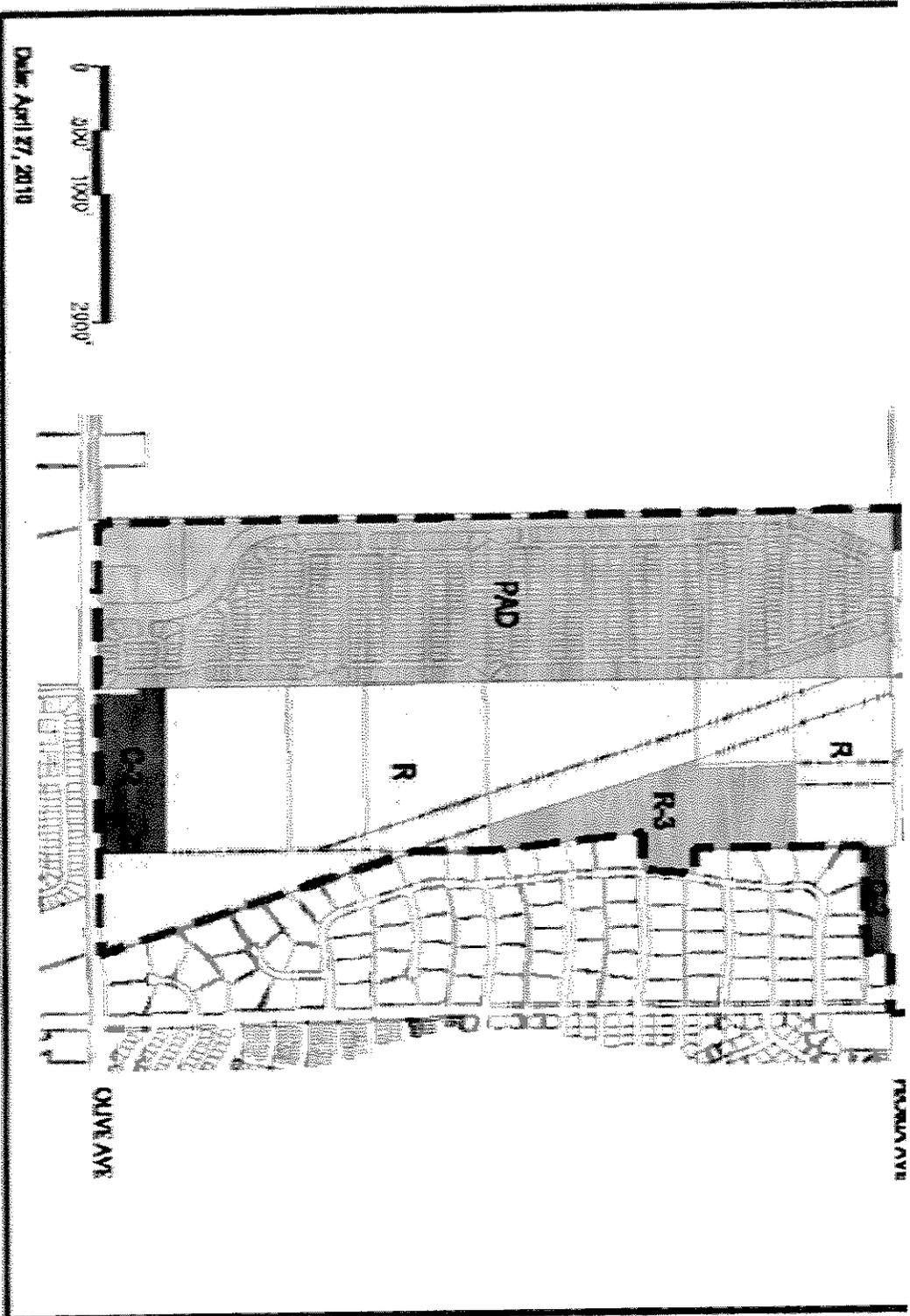
## AGE OVERLAY LOSS

The Youngtown community experienced a retired adult environment for 43 years from 1954 (initial development) to 1998 (Arizona Attorney General's opinion) age overlay loss.

