



**TAYLOR TOWN COUNCIL
REGULAR MEETING MINUTES**

Thursday January 6, 2022 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: Vice Mayor Brubaker called the meeting to order at 7:00pm
COUNCIL PRESENT: Vice Mayor Jason Brubaker, Council Members Shawn Palmer, Dustin Hancock, Bill Baldwin, and Sherry Cosper, and Kris Neff
COUNCIL ABSENT: Mayor David Smith
STAFF PRESENT: Gus Lundberg, Joseph Jarvis, Allen Davis, Willie Nelson, and Geri Judd
VISITORS: See list
PLEDGE OF ALLEGIANCE: Led by Councilman Palmer
INVOCATION: Offered by Councilwoman Cosper
CALL TO THE PUBLIC: None

CONSENT AGENDA

- A. Approve Council meeting minutes of December 2, 2021
- B. Approve December 2021 Check Register
- C. Approve MOU for Cooperative Fire Grant

Motion by Councilman Neff 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.

DEPARTMENT UPDATES/RECOGNITIONS:

- A. Ella McAdams updated Council on Library renovation improvements; membership has improved; now open on Monday's; and staff has been increased to meet demand. Ella said the possibly of a vending machine would serve the community; Councilman Neff asked what that would cost; Ella replied approx. \$100,000.
- B. Chief Martin reported that Officer Mercer is not able to attend tonight. Officer James Frost was introduced to Council; Officer Frost relocated here from California and will start with the department next week. Officer Frost said he is happy to be here and gave some experience background.

DISCUSSION/ACTION ITEMS

- 1. **Public Hearing followed by Consideration and Action Regarding Zone Change Request for Parcel 205-05-002 Located at 229 N. 900 East**

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

Allen Davis said Mr. Brewer owns a home and steel building at the property; Mr. Brewer wishes to turn the steel building into a duplex; the Planning & Zoning Commission recommends approval of the zone change.

Councilwoman Cosper clarified where the property is located. Vice Mayor Brubaker said he feels the change is acceptable for the area.

Motion by Councilman Baldwin to approve the zone change request for parcel 205-05-002 located at 229 N. 900 East to R2; seconded by Councilman Hancock; motion carried 6-0 with Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.

2. Public Hearing Regarding Use of CDBG Funds

Vice Mayor Brubaker opened the public hearing.

Jack Babb asked if the grievance procedure was from the public to the town or within town staff; Vice Mayor Brubaker replied it is the public to the town.

Receiving no further public comments, the hearing was closed.

Joseph Jarvis said the town is on a cycle of awards with neighboring municipalities; there is an estimated \$465,000 to utilize. In early December a public hearing was held to get ideas for use of these funds; suggestions received were a sewer system improvement in the Casa Linda neighborhood; paving roads in the Rolling Hills area; structural improvements at Sheppard's Kitchen and Silver Creek Senior Center.

Joe said Council should rank the four projects; and set a grievance process. Vice Mayor Brubaker added that the grievance process allows public concerns in a formal manner. Joe said he has done surveys in neighborhoods; CDBG funds are used in income specific neighborhoods; the Town must prove the Arizona Department of Housing which improvements are needed.

Gus mentioned that some projects that have been completed in the past 10 years have come from CDBG funds; Sewer in Rolling Hill; and an expansion at the Senior Center. Gus said most have been ADA projects. The Casa Linda sewer project would involve putting in a lift station; there are currently problems with the sewer backing up.

Councilman Palmer asked what the specifics were with Shepard's Kitchen; Joe said he has reached out to them, with no response. The Senior Center has requested a covered walkway between the two buildings. Councilman Palmer asked about paving. Joe replied that Casa Linda and Rolling Hills both have roads in need of paving, as well as Bullduck.

Gus said with the sewer system in Casa Linda ranking high, the town has some Covid relief funds available, water and sewer infrastructure is mentioned as a use for those funds. Gus recommended utilizing Covid funds for the sewer issue.

Discussion followed concerning roads in the Rolling Hills neighborhood. Joe said the Streets Supervisor said there are issues with drainage in the Rolling Hills area; and paving those roads would be an improvement.

Council asked if the Casa Linda lift station would exceed the \$465,000; Gus replied he doesn't think so. Councilman Palmer said Bullduck needs repair, with prioritization of paving 800 and Bullduck.

Council prioritized improvements of the Senior Center, paving and improving roads, and improving the sewer system in the Casa Linda neighborhood.

3. Discussion and Action to Approve Resolution R2022-01 Authorization to Submit Applications & Implement CDBG Project

Motion by Councilwoman Cosper to approve Resolution R2022-01 Authorization to Submit Applications and Implement the CDBG project; seconded by Councilman Palmer; motion carried 6-0 with Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.

4. Public Hearing followed by Second Reading of Ordinance O2022-01 by Title Only and Adoption of the Sales Tax Rate Change

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

Vice Mayor Brubaker said the suggested sales tax increase is one percent, which fund town services like fire and police.

Councilman Palmer read Ordinance O2022-01 by Title Only.

Gus said the tax increase is needed; the town has a structural deficit; with full time Fire and Police departments; as the town grows the tax is needed to fund public safety.

Motion by Councilman Neff to approve Ordinance O2022-01 and adopt the Sales Tax Rate Change; seconded by Councilman Baldwin; motion carried 6-0 with Vice Mayor Brubaker, and Council Members Palmer, Cospser, Baldwin, Hancock, and Neff voting in favor.

5. Discussion and Action Regarding Letter of Support for Navajo County's Broadband Infrastructure Expansion Grant Application

Gus said the County has asked for support throughout the region; the County is pledging Covid funds to a broadband project.

