



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

THURSDAY, March 17, 2011, TOWN CLUBHOUSE, 12033 CLUBHOUSE SQUARE

1. **Call to Order:** Mayor LeVault called the meeting to order at 7:35 p.m.
2. **Roll Call:** Council present: Mayor Michael LeVault, Vice Mayor Jacob Duran, Councilmembers Margaret Chittenden, Dorena Mello, Susan MacKay. Council absent: Councilmembers Judy Johnson and Shirley Oglesby. Staff present: Town Manager Lloyce Robinson, Town Attorney Michelle Swann, Town Engineer Grant Anderson, Police Chief Terry McDonald, Public Works Manager Mark Hannah, Finance Officer Jackie Hoffman, Deputy Town Clerk Diane Cordova, and Town Clerk/Treasurer Letty Goldberg.
3. **Pledge of Allegiance and Invocation:** Pledge led by Councilmember MacKay. Invocation offered by Pastor Charles Ring.
4. **Communications:**
 - A. **Communications from Council**

Councilmember Mello

 - Community Development Action Committee (CDAC) awarded Youngtown the full grant amount for the Community Development Block Grant (CDBG) for FY 2011-2012. However Congress is still in negotiations and nothing is in writing yet. Community Development received a 40% reduction, now they are talking about a 60% reduction, which means we could have to reapply. The groundwork has been laid and CDAC emphasized water projects, including our fire flow, to be a priority, which places Youngtown in a good position for funding. The application has been moved up to HUD at this point. The public review process ended last week. I received an email that we would be looking for funding sometime in April for our current CDBG project. It will be necessary to roll this project into the next Fiscal Year.

Mayor LeVault

 - The environmental impact study has been released for the April 1, 2011 funding. Construction for the fire flow should begin within the next 30-40 days. Phase I of the fire flow is starting from Grand Avenue going south on 113th, affecting the high density residential and commercial areas. Construction will consist of breaking up streets, placing in water lines, and repairing streets. Councilmember Mello is referring to Phase II of a four-year project.

Town Engineer Anderson

 - CDAC has informed us that going out for bid prior to the release of funds are not in their regulations. We would go to bid after April. We advertise, bring recommended bid back to council for award, and then start construction, which may be around June 1, 2011.

Councilmember Chittenden

 - I was honored to be a guest at Luke Air Force Base. I had an opportunity "to fly" the F35 Flight Simulator. I found out that there are three levels of the F35. Luke Air Force Days are this weekend, Saturday and Sunday from 9:00 am – 4:00 pm.

Vice Mayor Duran

 - I want to thank the Sun City Fire Department for their quick response time. Yesterday I had to be transported to the hospital. I appreciate all the prayers that went out on my behalf.

Councilmember MacKay

 - Is the Census Report out yet?
 - B. **Communications from Staff**

Town Manager's Report, Fire Department Report, Police Department Report

Town Manager Robinson

 - The Census results are that we lost seven people. Five years ago the Town's population was 6,163. The 2010 Census reports Youngtown at 6,156.
 - We have a \$400,000 revenue deficit. We will have to pull it out of savings in order to meet expenses. This has not been done within the five years I have been managing this Town. Our main LGIP investment account is over \$1.6 million dollars. Five years ago the balance on this investment account was \$718,000.

- AARP Chapter 1 will be hosting a Shred-a-thon, Saturday, April 16, 2011 8:00 am – Noon here in the Clubhouse Square parking lot. Cost is \$1.00 per bag or business size box. Proceeds going to the Valley View Community Food Bank.
- There was a nice letter written in the Independent Newspaper stating, "Then we were off to Youngtown's charming Greer Park." They talked about the Health Fair and the Library's book sale. It is nice to read someone's viewpoint from outside our community.

Chief McDonald

- Following a Visionaries Committee Meeting, outside in the parking, I was approached by a Mr. Joe Quintero who handed me letters which I would like to read. (Letter attached)
- The Youngtown Police Department has been working with the United States Marshal Service Child Predator Apprehension Team. We are calling this operation "Valley Guardian". We are doing a sweep of registered sex offenders here in Town making sure all information is up to date. It appears that we have two that cannot be located. Detective Weaver has been working with the Marshal's Office. This is a very quiet operation to benefit the public safety.

Chief Olsen, Sun City Fire Department (copy of report attached)

- Last month total incidents for the Town of Youngtown were 72, three fire-related. A total of 158 calls year to date. Fire prevention inspection summaries; 49 initial inspections; 3 repeats; 52 total inspections with 36 violations.

5. Consent

- A. **Approval of Minutes:** Minutes of March 3, 2011 Work Session and Regular Meeting.

Motion to approve Consent Agenda – Councilmember Chittenden

Second – Councilmember Mello

Motion passed unanimously on a voice vote.

