



TAYLOR TOWN COUNCIL REGULAR MEETING MINUTES

Thursday April 7, 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
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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 Bill Baldwin, Dustin Hancock, Dustin Hancock, Shawn Palmer, and Sherry Cosper
STAFF PRESENT: Joseph Jarvis, Sara Ramsay, and Geri Judd
VISITORS: See list
PLEDGE OF ALLEGIANCE: Led by Councilman Palmer
INVOCATION: Offered by Mayor Smith

CALL TO THE PUBLIC: Charlotte Hatch said the Chamber would like to work with the Council and get a committee going to assist with the Sweet Corn Festival and Parade; the issue is getting participants for the parade; need to get word out to the public; schedule meetings to plan.

CONSENT AGENDA

- A. Approve meeting minutes of March 3, 2022
- B. Approve March 2022 Check Register
- C. Approve Resolution R2022-02 Fair Housing Awareness Month

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. Public Hearing followed by Consideration and Action Regarding a Zone Change Request of Parcel 205-32-122 and 205-36-054 on Papermill Rd. from Commercial to R-2 Multi-Family

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

Joe Jarvis said applicant, Rusty Tingey went through the process a couple of years ago to change from multi-family zoning to commercial; he would like both properties to be multi-family; each property is approximately 2 acres; there is potential for 14 units per acre.

Council asked about the West property and the soil; Mr. Tingey said he will have testing done and work with an engineer to address. Mayor Smith asked if Mr. Tingey would continue to own the property; he said there is interest on the corner lot at Papermill and Foothill from an individual to purchase; Mr. Tingey plans on keeping the other parcel.

Mr. Babb said the Planning & Zoning Commission recommends approval of the request; no more than forty percent of the property would be occupied.

Motion by Mayor Smith to approve the zone change requests from commercial to multi-family; 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.

2. Public Hearing followed by Consideration and Action Regarding a Zone Change Request of Parcel 202-23-089 from AG-2 to PAD Planned Area Development

Item removed as not recommended by the Planning & Zoning Commission.

3. Discussion and Action Regarding Amphitheater & Recreation Campus Proposal

Jodi Flake addressed Council with a development plan for the business park property. The proposal is for an amphitheater to put on professional and Broadway shows; provide opportunities for local artist; create an RV park and campground; family fun center with indoor playground; swimming pond and other outdoor activities.

The project would take several years to develop; Mrs. Flake would like to finance the facility and lease the land from the Town.

Mayor Smith said he likes the idea and would like the town to be involved and discuss this at the retreat. Mrs. Flake said infrastructure would need put in with the town sharing costs.

Councilwoman Cospers said she is all for the idea, hesitant on the location and worries about nearby homes. Joe said Gus had thoughts to place the stage where the sound would not go toward homes; Gus did not want it on top of the hill where all noise would go out. Mrs. Flake said the stage would have a band shell and bounce the sound out into the audience.

Councilman Palmer said the community needs a recreation center; musicals are a great idea. Councilman Palmer asked what the water source would be, Mrs. Flake said she would like to build a well so the development had its own water source, with recycled water for swimming ponds. Councilman Palmer asked about it being an industrial park and if industrial businesses move in, how that would affect the facility.

Vice Mayor Brubaker said he would like to be sure that the Council is following codes on subdividing property and is leasing considered subdividing.

Councilman Baldwin said it's something the community needs.

4. Discussion and Action Regarding Resolution R2022-03 RAGHT Renewal

Joe said the town is a member of the Rural Arizona Group Health Trust (RAGHT) which administers employee health insurance benefits; this item is for consideration to renew participation in RAGHT; Chase Carlson said Gus requested him to shop for cheaper insurance; Chase said there wasn't anything available; the town has a rich benefit plan with RAGHT.

Motion by Mayor Smith to approve Resolution R2022-03 RAGHT Renewal for a term of three years; seconded by Councilman Baldwin motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Cospers, Baldwin, Hancock, and Neff voting in favor.

5. Discussion and Action Regarding Resolution R2022-04 Water Meter Replacement Grant Application and Mayor's Letter of Support

Joe said the town is working on replacing outdated water meters; this request is to allow the town to apply for up to \$100,000 in Federal grant funds to replace water meters.

Motion by Vice Mayor Brubaker to approve Resolution R2022-04 Water Meter Replacement Grant Application and Mayor's letter of support; seconded by Councilman Hancock motion carried 7-0 with Mayor Smith, Vice Mayor Brubaker, and Council Members Palmer, Cospers, Baldwin, Hancock, and Neff voting in favor.

6. Discussion and Action Regarding First Reading by Title Only of Ordinance O2022-02 Amending the Taylor Town Code Noise Ordinance

Joe said the Police Department strives to enforce Town Codes; there are differences in noise ordinances with Snowflake; Snowflake has a clear definition of what the decibel level can be; the Police Department is able to detect the decibel level with an app; the proposed code change would give a clearer definition for enforcement.

Joe said there was a noise complaint recently and the Officer had to figure how to handle the complaint as the current ordinance was not clear.

Councilman Palmer asked about town events and how that would be handled for noise complaints.

Vice Mayor Brubaker said Council could read through the proposed Ordinance and comeback with a recommendation. Councilman Neff said we want to be careful about over control.

Jack Babb said the State has a barking dog statute.

Councilman Baldwin asked if this applies to residential only and how that affects businesses.

Joe said animals are addressed in the animal section of the Town Code. The ordinance defines decibels for residential, commercial and town events. Councilmen Palmer and Neff volunteered to read through the proposed Ordinance. Joe will visit with the Police Chief for input.

Mayor Smith gave a first reading of Ordinance O2022-02 by title only.

7. Summary of Current Events:

- A. Vice Mayor – Town of Snowflake has Statewide tree cutting event coming in May at Pioneer Park
- B. Council Members
- C. Town Manager

8. Adjournment: There being no further business Mayor Smith adjourned the meeting 8:05pm

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 7th day of April 2022. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 7th day of April 2022

Geri Judd-Town Clerk