



**TAYLOR TOWN COUNCIL  
REGULAR MEETING MINUTES  
Thursday September 9, 2021 7:00 pm  
Town Hall  
425 Papermill Road  
Taylor, Arizona**

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

**CALL TO THE PUBLIC:** None

**CONSENT AGENDA**

- A. Approve Council meeting minutes of August 5, 2021
- B. Approve Special meeting minutes of August 12, 2021
- C. Approve August 2021 Check Register

**A motion was made by Councilman Hancock to approve the consent agenda as presented; seconded by Councilwoman Cosper; motion carried 6-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Cosper, Baldwin, Hancock, and Neff voting in favor.**

**DISCUSSION/ACTION ITEMS**

- 1. Presentation of Years of Service Awards from the Arizona League of Cities and Towns to Mayor Smith and Vice Mayor Brubaker**

Manager Gus Lundberg presented Mayor Smith and Vice Mayor Brubaker with Years of Service of Awards from the League of Arizona Cities and Towns.

- 2. Consideration and Action Regarding Direction to Staff to Solicit Proposals for the Sale of Parcel 205-14-006H Approximately 1-Acre Located Between Kay Supply and Kompo Care**

Manager Gus Lundberg said there has been discussion in pursuing sales of parcels in the Business Park owned by the Town. There is a parcel with its' own parcel ID; staff is asking for Council approval to seek Request for Proposals (RFP) and offer this property for sale to the public; an RFP has been prepared and would be published in the newspaper for 2 weeks and advertised on Towns' website. Staff proposes requiring a mandatory pre-submittal meeting and could have proposals ready for the October meeting.

Council would like to extend another month and get more interest from purchasers, with a mandatory pre-submittal meeting. Gus asked if any Council Members would like to be in the review process, Vice Mayor Brubaker volunteered and requested Allen Davis be included as well, Councilman Neff also volunteered.

Gus said another issue is to make sure there is recorded legal access to the property. Discussion followed on utility easements for the property. Councilman Hancock asked if the Town or the property owner would need to improve the road, Gus said the Town could use grant funds to make the improvement.

**A motion was made by Mayor Smith to authorize staff to solicit proposals for the sale of parcel 205-14-006H; seconded by Councilman Hancock; motion carried 6-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Cosper, Baldwin, Hancock, and Neff voting in favor.**

**3. Discussion Regarding Recommended Utility and Other Town Fees Rate Increases**

Manager Gus Lundberg presented the proposed rate increases. Gus said there will be a public hearing in October.

Mayor Smith asked if high water users will mainly see the increase; Gus replied that is correct. Gus added if there is a commercial customer that irrigates the Town could work with them to install an irrigation meter, so there no sewer charge.

Gus said another change will be multi-family housing; the base fee will be applied to each unit; if there is a separate water meter to shut off, they will not pay sewer, however, if water is on each unit will be charged sewer; mobile home parks will have one meter, and not each unit.

Water meter installation costs have increased significantly; staff is recommending increasing the water meter install.

Multi-family units connect fee of \$2,450 charged once, then \$1,000 with each additional unit.

Construction water meters (hooked to fire hydrants) currently do not pay a deposit or monthly base fee. Gus said the meters are expensive and suggests charging a deposit plus a monthly base fee to include 10,000 gallons of water. Councilman Hancock asked about modifying valves; Gus replied that language will be added to the service agreement.

**4. Discussion Regarding Possible Ordinance of Sales Tax Increase**

Manager Gus Lundberg said there is need for a sales tax increase to provide public services; Gus recommended a timeline to pass and Ordinance and provide required information to the Arizona Department of Revenue to have the sales tax increase effective at the start of the April 2022 quarter.

Gus said based on last census population numbers are down; public safety expenses have increased; large call volume and service area covering outside town boundaries.

Gus said the recommended Sale Tax increase is from two percent to three, no change to mining tax; residential tax cannot be changed in this action; no change proposed to commercial rentals; Use Tax applies to out of State purchases; Gus said not charging a Use Tax is a disadvantage to local businesses, out of State businesses are not paying Sales Tax fees to the Town.

**5. Summary of Current Events:**

- A. Mayor
- B. Council Members
- C. Town Manager
  - League of Cities & Town meeting last week
  - Sweet Corn Festival was success

**6. Adjournment:** There being no further business Mayor Smith adjourned the meeting 7:52pm

***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 9th day of September 2021. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 13th day of September 2021

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Geri Judd-Town Clerk