Post 1998 the community's residents have rapidly changed from seniors and empty nesters to young families. This was a drastic transformation that produced a substantial burden to provide a variety of enhanced public services.

The Town continues to embrace challenges and crime that is more apparent in a community of mixed ages, social levels and cultures.

# AGUA FRIA RANCH



# AGUA FRIA RANCH SUBDIVISION

## History:

- \$2,661,684 Fees Received (Permits, Review, Development Impact-May 2003-July 2005)
- \$1,526,850 Construction Taxes
- \$4,188,534 TOTAL RECEIVED

In addition, LGIP General Fund suffered a loss of \$717,588 – June 30, 2006. (\$4,906,122 total funds expended)

## Future:

CFD Ops & Maint. costs exceed allowable tax to be collected.

FY 2009-10 (\$17,518) FY 2010-11 (\$25,284)-Town Budget Cost

Central Arizona Groundwater Replenishment District (CAGRD)- (\$11,000) FY 2011-12

# MILLEPOST OR MILLSTONE?

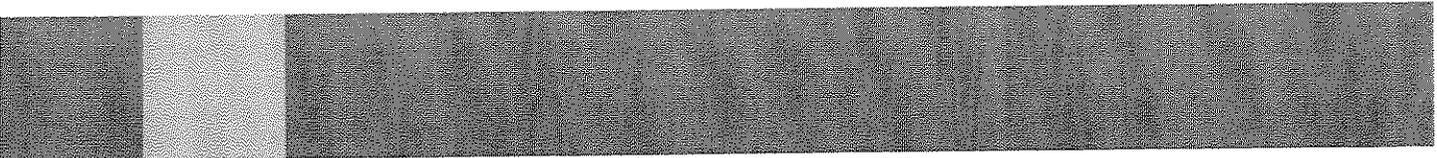
## Development of Agua Fria Ranch Subdivision (2003-2005)

- This 160 acre site developed with a stronger emphasis of residential versus commercial development.
- The 783 homes impacted the Town's population by doubling the residents from @ 3,500 to over 6,000.
- In 2010 a Community Facilities District (CFD-25 years), Special Lighting District (SLID), partially fund this Planned Community's infrastructure.
- In 2010 the Town-wide budget has been impacted by CFD Operations & Maintenance costs that are not fully funded.
- Additional costs to maintain the drainage system (5.5 acres) and 4 acre Uribe Park for water, mowing grass and lighting continues to be borne by all Youngtown residents for 25 years.

# MILLEPOST OR MILLSTONE?

- I. Sale of the Youngtown Water Company (1995)
- II. Loss of the Age Overlay (1998)
- III. Development of Agua Fria Ranch Subdivision (2003-2005)

