



**TAYLOR TOWN COUNCIL
REGULAR MEETING MINUTES**

Thursday February 1, 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 Brubaker, and Council Members Bill Baldwin, Lynn DeWitt, Sherry Cosper Duke, Dustin Hancock, and Kris Neff

STAFF PRESENT: Gus Lundberg, Allen Davis, Richard Troutman, Sara Ramsay, and Geri Judd

VISITORS: See list

PLEDGE OF ALLEGIANCE: Led by Councilman Baldwin

INVOCATION: Offered by Allen Davis

CALL TO THE PUBLIC: None

CONSENT AGENDA

A. Approve meeting minutes of January 11, 2024

B. Approve January 2024 Check Register

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

RECOGNITIONS: Recognition of Snowflake High School Volleyball Team

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 Multi-Family

Mayor Palmer opened the public hearing.

Mike Montandon said the land is 10 acres. His client, Matt Hamilton, wishes to increase the commercial property for his business, Solar Exchange, with secondary usage of residential housing. He said Jarod Hatch has given access to the property through the existing 50-foot-wide street that will head to Snowflake; the fire department has inspected water flow which will meet fire flow requirements.

Councilwoman Cosper Duke asked if the residential portion was to be apartments; Mr. Montandon replied yes.

Councilman Neff said P&Z approved the zone change request with the contingency that a gate be installed; the property will have 2 other access points.

Vice Mayor Brubaker asked if the extension of land with Jarod Hatch was complete; Mr. Montandon said it will be finalized if the rezone is approved.

Fawnette Baldwin said she lives on the Southside of the property; she is concerned about multi-family housing and the number of people will be living in the subdivision, and traffic in the area; she said although P&Z passed the rezone, the exit on the on the South does not belong to the town and the town does not maintain it. Commissioner Hargrave recommended that the road be made a loop to avoid the residents using it as an exit. If the rezone passes Mrs. Baldwin wants the exit road to Baldwin Lane to be made so that cannot be used. There was a 30-foot easement given by her father-in-law back in 1998, they request a six-foot block wall on the East end of the development to secure the farmland.

Mr. Montandon said there are 45 units plus a manager unit; the requests that P&Z asked for have been agreed to include blocking off the South access; if the town or fire department has an access they will comply.

Mayor Palmer asked about the duplexes; Mr. Montandon said there will be 4-5 units per building; Gus added this is for the zone change only; the developer will need to come back with a site plan. Mayor Palmer asked about cars and how many may be allowed; Mr. Montandon replied 45 units with 2 vehicles per unit would be 95 cars.

Tonya Adams lives on Baldwin Lane and is the first house closest to the property; Ty Sherwood built property up on the corner, with traffic it would be a blind corner; she is asking that the access road be blocked off to stop through traffic going to Walmart.

Receiving no further comment, Mayor Palmer closed the public hearing.

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

Allen said the Planning & Zoning Commission did recommend approval of the zone change request with the stipulations of fire hydrants and removing access to Baldwin Lane; he said the plan is amenable to the town; Allen recommends the easement on Baldwin Lane be recorded.

Vice Mayor Brubaker asked if the commercial property needs to be fenced; Allen replied yes.

Gus said it would be beneficial to have stipulations in place. Allen said certain items need to be stipulated before the site plan comes back. Councilman Neff asked what stipulation was placed on the South access; Allen said gated for emergency access only.

Gus clarified that access to Baldwin Lane should be recorded as an access easement.

Norris Baldwin is concerned about access to his farm equipment; Mr. Montandon said fencing be addressed in the design review.

Matt Hamilton added the reason he is building is for security of his business, and the area will be secured.

Mayor Palmer said Ty Sherwood phoned and said he is 100% in favor of the project.

Motion by Councilman DeWitt to approve the zone change request with the stipulation that the South access be recorded and remains undeveloped; seconded by Councilman Hancock. Motion failed due to lack of votes.

Further discussion followed on stipulations, and the requirement to record an emergency access easement. Gus made a recommendation for a motion that the rezone be approved and an access easement be recorded for gated emergency access only.

Motion by Councilman Hancock to approve the zone change request with the stipulation that access to Baldwin Lane have a recorded easement with gated emergency services access only; 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.

3. Discussion and Action Regarding Updated Concept Plan for Building on Center Street and 100 West

Rick Thornburg with Mountain Design presented an updated concept plan; the new design is for a 9,000 square foot building that will hold 350 people; the space would open to a courtyard and accommodate an additional 250 people; there would be partition walls inside to section off the larger room; with a conference room and additional space for meetings.

Mayor Palmer said there is need for access to a restroom from the outside, possible separate from the building.

Sara Ramsay said the building could be used for town events because it's a struggle to use school buildings; individuals rent the rodeo ramada because there is nowhere to have weddings.

Gus said funds for the project will come from the reserve funds; estimates for construction are approximately \$1.6 million.

Mr. Thornburg said if the town wishes to move forward, he will move forward with survey and floor and elevation plans.

Vice Mayor Brubaker said this is appropriate for the needs; likes idea of outside restroom.

Motion by Councilwoman Cosper Duke to approve the updated concept plan; 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.

4. Discussion Regarding Stacked Graves in the Cemetery

Vice Mayor Brubaker said stacked graves currently have a metal plate between burials; the cost of metal plates has gone up; other cemeteries have a change of soil to warn to stop digging; stacked graves are deep and water seeps in the further down you dig causing issues with burials.

Richard Troutman, said they must shore the sides to help stop deeper graves from caving in.

Gus said with the new section there is more area for single graves; if rules are changed it is brought to Council for approval. This item will be on the next agenda for action.

- 5. Executive Session:** Discussion Regarding Possible Property Purchase of 341 Papermill Road Pursuant to A.R.S. 38-431.03 (A)(7) Mayor Palmer
Motion by Mayor Palmer to move into Executive Session and to include Manager Gus Lundberg, Allen Davis, and Geri Judd; 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. (8:52pm)

Regular Session Reconvened at 9:10pm

6. Discussion and Action Regarding Property Purchase of 341 Papermill Road

Gus said for some time the town has been interested in the property East of the Fire Station; the Quimby family has approached the town with an offer to purchase.

Motion by Councilman Baldwin to authorize the purchase of 341 Papermill Road and authorize the Town Manager to finalize the purchase; 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.

7. Summary of Current Events:

A. Mayor: Groundhog Breakfast this Saturday at 6:00am

B. Council Members: Vice Mayor Brubaker Chamber leadership assignments; need ambassador members.

C. Town Manager: Casa Linda Road widening starting, met with neighbors on project; February 22nd Legislative Day; Raght meeting same day.

Sara Ramsay: Daddy-Daughter Dance February 24th; Mother-Son Dance in September; Pirate Pool Party February 23rd; Teen Pool Party March 2nd.

- 8. Adjournment:** There being no further business Mayor Palmer adjourned the meeting at 9:25pm

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 1st day of February 2024. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 1st day of February 2024

Geri Judd-Town Clerk