



**TAYLOR TOWN COUNCIL
REGULAR MEETING MINUTES**

Thursday April 6, 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 Dustin Hancock, Bill Baldwin, Sherry Cosper Duke, Lynn DeWitt (7:15), and Kris Neff (8:20)
STAFF PRESENT: Gus Lundberg, Allen Davis, and Geri Judd
VISITORS: See list
PLEDGE OF ALLEGIANCE: Led by Councilman Baldwin
INVOCATION: Offered by Councilwoman Cosper Duke

CALL TO THE PUBLIC: None

CONSENT AGENDA

- A. Approve meeting minutes of March 2, 2023
- B. Approve March 2023 Check Register

Motion by Vice Mayor Brubaker to approve the consent agenda as presented; seconded by Councilman Hancock; motion carried 5-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Cosper Duke, and Hancock voting in favor.

OLD BUSINESS

- 1. **Clarification of Motion for Zone Change Request from January 12, 2023, Council Meeting Regarding Parcels 202-05-005G and 202-05-005D from AG-2 to Commercial, R-1, and R-2**

Mayor Palmer said this is for clarification from the January 2023 meeting.

Gus said the motion made at the January 12th meeting did not specifically state that the rezone approval was to R-1, R-2 and Commercial, this item is to clarify the zone change previously approved.

Motion by Vice Mayor Brubaker to clarify the zone change motion from January 12, 2023, for parcels 202-05-005G and 202-05-005D to changes zone from AG-2 and Commercial to R-1, R-2 and Commercial per zoning map included in packet; seconded by Councilwoman Cosper Duke; motion carried 5-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Cosper Duke, and Hancock voting in favor.

DISCUSSION/ACTION ITEMS

- 1. **Public Hearing Regarding Zone Change Request of Parcel 205-09-027 at N. 400 West to R-2**

Mayor Palmer opened the public hearing.

James Scott said at the P&Z meeting there was a letter submitted in opposition to the rezone.

Allen said there was some opposition to the proposed change; he said the area is dilapidated, and a zone change is being requested to make it more suitable to potential buyers.

Gus read a letter received from residents nearby opposing the zone change.

No further comment the hearing was closed.

- 2. **Discussion and Action Regarding Zone Change Request of Parcel 205-09-027 at N. 400 West to R-2**

Mayor Palmer asked about a purchaser putting a mobile home park there; Allen said they would have to do a conditional use through Planning & Zoning and the town is not in favor of a mobile home park.

Vice Mayor Brubaker inquired about the area; Allen said the current home is vacant and dilapidated, it needs improvement; other R-2 properties in the area have been approved for multi-family housing.

Vice Mayor Brubaker asked if the .9-acre lot could be split; Allen replied yes, it could.

Mayor Palmer asked what could be built there; Allen said a duplex, possibly two.

Vice Mayor Brubaker said he would prefer it be divided into two lots with single family, instead of multi-family because of the surrounding single-family homes.

Councilman DeWitt asked if the nearby residents are aware of this meeting; Allen replied letters were sent to nearby property owners.

Motion by Councilman DeWitt to decline the zone change request for parcel 205-09-027 at N. 400 West; seconded by Vice Mayor Brubaker; motion carried 6-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Cospir Duke, Hancock, and DeWitt voting in favor.

3. Public Hearing Regarding Zone Change of Parcel 202-23-102 at Brimhall Ln and Cholla Blvd. to Commercial for Expansion of Mini Storage Facility or Offices

Mayor Palmer opened the public hearing.

John Otis said this is to bring this portion of the property into compliance with the rest of the property; there has been no opposition from the neighbors; he is willing to install a nice barrier to block the nearby home from business view.

James Scott said if anyone was to build on that hill, it would be a bad spot due to traffic visibility.

Mr. Otis said there could be another point of access to make it work better. Mr. Turley (property owner) said some of the property is zoned commercial and some residential one portion is worthless and hard to get utilities to.

No further comment the hearing was closed.

4. Discussion and Action Regarding Zone Change of Parcel 202-23-102 at Brimhall Ln and Cholla Blvd. to Commercial for Expansion of Mini Storage Facility or Offices

Allen Davis said the storage facility is requesting to rezone the West end of the property to Commercial for expansion of the business; the only concerns the Planning & Zoning Commission had were the visual limitations on the triangle at the corner; setbacks would need met and a wall at the appropriate height.

Councilman DeWitt asked if a design plan when submitted would be advertised to the neighbors; Allen said no it would not be.

Motion by Councilman Hancock to approve the zone change request to Commercial at parcel 202-23-102 for expansion of mini storage; seconded by Councilman Baldwin; motion carried 6-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Cospir Duke, Hancock, and DeWitt voting in favor.