6. Business

- A. **Discussion and/or Action Re:** Presentation about Town's Code Compliance and Enforcement Program and Plans for the Future (MCDONALD).

Chief McDonald

- With the passing of Code Enforcement Coordinator, Mrs. Lora Isaacs, a new method for managing the Town's Code Enforcement program became necessary. The relationship and processes between Code Enforcement and the Police Department has always been a good one. I've got a good partner moving this forward and I would like to introduce Officer Michael Kessler. We are developing a level of prioritization to what we do. Level One code violation could pose a threat to the public and requires immediate attention, disposition and possible prosecution. An example - a resident left a refrigerator on their front porch, a public safety issue and a hazard for children. It was placed on the highest priority. Level two code violations are neglect, may be willful or un-intentional, but results in unsightly property, i.e. weeds, garbage and take most of our efforts. Level three code violation is the result of a property design or lay out which precludes the owner's ability to bring the matter within code conforming requirements. Negotiation, innovative thought and potential variance request may be the required to provide disposition to the Level Three violation. An example, a resident came to Council regarding an issue with his trailer. The way this house is laid out on a pie shape lot, he really did not have any room for a fence on either side of his house. The trailer is long and could make the turn in the alley. We are working with him. The good news is that his home is pretty well kept. Our focus will be on Levels One and Two.
- We've also identified needed training for Officer Kessler and the two Code Officers.
- We originally started with three code enforcement officers. One code officer has decided to sever employment. I am pleased with the other two code enforcement officers. Waymon Smythe works very well with going out and working with the public. He has a good way of resolving issues. Joseph Garnica has investigative experience. We are moving forward and trying to be careful on how we do things. We don't always know the unintended consequences, but I've asked the code officers if we have issues dealing with the commercial businesses here in Town, let's take a step back, identify what the issue is and let's see if there's some way we can work cooperatively towards a reasonable solution.

Mayor LeVault

- Chief I appreciate your comments. I think there're going to be a rapid breath of fresh air going through code compliance. The way you explained it is exactly the approach I would like seen taken. It makes sense to codify levels one, two and three. I know you do the same with your Police Officers. I like the fact that you're not afraid to share credit with your people, that's a great thing. Ronald Reagan once said, "There's no limit to what you can accomplish as long as you don't care who gets credit." I believe no one from Council cares who gets the credit, as long as we are doing the right thing.

Chief McDonald

- That's how we get things done. We have to work through others to get things accomplished and make sure they get recognized, that's why I have Officer Kessler here. He is here to answer any question.

Councilmember Chittenden

- Chief McDonald, it's been a year now since you have come aboard, March 1. I appreciate all you have done. I think your Code Enforcement levels are excellent and Officer Kessler is an excellent choice.

Councilmember MacKay

- Officer Kessler is an excellent choice.

B. Discussion and or Action Re: Approval of Resolution 11-07 authorizing establishment and participation in the Local Government Investment Pool for a new fund comprised solely of Agua Fria Ranch Fees (LGIP-AFR Fees) (ROBINSON).

Town Manager Robinson

- The first action that I am asking council to authorize establishment of another local government investment pool (LGIP) account for Agua Fria Ranch Fees (LGIP-AFR FEES). These fees are currently placed in a LGIP investment account entitled Development Impact Fees. These funds are not impact fees; they are contractual fees that were based on an agreement with the developer and the Town. The wisdom in that was the development impact fees according to State Statute would have resulted in only \$392 per house, but instead of that my predecessor negotiated for \$1,200 per house. From May 2003 to July 2005 the Town received \$938,400.00 from the AFR build-out. The plan is to move the \$702,867.92 into a new account that would be entitled AFR Fees, leaving in the Developer Impact Fees Account the remaining \$106,105.10. The auditor said it is not necessary to separate these fees because they have been divided on the spreadsheet, but I am more comfortable to make the separate account. Finance Officer Jackie Hoffman makes monthly reports of the LGIP accounts. I would just like to see them separated because of the application of use to these two accounts are very different. The distribution part of it needs to remain solid under the state statute.

Mayor LeVault

- The way we spend it at each part of town? The amount in AFR has to be spent for the benefit of AFR community. Here is my question, if those funds were miscoded or misconstrued in some way, why are there any restrictions? We always believed they were impact fees. You are saying now that they are not impact fees because they were not collected under that state statute, why are there any restriction at all?

