



**TAYLOR TOWN COUNCIL
REGULAR MEETING AGENDA
Thursday January 2, 2025 @ 7:00 pm
Town Hall
425 Papermill Road
Taylor, Arizona**

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

- Pursuant to A.R.S. 38-431-02, notice to hereby given to Taylor Town Council and to the general public that a Public meeting will be held at the Taylor Town Hall on the date listed above.
- The Town Council may adjourn into executive session, which will not be open to the public, to discuss certain matters in accordance with A.R.S. 38-431-03; A.3 consultation for legal advice with the Town Attorney; A.4 consultation with the Town Attorney regarding possible litigation.
- Pursuant to the Americans with Disabilities Act (ADA), the Town of Taylor endeavors to make its meetings accessible to persons with disabilities. Please advise the Town Clerk's office at (928) 536-7366 at least 48 hours prior to the meeting for accommodation.
- Town meetings notices and agendas are posted in the Taylor Post Office, 25 S. Main Street; the Taylor Town Hall, and the Town of Taylor website www.tayloraz.org

CALL ORDER: Vice Mayor Shawn Palmer called the meeting to order @ 7:03 Pm
COUNCIL PRESENT: Kris Neff, Jason Brubaker, Lynn Dewitt, April Williams, Sherry Duke, Vice Mayor Bill Baldwin
STAFF PRESENT: Manager Gus Lundberg, Town Clerk Marcie Pawlik, Building Official Josh McGinnis, Chief Police Bobby Martin, Fire Chief Willie Nelson
VISITORS: See List
COUNCIL ABSENT: Council Member Sherry Duke
PLEDGE OF ALLEGIANCE: Council Member Bill Baldwin
INVOCATION: Council Member Jason Brubaker

CALL TO THE PUBLIC: Public may comment on matters within Town jurisdiction but not on the agenda, subject to reasonable time and decorum. Council will take no action on matters presented. Council may respond to criticism, ask staff to review a matter or direct staff to include the matter on a future agenda. (A.R.S. 38-431.01H)

Jack Babb Thanked everyone for their service, asked to keep the public informed on the property purchase.

Faith Trembley from the senior center wanted to let everyone know how much they appreciated all the help.

CONSENT AGENDA

All items listed below are considered routine and uncontroversial. Consent agenda is considered a single item and may be approved by a single motion to approve the Consent Agenda. Any single item removed from the Consent Agenda at the request of the Council, may be considered as a separate item.

- A. Approve meeting minutes of December 5, 2024
- B. Approve Special Meeting minutes of December 26, 2024
- C. Approve December 2024 Check Register

**Motion made by Council Member Jason Brubaker to approve the consent agenda A, B, & C.
Second by Council Member Bill Baldwin
Motion passed; Unanimous**

DISCUSSION/ACTION ITEMS

- 1. Discussion and Action Regarding an Offer to Purchase Lots 2, 3 & 4 of the Taylor Airport Industrial Park. Parcel numbers 205-54-002, 205-54-003 & 205-54-004.**

Manager Gus Lundberg stated this property is off Pinedale Road, On Airport loop road for lots 2,3 & 4 which Totals about 10 acres. Mr. Dave Mills reached out a few weeks ago that we had an offer on the properties.

Dave Mills stated Eric Ritz is who wants to purchase the property original offer was for 316,000.00 we came back with a counteroffer of 330,000.00. We discussed with the attorney a few items and some incentives for Mr. Ritz to move forward on the property so it just doesn't sit vacant. Town of Taylor would give buyer a development credit incentive of 10,000 after the first certificate of occupancy and additional 5,000 to the 2nd certificate of occupancy. We feel it's a fair price 30,000 an acre.

Council Member Lynn Dewitt asked who would pay for power.

Manager Gus Lundberg stated Mr. Ritz would be responsible for bringing in power.

Mr. Mills states Mr. Ritz is ready to move on the property already looking into buying metal buildings to put up. Wanting to do office or warehouse building to rent or sell.

Mayor Shawn Palmer, we need to set some rules. The goal is to get industrial businesses in and the town to recoup its coast. It will Bring growth and jobs to our town.

Jason Brubaker appreciates a hometown person bringing in local business.

Mr. Mills made suggestions to put on an upcoming agenda to put underground 3 phase power and CCR rules.

Motion made by Council Member Lynn Dewitt to accept the offer with the intent that we will be adding CCR's And welcome Eric Ritz input with the CCR's and that Eric Ritz would have to comply with the CCR's and we also authorize the manager to execute the closing documents.

Second by Council Member Council April Williams

Motion passed; Unanimous

2. Discussion and Action Regarding a Notice of Intent to Increase Various Town Fees Pertaining to Facility Rentals, Building Permit Fees and Ambulance Fee Charges.

Manager Gus Lundberg Stated after looking into the insides and the rules we need to put out a 60-day notice to the public of the Fee's.

Tonight, we just need to agree to put out a notice as of March 6th.

Motion made by Council Member Jason Brubaker to notify the public of rate increase as of March 6th.

Second by Council Member Lynn Dewitt

Motion passed; Unanimous

3. Executive Session: Discussion Regarding Possible Property Purchase of Parcel 202-23-101A 17.5 acres Near SR77 and 19th South Pursuant to A.R.S 38-431-03 (A)(7)

Motion made by Kriss Neff to adjourn to the Executive Session.

Second by Council Member Bill Baldwin

Motion passed; Unanimous

4. Discussion and Potential Action Regarding Possible Property Purchase of Parcel 202-23-101A.

Council Member Jason Brubaker stated that this parcel has potential value to us, and we want to consider more time on where it would be best for the town.

Motion made by Council Member Lynn Dewitt to table the executive session for a further meeting

Second by Council Member Council April Williams

Motion passed; Unanimous

5. Summary of Current Events:

A. Mayor Shawn Palmer

Thanked everyone that came to the live nativity and those that helped put it together.

Thanked those that came and helped with the menorah lighting.

Received Thankyou card for supporting the 4H at the county fair.

Thanked those that served at the Senior Center for the Christmas dinner.

B. Town Manager Gus Lundberg

Reminder Legislative meeting coming up January 16th.

Big Shout out to our Water Crew for working Christmas day to fix the water break out on papermill Rd.

6. Adjournment: There being no further business Vice Mayor Shawn Palmer adjourned the meeting at 9:40 PM

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 2nd day of January 2025. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 2nd day of January 2, 2025

Marcie Pawlik
Marcie Pawlik -Town Clerk