



**TAYLOR TOWN COUNCIL  
SPECIAL MEETING MINUTES**

**Thursday April 8, 2021 7:00 pm**

**Town Hall**

425 Papermill Road

Taylor, Arizona

**Mayor**  
David Smith  
**Vice-Mayor**  
Jason Brubaker  
**Council Members**  
Bill Baldwin  
Sherry Cosper  
Dustin Hancock  
Kris Neff  
Shawn Palmer

**CALL TO ORDER:** Mayor Smith called the meeting to order at 7:00pm  
**COUNCIL PRESENT:** Mayor David Smith, Vice Mayor Jason Brubaker, and Council Members Shawn Palmer, Dustin Hancock, Bill Baldwin, Kris Neff, and Sherry Cosper  
**STAFF PRESENT:** Gus Lundberg, Town Manager; Allen Davis, Planning Administrator; and Geri Judd, Town Clerk  
**VISITORS:** See list  
**PLEDGE OF ALLEGIANCE:** Offered by Councilman Hancock  
**INVOCATION:** Led by Councilman Palmer

**CALL TO THE PUBLIC:**

Gordon Vario said he is concerned about liquor bottles disposed of around town.

Chase Carlson with the Snowflake-Taylor Chamber of Commerce said they appreciate the Council and are here to support the community and events; the Chamber has done well and thanked Council for their support.

**CONSENT AGENDA**

- A. Approve Joint meeting minutes of March 3, 2021
- B. Approve Council meeting minutes of March 4, 2021
- C. Approve March 2021 Check Register

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

**DISCUSSION/ACTION ITEMS**

- 1. Public Hearing: Conditional Use Application for Manufactured Housing Community at Parcel 205-10-018 on Papermill Rd. at Highland Blvd.**

Mayor Smith opened the public hearing.

- 2. Consideration and Action Regarding Conditional Use Application for Manufactured Housing Community at Parcel 205-10-018 on Papermill Rd. at Highland Blvd.**

Allen Davis said the Planning & Zoning Commission recommends approval of the Conditional Use Permit; with the stipulation that homes are 20 years old or newer; and if curbs are damaged during development the property owner repairs them.

Mr. Davis (applicant) said he owns other mobile home parks; and has plans to build a 23-space manufactured home park in Taylor; homes will be brand new, high quality, affordable housing; a privacy wood-in-iron fence installed around the property; lots will be 42-feet wide and 28-feet between homes; there will be a small green belt with a dog park; and pets are not to be left outside without the owner.

Council asked about water and sewer service to the development; Gus added that there is a 6-inch main; Mr. Davis said the existing water lines will be sufficient. Council asked about a timeline; Mr. Davis replied he plans to begin immediately and have the park built-out in two years; homes will be 14-foot singlewide homes; homes will be set on concrete footers; Mr. Davis owns the property and homes will be sold to residents; rules and regulations apply to keep the property in good condition; fencing between properties may be permitted and installed by homeowners, with Fire Department approval. Council asked about the two points of ingress/egress, Mr. Davis said the two points

are off Papermill Road and another off Highland Blvd. Mr. Davis said there will be a park manager who lives in Snowflake; someone living on the property will report to the manager; space rent will include trash, sewer and a flat water fee; Council asked about upkeep of the homes and how that is enforced, Mr. Davis said the rules and regulations spell that out and if not followed tenants can be evicted.

Taylor resident James Scott raised concerns about yards, he is concerned that watering yards will cause the ground to move; and about one way in and out of the park. Mr. Davis, he has the power to have tenants keep yards up.

Mayor Smith asked about the insulation business behind the property and a possible issue with trucks going in and out; Mr. Davis said the realtor has spoken with the business and there are no concerns as there are minimal trucks. Mayor Smith said at some point there may need to be a road out to Papermill.

Mr. Scott asked about set-up of the homes; Mr. Davis said the homes will be set to town code; Allen said all mobile homes are installed to State standards, and he inspects set-up.

Allen's recommended conditions are 20 years old or newer; curb or pavement to be repaired if damaged; also suggested adding stipulation that fencing installed around perimeter; mobile home pads above existing grade; Allen added that manufactured homes are best on this type of soil as they can be adjusted as they move.

Councilman Baldwin said rain gutters have made a difference on his home; Allen said gutters are a great idea to move water away from the homes; Mr. Davis said gutters are a great idea; he will have to see if alterations are approved by the lender.

Resident Kristen Hargrave said she is a realtor and the need for nice, affordable housing is huge.

Vice Mayor Brubaker said improvement by private business is a good thing.

Councilman Palmer was concerned about parking; Mr. Davis said there will be no parking allowed on park roads.

**A motion was made by Councilman Palmer; to approve the Conditional Use application with stipulations as follows: Homes to be 20 years old or newer, Wood-in-iron fence around property, curb repair, mobile home pads above grade, no parking on Town road, Conditional Use runs with the land, dog issues are the land owners responsibility, channeling of water to run away from homes; second by Mayor Smith; motion carried 6-1 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, and Neff voting in favor. Councilman Hancock voted against.**

### **3. Consideration and Action Authorizing Town Manager to Apply for and Execute Grant Agreement for Airport Coronavirus Response Grant Program**

Gus Lundberg said this is the second round of Coronavirus relief; there are \$13,000 in funds available to help with Airport maintenance costs. Gus said justification for the funds is the new office that eliminated the shared area.

Councilman Palmer advised to read the fine print and know what we are getting.

**A motion was made by Mayor Smith to approve and authorize the Town Manager to apply for and execute the Airport Coronavirus Response Grant Agreement; seconded by Councilwoman Cosper; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members, Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.**

### **4. Summary of Current Events:**

#### **A. Mayor**

Apache-Navajo Mayor & Councilmembers meeting in Eagar.

#### **B. Council Members**

Vice Mayor Brubaker up to \$9,000 reimbursement to families that lost family members due to Coronavirus

#### **C. Town Manager**

Email that annual League of Cities will be in person August 31-Sept. 3

Pool project update

Cemetery Fence update: 4 bids from \$19,000 to  
Papermill Road should be close to done by end of month.

**5. Adjournment:** There being no further business Mayor Smith adjourned the meeting 8:11pm

***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 4th day of April 2021. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 8th day of April 2021

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Geri Judd-Town Clerk