



**TAYLOR TOWN COUNCIL
WORK SESSION AGENDA
Monday February 2, 2026, 4:00 pm
Fire Station Snowflake
325 W. 4th St S
Snowflake, AZ. 85937**

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

- 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 on the date listed above.
- Pursuant to the American's 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

AGENDA

Mayor Shawn Palmer Called Meeting to Order at 4:10pm

Pledge: Jared Hatch

Opening Prayer: Lynn Dewitt

Attendance: Vice Mayor Bill Baldwin, Council Member Sherry Cosper Duke, Jason Brubaker, Lynn Dewitt, April Williams, Kris Neff Chief Police Bobby Martin, Fire Chief Willie Nelson, Water Department Jeremy Peters, Roads Department Richard Troutman, Town Inspector Josh McGinnis, Parks and Recreation Sara Ramsay, Manager Gus Lundberg, Town Clerk Marcie Pawlik, and Jared Hatch.

Opening Remarks- Gus Lundberg

Gus welcomed everyone Stated this meeting is a work session retreat, prompted by Jared's request to discuss rights-of-way.

Mayor Shawn Palmer recalls previous retreats at Jason Brubaker's place in Pinetown, Sherry Cosper Dukes home, and the senior center. Manager Gus Lundberg emphasizes the informal nature of the session, aiming to foster familiarity between the council and department heads. The goal is to provide council members with insights into the daily operations of each department and address any questions or concerns.

The agenda allots approximately 20 minutes per department, with flexibility.

The initial focus is on public safety, featuring the police and fire departments.

The schedule includes a break for "Cupido" (food), with Sarah and Richard picking it up.

The remaining departments to be covered are utilities, streets, and recreation.

Mayor Shawn Palmer outlines the expectation for department heads to share personal and professional backgrounds. Information to be shared includes place of birth, upbringing, tenure with the town, job satisfaction, and areas for improvement. The aim is to equip elected officials with knowledge about each department to better address community inquiries.

The mayor wants to avoid council members being uninformed about department operations and personnel.

Town Department Orientations

Police Department – Chief Bobby Martin shares his background: born in Flagstaff on February 5th, 1983, graduated from Snowflake High School in 2001. He served a mission in Manchester, England, for two years and has been married to his high school sweetheart for almost 22 years. He has five children and has been employed by the town of Taylor and the Police Department for 19 years.

Chief Martin was a police officer, then promoted to investigations after about two and a half years. About a year and a half later, the speaker joined the undercover narcotics unit for three years and was on the SWAT team as a certified sniper for about four years. The speaker became the interim chief of police after about eight years in the force, then became the chief in July 2019.

Chief Martin supervises a department of 25 people, including volunteers and sworn staff. There are currently three openings for police officers, with two recruits in the academy. George Manchin, a new officer from Phoenix PD with two years of experience, recently joined the department. Manchin was involved in an altercation in Phoenix where he was nearly beaten to death after responding to a domestic violence call. Phoenix PD fired him after he returned from medical leave and his field training supervisor deemed him not meeting requirements. The speaker's background investigation suggests Manchin was "railroaded" by Phoenix PD's upper command staff.

Department Statistics and New Program

The department averages about 6,000 calls for service a year, resulting in 1300-1400 reports and 500-600 arrests. Officers initiate about 7,000 to 8,000 calls for service on their own. The department implemented a new program called Trulio, which uses AI to analyze body cam footage for issues like use of force and professionalism.

Trulio AI System

The Trulio system analyzes body cam recordings for keywords and phrases, such as impolite language or commands like "put your hands behind your back." Officers can use the AI software to help them write police reports by dictating into their phones.

The system saves the department time and money by automating the review of body cam footage and assisting with report writing.

Flock Camera System

Flock cameras read license plates and check them against the National Criminal Information Center for associations with missing people, wanted people, or stolen vehicles.

The system does not use facial recognition or takes pictures of drivers; it only captures the back of the car. Flock cameras helped catch a suspect wanted for homicide out of California and a sex offender wanted for absconding.

Sometimes, people are stopped due to expired missing person reports.

Example: A person reported missing out of Missouri had been living in St. John's for five years, and the file was still active. After stopping the person and calling Missouri, it was confirmed that the case had been cleared years ago.

The Flock system has its own servers and is its own entity.

Access to recorded data is available for 30 days, after which it is deleted from their system.

This allows for investigating shoplifting incidents by identifying vehicles matching descriptions within that timeframe.

The Flock cameras were obtained through a grant.

If the grant is not renewed, the cameras will be taken back, or the town will have to pay \$35,000 a year for all 10 cameras. Since July, Flock cameras have assisted in 11 criminal cases, including tracking suspects, and warrant arrests, and stolen vehicles. There are many false positives due to misreads of license plates. Policy requires officers to confirm the plate and dispatch to re-run it before any enforcement action. On average, 800,000 cars are captured on the 10 Flock cameras each month. This averages about 35,000 a day. Cameras are placed at various locations to capture vehicles entering and within the town. Shumway (2 cameras) Taylor (Black Diamond Auto Glass) Snowflake (intersection of 277 and 77) Old Woodruff Road Highway 77 at 365 Paper Mill Road at the Wyatt Walnut Drive on Love Lake Ford Ranch Road

Ring Camera Partnership

The police department does not have direct access to Ring cameras.

Axon (body-worn cameras) partnered with Ring, allowing citizens to voluntarily send video footage of incidents (e.g., burglaries) to the police. This eliminates the need for police to physically collect the footage. Example: Phoenix police tracked and arrested a suspect in under 40 minutes using Ring camera footage provided by residents.

