



**TAYLOR TOWN COUNCIL  
REGULAR MEETING MINUTES**

**Thursday March 3, 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:** Mayor Smith called the meeting to order at 7:00pm  
**COUNCIL PRESENT:** Mayor David Smith, Vice Mayor Jason Brubaker, and Council Members Dustin Hancock, Sherry Cosper, Shawn Palmer, Bill Baldwin, and Kris Neff  
**STAFF PRESENT:** Gus Lundberg, Sara Ramsay, Allen Davis, and Geri Judd  
**VISITORS:** See list  
**PLEDGE OF ALLEGIANCE:** Led by Vice Mayor Brubaker  
**INVOCATION:** Offered by Councilman Palmer  
**CALL TO THE PUBLIC:** None

**CONSENT AGENDA**

- A. Approve work session minutes of February 3, 2022
- B. Approve meeting minutes of February 3, 2022
- C. Approve February 2022 Check Register

**Motion by Vice Mayor Brubaker to approve the consent agenda as presented; seconded by Councilman Hancock; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.**

**DISCUSSION/ACTION ITEMS**

- 1. Navajo County Sheriff Office Report**  
Chief Deputy Swanty reported that new radio communication infrastructure will connect local dispatch centers with each other; Traffic Enforcement Task Force received \$180,000 through the Governor's Office; the task force will provide enforcement at high accident areas and highways; a Legislative Bill requires another agencies overview and funding for equipment.  
  
MCAT 2021 update: drug seizures and enforcement of warrants and felonies; Arizona is part of the high intensity; Mayor Smith asked if most seizures are done on the Interstate, Chief Deputy Swanty replied yes. Update on agency assists; activity in the Snowflake/Taylor area; and an assist in the Snowflake area for a large quantity of Fentanyl.
- 2. Public Hearing followed by Consideration and Action Regarding a Zone Change Request on Parcel 205-53-001 at 810 Capps Drive to R-2 Multifamily**  
Mayor Smith opened the public hearing; one resident asked if Capps Road is a town road. Receiving no further comments, the public hearing was closed.  
  
Allen Davis said the Planning & Zoning Commission heard the request for the zone change; the property owner wishes to divide the lot into three separate lots and possibly construct a duplex or two; the Planning & Zoning Commission recommended approval with the stipulation that only the bottom portion of the property be divided.  
  
Vice Mayor Brubaker said he looked at the area and thinks the request would fit nice.  
  
**Motion by Mayor Smith to approve the zone change request for Parcel 205-53-001 at 810 Capps Drive to R2 Multifamily with stipulation that R2 applies to the front section of the property along Capps Drive; seconded by Councilman Palmer; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.**

**3. Discussion and Action Regarding Naming of Taylor’s New Dog Park**

Sara Ramsay said Bruce Lewis won the naming of the new dog park; Bruce is in kindergarten and chose the name The Barking Lot.

**4. Discussion and Action Regarding Naming of New Walking Trail and Roads in the Business Park**

Gus said there has been a walking trail created around the business park property; staff reached out on social media for name requests; Gus presented a list of names received on Facebook.

Gus recommends three names for various parts of the trail. Sara recommended to have the trail named for the first race on Easter. Mayor Smith liked Taylor Community Trail. Council liked Taylor Community Trail, Anvil Loop, and Silver Creek Loop.

**Motion by Vice Mayor Brubaker to name the entire trail the Taylor Community Trail with two loops named Anvil Loop and Silver Creek Loop; seconded by Councilman Palmer; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.**

**5. Discussion and Action Regarding IGA with Navajo County for Financial Support of the Papermill Road Widening Project**

Gus said \$771,500 was received from ADOT for the Papermill Road widening project; Gus asked if the County would assist with a portion of the costs; Navajo County has offered \$50,000 toward the project.