Town Attorney Swann

- Our office actually represented the town at the time, so we always recognized the fees as contract fees. They are not the State Statute Developer Impact fees. The contract is your governing document not the state statutes. It's the contract that determines the fees and also the uses for the fees.
- Our advice is that the contract does not restrict the use of these fees. Our legal advice to the Town is that in order to avoid a challenge the Town should adopt the same approach that the state statute has towards development fees. Therefore the Town should adopt the approach that these contract fees that were paid by AFR and therefore should be used to benefit AFR and the surrounding areas.
- The prior Town Manager decided not to impose the development fees that were required by Town Code because that would have then been the \$392 per house Fee. The code has a restriction on how the fees can be used, which mirrors state law.

Mayor LeVault

- Back then if those houses had been built in any other community, it wouldn't have been \$1,200 it would have been five, six, seven thousand dollars because their development impact fee structure has been updated.

Town Attorney Swann

- At that time AFR was built, the Town Code had not been updated. In order to update the town code with development fees, the Town would have had to hire a consultant to conduct studies to substantiate the impact fees to be assessed which would have been very costly. That is why there was an agreement that rather than hold off your development and have the developer wait until Youngtown finished up the studies to increase statutory fees, the developer and Town Manager agreed to the \$1,200 per house.

Mayor LeVault

- This council has been lead to believe it was impact fees.

Town Manager Robinson

- That is why I sought the advice of the attorneys to understand. Attorney Goodwin was there at the time and explained that in her opinion our impact fees are very low, even in our Code. We don't have a fire department or a water department. In the state statute, those are other ways to charge for impact fees. Youngtown's impact is for the Library, Police and Parks. We only have three that we can collect impact fees for. I've treated these fees all the same. On the expenditures, the spreadsheet shows 50%, we would split the cost for the police vehicles. These vehicles are in fact used in both areas. We did pull money out for the street lights back in 2006-07 with permission from Pulte. The street lights had not gone through the SLID tax levy process.

Mayor LeVault

- Back to my original question, if they are not impact fees, and the contract does not restrict use, why should there be any restrictions? Why don't we use it like a general fund?

Town Attorney Swann

- The Town can take a position and place it in the general fund. As your Attorney, we render conservatively good legal advice. If the Town were to get challenged on this, we look at what would be your best defense? Your best defense would be to use the funds in a way that mitigates the benefit to AFR. That is why we have been talking about replacing a portion of grass in AFR with rock. That would clearly be permitted under state law. If it goes into general fund, it will be very hard to track.

Mayor LeVault

- I'm not suggesting that we don't segregate the fees. We need to continue to track these fees, and my point is that if they aren't impact fee, we should be able to use them for anything we want to. I don't understand why we would restrict these funds?

Town Attorney Swann

- There is no restriction under the contract. Our advice on it comes from what would be your best defense if challenged.

Councilmember Mello

- I want to clarify, if I understand this, it's what the intent was and that is what could be challenged, correct? The intent was for them to be used in lieu of impact fees so therefore they really were impact fees. I see the logic behind separating

Mayor LeVault

- That is why I am questioning this, if you look three or four years down the road, we are going to be in crises mode. We are running this entire Town on less than four million dollars a year. It's not sustainable. We tracked these funds separately. There is going to come a time when we may need that money for things that may not directly impact AFR, but because it's part of the global community of Youngtown.

Town Attorney Swann

- The case can be made, if you need that money, the funds to keep the library open, you can say that that is a benefit. That is something that would follow the intent. If you use the funds to pay the janitorial staff for town hall, that is a harder argument to make.

Mayor LeVault

- What are you looking for council to do?

Town Manager Robinson

- To approve resolution 11-07 the establishment of a separate account.

Motion to approve Resolution 11-07 authorizing establishment and participation in the Local Government Investment Pool for a new fund comprised solely of Agua Fria Ranch Fees (LGIP-AFR Fees) – Councilmember Mello

Second – Councilmember MacKay

Motion passed unanimously on a voice vote.

- C. Discussion and/or Action Re: Approval of Resolution 11-08 to authorize officers/ agents for the Local Government Investment Pool-Agua Fria Ranch Fees (LGIP-AFR Fees) (ROBINSON).

Town Manager Robinson

- This is the second portion of the process. The Resolution authorizes two people to move funds in and out of the LGIP - the Town Clerk/Treasurer or the Town Manager as the Chief Financial Officer. In the COAC you will see the check and balances that will still be in place. Even if we move the funds, for instances, if one of us authorized moving funds into the general checking account, to pay anything out of that checking account will require dual signatures. For the benefit of the public, the four signers are the Mayor, Vice Mayor, Town Clerk/Treasurer and Town Manager.

Mayor LeVault

- Agenda item 6C is a housekeeping rule. We will be applying the same checks and balances as we do for other accounts.

Motion to approve Resolution 11-08 to authorize officers/ agents for the Local Government Investment Pool- Agua Fria Ranch Fees (LGIP-AFR Fees) – Councilmember Chittenden

Second – Vice Mayor Duran

Motion passed unanimously on a voice vote.