*A significant point in development that has become a heavy burden?*



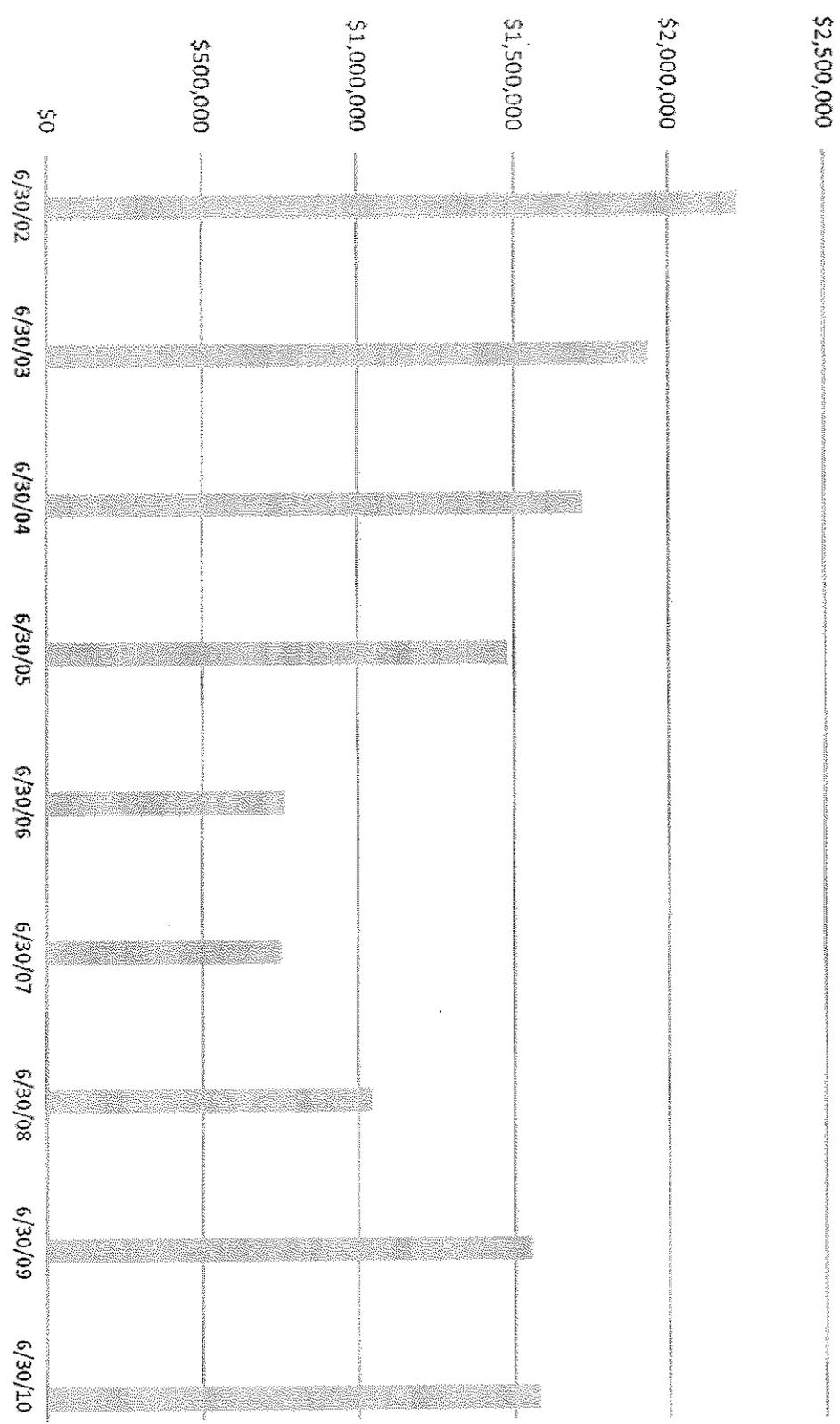
# PAST

## WHERE HAVE WE BEEN?

### DECISIONS BASED ON INADEQUATE INFORMATION, LACK OF FUTURE INSIGHT

- 1. Annexation – Not aggressive, resulting in condition of being land-locked.
- 2. Infrastructure Analysis not performed resulting in deteriorating facilities, streets, public safety.
- 3. Five Year Plan – Not created resulting in lack of planning and understanding financial situation.
- 4. Financial Structure – compromised.