5. Public Hearing Regarding Zone Change Request of Parcel 205-09-024R at N. 700 West to R-2 for 2 Duplexes

Mayor Palmer opened the public hearing.

Martin Miles lives at 700 & Center he said the whole street is single family residents; Mayor Palmer said there are duplexes already approved and going in next to the lot being discussed tonight.

James Scott said Taylor is being filled with duplexes; properties were bought for a reason and residents do not want neighborhood filled with duplexes.

Jake Palmer said this is his lot; he wants to build two 3bed/2bath duplexes with garages.

Vice Mayor Brubaker asked how the units would run. Jake Palmer said front doors would face 700 West.

Mayor Palmer asked about driveways. Jake Palmer said they would be gravel and concrete.

Councilman DeWitt said we need to start protecting single family neighborhoods.

Jake Palmer said he could split the property and install manufactured homes.

Allen said doublewides can go anywhere; the lot size would need 50' frontage per lot and could be split into two lots with two doublewides.

Vice Mayor Brubaker said rules have not changed, and he wants to protect the neighbors around; it will be two doublewides unless the opposition changes his mind.

Mayor Palmer asked Mr. Miles what he would rather see manufactured homes or duplexes; Mr. Miles replied that he isn't against manufactured homes.

Tony Ellsworth said he appreciates wanting to keep the zoning; the cost would be more to build, bringing higher rent and the type of people who live there would be able to pay for that.

No further comment the hearing was closed.

6. Discussion and Action Regarding Zone Change Request of Parcel 205-09-024R at N. 700 West to R-2 for 2 Duplexes

Allen Davis said Planning & Zoning recommends approval for the zone change request; the nearby lot is already zoned R-2 for a future duplex.

Motion by Mayor Palmer to table item #6 until the next meeting; seconded by Councilman Neff; motion carried 6-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Cosper Duke, Hancock, and DeWitt voting in favor.

7. Discussion and Action Regarding Bleacher Construction Contract with Hatch Industries

Gus said at the December meeting the town entertained a couple of proposals for bleachers; there were conceptual designs presented and staff has worked with Mr. Hatch; engineering of the larger project is complex; and the town has elected to take that off the table and work with the best design to fit the Northeast corner.

Gus explained that the best option to have something ready for the July 4th celebration is a 60' long set of concrete bleachers. A contract was received today with a price just under \$350,000; Gus is seeking a motion for approval to move forward with Hatch Industries for the 60' bleacher set to be done this summer.

Councilman Baldwin said funds would be used from the one-million dollars Walt Blackman was able to procure for the rodeo grounds.

Motion by Councilman Hancock to give staff direction to move forward with the contract and authorize \$350,000 project price; seconded by Councilwoman Cosper Duke; motion carried 7-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Cosper Duke, Hancock, DeWitt, and Neff voting in favor.

8. Consideration and Action Regarding Naming and Establishing Rules & Regulations for Town Property Located at Main and Center Streets

Gus said with the purchase of the property at Main and Center Streets the Arnold family requested some acknowledgement of the family. Gus requested the Council designate an area for auto sales and offered some staff suggestions for rules on the property.

Mayor Palmer said he is not opposed to having larger items placed for sale with a limit of five items at a time.

Councilman Baldwin said items can be sold other ways without parking in town.

Gus said parking for the Farmers Market will be at the front of the lot and the lot can accommodate approximately 222 vehicles during the rodeo.

The council discussed a name for the lot; Arnold Center was agreeable. Gus suggested a sign with the name and history of the lot.

Motion by Mayor Palmer to name lot at Main & Center Streets the Arnold Center, put sign on frontage of Main Street in honor of the Arnold family, and limit car sales to five; seconded by Councilman Neff; motion carried 7-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Cosper Duke, Hancock, DeWitt, and Neff voting in favor.

9. Executive Session: Discussion regarding the Town Manager’s employment performance review Pursuant to A.R.S. 38-431.03 (A)(1)

Motion by Councilman DeWitt to move into Executive Session to include Gus Lundberg and Geri Judd; seconded by Councilman Hancock; motion carried 7-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Cosper Duke, Hancock, Neff, and DeWitt voting in favor.

Council reconvened the regular meeting at 10:00pm

10. Consideration and Action regarding possible amendments to the Town Manager’s employment contract

Motion by Vice Mayor Brubaker to approve amendments to the Town Managers contract dated today; seconded by Councilman Hancock; motion carried 7-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Cosper Duke, Hancock, Neff, and DeWitt voting in favor.

Vice Mayor Brubaker said Executive Session minutes stipulate the changes.

11. Summary of Current Events:

A. Mayor

B. Council Members

Vice Mayor Brubaker: Second motion not needed for consent agenda.

C. Town Manager: Easter Egg hunt Saturday at the Rodeo Grounds

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

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 6th day of April 2023. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 6th day of April 2023

Geri Judd-Town Clerk