- D. Discussion and/or Action Re: Approval of Resolution 11-09 Canvass of Vote – Primary Election March 8, 2011 – for three Council seats for terms beginning in June 2011 and Special Election – 25-year Franchise Agreements with Arizona Public Service Company (APS) and Southwest Gas Corporation – Presentation of Certificates of Election/Nomination (GOLDBERG).**

Town Clerk Goldberg

- We had an 18% voter turnout for our March 8, 2011 primary election. Previous voter turnout has been better, at 20%. The majority of t voted by early ballot. There were no provisional ballots, which mean those individuals that came to the polls had the required identification. Of the early ballots, 10 were not counted - five forgot to sign their ballots and the other five mailed their ballots late.
- The results are that Jack Duran and Dorena Mello received more than 50% of the total ballots cast and therefore elected for a four-year term beginning June 2011. Shirley Oglesby was the only official Write-in candidate receiving 79 Write-In votes. Shirley Oglesby's name will be placed on the General Election Ballot for May 17, 2011.
- I am asking for approval of resolution 11-09 which is the canvass of the vote which also includes the special franchise elections for Proposition 426 and 427, which were 25 years franchise agreement, APS and SW Gas which passed with an 80% margin.

Mayor LeVault

- Why is the number much lower than the official count?
- The one comment I would like to make, which I made on election night, due to the under votes for Council, I think that because of the way the ballot was designed. I think there was a number of significant number of people voted for the two propositions that didn't realize that the Council vote was at top of the ballot. My question is do we have a chance to proofread the ballot before they are sent to the printer?

Town Clerk Goldberg

- The official includes names like Mickey Mouse, Donald Duck and others, which are not officially counted because they didn't register as a write-in candidate.
- Our only ability is to proof language and content not the format. I sincerely believe one of the problems is that most voters are not educated in the write-in process.

Mayor LeVault

- I'm talking about the two candidates that were on the ballot. There was a significant under vote for those two candidates compared to the total votes on the propositions. I think people did not realize that there was voting at top of the ballot as well. I went right to the propositions myself. Then for a second, I turned the ballot over looking for the Council names, which were right at the top in much smaller font.

Town Clerk Goldberg

- I would like to present Certificates of Election to Dorena Mello and Jack Duran. We have a Certificate of Nomination for Shirley Oglesby. This serves as evidence that her name be placed on the General Election ballot.

Mayor LeVault

- Shirley Oglesby will be the only name for a single race on the general election ballot which is May 17, 2011

Town Clerk Goldberg

- Write-in candidates have until April 7, 2011 to complete nomination packets to be a write-in candidate for the General Election. Shirley Oglesby is the only name that will be the only name printed on the ballot.

Motion to approve Resolution 11-09 Canvass of Vote – Primary Election March 8, 2011 – for three Council seats for terms beginning in June 2011 and Special Election – 25-year Franchise Agreements with Arizona Public Service Company (APS) and Southwest Gas Corporation – Vice Mayor Duran

Second – Councilmember Chittenden

Motion passed unanimously on a voice vote.

- E. **Discussion and/or Action: Re: The special Council-appointed committee, known as the Visionaries, regarding the committee's recommendations to preserve Youngtown's heritage, culture and sustain its existence, both culturally and financially (MAYOR LEVAULT).**

