



**TAYLOR TOWN COUNCIL**  
**REGULAR MEETING MINUTES**  
**Thursday December 2, 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:** Vice Mayor Brubaker called the meeting to order at 7:02pm  
**COUNCIL PRESENT:** Vice Mayor Jason Brubaker, and Council Members Dustin Hancock, Sherry Cosper (phone), Shawn Palmer (phone), Kris Neff (8:43)  
**COUNCIL ABSENT:** Mayor David Smith, and Council Members Bill Baldwin  
**STAFF PRESENT:** Gus Lundberg, Joseph Jarvis, Allen Davis, and Geri Judd  
**PLEDGE OF ALLEGIANCE:** Led by Councilman Hancock  
**INVOCATION:** Offered by Vice Mayor Brubaker

**CALL TO THE PUBLIC:** Josh Rogers with Northland Pioneer College updated Council on activities at NPC; the College is doing what they can to provide scholarships and encourage attendance.

Dr. Chato Hazelbaker, NPC President was introduced to Council. He said enrollment is a priority at NPC, improving student success; sustaining funding streams, programs, and improving facilities.

**CONSENT AGENDA**

- A. Approve Council meeting minutes of November 4, 2021
- B. Approve November 2021 Check Register

**A motion was made by Councilman Hancock to approve the consent agenda as presented; seconded by Vice Mayor Brubaker; motion carried 4-0 with Vice Mayor Brubaker, and Council Members Hancock, Palmer, and Cosper voting in favor.**

**DISCUSSION/ACTION ITEMS**

**1. Consideration and Action Regarding Appointment of Brian Neff to the Planning & Zoning Commission**

Allen Davis said there is an opening on the Commission as Wayne Jones has stepped down; a letter of interest was received from Brian Neff.

**A motion was made by Councilman Hancock to approve the appointment of Brian Neff to the Planning & Zoning Commission; seconded by Councilman Palmer motion carried 4-0 with Vice Mayor Brubaker, and Council Members Hancock, Palmer, and Cosper voting in favor.**

**2. Public Hearing followed by Consideration and Action Regarding Zone Change Request of Parcel 202-23-056C at 990 N. Baldwin Ln.**

Vice Mayor Brubaker announced there would be a time limit for those who wish to speak.

Allen Davis said in researching the zone change request this previously went before the Planning & Zoning Commission June 4, 2013; the item did not go to Council. Vice Mayor Brubaker read the minutes from that P&Z Commission meeting.

Allen said property is currently AG-2, requesting a zone change to commercial. Allen said there are currently no "buffer zones" between commercial and residential; there are questions about applicability of a welding shop and if that fits into a commercial zone, building codes state those uses are light or medium industrial, mercantile or offices would be commercial according to the building code.

Vice Mayor Brubaker said years ago a recommendation was made but not put on a Council agenda for consideration.

Vice Mayor Brubaker opened the public hearing

Ty Sherwood (applicant) addressed Council, he said the business is a welding shop; and a powder coat shop will be part of the business; the lot backs up to a tire shop with a vet clinic going in as well. He said in the commercial zoning rod iron shops would be commercial although, more than that will be there.

Councilwoman Cospers asked if there would be a warehouse on the property, Mr. Sherwood replied yes, he planned on building a metal building. Councilman Hancock asked during the original Planning and Zoning Commission, was the change recommended; Mr. Sherwood replied, they did recommend the change with stipulations.

Fawnette Baldwin gave a statement (attached) and presented pictures of the nearby properties and the property subject to the rezone. Vice Mayor Brubaker asked Mrs. Baldwin what her opinion of the zone change; Mrs. Baldwin replied she is against the zone change.

Tonya Adams went over the remaining pictures Mrs. Baldwin was presenting. Mrs. Adams owns the parcel East of the subject property and plans to build a home there. Her concern is the location of the business that will occupy the property; there are small children playing nearby and there is concern that an accident could happen.

Councilman Hancock asked if one of the stipulations was to develop the road; Allen Davis replied yes, it would need paved and utilities moved, with fencing.

Norris Baldwin asked about the road; Allen said it would be the East/West section of Baldwin Lane up to where Mr. Sherwood would be using equipment.

Kristie Olsen, who is in real estate, said she has not seen where a town would allow this type of business in a residential area; the proposed business would reduce property values; and is not acceptable in a neighborhood. She noted a multi-unit building that was recently denied in the same area.

Lonnie Sherwood said the access to the proposed business and equipment would not be in the residential area.

Kyle Baldwin said big trucks would not be on the back road; a fence would be needed; he feels the business wouldn't be an issue.

Councilman Hancock asked if Mr. Kyle Baldwin was for or against; Mr. Baldwin replied he is for the change.

Ty Sherwood said the property would be fenced in; there is currently farming equipment on one parcel.

Kristin Hargrave asked Mr. Sherwood about his other property; stating that if fenced in shouldn't be an issue.

Norris Baldwin said if those present could sit and listen in his home; there is noise from the large equipment.

Vice Mayor Brubaker closed the public hearing

Councilman Hancock asked Allen what the Planning & Zoning Commission recommendation is; Allen replied the Commission recommends having right of way easements perfected; and if approved by Council site plans would be reviewed for the roadway and a screened wall required.

