



## TAYLOR TOWN COUNCIL REGULAR MEETING MINUTES

Thursday November 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  
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 (7:10), Council Members Fay Hatch, Bill Baldwin, Kyle Peck, and Shawn Palmer. Council Members Elect Dustin Hancock and Kris Neff

**COUNCIL ABSENT:** Councilwoman Sherry Cosper

**STAFF PRESENT:** Gus Lundberg, Town Manager; Allen Davis, Planning & Zoning Administrator, and Geri Judd, Clerk

**VISITORS:** See list

**PLEDGE OF ALLEGIANCE:** Led by Councilman Peck

**INVOCATION:** Offered by Councilman Hatch

**CALL TO THE PUBLIC:** None

### CONSENT AGENDA

- A. Approve meeting minutes of October 1, 2020
- B. Approve Work Session minutes of October 14, 2020
- C. Approve October 2020 Check Register

**A motion was made by Councilman Baldwin to approve the consent agenda as presented; seconded by Councilman Palmer; motion carried 5-0 with Mayor Smith, and Council Members Baldwin, Hatch, Peck and Palmer voting in favor.**

### DISCUSSION/ACTION ITEMS

#### 1. Farewell remarks from exiting Council Members, Fay Hatch, and Kyle Peck

Mayor Smith said he appreciated working with Councilmen Hatch and Peck. Councilman Baldwin thanked them both. Councilman Palmer thanked both for their dedication. Gus said it has been a privilege to work with both Councilmen. Vice Mayor Brubaker thanked Councilman Hatch for setting an example.

Councilman Hatch said he has learned a lot and wishes everyone could experience working with a Council. Councilman Peck said being a part of the Council has been rewarding and an incredible experience.

Mayor Smith presented Councilmen Hatch and Peck with a plaque of appreciation.

#### 2. Administration of Oath of Office to Council Members Elect Sherry Cosper, Dustin Hancock and Kris Neff by Judge Fred Peterson swore in Council Members Shawn Palmer, Dustin Hancock, and Kris Neff.

#### 3. Consideration of nomination to fill position of Vice Mayor, Approve appointment of Vice Mayor

Mayor Smith opened the floor for nominations for the office of Vice Mayor

Mayor Smith said he appreciates the support of Jason Brubaker and nominated him for Vice Mayor.

**A call for votes was taken on the nomination of Jason Brubaker for Vice Mayor; the vote was 6-0 to appoint Jason Brubaker as Vice Mayor**

#### 4. Public Hearing: Zone change request for Parcel 202-23-020K on Baldwin Ln. East of Walmart center shops from AG-2 to R-2

Mayor Smith opened the public hearing.

Allen Davis said the Planning & Zoning Commission recommended approval of the zone change request with development stipulations to include; meeting code standards, required setbacks, parking, water run-off retention, requirements for fire apparatus turning radius, and four parking spaces for each duplex. Allen said sewer access is the biggest concern; and requires a grinding station and pumping out across adjacent private property.

Mayor Smith said the development plan would have residents going around current businesses which are not designated roads; roads and sewer lines are not maintained by the town. Mayor Smith asked what happens when the businesses complain about traffic from residents; Allen replied that would be between the property owners.

Vice Mayor Brubaker asked about the easement and if the easement is signed over can it be undone? Councilman Hancock asked about the road easement and space for equipment access; Allen said the easement will be 25-foot; fire apparatus requires 45-foot access.

Allen added that an additional stipulation was perimeter fencing and a lot survey.

Kyle Baldwin stated the Brimhall property allows legal access for the property; the challenge will be businesses, customers and residents using the same entrance; he questions the access.

Kylene Jones owns the property just North; her concern is that children play in the area and traffic that will come through the area; she uses the area near the business for access to her home; and the school bus also stops there. She has concerns with the parking; Town Code says three parking spaces per unit if street parking is not available.

Ty Sherwood said he rezoned some property in the area and had to have a 50-foot easement; neighbors said he could tie into sewer there, but the town said he could not. Mr. Sherwood does not care to have apartments in the area but is not against it.

