



**TAYLOR TOWN COUNCIL
REGULAR MEETING AGENDA
Thursday February 6, 2025 @ 7:00 pm
Town Hall
425 Papermill Road
Taylor, Arizona**

Mayor
Shawn Palmer
Vice-Mayor
Bill Baldwin
Council Members
Jason Brubaker
Sherry Cospier 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: Mayor Shawn Palmer called the meeting to order @ 7:00 Pm

COUNCIL PRESENT: Kris Neff, Jason Brubaker, Lynn Dewitt, April Williams, Sherry Cospier Duke, Vice Mayor Bill Baldwin

STAFF PRESENT: Manager Gus Lundberg, Town Clerk Marcie Pawlik, Planning and Zoning Josh McGinnis, Police Chief Bobby Martin

VISITORS: See List

COUNCIL ABSENT:

PLEDGE OF ALLEGIANCE: April Williams

INVOCATION: Kriss Neff

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)

Josh Cadwell states change can be uncomfortable, but growth is necessary for a thriving community. New housing means more families, more support for local businesses and a stronger future for Taylor. We can protect our small-town culture by being intentionally by allowing what comes in. keeping things out that doesn't Aline with are values. It's not our population size that makes a small town it's the culture. we can grow while preserving what keeps Taylor special. We must recognize that a town that refuses to grow risk's decline. We don't want to wake up one day and realize we held on to the past so tightly that we lost sight of the future. Let's focus on keeping our town a place of community not exclusion, instead of fearing change let's embrace intelligent growth and strengthen our community and remain a place of good people that feels at home.

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.

- Approve meeting minutes of January 2, 2025
- Approve January 2025 Check Register
- Approve Inter-governmental Agreement with Navajo County for Election Services
- Approve Inter-governmental Agreement with Navajo County for Flood Control Project Funding
- Approve Grant Agreement with ADOT for Cessna Loop Paving Project

Motion made by Council Member Lynn Dewitt to approve the consent agenda A, B, C, D & E.

Second by Vice Mayor Bill Baldwin

Motion passed; Unanimous

DISCUSSION/ACTION ITEMS

1. Presentation of Financial Statement Audit for Fiscal Year 2024.

Crimson Singleton- Hinton Burdick CPAs presented our 2024 fiscal year.

Crimson states Financial Audit is to obtain reasonable insurance about whether the financial statement is free from material miss statement our audit is conducted in standards with the United States of America. and government standards.

Crimson States the Sewer Pond did have some deficits, Sewer Pond is meant as an enterprise fund, revenue and resources earned in that pond should support the ongoing operations. Currently there have been some deficits with the sewer pond and has been subsidized by the general fund.

An annual expenditures report is required in the State of Arizona to make sure we're spending it on our required limits and in the towns budget. Crimson states No issues there. And all the other reports show no issues.

No Action

2. Presentation and update by Taylor- Shumway Heritage Foundation

Bob Cole States visitors were about the same as last year.

Finances we have 6,000 in bank. And 6,000 in a savings account.

New bridge at the park to recognize the Shumway bridge.

Highlight last year received a new electrical breaker box.

Live Nativity brought over 500 visitors.

Goal to be more active, sharing stories, and collecting more present artifacts.

Magnetic, pedigree wall.

Give out cards with QR codes on them with maps to tour homes.

Put together treasure hunts fun activities for groups.

Helper that's collecting and organizing stories.

Encouraging youth groups to come through.

We put in photo rails for all the pictures, so they are movable.

New computer and printer.

Clear out wall for Church groups around our town.

65" TV with touch screen to display individuals and families.

Christmas lights for the Museum.

Bob encourages everyone to come see the museum if you have family in town and need something to do

Come see us.

No Action

1. Discussion and Action Regarding Declaration of Protective Covenants, Easements, Conditions and Restrictions of Taylor Airport Industrial Park

Gus Lundberg states at our last council meeting there was some discussion and consideration of selling 4 lots at the industrial park it was brought up about establishing some rules (CCR'S) beyond our Zoning for the industrial park. We have a draft here for your consideration of some rules for the Taylor Airport Industrial Park. A few are Land scape on frontage of lots, A nice solid fencing no chain link with slats. No Self-storage, scrap yard or Porta Johns. Also, there are no overhead power lines, lines have to be underground. Zach Barlow says any future sales the CCR's will continue to run with all the lots even if they change hands.

