



**TAYLOR TOWN COUNCIL
SPECIAL MEETING MINUTES
Thursday January 11, 2024 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 Sherry Cosper Duke, and Kris Neff
COUNCIL ABSENT: Council Members Lynn DeWitt, Dustin Hancock, and Bill Baldwin
STAFF PRESENT: Gus Lundberg, Allen Davis, and Geri Judd
VISITORS: See list
PLEDGE OF ALLEGIANCE: Led by Councilman Neff
INVOCATION: Offered by Vice Mayor Brubaker

CONSENT AGENDA

- A. Approve meeting minutes of November 2, 2023
- B. Approve November & December 2023 Check Registers

Motion by Vice Mayor Brubaker to approve the consent agenda as presented; seconded by Councilman Neff.

DISCUSSION/ACTION ITEMS

- 1. **Public Hearing Regarding Zone Change Request for Parcel 202-23-089 from Commercial and AG-2 to Commercial and R-2**

Motion by Mayor Palmer to table item #1 seconded by Councilwoman Cosper Duke; motion carried 4-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Member Cosper Duke, and Neff voting in favor.

- 2. **Discussion and Action Regarding Zone Change Request for Parcel 202-23-089 from Commercial and AG-2 to Commercial and R-2**

Motion by Mayor Palmer to table item #2 seconded by Councilwoman Cosper Duke; motion carried 4-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Member Cosper Duke, and Neff voting in favor.

- 3. **Discussion and Action Regarding Conceptual Community Building Plan and Architectural Design Contract with Mountain Design and Construction Consulting**

Gus said he met with Rick Thornberg of Mountain Design and Construction Consulting regarding a gathering hall on the acre lot behind the museum, the building could be used for the Patriotic Program and other community events.

Gus presented the Council with a draft conceptual idea for a building and estimates of costs; Mr. Thornberg has done this portion at no cost. If the Council would like to move forward, Mr. Thornberg has submitted a proposal of \$24,685.00 for design and consulting.

Councilman Neff said the multi-use room is too small. Mayor Palmer likes the location, and agrees the building needs to be larger.

Gus said Mr. Thornberg suggested roll-up doors to open the building up during the summer; making the building longer is an option, some parking area could be utilized and reconfigured.

Vice Mayor Brubaker asked, if possible, for a conceptual design to double the building; suggested making the building longer on each end.

Gus will request Mr. Thornberg to submit additional ideas for more capacity. Mayor Palmer asked where funding would come from; Gus said \$1 million is budget for the building and with \$6 million in reserves the project could be paid for with no financing.

Motion by Councilman Neff to proceed with Mountain Design and Construction Consulting for proposed contract; seconded by Councilwoman Cosper Duke; motion carried 4-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Member Cosper Duke, and Neff voting in favor.

Vice Mayor Brubaker asked if the town decides to not go through with the plan is the entire agreement amount due? Gus replied that the agreement has a breakdown; if the town decides not to move forward then the contract will only be paid to that point.

4. Discussion and Action Regarding Offer to Purchase Lot 1 in Taylor Industrial Airport Park

Gus said an offer was received for Lot 1 in the Taylor Industrial Airport Park. The offer is for \$140,000, the initial asking price was \$200,000; the lot has power to it and is ready. Gus said Council has final decision.

Vice Mayor Brubaker asked what the property would be used for; Gus said White Mountain Property Management is a construction company. Mayor Palmer asked if there are any guidelines to have the property look a certain way; Gus said there are no CC&R's.

David Mills said Show Low does have guidelines for landscaping in their industrial park; and Taylor could possibly do the same. Gus reviewed the Town Code for requirements.

Vice Mayor Brubaker said the purpose of the property is to have local business and employees.

David Mills said they are waiting on the final plat with the County so there could be a delay in closing.

Motion by Councilwoman Cosper Duke to accept the purchase offer for Lot 1 in the Taylor Industrial Airport Park; seconded by Vice Mayor Brubaker; motion carried 4-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Member Cosper Duke, and Neff voting in favor.

5. Summary of Current Events:

A. Mayor: Giving Machines collected a lot of much needed items; Mr. Shumway said some of the machines had an opportunity for a wheelchair.

B. Council Members: Vice Mayor Brubaker said he is grateful for the Nativity; NACOG meeting next week for Legislative Day; there are funds available from NACOG.

C. Town Manager: Councilman Baldwin and Gus attended Mayors, Councilmembers meeting; Mayor Lewis voting in a chairman; February 22nd will be Legislative Day in the valley; project at Millet Swale issued a contract to Hatch Construction; a long detention pond is being constructed to provide some relief from flooding.

6. Adjournment: There being no further business Mayor Palmer adjourned the meeting 7:52pm

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 11th day of January 2024. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 11th day of January 2024

Geri Judd-Town Clerk