



TAYLOR TOWN COUNCIL REGULAR MEETING MINUTES

Thursday March 5, 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 David Smith, Vice Mayor Jason Brubaker, Council Members Fay Hatch, Kyle Peck, Bill Baldwin, Sherry Cosper, Shawn Palmer
STAFF PRESENT: Manager Gus Lundberg, Planning & Zoning Administrator Allen Davis, and Clerk Geri Judd
VISITORS: See list
PLEDGE OF ALLEGIANCE: Led by Councilman Peck
INVOCATION: Offered by Mayor Smith

CALL TO THE PUBLIC: John Williams addressed the Council requesting the town assist in maintenance of Country Bear Lane. Residents previously brought in material to make improvements; Mr. Williams asked if the town would bring in gravel or asphalt; Mr. Williams would do the grading and packing down. Council asked Gus to look into the issue.

CONSENT AGENDA

- A. Approve Council Meeting minutes of February 11, 2020
- B. Approve February 2020 Check Register

A motion was made by Councilman Peck to approve the consent agenda as presented; seconded by Councilman Baldwin; 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. Northland Pioneer College Update

Betsyann Wilson, NPC Friends & Family Program Director reported on NPC's financial overview; there are ten community college districts in Arizona; funding for NPC comes from property tax, State funds, Grants and Student fees; NPC has the lowest tuition rate per credit hour in the State; largest expense is compensation and benefits. Mrs. Wilson reported that NPC has several scholarships available to high school seniors; NPC will be expanding the Nursing, Automotive and Welding programs.

Arizona Gives Day will be Tuesday, April 7th. Non-profits from around the State compete to raise funds during this event. Donations can be made through a link on NPC's website.

2. Public Hearing and Consideration of Zone Change Request for Parcel 205-06-074B Papermill Road, West of Speedway Station

Mayor Smith opened the public hearing 7:30pm; receiving no public comment the hearing was closed.

Allen Davis said the property owner of a parcel located behind the Speedway Station on Papermill Road has requested a zone change to multi-family for possible development of a duplex/triplex; Allen reported the Planning & Zoning Commission recommended approval.

A motion was made by Councilman Palmer to approve the Zone Change Request for Parcel 205-06-074B; 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.

3. Consideration of First Reading of Ordinance O2020-01 Amending Title 18, Chapter 85, Entitled Definitions by Title Only

Allen Davis reported the State Statute now allows industrial hemp cultivation; the current town ordinance has one definition for medical marijuana and hemp; the proposed ordinance changes the definition to define medical marijuana and hemp separately.

Gus added that the new ordinance has been published and will be on the next agenda, if approved the ordinance would go into effect 30 days following approval.

4. Public Hearing Regarding Alternative Expenditure Limitation (Home Rule)

Mayor Smith opened the public hearing 7:37pm; receiving no public comment the hearing was closed.

Manager Gus Lundberg said the public notices have been published; Gus said the State limitation would be \$1.9 million; the town projects closer to a \$7 million expenditure; Home Rule allows Council to set the town's expenditure limitation; at the next meeting Council may vote to approve the Resolution which will place the Alternative Expenditure Limitation on the August 4th Primary Election ballot.

5. Consideration of 700 West Drainage Improvements Project Award

Manager Gus Lundberg said the 700 West culverts project is nearing completion; bid requests were sent for completion of catch basins and curbing for the flood project.

Western Grade was the only bid received at \$206,730.32; staff recommendation is to award the contract to Western Grade; the project will start in two weeks and complete sixty days after.

A motion was made by Councilman Palmer to award the 700 West Draining Improvement Project to Western Grade; 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. Consideration of Resolution R2020-01 Water Meter Replacement Grant with Bureau of Reclamation

Manager Gus Lundberg said over a year ago the town applied for a grant for water meter replacement; that grant was not successful. There is currently a smaller grant available to upgrade water meters with new technology, the town has approximately 1300 water meters with a cost of approximately \$300,000 for new meters; the smaller grant is for \$75,000 that will cover approximately 450 meters.

Gus went on to say that, the replacement would eliminate human error and the efficiency would increase; the new meters would be approximately same size and attach a radio read.

A motion was made by Mayor Smith to approve Resolution R2020-01 Water Meter Replacement Grant with Bureau of Reclamation; seconded by Councilman Peck; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker and Council Members, Baldwin, Cosper, Hatch, Palmer and Peck voting in favor.

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

Manager Gus Lundberg reported to Council on 4 items pertaining to the business park purchase; he said the floodplain mitigation issues were reported on at last month's meeting.

1. **Report back to Council on ADEQ approval of water & sewer lines:** ADEQ approval received on sewer lines; manholes were tested by the manufacture and passed; water lines were chlorinated, tested and passed; application and test results have been submitted to ADEQ; comments received back yesterday from ADEQ; approval expected in the next few weeks; sewer lines on Parcel B are on private property. Gus noted that ADEQ approval was not a condition of the property purchase.
2. **Staff directed to obtain an independent appraisal:** Independent appraisal received yesterday; Gus going through appraisal report; appraisal was requested for raw land; appraisal came in at \$900,000.
3. **Negotiate price based on appraisal, if necessary:** Survey took more time and funds than anticipated; Gus asked if Council would like to discuss further negotiation on the purchase price; Gus said in the survey there is an area approximately 1 acre owned by MAC Rentals LLC that will not be included in the purchase.

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:** Owner is Hatch Development LLC; Title Commitment is complete and Title Insurance is ready to be issued.

Gus said Council previously approved a resolution for reimbursement of funds on the first parcel purchased; the town could obtain a loan for the total \$750,000 purchase price or finance the remaining \$460,000; he added that the town would need to hire special Counsel to complete the purchase. Gus said there is currently \$750,000 in General Funds reserves; Gus does not recommend paying cash for the remaining \$460,000; Council discussion was to finance the remaining balance; for a ten-year term. Council directed Gus to look into and bring back financing options available.

8. Summary of Current Events:

- A. Mayor
Water Adjudication meeting tomorrow (3/6) in Show Low at 8:30am
- B. Council Members
Vice Mayor Brubaker, reported March 25th is the Snowflake-Taylor Chamber of Commerce awards dinner.
- C. Town Manager
New portable bleachers purchased for \$7,500

- 9. Adjournment:** There being no further business Mayor Smith adjourned the meeting 8:25pm

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 5th day of March 2020. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 5th day of March 2020

Geri Judd-Town Clerk