



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

THURSDAY, January 17, 2013, TOWN CLUBHOUSE, 12033 CLUBHOUSE SQUARE

1. **Call to Order** Mayor LeVault called the meeting to order at 7:59 p.m.
2. **Roll Call:** Council present: Mayor Michael LeVault, Councilmembers Margaret Chittenden, Dorena Mello, Shirley Gustafson, Susan MacKay and Judy Johnson. Absent: Vice Mayor Jacob Duran  
Staff present: Town Manager Lloyce Robinson, Town Attorney Phyllis Smiley and Trish Stuhan, Finance Officer Jackie Hoffman, Grant Writer Paula Moloff, Economic Development Manager Gayle Cooper, Public Safety Manager Mike Kessler, Public Work Manager/Building Official Jim Fox, Town Engineer Grant Anderson, Deputy Town Clerk Stacy Anderson and Town Clerk Diane Cordova.
3. **Business**
  - A. **Discussion Re: Sale of Real Property – Agua Fria Ranch Drainage Channel Parcel #501-45-677**

Mayor LeVault

    - When Agua Fria Ranch subdivision was built, a number of parcels were divided between the Town of Youngtown and the AFR Home Owners Association. The parcel we are discussing tonight is a drainage ditch that runs about a mile along AFR Parkway. In the HOA meetings, discussion was brought up about why the green belt is now dry. The HOA has concerns about eliminating the grass to this area. A possibility of creating a potential hazard/flooding with heavy rains. This has been a recreational area where residents walk their dogs. The HOA wants to assume the legal hoops to get this parcel back.

Town Manager Robinson

    - This property deed was given to the Town by the Developers. The Town's position has been to try to reduce the cost of maintaining the parcel. The AFR HOA's position has been to encourage the Town to continue a maintenance regiment that results in a green well maintained parcel that runs the entire length of their main roadway to their subdivision. Another consideration would be to discuss with the HOA to transfer this parcel for another one such as Coyote Crossing Park for future plans of a Commerce Park.

Councilmember Mello

    - If the HOA can afford to take ownership of this parcel, then it should do so. In the master plan Coyote Crossing Park was designed to be a soccer field. To have this nice green field turn into a business commerce park will have residents up in arms. The residents will not want to trade.

Councilmember MacKay

    - Doing a transfer of these parcels will leave AFR without a park. Right now the condition of the drainage ditch looks awful. I think the HOA should take ownership.

Mayor LeVault

    - The drainage ditch has leverage against the possible sand and gravel mining situation. This drainage ditch is a good buffer for the HOA.

Town Attorney Smiley

    - Under Arizona Revised Statute, this parcel deed cannot just be given to the AFR HOA. There is a process to be followed. A current appraisal will need to be obtained along with a title escrow report and a bid package will need to be prepared.
    - If the HOA and the Town do an exchange of property, it will have to be a like-kind exchange with both parcels being of the same value, an appraisal will need to be completed.

Mayor LeVault

    - Say we go along with the process into receiving bids; does it have to go to the highest bidder? Are we obligated to sell? Is there some type of disclaimer that can be written on the documents?
    - What if the HOA leases the parcel from the Town?

Councilmember MacKay left meeting at 8:44 p.m.

Councilmember Chittenden

- I am a bit confused with the Coyote Crossing Park.

Town Manager Robinson

- The Coyote Crossing Park is located where we are planning to develop a business commerce park in the future.

Town Engineer Anderson

- The Town would have to lease for the M&O – maintenance and operation amount. The question is can the HOA cover the liability?

Councilmember Mello

- How about transferring the median that runs along the middle, exchange that property for the drainage ditch property?

Town Engineer Anderson

- The median is a right of way and cannot be exchanged.

Councilmember Chittenden

- Has the AFR HOA gone to their board for approval?

Agua Fria Ranch HOA President, French

- The HOA board is interested in purchasing the drainage ditch parcel.
- The HOA did transfer the parcel on Olive to the Town.

Town Manager Robinson

- That particular parcel, through an error of the title company, was on the original plat as owned by AFR HOA. The Subsequent deed reflected the necessary correction.

Councilmember Mello

- Can the HOA trade the parcel on Olive for the drainage ditch?

Town Attorney Smiley

- If the HOA and the Town do an exchange of property, it will have to be a like-kind exchange with both parcels being of the same value, an appraisal will need to be completed.

Mayor LeVault

- I am directing staff to work with attorneys regarding the sale of real property, drainage ditch parcel.

**B. Discussion Re: Designating a Commercial Redevelopment District, 111th Avenue/Alabama North to South side of Nevada Avenue.**

Town Manager Robinson

- We would like to create a Commercial Redevelopment District. I have met with Attorney Susan Goodwin and have had various discussions. Identifying and designating even just one parcel as a blight/slum area will qualify for creating a Commercial Redevelopment District. This will be a big process to undertake. An independent study will have to happen. With economic development being the focus we need to take advantage of it.

Town Attorney Stuhan

- Once an area is identified and designated, public notice to property owners, conduct public hearings, conduct independent study, there are many steps that will have to be followed.

Mayor LeVault

- The area we are possibility looking at is on Nevada Avenue where the Food Bank was located. This area could be of an advantage for existing businesses like Youngtown Market.

Councilmember Chittenden

- How much will an independent study cost us?

Town Manager Robinson

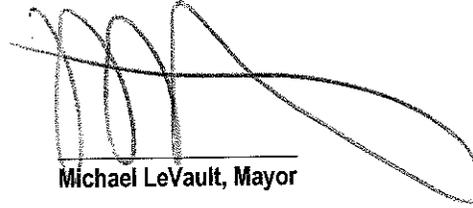
- I'm not certain, It could be around 6 to 8 thousand. Keep in mind we have to invest and we have to spend in order to move progressively forward.

**4. Public Comments**

None

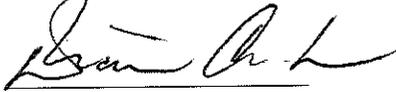
**Adjournment.**

**Motion to adjourn – Councilmember Mello  
Second – Councilmember Johnson  
Meeting adjourned at 9:01 p.m.**



**Michael LeVault, Mayor**

**Attest:**



**Diane Cordova, Town Clerk**

**Minutes approved at February 7, 2013 regular meeting**