# LGIP GENERAL FUND ACCOUNT

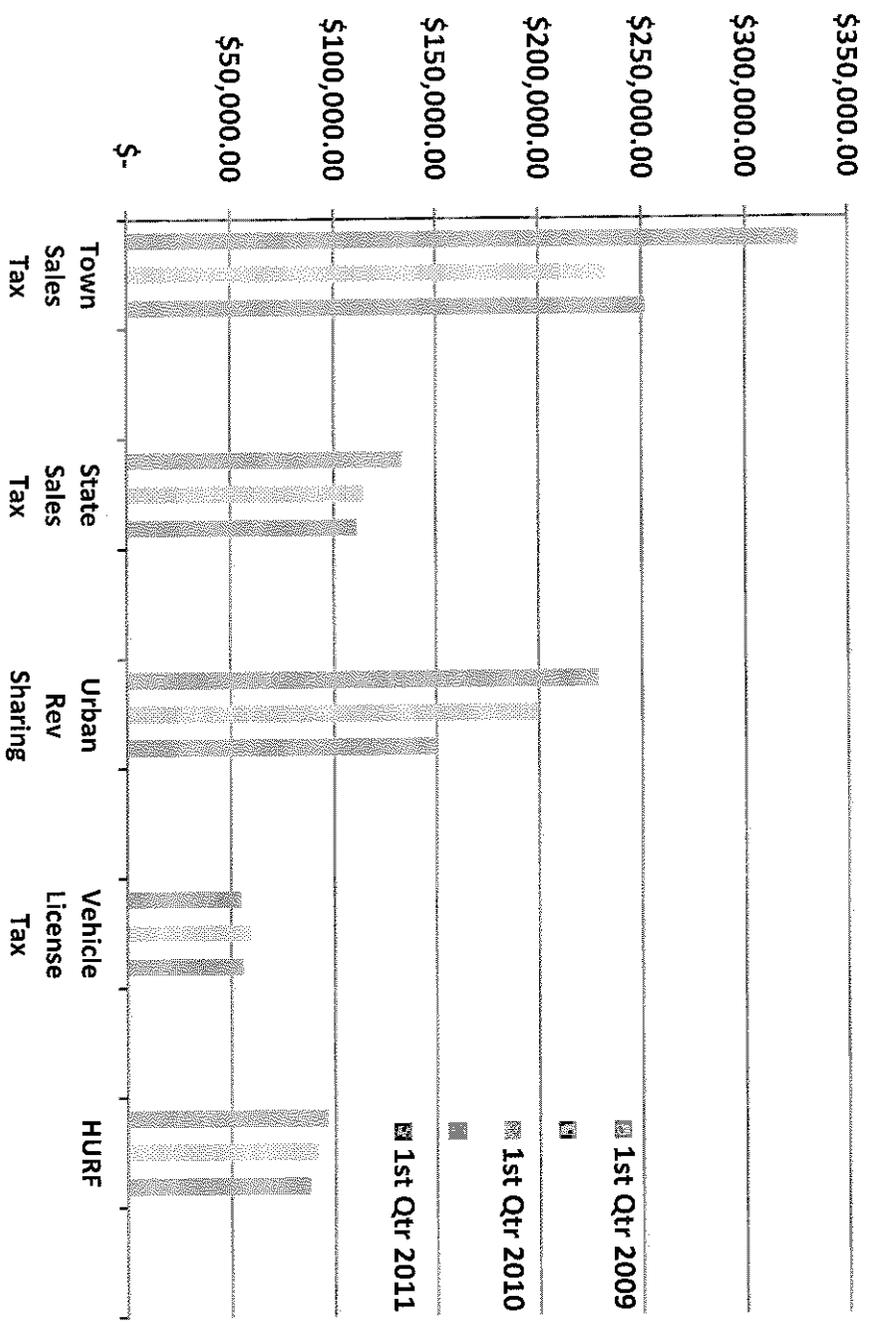


# PRESENT

## WHERE ARE WE NOW?

- FINANCIAL - \$2.3 MILLION SAVINGS; \$3.9 MILLION ANNUAL BUDGET (FY 2010-11)
- INFRASTRUCTURE – 7 MILES OF ALLEYS PAVED, 34 MILES OF PAVED STREETS
- ASSETS – 6,163 RESIDENTS, 7 ELECTED OFFICIALS, 27 STAFF, 16 PARCELS (5 VACANT), 7 PARKS-18 TOTAL ACRES, 17 FACILITIES, 21 FLEET, MISC. EQUIPMENT (COMPUTERS, GENERATORS, OFFICE FURNISHINGS, ETC.)

	<u>Town Sales Tax</u>	<u>State Sales Tax</u>	<u>Urban Rev Sharing</u>	<u>Vehicle License Tax</u>	<u>HURF</u>
1st Qtr 2009	\$ 325,738.00	\$ 133,707.00	\$ 228,905.00	\$ 54,899.00	\$ 96,389.00
1st Qtr 2010	\$ 233,086.00	\$ 114,221.00	\$ 198,921.00	\$ 59,166.00	\$ 91,788.00
1st Qtr 2011	\$ 251,515.00	\$ 111,073.00	\$ 149,966.00	\$ 55,976.00	\$ 88,031.00



