



**MINUTES OF WORK SESSION MEETING OF THE COMMON COUNCIL OF YOUNGTOWN, AZ**  
**THURSDAY, March 1, 2012, TOWN CLUBHOUSE, 12033 CLUBHOUSE SQUARE**

1. **Call to Order** Mayor LeVault called the meeting to order at 6:33 p.m.
2. **Roll Call** Council present: Mayor Michael LeVault, Councilmembers Dorena Mello, Shirley Gustafson, Susan MacKay Judy Johnson and Margaret Chittenden. Absent: Vice-Mayor Jack Duran  
Staff present: Town Manager Lloyce Robinson, Town Attorney Michelle Swann, Finance Officer Jackie Hoffman, Economic Development Consultant Gayle Cooper, Programs Projects Grants Manager Mark Hannah, Public Works Manager/Building Official Jim Fox, Public Safety Manager Mike Kessler and Deputy Town Clerk Diane Cordova.
3. **Business**
  - A. **Discussion/Presentation Re: Economic Development –Relevance to Town of Youngtown and Role of the Council Economic Development Consultant Gayle Cooper (Report Attached)**
    - The ten things that elected officials need to know to attract Economic Development to Youngtown is first to know the weakness and strengths. One of the strengths of Youngtown is the geographic positioning of the town. It is close to freeways, the 101, I-17 and soon enough access to the 303. Accessibility to retail is very important for the viability of businesses. Another strength is the quality of staff and the friendliness of the community. The weaknesses are the low income levels and low educational levels.
    - What I found was that there is a lack of understanding of what Economic Development really is. The goal is to establish a foundation of Economic Development by maintaining independence and enhance our community image.
    - The strategy is a Town Beautification Model Area. Point in case, the remodeling of Circle K. What a difference it is making. If I may point out, sometimes when buildings are remodeled, the windows are an eye sore, full of advertisement, people cannot see in or out. As a town we will have to look at the Town Ordinances regarding windows. We have to look like a community that is on the ball. We have to find funding sources to maintain and partner with businesses. Professional assistance from agencies like WESTMARC, MAG – Maricopa Associations of Government and Small Cities Coalitions.
    - Current policies are very impressive. We have the right view point. There are no impact fees. A possible Overlay Improvement District allowing for habitat building codes.
    - Our stakeholders are our business owners and our residents. We are here to serve them. We need to build strong alliances with the development industry, contractors, EPCOR, to move Youngtown forward.
    - Our local businesses say that the town staff is great to work with. The sales tax is a deterrent. Youngtown's aesthetics are not so great. There is little support from residents, which could be a reflection of lack of pride in the community.
    - The Economic Development message is to proactively seek businesses. It takes an entire community to make Economic Development to work. Having community pride is very important.
    - Hiring a certified Economic Developer is the best investment Youngtown has made, support is essential. Residents will take pride living in Youngtown.
    - How does one show a positive result? We have to walk the talk; it has to taste good as well as look good.
  - Councilmember Chittenden**
    - I've seen business with their windows painted; bars on window to deter burglaries and signs on their windows. All these things down grade the look of businesses.
    - Are you suggesting a window ordinance and/or separate building code?
    - Maybe the businesses need to have a business seminar on Economic Development.
  - Economic Developer Gayle Cooper**
    - We have to make financial changes by partnering with them. Business owners need to see the benefit. Some businesses are locked in practicing their trade. They are not looking at what is important.
  - Public Works Manager Jim Fox**
    - We do have an existing building code. In other communities with older buildings they are treated under a historical buildings code.
  - Councilmember Mello**
    - We do have a signage window ordinance, however, it is not being enforced. A permit is required.
  - Public Works Manager Jim Fox**
    - We do not have any regulations on issuing a permit, we will have to address this.

Mayor LeVault

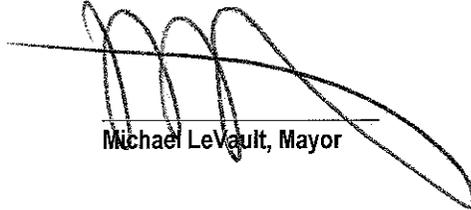
- Covered windows due cause an inability to look in for law enforcement.
- In the planning session of the General Plan, these items can be addressed, such as the Overlay Improvement District.
- Economic Development from a global stand point has not ever been looked at. Economic Development is a process.
- Sales tax is a weakness, even at the state level.

Economic Developer Gayle Cooper

- Setting of Policy is critical.

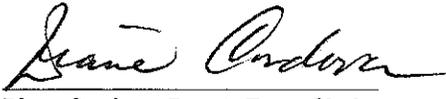
Adjournment.

Motion to adjourn – Councilmember Mello  
Second – Councilmember Johnson  
Meeting adjourned at 7:10 p.m.



Michael LeVault, Mayor

Attest:



Diane Cordova, Deputy Town Clerk

Minutes approved at the March 15, 2012 Regular Meeting.