Allen said the 50-foot easement is required for Baldwin Lane; and private access is 25-feet.

Councilman Palmer asked if the zone change were approved would it meet the easement requirement; Allen replied that if it is 25-feet it would not meet the requirement. Mayor Smith asked if the North side was wider. Vice Mayor Brubaker asked if the North side had its own access; residents replied yes, there is access, and it is wider on the North side.

Mayor Smith asked if this meets requirements for a zone change; Allen replied it meets the zone change requirements but does not meet development requirements at this time.

Dustin Jones owns the property just North of the parcel; he said there are no R-2 zoned parcels near this location. Concerns with development and this development does not appear to be feasible with meeting requirements; the area is for single-family residences. He asked to use the town's current development plan.

Norris Baldwin (the applicant) said he is trying to doing something good for the town; he built the first home in the area and when others came to build he gave no trouble; he said it is sad that they are giving him trouble; he owns duplexes in Joseph City and has no problems; and people need affordable housing.

Elaine Baldwin said she is part owner of 20 acres in the area; she has concerns with the access near the businesses and that there is not 50-feet; she said there is a stock tank on the adjacent property and worries about children possibly drowning in the stock tank. Ms. Baldwin is concerned that the easement would be recorded, and her husband would have limited access for equipment.

Mayor Smith closed the public hearing.

**5. Consideration and Action regarding zone change request of Parcel 202-23-020K on Baldwin Ln. East of Walmart center shops from AG-2 to R-2**

Councilman Palmer said tonight's focus is the zone change request, not the development; if it meets the requirements it can pass but the codes would be another concern; and there is a lot of improvement needed to

develop. Councilman Palmer added that he is pro property rights unless, it is detrimental to the neighborhood; rentals are needed and have code requirements; and the added traffic is a concern.

Allen requested the stipulations be made in the motion.

Mayor Smith said this is a disaster for the town and a potential problem.

**Councilman Baldwin recused himself from voting**

**A motion was made by Councilman Palmer to approve the zone change request from AG-2 to R-2 with stipulations, to include meeting existing code standards, a lot survey and the split kept at two acres, a safety fence along the access way between the R2 zone and equipment; no second was made. Motion failed.**

Vice Mayor Brubaker said Town Code states; the purpose of AG-2 zoning is to protect and preserve agriculture land, and its associated uses within the Town of Taylor; R-2 design is to allow economical use of land while creating an attractive, functional, and safe environment. He said this would be good for the town if the property meets the requirements.

**Vice Mayor Brubaker made a motion to table this item; no second was received. Motion failed.**

**A motion was made by Councilman Palmer to approve the zone change request from AG-2 to R-2 with stipulations to include meeting Town Code standards, lot survey and installation of an access way safety fence: seconded by Mayor Smith; the motion failed 1-4 with Councilman Palmer voting in favor and Mayor Smith, Vice Mayor Brubaker, and Council Members Hancock and Neff voting against.**

**6. Consideration and Action to Participate Financially in the Snowflake Pool Renovation**

Manager Gus Lundberg reported at the October Work Session there was discussion to possibly join with Snowflake to renovate the pool, at a cost of approximately \$2 million; the debt would be included as part of the Shared Services agreement.

Mayor Smith asked how this impacts Taylor's possibility of a recreation center; Gus replied that the community has already outgrown the current pool and that Taylor could have a recreation center separate from the pool site. Councilman Hancock asked if Snowflake would be interested in going in with Taylor on a recreation center; Mayor Smith replied the potential is there. Councilman Neff asked about the parking lot and said something needs to be done with it.

Councilman Baldwin said people he has spoken with think it's a lot of money to spend on an old pool; and would not serve a good portion of our community; he added that for \$2 million something better could be done. Councilman Palmer said it is a lot of money, a pool is needed, possibly in another location in phases with better facilities and parking; having a master plan; possibility having a recreation center on Centennial next to the ball field; start off in the right direction and not resurrect an old building.

Councilman Neff said Snowflake is moving forward without Taylor and if Taylor helps them, they may help Taylor with a recreation center.