# BUDGET 2010-2011

## 2004 Revenues to pay 2010 Expenses

### Issues:

- 2010 operational costs, including personnel services, are much higher

### Resolutions:

- Reduced staffing by 8 positions (from 35 to 27)
- Realigned Police and Public Works Departments by new model
- Analyzed operational functions for efficiency and savings
- Implemented new efficiency processes

# FUTURE

## WHERE ARE WE PLANNING TO GO?

1. FINANCIAL – INCREASE \$2.3 SAVINGS, INCREASE AND COLLECT LOCAL REVENUE
2. INFRASTRUCTURE – COMPLETE 5 YEAR FIRE FLOW PROJECT, MAINTAIN FACILITIES AND STREETS
3. ECONOMIC DEVELOPMENT – ANALYZE COMMERCIAL ASPECTS, CREATE PUBLIC-PRIVATE PARTNERSHIPS FOR PARKS, BUSINESSES
4. QUALITY OF LIFE – INCREASE RECREATIONAL OPPORTUNITIES FOR ALL AGES AND SUSTAIN SMALL TOWN COMMUNITY ENVIRONMENT



# **FUTURE CHALLENGES**

## **CENSUS**

- 6,163 current population count
- New count expected Feb-March 2011- NOW unknown
- Budget FY 2011-12 will be in progress (uncertain shared revenue figures based on Census)

## **DECLINING REVENUE**

### **Deteriorating Infrastructure**

- Roadway repairs/maintenance
- Building maintenance
- Fire Flow (4-5 year project)-\$2.5 million total cost

Economic Development/Commercial – Insufficient funds to invest

## **RESIDENTIAL HOUSING MARKET**

Town's responsibility to apply Codes (unknown cost to address condition of derelict properties)

# FUTURE

## WHAT MUST WE DO FIRST?

1. STABILIZE Financial Future
2. IMPROVE Public Awareness (increases understanding of each level of service = a level of cost)
3. IMPROVE Youngtown's internal image (increases self-pride)
4. IMPROVE Youngtown's external image? (increases regional value)

# **FUTURE OPTIONS**

1. Primary Property Tax - \$1 million
2. Create Special Lighting District (SLID)-North  
Town
3. Outsource Town Services
4. Explore Purchasing Water/Sewer System
5. De-annexation and Annexation
6. Dis incorporate
7. Bankruptcy

# **PRIMARY PROPERTY TAX**

- Supplements revenue-not main revenue source
- Stable revenue
- Locally controlled, not subject to State Legislature
- Increased 2% annual per council
- May 2011 Vote = taxes received in November 2011

*VOTERS' SIMPLE MAJORITY TO PASS*

# PROPERTY TAX ESTIMATES

Youngtown Primary Net Assessed Valuation (NAV) \$34,830,937.00

$$\begin{aligned} & \$34,830,937 \text{ divided by } 100 = \$348,309.37 \times \$2.8711 \\ & = \$1,000,031 \quad \text{(Proposed Tax Levy)} \end{aligned}$$

Limited Value	NAV (10% of Limited Value)	Divide by	Multiply by tax rate	Primary Property Tax	Monthly Cost
\$50,000	\$5,000	50	\$2.8711	\$143.56	\$11.96
\$75,000	\$7,500	75	\$2.8711	\$215.33	\$17.95
\$100,000	\$10,000	100	\$2.8711	\$287.11	\$23.93
\$150,000	\$15,000	150	\$2.8711	\$430.67	\$35.89

To calculate the tax amount from your Valuations Report from the County Treasurer, take the Land/Improve Assessed Value amount under Primary Valuations (10% of Land/Improve Limited Value) and divide that number by 100 and then multiply that number by the tax rate to equal the tax yield from your property.