Motion by Councilman Baldwin approve the letter of support for the Navajo County Broadband Infrastructure Expansion Grant Application; seconded by Councilman Neff; motion carried 6-0 with Vice Mayor Brubaker, and Council Members Palmer, Cospser, Baldwin, Hancock, and Neff voting in favor.

6. Presentation of Fiscal Year 2021 Financial Audit

Crimson Singleton (via skype) with Hinton Burdick presented Council with a PowerPoint presentation of the town's Fiscal Year 2021 Financial Audit.

Motion by Councilman Hancock to accept the Fiscal Year 2021 Financial Audit; seconded by Councilwoman Cospser; motion carried 6-0 with Vice Mayor Brubaker, and Council Members Palmer, Cospser, Baldwin, Hancock, and Neff voting in favor.

7. Consideration and Action Regarding Possible Property Purchase of the SW Corner of Main & Center Streets

Gus said the Arnold family owns a parcel on Main & Center Streets close to the rodeo grounds; the parcel may be something the town would be interested in owning; the property is listed for \$249,000. Gus spoke with the Vice Mayor about a conditional offer; Gus feels there is a good future use.

Vice Mayor Brubaker said the property may have future value to the town. Councilman Neff said he feels the same.

Gus said he made a conditional offer of \$180,000; the property was appraised and is listed above the appraisal value of \$237,000. Council suggested the property would be a good location for Town Hall. Gus said the second round of Covid relief funds do not qualify for this purchase, however, the first round does.

Motion by Councilwoman Cospser to purchase property at the Southwest Corner of Main and Center Streets for \$237,000; seconded by Councilman Palmer; motion carried 6-0 with Vice Mayor Brubaker, and Council Members Palmer, Cospser, Baldwin, Hancock, and Neff voting in favor.

8. Consideration and Action Regarding Budget Approval to Purchase an Electronic Marque Sign on Papermill Road

Gus said there is power near the flagpole in front of Town Hall and a marque sign would cost approximately \$30,000; funds could be used from the Parks budget. Gus said through a partnership with the school the town pays the electricity for the sign on Tumbleweed.

Council discussed the need and location for a sign; Gus said close to the flagpoles as it would not block line of sight.

Motion by Councilman Palmer to approve purchase of a marque sign for Papermill Road; seconded by Councilman Baldwin; motion carried 4-2 with Council Members Palmer, Baldwin, Hancock, and Neff voting in favor and Councilwoman Cospser and Vice Mayor Brubaker voting against.

9. Consideration and Action Regarding Final Design of Airport Loop Road

Gus said the design for paving Airport Loop Road is final; staff recommends narrowing the scope to fit the budget. The project would include paving Airport Loop Road; intersections have been planned working with the current water and sewer infrastructure in place; the road would be three lanes consisting of two travel lanes and a turn lane.

Gus said the planned paved road behind Kay Supply is not going to be as vital; and leaving as an access would suffice. Gus said the engineers estimate is \$800,000.

Council asked about the timeframe; Gus replied as soon as possible. Gus added the project is a development grant; and the flood control project is nearing completion.

Vice Mayor Brubaker asked about omitting some of the intersections; Gus said the money savings would be taking the three lanes down to two. Council discussed truck traffic and the need for the future roadway.

Councilman Baldwin said this project needs done with good access from Hwy 77; he asked about the town match; Gus said the town match is 30-35 percent with \$300,000 in grant funds.

Motion by Councilman Baldwin to approve the final design of Airport Loop Road; seconded by Councilman Neff motion carried 6-0 with Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.

10. Consideration and Action Regarding Airport Improvement Program Application Submission for Airport Layout Plan Update

Gus said this past fall the town elected utilizing funds from the FAA that Airport layout update was a priority; funds are for capital projects; the current Airport layout is from 2005; a 95 percent grant will pay for the document. Gus said the engineer's fee has not been negotiated at this time but will not be over the budgeted amount. The town would be required to contribute \$11,000; with \$11,000 from the State and \$200,000 in grant funds.

Gus said future development needs looked at. Vice Mayor Brubaker said this is a future plan. Gus said this is authorization to apply for the funds and will come back to Council with the proposed contract.

Motion by Councilman Hancock to authorize the Airport Improvement Program Application Submittal for the Airport Layout Update; seconded by Councilman Palmer motion carried 6-0 with Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.

11. Discussion and Action Regarding Acceptance of an Offer to Purchase Parcel 205-14-006H with Expanded Property Line Adjustment Located in the Business Park

Joseph Jarvis said the party who went through to the RFP process is interested in purchasing a larger parcel in the business park; Joe said the negotiated price would be \$15,000 per acre for approximately 2.3 acres; since the land is owned by the town a lot line adjustment could be made.

Gus asked that the motion authorize staff to move forward with the transaction.

Motion by Councilman Hancock to accept the purchase offer of parcel 205-14-006H with expanded property line adjustments for \$15,000 per acre; seconded by Councilman Palmer; motion failed 0-6 with Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting against.

Councilwoman Cosper said she is not happy with the \$15,000 per acre and asked why Council couldn't do the \$12,000 that was originally offered. Councilman Palmer agreed with \$12,000 per acre adding that the purchaser is going to have to make improvements to the property.

Motion by Councilman Hancock to accept the purchase offer of parcel 205-14-006H with expanded property line adjustments for \$12,000 per acre and direct staff to proceed with paperwork and complete the sale; seconded by Councilman Palmer motion carried 6-0 with Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.

12. Summary of Current Events:

- A. Vice Mayor
- B. Council Members
- C. Town Manager

Gus said Legislative Day is Wednesday January 19th at the State Capital.

13. Adjournment: There being no further business Vice Mayor Brubaker adjourned the meeting 9:35pm

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 6th day of January 2022. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 10th day of January 2022

Geri Judd-Town Clerk