Motion made by Council Member April Williams to approve and adopt the CCR'S rules for the Airport Industrial Park.

Second by Vice Mayor Bill Baldwin.

Motion passed; Unanimous

2. Discussion and Action Regarding Taylor Airport Industrial Park- Phase II. Final Plat

Zach Barlow states he is excited to have the final phase II of the Taylor Airport Industrial Park project 18 months ago, we came with the zone change request where we zoned some of the area to be industrial, a little multifamily residential and a lot of areas for recreation where the town has the trail system. We want to keep the development going so been working with Gus doing the plating process phase II worked with Guss on funding through Joint Effort Commerce Authority and ADOT to do some improvement Cessna loop road some construction forth coming for the final plat process, so we can have water and sewer to the lots. Lots 12 - 23. are zones for industrial lots 21 and 22 zones for industrial uses or multi-family uses. Once approved, getting plat approved we can get it recorded with the county and start getting the grant funds spent to construction the infrastructure through there and then we will be able to get them lots up for sale.

Manager Gus Lundberg states with the beach craft loop rd. We will be responsible for getting it paved but we don't believe there will be money in the budget to have that road paved. But with the sales we think there will be enough money in the Future Budget.

Motion made by Council Member Kriss Neff to accept the final plat and have it recorded.

Second by Council Member Sherry Duke.

Motion passed; Unanimous

3. Executive Session: Discussion Regarding the Sale of Lots 9, 10 & 11 of the Taylor Airport Industrial Park and the Purchase of Parcel 202-23-101A 17.5 acres Near SR77 and 19th South Pursuant to A.R.S 38-431-03 (A)(7)

Mayor Shawn Palmer states the Council and Manager Gus Lundberg, Town Clerk Marice Pawlik will go into executive session along with Dave Mills joining for the first portion of our session.

Motion made by Council Member Jason Brubaker to adjourn to the Executive Session.

Second by Council Member Sherry Cosper Duke

Motion passed; Unanimous

4. Discussion and Action Regarding an Offer to Purchase Lots 9, 10 & 11 of the Taylor Airport Industrial Park. Parcel numbers 205-54-009, 205-54-010 & 205-54-011.

Motion made by Council Member April Williams to Accept the offer for the lots 9,10 & 11 of the Taylor Airport Industrial Park Parcel numbers 205-54-009, 205-54-010 & 205-54-011. Lynn Hatch to buy Parcels for 136,000.00 and the Buyer will split 50/50 of the total closing costs. And direct the manager to execute the purchase contract and closing documents.

Second by Council Member Lynn Dewitt

Motion passed; Unanimous

5. Discussion and Action Regarding Property Purchase of Parcel 202-23-101A 17.5 acres Near SR77 and 19th South.

Motion made by Council Member Jason Brubaker to authorize our manager to execute the purchase contract and closing documents of Parcel 202-23-101A 17.24 acres Near SR77 and 19th South for the price of 1.5 million and that we would share the closing cost 50 /50 with the seller.

Second by Vice Mayor Bill Baldwin

Motion passed; Unanimous

6. Summary of Current Events:

A. Mayor Shawn Palmer-

Thanked everyone who has helped with the Bridge.
Attended League of Arizona and Towns learned a lot.
State Capital met with Walt Blackman he is working hard for our community.
Attended a Teen Center (Not my kid) Tour the center it's all about building self-esteem.
They help kids and families with drug and alcohol abuse. Great experience to be there.

B. Council Member Lynn Dewitt-

Appreciates the call of duty presented by Josh Cadwell.

C. Manager Gus Lundberg

Thanked those that came for the ground hog day.
Mayor Council Holbrook 12:00 April 17th
The State Flood Control project is just about finished.
Turned time to Parks and Rec Sara Ramsay
Sara Ramsay states events coming up
Daddy Daughter Dance
Mom and Son Night Saturday April 5th @ Snowflake / Taylor Library
Easter Egg Hunt Saturday March 10 @ Taylor Little League Fields
Sweet Tri 5 Aug 30th More info to come
Valentines event at the pool drop off kids while parents go on date. February 14th

7. Adjournment: Mayor Shawn Palmer 9:33

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 February 2025. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 6th day of February 2025.

Marcie Pawlik
Marcie Pawlik -Town Clerk