Example:

$$\$16,501,100 \div 100 = 165,011 \times \$2.8711 = \$473,76$$

# **WHAT IS THE BUYING POWER OF \$11.96?**

- 2 Packs of cigarettes (\$12)
- 2 Jack in the Box Combos (\$12)
- COX or DIRECTV (\$60-\$65 average monthly)
- Cellphone (\$60-\$80 average monthly)
- AZ Republic (\$17.75 monthly)
- Daily News Sun (\$10.67 monthly)

**\$11.96, \$17.95, \$23.93 or \$35.89 a month provides =  
Town Services and Infrastructure**

**ARE YOU WILLING TO SUPPORT THE TOWN OF  
YOUNGTOWN FOR \$11.96 TO \$35.89 A MONTH?**

# OUTSOURCE TOWN SERVICES

Dept. \_\_\_\_\_

FY 2010-11

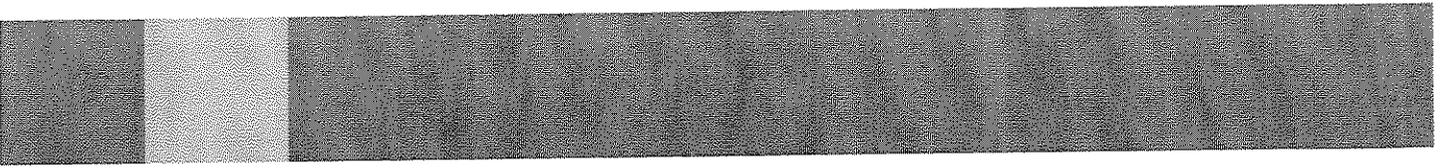
- Police Department - \$1,025,795
- Municipal Court - \$ 239,602
- Public Works - \$ 396,430
- Library - \$ 81,002

# **FIVE (5) YEAR PLAN**

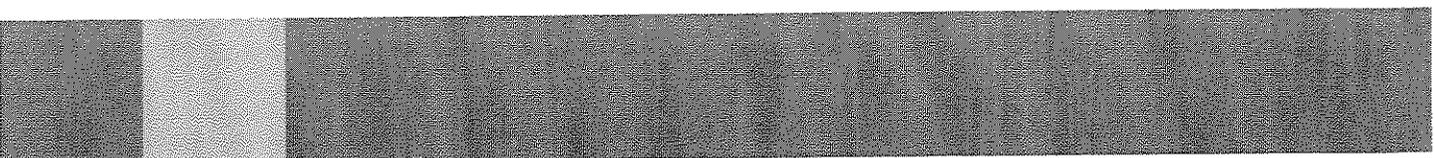
The Town Council's adoption of a Five Year Plan in conjunction with a Primary Property Tax will:

- Ensure the public's trust
- Refocus solvency of the Town's financial structure
- Give credibility to their authority
- AND provides a secure path for the Town's future by local control.

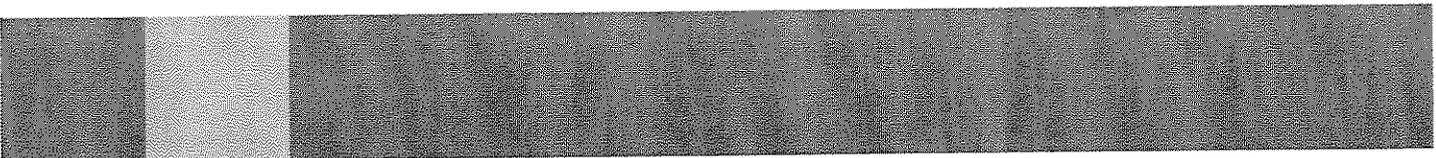
# DE-ANNEXATION-ANNEXATION



**DIS-INCORPORATE**



# BANKRUPTCY



# WHO CARES?

## Residents want:

- Quality of life
- Safe neighborhoods
- Nice parks, clean lake
- Close proximity to larger communities and recreational corridor

## Property Owners expect:

- Real estate investments/property values
- Security in local control

## Government strives to:

- Build livable, sustainable community = Quality of Life

# MILLSTONE OR MILEPOST?

- Monumental steps need to be taken to preserve Youngtown's heritage, culture and future
- Youngtown was founded by people possessing high values, sense of community and loads of good intentions
- Current situation was inevitable based on past decisions and now accelerated by the present-day economic environment
- Is the Town facing a MILEPOST ACTION (*"A significant point in development"*) or a MILLSTONE DECISION (*"A heavy burden"*)?

**The Town's future existence lies in the hands of its residents.**