



TAYLOR TOWN COUNCIL
REGULAR MEETING MINUTES
Thursday November 4, 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
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CALL TO ORDER: Vice Mayor Brubaker called the meeting to order at 7:00 pm
COUNCIL PRESENT: Vice Mayor Jason Brubaker, and Council Members Shawn Palmer, Dustin Hancock, Bill Baldwin, Kris Neff, and Sherry Cosper
COUNCIL ABSENT: Mayor David Smith
STAFF PRESENT: Gus Lundberg, Allen Davis, Joseph Jarvis, and Geri Judd
PLEDGE OF ALLEGIANCE: Led by Councilman Hancock
INVOCATION: Offered by Councilman Neff

CALL TO THE PUBLIC: Loretta Whitlow with the Silver Creek Senior Center invited the Council to serve Turkey Dinner Thursday, November 18th. There will be a Coat Giveaway November 20th, and the Senior Center is taking donations for the Turkey Dinner Food Drive.

Dori Davis with Wreaths Across America said there is need for 228 wreaths in the cemetery if the Town is willing to donate again.

CONSENT AGENDA

- A. Approve Council meeting minutes of October 7, 2021
- B. Approve October 2021 Check Register

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

DISCUSSION/ACTION ITEMS

1. **Public Hearing Followed by Consideration and Action Regarding a Zone Change Request for Parcel 205-32-123 at 1451 W Papermill Road for AG-1 Single Family Residential Use**

Vice Mayor Brubaker opened the public hearing; receiving no public comment the public hearing was closed

Allen Davis said this property is currently zoned commercial; the applicant wishes to place a manufactured single-family residence on the property; currently there residential on both sides of Papermill; the Planning Commission recommended the zone change with the following stipulations; approve the property for AG-1 and if no progress occurs within one year zoning reverts back to commercial; during construction only one RV will be allowed on the property for a limit of one year.

A motion was made by Councilman Baldwin to approve the zone change request with the following stipulations, AG-1 zone, one year to construct or reverts to commercial zone, and one RV allowed during construction; seconded by Councilman Neff; motion carried 6-0 with Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.

2. **Discussion and Action Regarding Acceptance of an Offer to Purchase Parcel 205-14-006H Located in the Business Park**

Manager Gus Lundberg reported as discussed at a previous meeting the Town made available to the general public a 1-acre parcel of land in the Business Park; one offer of \$12,000 was received; the Town obtained a broker's opinion of \$20,000; the individual that made the offer is not willing to go above \$15,000.

Council discussed the purchase offer: Hancock asked if not accepted would it be offered again? Gus said yes, but his recommendation is to hold off and wait until the flood project is done.

Gus said the town is in the process of a master plan; thought there would have been more interest; continue with improvements; Joe has reached out to the Planning Department at ASU there is a graduate student working as an intern for the master plan project.

Councilman Neff asked if approached by individuals to purchase property is the Town informed of what is intended to be put done with the property?

Vice Mayor Brubaker asked if that piece of property would have more value with more land? Gus said the location is good with access to Pinedale Rd.

Councilman Baldwin asked if there is power? Gus said there is access to power.

Councilman Palmer said the intended price on the business park lots was higher; the Town has an obligation to get the higher price; he asked if the offer is turned down how much more will the Town put into the property to increase price? Gus said estimated at \$550,000 to pave the road.

Vice Mayor Brubaker asked if the Town could have stipulations with selling the property; Gus replied that the Town could make a counteroffer. Councilman Palmer said \$15,000 is a substantial offer.

Gus said there appears to be interest in more discussion; there is no purchase contract before Council; Council could give staff some guidelines for a purchase contract that could be executed if the guidelines were met.

Councilman Hancock said his concern is if the business is already in Town and turned down would the business move to another town.

A motion was made by Councilman Hancock to continue discussions and have a contract brought back to Council; seconded by Councilman Neff; motion carried 6-0 with Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.

3. Discussion and Action Regarding Intergovernmental Agreement with Navajo County Flood Control District Regarding Contribution of Funds for the Pinedale Wash Flood Control Project

Manager Gus Lundberg said the Navajo County Flood Control District has offered to contribute or offset almost half of the local match up to \$50,000 for the Pinedale Wash Flood Control Project; there has been discussion with them for the Railroad Grade project as well.

A motion was made by Councilwoman Cosper to approve the Intergovernmental Agreement with Navajo County Flood Control District; seconded by Councilman Baldwin; motion carried 6-0 with Vice Mayor Brubaker, and Council Members Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.

4. Summary of Current Events:

A. Mayor

B. Council Members

Vice Mayor Brubaker: Senior Center Thanksgiving Lunch; Chamber luncheon Wednesday the 10th at 11:00;

Monster Bash was a success.

C. Town Manager

5. Adjournment: There being no further business Vice Mayor Brubaker adjourned the meeting 7:56 pm

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 November 2021. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 8th day of November 2021

Geri Judd-Town Clerk