Councilman Palmer said he appreciates Ty employing residents; he said it's obvious the business is an industrial business going into a neighborhood; Councilman Palmer encourage Mr. Sherwood to use the existing industrial park property.

Councilwomen Cospers said there is concern about what would be best for the area; she hopes each family understands the Council must do what is best.

Vice Mayor Brubaker said industrial has been brought up; the request tonight is from AG-2 to commercial.

**A motion was made by Councilman Hancock to approve the zone change from AG to Commercial as previously recommended by the Planning & Zoning Commission; motion failed due to lack of a second.**

**A motion was made by Vice Mayor Brubaker to deny the zone change request; Councilman Palmer seconded the motion; motion carried 3-0 with Vice Mayor Brubaker, and Council Members Palmer and Cosper voting in favor; and Councilman Hancock giving the dissenting vote.**

Before the vote was taken Councilman Palmer said he would like to look further into the offer from Ty Sherwood for the purchase of the business park parcel; he would like to see if Mr. Sherwood could be accommodated to fit the business.

**3. First Reading of Ordinance O2022-01 by Title Only – Sales Tax Rate Change**

Vice Mayor Brubaker read Ordinance O2022-01 by title only.

Gus said there will be a public hearing in January.

Joseph Jarvis gave a summary of why there is a need for a Sales Tax increase; both the Police and Fire Chiefs have stated their departments need personnel; the Fire Department is on track to take more calls next year; the combined station response is higher than other communities.

**4. Discussion and Action Regarding Proposed Changes to the Town Purchasing Policy**

Manager Gus Lundberg said staff is proposing to make a change to the Fiscal and Procedures Manual; currently bids are required for purchases of \$5,000-\$15,000; staff is proposing that department heads may make purchases up to \$10,000 before a quote is required; efforts are made to shop local. Written quotes are required for purchases of \$10,001-\$50,000 purchases over \$50,000 require closed bids.

**A motion was made by Councilman Hancock to approve the proposed changes to the Town Purchasing Policy; seconded by Councilwoman Cosper; motion carried 4-0 with Vice Mayor Brubaker, and Council Members Hancock, Palmer, and Cosper voting in favor.**

**5. Discussion and Action Regarding Letter to Taylor Farms' Property Owners Regarding Maintenance of Trees within the Taylor Farms Neighborhood**

Manager Gus Lundberg said staff has prepared a draft letter for Taylor Farms property owners. He said in 1998 through a development agreement the property owners were told the town would maintain the trees; property owners were charged \$96 a year for maintenance and watering of the trees; over the years the trees have been choked off and according to an arborist a 20-year-old tree doesn't need an irrigation system; millions of gallons of water have been used on the trees that no one is paying for. Gus recommends that the town turn the maintenance of the trees over to the property owners. A letter went out from the developer concerning options for the trees, Gus received a few varying comments from property owners. Staff recommends sending a letter to the property owners stating the irrigation is past its useful life.

Mr. John Brooks a resident of Taylor Farms addressed the Council, his opinion is to get the trees out; the trees are not going to survive; Mr. Brooks asked if the trees are turned back over to the property owners, is the easement going to be titled back to the property owners. Vice Mayor Brubaker asked if the easement is specific for trees; Gus said on the plat there is a 10' landscape easement; Gus said his recommendation is to revert the landscape easement to the property owners. Mr. Brooks asked if the town could help get the trees out of there; he is willing to cut them down if the town hauls them off. Mr. Brooks said someone from the town authorized an arborist to remove trees from a property.

Vice Mayor Brubaker asked if staff would verify that the town previously had trees removed.

**A motion was made by Councilman Hancock to approve the letter to Taylor Farms' property owners regarding maintenance of the trees; seconded by Councilman Palmer; motion carried 5-0 with Vice Mayor Brubaker, and Council Members Hancock, Palmer, Cosper, and Neff voting in favor.**

Councilwoman Cosper was excused at 8:45pm

**6. Consideration and Action Regarding Designation of Cemetery Cremation Plots**

Manager Gus Lundberg said there are two areas of grass on the corner of 5th West and another area close to the new parking; both areas are in a designated road area; there are locations where there is not enough area for a full grave; staff would like to use the two areas in question for designation of cremation plots.

Gus said a fee would need established for the smaller plots; staff recommends cremation plots \$300 resident, \$1,250 nonresident, \$75 open/close during business hours, and \$150 after hours.

**A motion was made by Councilman Neff to move forward with designating cremation plots at the end of rows 1 and 5, with a price schedule as outlined; seconded by Councilman Hancock; motion carried 4-0 with Vice Mayor Brubaker, and Council Members Palmer, Hancock, and Neff voting in favor.**

Gus asked for clarification; plots need to be larger than 2' x 2' with flat/flush headstones.

**7. Summary of Current Events:**

A. Mayor

B. Council Members

Vice Mayor Brubaker asked about Nativity; Gus said will be this coming Monday and Wednesday nights'

C. Town Manager

**8. Adjournment:** There being no further business Vice Mayor Brubaker adjourned the meeting 9:04pm

***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 2nd day of December 2021. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 6th day of December 2021

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Geri Judd-Town Clerk