Mayor LeVault

- When I asked Council to seat the Youngtown Visionaries Committee, I was looking for short-term survival tactics and long-term sustainability strategies. As the legislators, or policy makers, in Youngtown, it falls to us, the Council, to conceive a vision of future viability and then in cooperation with the people of Youngtown figure out ways in which to turn the vision into reality. Youngtown's current reality is largely a result of serendipity, not purpose, having gotten where we are almost accidentally over the past five decades. Our future, if we are to have one, must be built on a foundation of solid planning and creative execution in order to provide the best quality of life for our people.
- We will hear three reports from the Visionaries Committee. There are also three other items to be included, 1) the residential overlay on commercial zone properties. This recommendation came from Chief Marshal Ken Rice. 2) Special Lighting Improvement District (SLID) recommendation from Town Engineer, Grant Anderson. 3) Historic District Creation coming from AARP Historian.
- I received a letter of resignation from Mr. Jim Trolen which I will read only a part of, "the budget "crisis" and all the doom and gloom doesn't impress the people, Selling a tax requires a payoff for the voters to buy into. Not threats of police protection and collapse of the town. Past councils have experienced worse budget problems than the present "crisis". Nothing new, revenue will never disappear". I strongly disagree with Trolen's statement. Nothing I have been through was as bad as what is happening today. We are not anywhere near turning the corner on this economic downturn. The idea that we are coming through this and going back to doing business as usual as not going to happen. If I sit here and tell you that it will, I would be lying. The business model is no longer sustainable. I sit at a lot of regional meetings, seeing elected officials continuing to talk about high speed rail, let's expand the light rail in Phoenix; let's do a commercial light rail, let's build a CANAMEX highway. It's okay to have a Wish List, but how do we finance construction and how do we finance the Operation and Maintenance (O&M). We are going to have to be creative, innovative; this government is learning how to get by with less. I believe Jim Trolen is wrong. I don't believe there has ever been a council that has gone through this. There is talk now in the Legislature that next year they are coming after the Model Cities Tax Code, wanting to freeze impact fees, revenue sharing and freezing them for 20 years. As a Town, we're going to be struggling for a long time. . As for the doom and gloom in trying to scare people, we have never done that. What I will always do is tell the truth. We talked last year regarding the property tax which failed by a large margin. We talked about how our Police Department was unsustainable in its current form without additional revenue. When the property tax did not pass, we had a reduction in force (RIF) by eliminating four positions. We also cut a position in the Public Works Department. That may sound like a small number, but when we talk about a four million dollar budget for this Town, the Police Department takes about 40% of the budget.
- We are looking at a special lighting improvement district up here at the hill. We already have one in AFR. That means the residents pay for the O&M of the street lights in AFR. If we don't get a SLID on the hill we will be looking seriously at turning off street lights. We spend about \$71,000 to keep street lights on. There are some areas in Town that don't have street lights. We should be looking at ways to finance putting street lights in some areas. The money has to come from somewhere. For years we've been told there is free lunch, there is no free lunch. The waiter just delivered the check to the table, we can't pay it; not just us, but the State of Arizona cannot pay. This state is in worse trouble. If we don't figure a way out of this mess we are doomed. I'm not saying this to scare you or to make you have a bad day and I'm not trying to exaggerate, I'm letting you know the facts.
- The work that the Visionary Committee is doing is integral for the survival of this town going forward. This committee has been in existence for three and half months and held multiple meetings. Several individuals on the committee have given of their personal time to sit and figure out a way out of this. The four committees are 1) Finding Revenue through commercial means, 2) Finding revenue through non-commercial means, 3) Revising the Government Business Model, and 4) Primary property tax. We have a representative from each of these committees to make their presentation.

Government Business Model Report, Representative Barbara Lehn

- As a long term strategy, we would still like to look at the Youngtown Town Plan. We've discussed the Youngtown Police having additional coverage from the Sun City Posse; however we've gotten

no response from them (Posse). We've also discussed having a private security company coming in and doing sporadic patrolling at night, due to limited staff. Our focus is collaborating with our neighboring towns and cities by sharing resources, court, public works, finance and police and for department support using interns from local colleges.

Town Manager Robinson

- The 10 year Youngtown General Plan is on the town's website. Its ten year update will be in 2014. The General Plan has to do with the uses of parcel land.
- In the Government Business Model we are in collaboration with other cities.

Town Engineer Anderson

- To update the Youngtown General Plan will cost money, however it can implement some of the ideas in terms of mixed use on commercial and residential zoning. You'll have to go through a General Plan amendment and/or a full General plan in order to enact that type of zoning activity. If you want to change zoning code, you'll have to do it in the General Plan first.
- The idea of looking at other cities for shared services would be helpful for the Council to suggest to staff to talk to other communities about their excess capacity. If the other cities have no excess capacity in their personnel the only way we would get their personnel is by paying more than we are currently, however, if they have excess capacity in staff, we might be able to remove some burden off of them and utilize that excess capacity. It will take discussion with the communities. This excess capacity may exist in Police Departments. Excess capacity is a new term for the type of employees that are left standing.

Finding Revenue through Non-Commercial Means, Representative Jeanne Blackman

- Our motto is, "Small town values and quality living." Our focus was on the short-term non-commercial means. We identified seven areas for short-term action. We discussed surveying the demographics of the community especially around the parks. We drove around and accessed the many amenities around Town. Some of the parks are in need of upgrades. We talked about possible grants that are given for the protection of sun cancer, sun shade that would pay for upgrades. We talked about creating some fanfare by having ribbon cutting ceremonies when parks are upgraded to get community involved. Doing venues such as, "Music under the Stars" at Maricopa Lake. Looking at a rental structure for renting of parks.
- Promoting the Clubhouse for multi-use for perhaps weddings, anniversaries, birthday parties, retirement parties, special engagements. Rental structure to include rental deposits, cleaning fees, and fees for residents and non-residents.
- Using the website to call attention to what is happening in the town, online reservation, payment options and promote the park amenities.
- Sponsor packages. A.P.S. continues to be a community partner, but I'm sure we can get sponsorship for carnivals and events to build a sense of awareness with the community. Getting people together and enjoying Youngtown for what it is.
- Farmers market and signage.

