



**TAYLOR TOWN COUNCIL
SPECIAL MEETING MINUTES
Tuesday February 11, 2020 7:00 pm
Town Hall
425 Papermill Road
Taylor, Arizona**

Mayor
David Smith
Vice-Mayor
Jason Brubaker
Council Members
Bill Baldwin
Sherry Cosper
Fay Hatch
Shawn Palmer
Kyle Peck

CALL TO ORDER: Mayor Smith called the meeting to order at 7:00pm
COUNCIL PRESENT: Mayor Dave Smith, Vice Mayor Jason Brubaker, Council Members Bill Baldwin, Sherry Cosper, Fay Hatch, Shawn Palmer, and Kyle Peck
STAFF PRESENT: Manager Gus Lundberg, Planning Administrator Allen Davis and Clerk Geri Judd
VISITORS: See list
PLEDGE OF ALLEGIANCE: Led by Council Member Cosper
INVOCATION: Offered by Council Member Hatch
CALL TO THE PUBLIC: None

CONSENT AGENDA

- A. Approve Council Meeting minutes of January 9, 2020
- B. Approve January 2020 Check Register

A motion was made by Council Member Hatch to approve the consent agenda as presented; seconded by Vice Mayor Brubaker; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker and Council Members Baldwin, Cosper, Hatch, Palmer and Peck voting in favor.

DISCUSSION/ACTION ITEMS

1. Navajo County Sheriff 2019 Year End Update

Sheriff David Clouse reported there were 64 agency assist between Navajo County Sheriff's Office and Snowflake-Taylor Police Department; Snowflake-Taylor Police booked 219 individuals into the County's jail; as of 2020, jail fees are no longer charged; the Sheriff's Department responded to 3,135 calls in the surrounding area; Snowflake-Taylor Police have an officer on the MCAT team; operations are facing issues with property crimes through drug addiction; some progress is being made taking repeat offenders off the streets.

Sheriff Clouse added that a threat to the community is the rise in fentanyl use; education on drug abuse is being provided to younger ages and the Department is taking a stance on the dangerous drug.

- 2. Executive Session:** Discussion or consultation for legal advice with the attorney or attorneys of the public body and with the Town Manager concerning contracts under negotiation related to pending and potential litigation and to consider the Town's position regarding contracts that are the subject of negotiation associated with the Business Park Purchase Agreement dated November 2018 pursuant to A.R.S. §38-431.03(A)(3), (A)(4) and (A)(7)

Mayor Smith withdrew this item from the agenda.

3. Report to Council Regarding Items Pertaining to Business Park Purchase

Manager Gus Lundberg stated at the last meeting, Council directed staff to report on nine items pertaining to the business park purchase.

Gus reported:

1. **Report back to Council on ADEQ approval of water & sewer lines:** In process of submitting for construction and discharge approval on water & sewer lines, the lines have passed testing and applications are being submitted to ADEQ this week. Report in March.
2. **Staff directed to obtain an independent appraisal:** Not completed; Gus has met with and independent appraisal company in Mesa, report should be back in the next week. Report in March.
3. **Negotiate price based on the appraisal, if necessary:** If necessary, when appraisal is ready will address this subject.
4. **Confirm that Seller of the property (Jason Hatch or an entity created by Jason Hatch) is the legal owner of the property and has the power to sell the property:** Preliminary title report shows Hatch Development LLC is the legal owner of the property. Will report final in March.

Gus said Rob Toy will address items 5-9.

5. Staff to report on the economic impact to businesses in the area.
6. Estimate flood insurance costs to businesses and residents and amount of reduction if floodplain mitigation plan is implemented.
7. Staff to come back with plan for floodplain mitigation efforts.
8. Staff to come back with floodplain mitigation plan confirming grant from FEMA and Town matching funds and in-kind resources, at no additional cost to the Town.
9. Commission a study to identify development options to be implemented by developers.

Gus introduced Rob Toy who has assisted the Town in obtaining three grants.

Robert Toy with CMI Engineering has worked with flood control for over 20 years; Mr. Toy addressed the following with a PowerPoint presentation: FEMA Hazard Mitigation Assistance Grants process; benefits of floodplain mitigation; the Town's role as floodplain administrator; flood insurance savings; Pinedale Wash Federal grant benefits and the Pinedale Wash easement timeline.

4. Public Hearing & Consideration of Zone Change Request for Parcel 205-32-122; SE Corner of Papermill Road and Foothills Blvd.

Mayor Smith opened the Public Hearing 7:52pm; being no public comment the hearing was closed.

Allen Davis said in May 2019 the property owner requested a zone change from commercial to multi-family. Plans have changed and the property owner is requesting to revert to the original commercial zoning for possible storage units. Allen added that the Planning & Zoning Commission approved the request.

A brief discussion followed concerning fencing and landscaping to make the area presentable since it is a visible area. Mr. Tingy said the plan is to landscape the property and have perimeter fencing for security; he said there would also be an apartment above the office for 24-hour monitoring; the plan

Council asked if there would be onsite manager; Mr. Tingy replied that there would be an apartment above the office with onsite management; there will be 170-180 units with larger roads to accommodate a truck and trailer; the plan is to install landscaping and fencing; the roadway will be either compacted basalt or pavement. Council asked if Planning & Zoning had any issue; Allen responded that P&Z thought the basalt or pavement would be acceptable. Councilman Palmer said he appreciates that the owner wants to improve the town with this plan.

A motion was made by Mayor Smith to approve the zone change request for Parcel 205-32-122; SE Corner of Papermill Road and Foothills Blvd; seconded by Council Member Palmer; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker and Council Members Baldwin, Cosper, Hatch, Palmer and Peck voting in favor.

5. Consideration of Call of August 4, 2020 Election and approval of Navajo County Elections Office to administer such Election consisting of; 1 two-year Council seat, 3 four-year Council seats, and Alternative Expenditure Limitation – Home Rule Option

Manager Gus Lundberg reported that candidate packets are ready at Town Hall; the Alternative Expenditure Limitation-Home Rule allows Council to set the Town's budget; the Home Rule option renews every four-years.

A motion was made by Vice Mayor Brubaker to approve the Call of Election and request Navajo County Elections Office to administer such Election; seconded by Mayor Smith; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker and Council Members Baldwin, Cosper, Hatch, Palmer and Peck voting in favor.

6. Summary of Current Events:

A. Mayor

Groundhog Day breakfast went well with approximately 600 attendees

B. Council Members

C. Town Manager

Airport Wash project is going well with approximately 600 feet of culvert installed.

Curb and gutter is out for bid on 700 West, paving bid to follow.

Airport fencing and parking lot project is nearing completion.

7. Adjournment: There being no further business Mayor Smith adjourned the meeting 8:15pm

Certification of Minutes:

I hereby certify that the foregoing minutes are a true and correct copy of the Taylor Town Council meeting held on the 11th day of February 2020. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 11th day of February 2020

Geri Judd-Town Clerk