



MINUTES OF SPECIAL MEETING AND EXECUTIVE SESSION OF THE COMMON COUNCIL OF YOUNGTOWN, AZ

TUESDAY, November 8, 2011, TOWN CLUBHOUSE, 12033 CLUBHOUSE SQUARE

1. Call to Order Mayor LeVault called the meeting to order at 6:03 p. m.
2. Roll Call Council present: Mayor Michael LeVault, Vice Mayor Jacob Duran, Councilmembers Margaret Chittenden, Dorena Mello, Shirley Oglesby-Gustafson, Susan MacKay and Judy Johnson.
Staff present: Town Manager Lloyce Robinson, Town Attorney Susan Goodwin, Police Chief Terry McDonald, Judge Lex Anderson, Finance Officer Jackie Hoffman, Public Works Manager Jim Fox, Programs Projects Grants Manager Mark Hannah, Library Manager Heidi Speed, and Town Clerk/Treasurer Letty Goldberg.
Consultants present: Gayle Cooper and Theresa Gunn
3. Pledge and Invocation Pledge led by Chief McDonald. Invocation offered by Vice Mayor Duran.
4. Business
 - A. Discussion and/or Action Re: Approve or deny recommendation to Arizona State Liquor Board for Series 12 (Restaurant) Liquor License for Judith Ann Guarino dba Elbows at 12006 N. 111th Avenue Suites 12 & 13, Youngtown. (GOLDBERG)
Mayor LeVault
 - Ms. Guarino is unable to be here this evening. This is a public Hearing for a Series 12 Restaurant Liquor License that would require that the licensee have at least 40% of business is food sales. Series 6 License is strictly for sale of alcohol. The applicant Judith Guarino is owner of the WOW Café in Sun City. It is an upscale establishment and she plans the same for the location here. The business will be located next to the Youngtown Café. When it was Doc's it was one space. Elbows will be behind the Youngtown Café. There is a separate entrance.
Ron Chapman, owner of Youngtown Shopping Plaza
 - I purchased the shopping center in late 1998. It is now further away from the sow's ear I bought. That space has been our "problem child". Ms. Guarino has a proven record in the neighborhood. She works at helping people who have had adversity in life. She has a quiet, subdued establishment. She is a keyboard person and likes to perform. Her clientele are young retirees and older retirees. They are a calm group of people. I think she would be a great asset to Youngtown. I think she will be a great asset to my operation. She can really help us. She has a significant food operation at her current location and plans to do the same here. The Liquor Commission has been giving her a hard time. They keep insisting on a Series 6 License. Her plans for a restaurant with entertainment and people can order a drink if they choose. Alcohol is a legal substance. If you haven't watched it, I recommend that you watch Tim Burton's PBS Special on Prohibition. People who want to drink alcohol will drink alcohol. I ask Council to consider what is in the best interests of all of the residents of Youngtown.
Councilmember MacKay
 - Thank you for being here this evening.Councilmember Johnson
 - This business will be an asset to our Town. I have visited her other restaurant and it is very clean. Elbows could become a meeting place. I will support her appeal to the Liquor Commission, if necessary.Councilmember Mello
 - I'm excited for Youngtown to have a place for eating and entertainment. Having a series of restaurants is an asset. It draws business in.

Mr. Chapman

- Most customers won't drink but customers like the option of having a hard liquor drink. It's needed for a certain segment that are willing to spend a little more and have it to spend.

Councilmember Chittenden

- What about the competition with Kindred Spirits and the Youngtown Café?

Mr. Chapman

- They are all different and will keep different hours. Kindred Spirits and Youngtown Café are breakfast/lunch places, while Elbows will be open evenings.

Councilmember Chittenden

- I think Council needs to go beyond personal emotions and think past our own choices and go forward. We have to look at the whole of our community. I like the idea of off-track betting. I went to an off-track betting site to put a \$2 bet on my favorite horse for the Kentucky Derby, but I didn't stay. My horse didn't win.

Mayor LeVault

- I resent that the Liquor Commission is threatening to deny the license when Ms. Guarino has a proven track record. We will fight the battle, if it comes to it. Elbows will be unique enough to attract new customers to our Town.

Councilmember Oglesby-Gustafson

- People will come for entertainment and food. They don't need alcohol. It's like when the Town voting for No Smoking and the restaurants and bars said they'd lose all their customers and have to close. They didn't close.

Motion to approve recommendation to Arizona State Liquor Board for Series 12 (Restaurant) Liquor License for Judith Ann Guarino dba Elbows at 12006 N. 111th Avenue Suites 12 & 13, Youngtown – Councilmember Mello Second – Councilmember Johnson

Motion passed 5 Yes and 2 No on a roll call vote. Dissenting votes were cast by Vice Mayor Duran and Councilmember Oglesby-Gustafson.

B. Call for motion to convene into Executive Session in Town Hall Conference Room:

Motion to convene Executive Session – Councilmember Mello

Second – Councilmember Johnson

Motion passed unanimously on a voice vote.

Executive session convened at 6:35 p.m.

1. Pursuant to A.R.S. A.R.S. § 38-431.03(A) (3) for discussion or legal advice with the Town Attorney regarding the operation of the Town of Youngtown police department.
2. Adjourn Executive Session and reconvene Special Session.

