



**TAYLOR TOWN COUNCIL
SPECIAL MEETING MINUTES**

Thursday May 9, 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, and Council Members Bill Baldwin, Sherry Cosper Duke, Dustin Hancock, Kris Neff, and Lynn DeWitt

COUNCIL ABSENT: Vice Mayor Jason Brubaker

STAFF PRESENT: Gus Lundberg, Willie Nelson, and Allen Davis

VISITORS: See list

PLEDGE OF ALLEGIANCE: Led by Councilman Hancock

INVOCATION: Offered by Chief Nelson

CALL TO THE PUBLIC: Jack Babb spoke on behalf of the Beekeeping Association of the White Mountain, encouraging the town to plant bee friendly plants.

CONSENT AGENDA

- A. Approve meeting minutes of April 4, 2024
- B. Approve April 2024 Check Register

Motion by Councilman Hancock to approve the consent agenda as presented; seconded by Councilman Baldwin.

DISCUSSION/ACTION ITEMS

- 1. **Second Reading of Ordinance O2024-01 by Title Only Town Code 18.60.140 Manufactured Home and Recreational Vehicle (RV) Rental Communities Minimum Lot Space Text Amendment**

Councilman Baldwin read Ordinance O2024-01 by Title Only

- 2. **Discussion and Action Regarding Ordinance O2024-01 Town Code 18.60.140 Manufactured Home and Recreation Vehicle (RV) Rental Communities Minimum Lot Space Text Amendment**

Gus said there was discussion last month and the text amendment is now up for consideration and adoption.

Mayor Palmer said the current code is 3,000 square feet which is a large area for an RV; Mr. Kay would like to decrease the size to allow for additional lots. At the last meeting the Council discussed reducing the lot size to 2,200.

Councilman DeWitt said 3,000 is a big lot; reducing the lot size would draw more people to come to Taylor.

Mayor Palmer said this will set a precedence and will apply town wide for the future.

Mr. Kay would like to see the size reduced to 1,800 square feet.

Allen Davis said the Planning & Zoning Commission recommended 2,400 square feet; Allen said for fire separation he recommends staying at the recommended 2,400; there will be park models with additions and that will reduce the fire separation; Allen recommended staying with the reduced 2,200.

Motion by Councilman Neff to adopt Ordinance O2024-01 Town Code 18.60.140 Text Amendment; seconded by Councilman Hancock; motion carried 6-0 with Mayor Palmer, and Council Members Baldwin, Cosper Duke, Hancock, Neff, and DeWitt voting in favor.

- 3. **First Reading of Ordinance O2024-02 by Title Only Amending Town Code 8.05 Garbage Receptacles in Town Right-of-Way**

Gus said this was discussed at the last meeting; there is an issue with large garbage containers being stored in the right-of-way causing issues on narrow streets; staff recommends defining receptacles in the right-of-way over 24 hours a public nuisance.

Councilwoman Cospir Duke read Ordinance O2024-02 by Title Only

- 4. Discussion and Action Regarding Letter of Interest by Doug Reeder to the Planning & Zoning Commission**
Allen Davis said Brian Neff stepped down from the Planning & Zoning Commission, Mr. Reeder submitted a letter of interest.

Doug Reeder said he moved from Mesa to Taylor five years ago; he is retired and enjoys the rural lifestyle; he would be proud to serve on the commission; background in art direction.

Mayor Palmer said it's important to understand the heritage of Taylor.

Motion by Councilwoman Cospir Duke to appoint Doug Reeder to the Planning & Zoning Commission; seconded by Councilman DeWitt; motion carried 6-0 with Mayor Palmer, and Council Members Baldwin, Cospir Duke, Hancock, Neff, and DeWitt voting in favor.

- 5. Discussion and Action Regarding Purchase and Use Agreement with the Town of Snowflake and Silver Creek Irrigation District**

Gus said he has been involved in meetings with Supervisor Whiting, Brian Richards, and the Silver Creek Irrigation District to discuss the flow of water and potential flooding.

The Silver Creek is critical to be maintained and make sure water can flow; there is a cleanup effort to ensure water gets through. The group has decided there is great need for heavy equipment; there is some funding available to acquire some equipment; the County and Silver Creek Flood has committed to contribute funds for maintenance; there is opportunity to buy an excavator that will be operated, maintained, and insured by the irrigation district; the cost would be approximately \$150,000 with each community contributing \$50,000.

Motion by Councilman Baldwin to approve the Use Agreement with the Town of Snowflake and Silver Creek Irrigation District; seconded by Councilman Hancock; motion carried 6-0 with Mayor Palmer, and Council Members Baldwin, Cospir Duke, Hancock, Neff, and DeWitt voting in favor.

- 6. Discussion and Action Regarding a Notice of Intent to Increase Utility Rates and other Town Fees**

Gus said to consider a rate increase there must be a 60-day notice of intent; staff will draft proposed rates; 2 inch water meter costs are not being covered; some non-utility fees may need to be increased.

Motion by Councilman DeWitt to approve the Notice of Intent to increase Utility Rates and other Town Fees; seconded by Councilman Baldwin; motion carried 6-0 with Mayor Palmer, and Council Members Baldwin, Cospir Duke, Hancock, Neff, and DeWitt voting in favor.

- 7. 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 Councilman DeWitt to adjourn into Executive Session; seconded by Councilman Hancock; motion carried 6-0 with Mayor Palmer, and Council Members Baldwin, Cospir Duke, Hancock, Neff, and DeWitt voting in favor. (7:52)

Regular Session reconvened at 8:07

- 8. Discussion and Action Regarding Property Purchase of 341 Papermill Road**

Gus recommended the Council make a motion to continue negotiations on the property purchase.

Motion by Councilman DeWitt to authorize Manger Gus Lundberg to move forward with negotiations on the purchase of 341 Papermill Road; seconded by Councilman Hancock; motion carried 6-0 with Mayor Palmer, and Council Members Baldwin, Cospier Duke, Hancock, Neff, and DeWitt voting favor.

9. Summary of Current Events:

A. Mayor

B. Council Members

C. Town Manager: Trapper Days coming up; Allen Davis retiring at the end of May.

10. Adjournment: There being no further business Mayor Palmer adjourned the meeting at 8:15pm

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 9th day of May 2024. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 13th day of May 2024

Geri Judd-Town Clerk