



**TAYLOR TOWN COUNCIL
SPECIAL MEETING MINUTES
Thursday January 12, 2023 7:00 pm
Town Hall
425 Papermill Road
Taylor, Arizona**

Mayor
Shawn Palmer
Vice-Mayor
Jason Brubaker
Council Members
Bill Baldwin
Lynn DeWitt
Sherry Cosper Duke
Dustin Hancock
Kris Neff

CALL TO ORDER: Mayor Palmer called the meeting to order at 7:00pm
COUNCIL PRESENT: Mayor Shawn Palmer, Vice-Mayor Jason Brubaker, and Council Members Lynn DeWitt, Dustin Hancock, Bill Baldwin, Kris, Neff, and Sherry Cosper Duke (7:12)
STAFF PRESENT: Manager Gus Lundberg, and Clerk Geri Judd
VISITORS: See list
PLEDGE OF ALLEGIANCE: Led by Jack Babb
INVOCATION: Offered by Councilman DeWitt

CALL TO THE PUBLIC: Wendy Lewis said Don's tires is using the shop in Shumway as commercial storage, moving tires in and out, meeting customers, and the signage is still on the building. Neighbors are concerned and ask that the entire business be stopped.

CONSENT AGENDA

- A. Approve meeting minutes of December 1, 2022
- B. Approve meeting minutes of December 15, 2022
- C. Approve December 2022 Check Register

Motion by Councilman Hancock to approve the consent agenda as presented; seconded by Vice-Mayor Brubaker; motion carried 6-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Hancock, Neff, and DeWitt voting in favor.

DISCUSSION/ACTION ITEMS

- 1. Update from Taylor-Shumway Heritage Foundation**
Bob Cole said last year the museum had about 4500 visitors' the nativity brought in 450 visitors in two nights; there was approximately \$13,000 in the bank account at year end; the building needs paint, fascia, and work done.

Mr. Cole said photo rails added; working to make more self-guided toured; updating exhibits and working to make them more interactive. A couple of years ago, consultants came in and said light pollution in the museum is hurting the relics, working to limit light coming through the windows.

- 2. Public Hearing Followed by Discussion and Action Regarding a Zone Change Request by the Town of Taylor and Aztec Land & Cattle for Parcels 205-05-005G and 202-05-005D from AG-2 to Commercial**
Mayor Palmer opened the public hearing.

Chairman Jack Babb said the Planning & Zoning Commission approved the re-zone with stipulation of a 500' commercial buffer zone on the North, East, and West sides around the training center shooting range; he said the revised proposed plan doesn't have the buffer on the West side.

Councilman DeWitt asked what the interest is. Gus replied that there has been talk of a regional trail along Cottonwood Wash, the Taylor side is owned by Aztec Land and Cattle; the Town has met with the landowner to initiate a re-zone that would benefit the regional trail.

Gus showed the conceptual build out from Aztec Land and Cattle; the plan presented meets the buffer; the vision is a walking, biking trail from Taylor to Snowflake, that would eventually be paved; work is being done on the North side on the property owned by Snowflake; Snowflake is building a bike park on 7th South and the proposed trail would meet up with that.

Councilman DeWitt asked if the property owner to the East is okay with the plan; Gus said notices have been sent to nearby residents. One resident asked about parking; Gus said there will be approximately one acre parking area; the surrounding would be zoned single family residential.

Vice-Mayor Brubaker said the views are beautiful in the area; the proposal is through and addressed the towns' responsibilities regarding taxes, and complaints that may arise with a timeline to correct; he asked if the town has one year to pave the trail; Gus said the paving would start but there are no cost estimates yet on the total cost.

Steve Brophy said the green area on the map is a floodplain and can't be used for his development, he supports the trail and would like a time limit on the paving; the parking lot is preliminary planned to be at the Southwest corner, gates have been locked because trash has been dumped on the property Mr. Brophy would like the property monitored. Mr. Brophy said his preference would be a 20-acre residential buffer on the West side; principal motivation is proposing to grant easement for a Taylor-Snowflake trail area.

Receiving no further comment the public hearing was closed.

Motion by Councilman DeWitt to approve the zone change request on parcels 202-05-005G (parcel # correction noted) and 202-05-005D from AG-2 to Commercial considering the modified commercial zone on the East as presented; seconded by Councilman Baldwin; motion carried 7-0 with Mayor Palmer, Vice-Mayor Brubaker, and Council Members Baldwin, Cosper Duke, Hancock, Neff, and DeWitt voting in favor.