Vice Mayor Brubaker said we would use it and want it; the recreation center is different than a pool and Taylor does not have funds for a recreation center at this time.

**A motion was made by Mayor Smith to approve to participate financially in the Snowflake Pool Renovation project; seconded by Councilman Hancock; motion carried 4-2 with Mayor Smith, Vice Mayor Brubaker and Council Members Hancock and Neff voting in favor. Council Members Palmer and Baldwin voted against.**

**7. Consideration and Action regarding Midstate Energy Projects**

Gus introduced Edward Farrell with Midstate Energy. Mr. Farrell said over the past year a feasibility study has been done on the town's utility costs; 40% of utility cost comes from water facilities and 41% from wastewater facilities 78% of utility costs are water related. The energy saving could save the town 50-100K annually; financing for the

project is at no expense to the taxpayers and no capital expenditures; and Taylor qualifies for financing through WIFA.

Mr. Farrell said he is here to request approval for the Letter of Intent (LOI) to move forward with the final investment rate audit to get details of pricing for energy conservation measures (ECM's) savings; Vice Mayor Brubaker asked where the company makes the funds; Mr. Farrell said their service is included in the financing package. Mayor Smith asked if the Town must use equipment from Midstate Energy or can the Town purchase equipment elsewhere; Mr. Farrell replied the town can purchase from anywhere they wish; however, Midstate Energy supplies water meters and other equipment for the energy savings plan. Vice Mayor Brubaker asked if Midstate was a consultant or provider of the equipment. Mr. Farrell replied that Midstate supplies all materials and labor to meet Town specifications.

Mayor Smith clarified that the tonight's request is to approve Midstate to investigate Town costs more in depth and comeback with a plan; Mr. Farrell replied that is correct.

**A motion was made by Mayor Smith to approve the letter of intent with Midstate Energy; seconded by Councilman Baldwin; motion carried 6-0 with Mayor Smith, Vice Mayor Brubaker and Council Members Palmer, Baldwin, Hancock, and Neff voting in favor.**

**8. Consideration and Action regarding FY20 Budget Transfers**

Manager Gus Lundberg said in preparing for the financial audit and error was found in the Shared Services portion with Snowflake; the oversight was Police and Library budgets were being increased; Taylor makes one payment to Snowflake each month for the Shared Services; the payments were not adjusted to account for the increases and were less than they should have been. Gus said the final budget of FY2020 ended up in a good position; however, he is seeking approval to increase the Police budget by \$40,000 to \$970,000 and increase Library by \$10,000 to \$79,500 and reduce the Contingency budget by \$50,000.

Gus said three grants were received FAA, FEMA Airport Wash and CARES Act. Grants require a portion to be paid by the town; FAA grants requires less than 5%, FEMA 25%, and the CARES Act was paid at 100%. Gus said the Airport Wash project ended up going over the grant funding budget; \$100,000 was transferred out of the General Fund to the Grants Fund; Gus is seeking approval on the transfer.

**A motion was made by Councilman Neff to authorize the budget transfer for Fiscal Year 2020 increasing the Police Department budget by \$40,000 and Library Department budget by \$10,000 and decrease the General Fund Contingency budget by \$50,000, also, authorize transfer of \$100,000 from the General Fund to the Grant Fund to cover local match and other non-reimbursed flood control project costs; seconded by Councilman Baldwin; motion carried 6-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Baldwin, Hancock and Neff voting in favor.**

**9. Summary of Current Events:**

- A. Mayor – November 19<sup>th</sup> Senior Center Thanksgiving Day dinner will be a drive through due to Covid.
- B. Council Members  
Vice Mayor Brubaker: Wednesday November 11<sup>th</sup> at 12:00 Chamber Thanksgiving luncheon.
- C. Town Manager  
New Council Member training December 1-3; December agenda Council Member assignments

**10. Adjournment:** There being no further business Mayor Smith adjourned the meeting 9:10pm

***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 November 2020. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 5th day of November 2020

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Geri Judd-Town Clerk