**Motion by Mayor Smith to approve the IGA with Navajo County for Financial Support of the Papermill Road Widening Project; seconded by Vice Mayor Brubaker; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.**

**6. Discussion and Action Regarding the Taylor-Snowflake Fire & Medical Public Safety Pension Retirement System Pension Funding Policy**

Gus said prior to PSPRS Fire/EMS employees were part of the Arizona State Retirement System; PSPRS requires the town have a policy regarding how unfunded liabilities will be addressed; the tier Taylor-Snowflake Fire/EMS is on has the employee contributing more to the retirement fund; and is funded in excess of 100 percent.

**Motion by Councilwomen Cosper to approve the Taylor-Snowflake Fire & Medical Public Safety Retirement Pension Funding Policy; seconded by Mayor Smith; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.**

**7. Discussion and Action Regarding Sewer Rate Implementation and Consideration of an added High-Volume Tier to the Commercial Rate**

Gus said last fall staff began a modification to the sewer rates; debt has been exceeding revenues; the sewer rate has not changed for 10 years; in 2009 there was a modification to how commercial customers were billed with a \$250 cap on commercial sewer; staff recommends removing the cap.

Gus said there is high sewer debt with the upgrade of the sewer plant; with the sewer fund at a loss there are no funds to make further improvements without going into more debt; auditors highlighted the issue in the financial update a couple of months ago.

Gus said the last increase had language that the annual CPI would be used to adjust rates; the 2022 increase is approximately three percent; Council could act tonight without going through the process of raising fees.

Gus reviewed commercial usage for the past 12 months; several commercial customers benefited by the cap; current sewer fee is \$2.50 per 1,000 with no cap. Gus asked if there is interest in a lesser amount for higher usage.

Don Godfrey said the fees effect his business; and has compared to other municipalities; he would like to see a higher volume fee added. Mayor Smith asked what Mr. Godfrey thinks would be fair; Mr. Godfrey said Show Low, and Pinetop are more, and Snowflake is less; he would like to see a high-volume fee.

Vice Mayor Brubaker said he supports the high-volume user pricing; and would like to see Council reduce the fee down for high volume.

Gus recommended a commercial rate of \$2.50 for the first 100,000 gallons and a lesser amount per thousand over that.

**Motion by Vice Mayor Brubaker to create a commercial tier rate of \$2.50 for the first 100,000 gallons and \$2.00 per 1,000 gallons over the initial 100,000; seconded by Councilman Hancock; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.**

**8. Discussion and Action Regarding Property Line Adjustment with TBS Waste and Surrounding Business Park Acreage off Pinedale Road**

Gus said the town constructed a flood retention basin adjacent to TBS Waste; the business owner has asked if the town would consider a lot line adjustment and sell property to TBS Waste. Gus asked if the town is amenable to sale of property to TBS Waste; TBS is interested in a 7.2-acre piece of property. Gus said the price the town paid was approximately \$5,100 per acre.

Council discussed a portion of property with dirt road access that would better fit, rather than using Airport Road. Councilman Palmer asked if the property would affect the walking trail; Gus said a fence would be helpful.

Allen Davis said it is required to have an obscure fence around the property. Council discussed future access to the 7.2 acres; giving an easement through the 7.2 acres next to TBS. Vice Mayor Brubaker said he would be amenable to the access easement with the stipulation to fence the property.

**Motion by Mayor Smith to authorize Gus to work with the property owners and bring back to Council; seconded by Councilman Palmer; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.**

**9. Consideration and Action Regarding Call of August 2, 2022 Primary Election and Approval of Navajo County Elections Office to Administer such Election Consisting of 4 four-year Council Seats**

Gus said there are four seats: Mayor Smith, Vice Mayor Brubaker, Councilman Baldwin, and Councilwoman Cosper on this years ballot.

**Motion by Councilman Hancock to Call the August 2, 2022 Primary Elections and approve Navajo County's Elections Office to Administer the Election; seconded by Councilwoman Cosper; motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Cosper, Baldwin, Hancock, and Neff voting in favor.**

**10. Summary of Current Events:**

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

Run coming up for Easter, walking trail progress, and Railroad Grade Wash flood project

**11. Adjournment:** There being no further business Mayor Smith adjourned the meeting 8:35pm

***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 3rd day of March 2022. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 7th day of March 2022

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Geri Judd-Town Clerk