3. Discussion and Action Regarding Trail Easement and Wastewater Treatment Development Agreements on Section 33 in Taylor

Gus said with acceptance of the trail the town could make improvements on a 30' easement; if and when a treatment plant is needed having something in writing would allow the town to work with the property owner for a wastewater solution in the future; there could be an onsite plant to serve the area or send to the Snowflake plant.

Vice-Mayor Brubaker read the agreement aloud. Councilman DeWitt clarified that the agreement doesn't say the town will pay for the project but work with the property owner.

Motion by Councilman Hancock to approve the 30' Trail Easement Agreement and the Wastewater Development Agreement on Section 33; seconded by Councilman Neff; motion carried 7-0 with Mayor Palmer, Vice-Mayor Brubaker, and Council Members Baldwin, Cosper Duke, Hancock, Neff, and DeWitt voting in favor.

4. Discussion and Action Regarding Auditors Report

Crimson Singleton with Hinton Burdick appeared on zoom to present the 2022 auditor's report; the auditor's responsibility is to express an opinion on financial statements, and verify they are free from misstatements.

Results of the audit were reviewed with clean opinion and financials were correct with no findings; state compliance had no findings; there is a separate letter regarding the sewer fund, at the end of the year there was the 1.6-million-dollar loan from the General Fund; Ms. Singleton noted that revenues and sources in the fund should be self-sustaining.

This year there was a separate report on Coronavirus funds to make sure they were used as intended; there were no findings regarding those funds; sales tax and recovery funds increased, and \$1 million was received for rodeo ground improvements. The GFOA recommends a fund balance to cover costs; the town is in a healthy position.

Motion by Councilwoman Cosper Duke to accept the Auditor's Report; seconded by Vice-Mayor Brubaker; motion carried 7-0 with Mayor Palmer, Vice-Mayor Brubaker, and Council Members Baldwin, Cosper Duke, Hancock, Neff, and DeWitt voting in favor.

5. Discussion and Action Regarding Resolution R2023-01 Authorized National Bank Checking Account Signers

Gus said the mayor has always been a signer on the checking account and his signature prints on the checks; Gus, Willie Nelson and Allen Davis are also signers.

Motion by Councilman Hancock to approve Resolution R2023-01 Authorize National Bank Checking Account Signers; seconded by Councilman Neff; motion carried 7-0 with Mayor Palmer, Vice-Mayor Brubaker, and Council Members Baldwin, Cosper Duke, Hancock, Neff, and DeWitt voting in favor.

6. Discussion and Action Regarding Council Member Assignments

The council discussed assignments and selected accordingly.

7. Discussion and Action Regarding Selecting an Engineer for the CDBG Project in the Casa Linda Neighborhood

Joe Jarvis said the CDBG funds received will be focusing on roads in the Casa Linda neighborhood; Verde will be paved and two more improved; Joe said the funds must be used in areas that are financially depressed.

Joe reached out to eight engineering firms; two responses were received, and staff is recommending working with Ironside Engineering.

Motion by Councilman Baldwin to authorize Manager Gus Lundberg to negotiate a fee and schedule with Ironside Engineering; seconded by Councilwoman Cosper Duke; motion carried 7-0 with Mayor Palmer, Vice-Mayor Brubaker, and Council Members Baldwin, Cosper Duke, Hancock, Neff, and DeWitt voting in favor.

8. Discussion and Action Regarding Moving Investment Funds from the LGIP to Moreton Capital Markets

Gus said the town currently has six million dollars in the LGIP investment account, for the past 20 years the town has used the LGIP; Moreton Capital approached the town to start investing with them, there are no contracts for fees.

Moreton proposes to buy several CDs with a higher interest rate and insured by the FDIC; currently with the LGIP is not FDIC insured or regulated; in the past there have been some negative investments with the LGIP. Gus said the CDs will be more secure and recommends working with Moreton Capital Markets for investments.

Motion by Councilman DeWitt to authorized Manager Gus Lundberg to establish and account and transfer funds from the LGIP Investment to Moreton Capital Markets; seconded by Councilman Baldwin; motion carried 7-0 with Mayor Palmer, Vice-Mayor Brubaker, and Council Members Baldwin, Cosper Duke, Hancock, Neff, and DeWitt voting in favor.

9. Summary of Current Events:

A. Mayor – thankful for help with Thanksgiving and Christmas dinner

B. Council Members

C. Town Manager – showed new CAT tractor. Two bills introduced at the State to eliminate food tax that would hurt small towns.

10. Adjournment: There being no further business Mayor Palmer adjourned the meeting at 9:05pm

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 12th day of January 2023. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 12th day of January 2023

Geri Judd-Town Clerk