



## MINUTES OF WORK SESSION OF THE COMMON COUNCIL OF YOUNGTOWN, AZ

THURSDAY, May 17, 2012, TOWN CLUBHOUSE, 12033 CLUBHOUSE SQUARE

1. **Call to Order** Mayor LeVault called the meeting to order at 6:36 p.m.
2. **Roll Call:** Council present: Mayor Michael LeVault, Vice Mayor Jacob Duran, Councilmembers Margaret Chittenden, Dorena Mello, Shirley Gustafson, Susan MacKay, and Judy Johnson. Staff present: Town Manager Lloyce Robinson, Town Attorney Michelle Swann, Public Safety Manager Mike Kessler, Public Works Manager Jim Fox, Programs Projects Grants Manager Mark Hannah, Library Manager Heidi Speed, Court Administrator Virginia Bermudez, Deputy Town Clerk Diane Cordova, and Town Clerk /Treasurer Letty Goldberg.
3. **Business**
  - A. Discussion Re: Proposed amendments to Youngtown Model City Tax Code to remove Specified Local Options and amending the definition of "Tax Collector".

**Town Manager Robinson**

    - The following is a housekeeping change as the definition has been inaccurate for a number of years: Section 8A-100. The Tax code will be amended to update the definition of "Tax Collector".

**Patrick King, Town resident and member of Citizens Tax Advisory Committee (CTAC)**

    - The Citizens Tax Advisory Committee (CTAC) is recommending the Town opt out of five local options from the Model City Tax Code (MCTC). The Model City Tax Code has a number of local options that municipalities can opt in or out. Affected business will directly benefit from these changes in the future.  
Section 8A-280. Exclusion of transactions with specified governmental agencies. This section will be removed.  
Section 8A-416. Construction contracting: speculative builders. Subsection (b) (2) will be removed.  
Section 8A-445. Rental, leasing, and licensing for use of real property. Subsection (g) and Subsection (i) will be removed.  
Section 8A-445.1. When the rental, leasing, and licensing of real property is exempt as "casual". Section (b) will be removed.  
Section 8A-480. Utility services. Subsection (a)(2) will be removed.

**Town Manager Robinson**

    - The Town Attorney along with Tax Collector Al Holler reviewed and approved the recommendation.

**Town Clerk Goldberg**

    - The 60 day notice requirement pursuant to A.R.S. Section 9-499.15 has been posted on our Town's website. This agenda item is scheduled to be brought back on July 19, 2012 council meeting. There is no public hearing requirement. We will then need to notify the Arizona Department of Revenue regarding the changes. The Model City Tax Code changes will be effective October 1, 2012.

**Councilmember Chittenden**

    - How will a home base business pay?

**Patrick King, Town resident and member of Citizens Tax Advisory Committee (CTAC)**

    - A home base business will have to pay a rental tax. As is now on the MCTC, the home business rental tax is exempted. That is why we are recommending to opt out of five local options in the MCTC so that in the future the Town will benefit by collecting revenue.

**Mayor LeVault**

    - I want to thank the CTAC members for the recommendations to the MCTC.

Councilmember Mello

- I want to thank Patrick King for the presentation tonight. The next CTAC meeting is yet to be scheduled.

4. Public Comments

None

**Regular Council Meeting:** Thursday, May 17, 2012 immediately following Work Session.

**Adjournment.**

Motion to adjourn – Councilmember Mello

Second – Vice Mayor Duran

Meeting adjourned at 6:45 p.m.



Michael LeVault, Mayor

Attest:



Diane Cordova, Deputy Town Clerk

Minutes approved at June 7, 2012 regular meeting