Councilmember Mello

- Great job, very innovating.

Mayor LeVault

- Yes, as you can tell lots of thought and work went into this, good job. Our town website is seriously underutilized. Social networking has been in discussion.

Jeanne Blackman

- Your Chamber of Commerce could certainly help on the website. Youngtown does have a web catcher page on the Chamber site. When people start to goggle and do a search one of the things it does pull up are the five neighboring cities. Utilize the Town's membership through the Chamber and start getting your name out there. The chamber also has the press releases that Youngtown can announce the different things happening in the community. There are people out there with resources that are willing to help. One of the things in Marley Park, they text people about happening, it's like sending an email blast. I have my own Facebook page. Those things are not hard to get up and running. With social media being a hot topic, there is some many ways to get the word out.

Councilmember Mello

- One of your Youngtown staff in the Court started a Youngtown Facebook Page. She "friended" me on Facebook.

Mayor LeVault

- Talking about the Chamber of Commerce, we are honored to have been selected as the first municipal chapter for the Surprise Regional Chamber. The Chamber was actually born out of Youngtown in 1964. Out of that will come some very tangible resource available to help our commercial environment. David Moss, President of the Surprise Chamber has placed us in contact with Doug Bruhnke, CEO and President of a company called Growth Nation. He works with other private industries in re-tooling their brand. His company is will to do something' for Youngtown at no cost with a notion of a pro-type. Mr. Bruhnke will do a presentation at an April council meeting . As David Moss stated, "we have to come to terms with the reality of who we are." We are never going to be a Phoenix, a Glendale or a Peoria. We have come to terms with what we are and embrace that. It's like putting together a jigsaw puzzle, we have to figure out how to integrate all of this in a way that will generate the benefit for the town.

Town Manager Robinson

- If Council puts these items in priority regarding renting out the clubhouse and parks, I am willing to go forward with this. However, you have to look at the flip side, when people come in and complain about the usage, which we get many calls on. Also the lights are very expensive, \$400.00 a month for Uribe Park for two nights a week. Staff will do what Council prioritizes. We do have amenities that can be rented.

Mayor LeVault

- If we are going to look at renting the clubhouse, we might as well look at the whole thing along with renting the parks and all the facilities we have, in terms of reservation and fees. If it's going to cost us more to administer this program, then it's not worth it.

Jeanne Blackman

- The parks are a huge undertaking. It will probably be something that is compartmentalized. Hopefully grants will take a huge part of this. Committee discussed replacing grass with sand and/or rock. Parks are a big piece of the entire project and there will be some drawbacks, however we need to work creatively around this. We've got some great opportunities here because we do have so many parks. Truly showcase them and bring the community together.
- Website pictures of clubhouse, farmer market, to be implemented first, and then get to the parks.

Town Manager Robinson

- We have looked into the cost of redoing all the parks, it would cost \$94,000. This includes replacing some of the grass with rock in some of the parks.

Jeanne Blackman

- We can start looking at partners -Lowe's, Home Depot, Target, ACE Hardware and other people that do great things for communities.

Councilmember Chittenden

- Thank you Jeanne, I appreciate all the help you give. Just to prioritize this, I would say the website should be number one. Music under the Stars is a great idea, personal relations (PR) would go a long way. It's like our July 4; we can't approve a July 4 but we could surely do music in the park. If the community heard about music in the park, they would know we are moving forward and doing some things for our residents. We could use the Explorers Program to help out on this.
- Chief, if we use the Explorers from MCSO are we liable for them or are they under their own liability with MCSO?

Deputy Town Clerk Cordova

- The website is a huge giant filing cabinet, I've been looking at getting our website more innovative. We would need to purchase modules to upgrade, there is a cost.

Councilmember MacKay

- In this process, we should give a list and ask for some research to be done and then come back with what it will take to complete.

Jeanne Blackman

- I would like to mention once again that the Surprise Chamber would be able to assist on the website.

Attorney Swann

- This is the first time I heard about the MCSO Explorers Program, I will have to look into the liability.

Mayor LeVault

- I really don't want to get bogged down with a tremendous amount of detail tonight. Once staff gets a chance to absorb and digest some of this, we will come back for a Work Session. The Visionaries Committee is not being disbanded. W we are just going to take a month off and then resume. . Town Manager Robinson, do you need more directives that what we are giving you?