Motion to adjourn Executive Session – Vice Mayor Duran

Second – Councilmember Oglesby-Gustafson

Executive session adjourned at 7:30 p.m.

C. Discussion and/or Direction to Staff Re: Council's consideration of options for the Town to pursue relating to the results gathered during the Speak Up! Youngtown Survey Campaign, including election for primary property tax, contract options for police and court services, reducing library, administrative and other services, and enhancing economic development in the Town. (ROBINSON)

Mayor LeVault

- Last year we asked a group of citizens to be part of a group called "Youngtown Visionaries" charged with finding solutions for the Town's need for new revenues. The Visionaries produced about two dozen suggestions that were narrowed down to 8 to 10 projects that Staff is working on. Recently we surveyed residents of the Town and found that the majority of our residents want local control. The reality of who we are is that we are landlocked. How do we keep viable and sustainable? We have to look at the amenities we don't have and figure out how to enhance what we do have. Economic Development is now becoming Economic Vitality – improving what you already have so that it works for you.

Gayle Cooper, Economic Development Consultant

- Our first goal (Phase 1) was to develop a slogan and brochure for marketing Youngtown. We tried "Forever Youngtown" but that didn't cut it. Now we are working on "Youngtown, Progressive policies,

Traditional values". We have a new map showing the three business districts: 1) Grand Avenue, 2) Town Center, and 3) Olive Avenue.

- Phase 2 is BRE (Business Retention and Expansion). We want the businesses that are already here to "Be Well". We have a new database with detailed information about our current businesses and available commercial space. I have targeted 32 businesses to meet with personally to find out what they need for their businesses to be successful. We are assisting commercial property owners in marketing their properties. We've worked with Meese and Associates to develop a brochure showcasing the property they have available. For the lunch meeting with commercial property owners today, we took photos of some commercial properties in Town and computer-enhanced them to show what the properties would look like with new paint and landscaping.

Mayor LeVault

- We are looking at resources to help commercial property owners in upgrading the look of their properties. We are considering a grant or low-interest loan program depending on where we find the funds.

Councilmember Mello

- The Community Development Advisory Committee (CDAC) is looking at funding projects that create jobs and Economic Development. Our Consolidated 5-year Plan would need to be amended to allow us to submit such a project.

PPG Manager Hannah

- Hopefully our priority Fire Flow project will be completed in Fiscal 2013 and we can look to other projects. It is possible to submit more than one grant application but it has to be reflected in the 5-year Consolidated Plan.

Town Clerk Goldberg

- The Town missed the opportunity to amend the Consolidated Plan for this year's grant submission. By the time we knew Economic Development was an option, it was too late to amend the Plan.

Ms. Cooper

- There has been discussion of the "live/work" concept suggested by the Visionaries. This would require a zoning process.

Councilmember MacKay

- I envisioned the Economic Development consultant helping market properties. I'm glad to see that being done. Personal contacts is also good.

Theresa Gunn, Gunn Communications, Inc.

- We learned from the survey that residents want to have pride in their town. There is the transition from being a seniors' community to one of predominantly young families. Also there are North/South issues. There is a lot of information contained in the Survey report. You need to involve the community. There is an overwhelming desire for local control. In discussing possible annexation the response was Peoria Yes, El Mirage No. Forty percent supported a property tax. There were questions of how much? How would it be used? Could sales tax be reduced? Possible Citizens Oversight. You have a grass roots start. During the survey process the Town had a dialogue with more than 250 people. You need to build on that. Perhaps a budget committee to come forth with a proposal. Or a committee to package a property tax. It is not a slam dunk. You have department needs. Low cost programs such a movie night, or a mentoring program between seniors and youth

Councilmember Johnson

- I appreciate the reports you have given throughout the process of the survey. It helps us identify what our residents are thinking.

Mayor LeVault

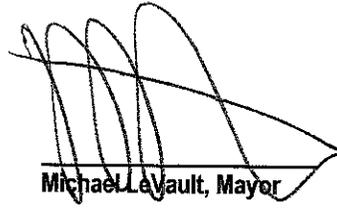
- I think the process is unique. The survey has given us good solid data and a road map. The decision-making resides in this body. Council has profound decisions to make going forward. I will be meeting with the Board of Director of WeMar (West Maricopa County Regional Association of Realtors). They were actively opposed to the property tax in 2010.
- We need to have another Special Work Session on Friday, November 18, at 6 p.m. Staff needs to prepare alternatives for all service areas.

Councilmember Mello

- El Mirage Councilmember Roy Delgado serves on the Maricopa County Library District Board and would be willing arrange a meeting to discuss the possibility of the Youngtown Library joining the District.

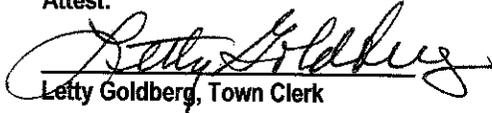
Adjournment.

Motion to adjourn – Councilmember Mello
Second – Councilmember Oglesby-Gustafson
Meeting adjourned at 8:30 p.m.



Michael LeVault, Mayor

Attest:



Letty Goldberg, Town Clerk

Minutes approved at the December 1, 2011 Regular Meeting.