Town Manager Robinson

- I look at the name of the committee, it says, "Finding Revenue through Non-Commercial Means." They're saying these are the projects. I'm a finance person first. I look at rental and I say that's money coming into the Town. We do services for the residents that we cannot afford to continue. This is my concern. We don't have money undergirding us to do all the things we would like to do. Taking \$400,000 out of savings for this next budget year is critical. This might be a revenue generator. However, there might not be people in Youngtown that would like to rent the clubhouse or the parks, but there are people outside of Youngtown that do. I do want to make sure we cover our costs, from maintenance, to setup, to liability. This to me is a revenue generator. This brings revenue in.
- I do agree with the website development. We did start the website with a song and a prayer. Our website is CivicPlus, a majority of cities and towns have CivicPlus. There are modules that would need to be purchased to add the template. We can, like Jeanne stated, go with the Chamber and build our own website. I like the website development. It's a positive thing, it's our Face and I also like the rental idea very much. Of course we would need to do the demographics.

Property Tax, Tom McCormick

- I don't belong to this Town, other than having my business here. I'm just trying to help out. If government had to compete, you as government would change quickly. The government would go out of business or someone else would take over. General Exterminating has been in business for 42 years, and we've been in Youngtown since 1969. I'm starting to branch out because I don't see this place looking any better in 10 years. I don't want to keep all my eggs in one basket. What does this have to do with taxes, it has everything to do with taxes. It has everything to do with the way this Town is run; how the state is run. Personally I don't want to pay any more taxes. I will pay taxes if someone can justify it and make it worth it. Not to tell me that services will go away. Show me why it's going to go away. There are three groups of people; there are people that don't want anymore taxes; there are people for the taxes; then there's people that just don't care. You first have to make allies with the people that don't want the taxes, instead of fighting them. Find out why they don't want the taxes. There are several things that can be done, will it get the taxes passed, I don't know. Do we really need to tax? For me personally, while I'm taxing something, I finally realize as I get down to January I really don't need to tax because we found other avenues that we couldn't even see until we really started working on it. Sometimes both sides are blinded to this. Each side wants what they want and we are going to argue about it. I've spoken to some people in the Town who are concerned with the school tax because they still don't know how much it is going to be. There's paper about it, but is it concrete? No, it's not concrete. Take care of that and then go from there. There's always going to be a percentage of people that don't want a property tax. I asked several individuals, "why do people not want a property tax?" and the answer was, I just got to get through ten more years and then I'm dead. Then it will become someone else's problem. You have many people that feel that way. There are others that don't feel that it's justified. The place has been running just fine. We've never had a problem. It will continue to run. It is information and information is knowledge, and if you get it out properly, and don't try to shove it down people's throats, I think that is all it will take. Many people are reasonable. They want to see the benefit.

Mayor LeVault

- You've made several excellent points. The analogy about not shoving something down people's throats is a good one. It will be up to the people to bring back the property tax back to the ballot.
- Tom, I appreciate you being a part of the Visionaries Committee and you sure are a big part of Youngtown. We're proud of what you've done with the property. Thank you for taking time away from your family and helping us work our way through this.

Vice Mayor Duran

- Tom, you kind remind me of marriage; the first 6 months, "what a deal", after a year, "what an ordeal", after a year and half, "no deal", after three years, "you need a new deal."

Councilmember Chittenden

- You did bring up a good point. I know of some older residents here in Youngtown and they are just trying to get by day to day. They know they only have a year or so to live. It's an attitude, how do we get past that attitude.

Finding Revenue Through Commercial Means, Councilmember Susan MacKay

- Short term solution for quick revenue would be to pursue advertising kiosk at bus stops. Our second solution would be to pursue solar options. Our third solution would be to hire an Economic Development Coordinator as a contract employee. This person to receive incentive

from sales tax revenue, sales and marketing. This person to be a go getter working with existing businesses and as well as looking for other businesses to come into town especially looking at the property by QuikTrip on Olive, known as the PAD. Promoting businesses through the Youngtown Village Reporter. Looking at all the Town's contracts, negotiating price. Obtaining a satellite branch of a university. Possibilities of using Memorial Park for commercial development. Talked about Grand Ave businesses and also talked about social media, Facebook, Twitter.

Councilmember Chittenden

- I just had Papa Murphy's Pizza for my birthday. Bring a pizza establishment to Youngtown.
- Does the Town have any record why businesses have moved out? We had several dog groomers, a tile company, State Farm, Farmers Insurance, that have all moved out of Town..

Councilmember Mello

- Papa Murphy's pizza is a great idea. They are focusing on the West Valley. They just opened a location on 75th Avenue and Cactus. It would be nice to have one in Youngtown.

Councilmember MacKay

- You go up on Thunderbird Road and a Culver's has just moved in. Why can't a Culver's come here? IHOP went in Peoria, why didn't they come here? People are still eating out 4.7 times a week. We looked at how do we get our money as a Town. We get money by sales tax and state shared revenue. The state shared revenue is going away, so what can we do to increase our sales tax revenues?

Town Manager Robinson

- Many businesses have gone out of business due to the economy. We do still have our Mom & Pop businesses. I remember the tile company, Bakers, they moved to another location, another one was Monty's. This committee is identifying where we can get retail revenue.

Town Engineer Anderson

- I noticed that some of the ideas here can be utilized by other committees' ideas. If you are thinking about an Economic Development Coordinator, they need tools. I instead of paying them, use your students and/or interns to inventory what you have. The Chamber needs to know what you have in order for them to promote it. You need square footage, you need zoning, what the parking is, what the business owner is all about, and in the process you might find out why a business left. Students might do it on a volunteer basis to develop a real list of opportunities, then someone can use that to market the community. Right now you know you have vacant buildings and property, but you don't know what can go in those vacant areas. If you develop this information yourselves, then you don't need to pay someone. You'll give the Economic Development Coordinator the tools in their hands to make use of your dollars more beneficial.

Mayor LeVault

- The notion of the residential retail overlay on existing commercial zoning is something to look at. I think our Sun City Fire Department has already done some work on this. We have so many vacant store fronts, if we show a way where a business owner can live on the premises, that something then becomes viable. I also think we should look at what it would take in rezoning some of the residential on 111th to commercial. One of the things this Town has is that we are right in the middle of everything. We are in a great location.

F. Discussion and/or Action: Re: Council's prioritization and approval of Visionaries Committee's recommendations for projects, programs dedicated to the exploration of options to sustain Youngtown's existence, both culturally and financially.

Town Manager Robinson

- All of these ideas are priorities, I am looking for direction. These are all good ideas. I would look for revenue quickly that would be sustainable revenue.
- Do we fund it in this year's budget or next year's budget? We are working at next year's budget. March 29 will be Council's first briefing – Revenues for next year's budget
- As the Mayor said, without the SLID the street lights will probably be going out, and that a reality not a threat. Paradise Valley has no street lights.
- I talked with the Mayor about bringing this back to a Work Session of April 21, 2011 after staff has reviewed the proposals. If Council wants to give us a priorities list that would be a great help.

Mayor LeVault

- The ones that can generate revenue are the ones to look at quickly. The bus stop kiosk is a great idea. There are other ideas that we've discussed that are not as easy and quick. The residential/commercial overlay I think is critical. We do two important things, first we help the commercial property owners in a way that make it easy to rent their property, and second we open the door to all kinds of businesses that don't even think about coming here. In my mind, this facilitates the best commercial environment.

- We are going to bring this all back to a work session.
- In the budget, there is a line item for an Economic Developer in the amount of \$100,000.

Councilmember Mello

- We need time to digest all of this. Maybe we can take this home and then submit a priorities list.
- If we are looking at a value of a property tax, you have to be able to look at services. People don't want to pay a property tax if they don't see a value in it and part of that is what kind of services are people going to get? We cannot keep cutting and cutting and ask people to spend more without any value.

Councilmember MacKay

- I agree with Lloyce, if we want to do some of these items for next year's budget, we need to decide and prioritize.

7. Call for Executive Session

None needed.

8. Citizens Comments/Appearances from the floor:

Nema Lankarani, Owner, Relay Outdoors

- Lloyce provided me with a list of properties in Youngtown. There are opportunities to look at, developing and leasing them out. Speaking about the bus stops, it's a two sided kiosk, not three sided. Place them in the highest traffic areas. Youngtown has 11 bus stops? Correction we have 6 to seven bus stops. Advertising Kiosks is something we can move on real soon. A place that would be viable for off track betting would be the PAD down at AFR. However, there is a restriction that would not allow for this. I've seen the list and there are many restrictions on what can be built on this PAD location. Maybe an amendment to the CC&R's by the HOA? I believe that the interns are a great idea. Get revenue from an RV Storage. The website is a very important tool to advertise. An RFP for cell phone towers will get you responses from lot of businesses. In the future the town can auction off that particular spot. Youngtown is easy to work with compared to other municipalities.

Town Attorney Swann

- The Town does not have any jurisdiction over the PAD property in AFR. The CC&R's is a private contract between the land owners and the HOA. No action can be made by this council.

Mayor LeVault

- This is something that can be presented to the HOA. I appreciate your time and working with us.

Announcement of next Work Session and Regular Meeting: Thursday, April 7, 2011, at 7:00 p.m.

Adjournment.

Motion to adjourn – Councilmember

Second – Councilmember

Meeting adjourned at 10:45 p.m.



Michael LeVault, Mayor

Attest:



Diane Cordova, Deputy Town Clerk

Minutes approved at the April 7, 2011 Regular Meeting.