Voluntary Ring Camera Data Sharing

Homeowners can voluntarily sign up to share Ring camera data with the police department.

It's a data transfer system where homeowners authorize the release of footage.

Homeowners receive notifications if their cameras capture relevant events.

Council Member Lynn Dewitt said he has concerns about AI, data centers, and cameras leading to a loss of privacy. Chief Martin expresses a desire for more positive criminal investigations resulting from the cameras. There are no cameras in the Walmart parking lot, but the town installed cameras at the intersection.

Police Department Manpower

Chief Martin stated After July 1st, the department lost three officers in about two and a half weeks.

One went to show low, one to Winslow, and one to California.

This left them with nine patrol officers, including me, to cover almost all calls. Pay-scale modifications were made to attract officers. Lateral officers were often choosing Show Low or Pinetop due to higher pay. Since October, they've hired four people, which is "unheard of" since 2019 when they hired three for the police academy. The department is considering hiring for leadership and sergeant positions to fill a gap. Officers were leaving for \$10,000 to \$12,000 more per year, but now it would only be \$4,000 to \$5,000. The speaker stated, "money is not the topic starting at the top. I think it's fourth or fifth." Officers who leave for money often regret it because "it's never greener on the other side."

Fire Department_Chief Willie Nelson

The station was built in 2007, but the upstairs was never finished. The recent construction, mostly done in-house, including six bedrooms and three bathrooms. This will allow an engine company and an ambulance to run from here. Carpet remnants were obtained from church replacements in Smith Lake and Eager. A crew from Flagstaff and Daisy Mountain covered the area during line of duty deaths in Tema Mesa. One of them got furniture for the station from estate sales, including a table and chairs. The speaker said, "the fire culture is everybody's family, you know, it doesn't matter what department you're with. "The firefighters have been doing the construction work, including electrical and plumbing. The plumbing was challenging due to the original plans not working with current needs. A hole was drilled in the wall to insert a beam for the floor in one room.

Fire Chief Willie Nelson was Born in Phoenix, Scottsdale area. Family history in Arizona: Charles Shumway (great, great grandfather), Price Williams Nelson helped settle areas, Nelson Reservoir in Eager. Moved to Snowflake in 1973.Went on a mission to Canada Winnipeg. Attended school, changed career plans, had an upholstery shop. Brother encouraged him to join the fire department.

Joined Phoenix Fire Department in 1986, worked for over 29 years. Medic and technical rescue. Part of the task force. Responded to 911 and Hurricane Katrina. 2004: Went through the police academy and did investigations until retirement in 2015. Snowflake Taylor merger: Talked to Dustin, timing was good. Bought the Jesse M. Smith home.

Snowflake Taylor Fire Department

It started in 2015 with the merger of Snowflake and Taylor volunteer fire departments. At the time: One 24-hour ambulance (Taylor). One 12-hour ambulance (Snowflake).730 calls per year. \$1 million budget. Ambulance brought in about \$550,000. 2026: Three-person engine and two full-time rescues. Changed from ambulance to rescue due to equipment on ambulances. 2100-2200 calls for the last four years. \$4.6 million budget. Ambulance and Wildland bring in about \$2.3 million. Recently approved for a rate increase on the ambulance.

Ambulance Billing Policy

Medicare pays approximately 60%. Wants to adjust policy for collection of ambulance bills. Goal: Not go after the public for more than what Medicare would pay. Wants to implement a policy where they can have some grace and not pursue full payment if the majority is paid. Current system: Rates are set high knowing that a majority of payments will be at 60%. Wants to work with billing to create a policy and present it to the council. Current policy: Won't charge customers beyond what Medicare pays for services like lift assists. Willie Wants to apply for a similar approach to ambulance billing, taking what insurance pays within a certain percentage and writing off the rest.

Service and Trauma

Service is a big part of the department's culture. "Customer service is our number one thing." Serving the customer helps with dealing with trauma. Example: After a fatality, firefighters wanted to bring flowers to the family. Crews rebuilt ramps to get people into their homes and replaced a front door for someone at the hospital. Firefighters do dishes to help. Giving back helps with dealing with the trauma they face.

Mental Health Support for First Responders

Most therapists don't understand what first responders deal with. Christy Francis, a retired military counselor in Show Low, provided beneficial help. The department was paying for it out of pocket at \$75/hour. She has now been accepted into the city's insurance pool.

2018 Great Tiger Act allows first responders 24 visits/year covered by the city.

Dispatchers are trying to be included in this. A brain therapy program with supplements was used for about a year and a half. 85% of staff went through it. The system is on loan and moves throughout the state. "It was a hard pill for a lot of the staff to swallow because I just couldn't grab grasp how it was helping until you're in the middle of it."

Ambulance Billing Policy

Basic ambulance rate is \$1,500 plus \$14/mile, averaging \$2,000 per run.

Insurance pays a portion. Approved to increase to \$2,700.

Considering a policy to not charge more than what Medicare pays. "I think if we at the beginning say look, we're not going to go after you more than what Medicare will pay. I don't, I think we're still going to be money ahead. "Concerned about public perception if the billing company is too aggressive.

"I don't think an ambulance can ruin anybody's credit. That's what, that's my question. How aggressive are they when they go to try to get this last money? "Can adjust policies with the billing company, such as not billing uninsured customers or charging more than insurance covers. "If we're going into their house, I don't want anyone to notice, call us because they're worried about paying a bill."

Equipment Status

Two Seagrave engines (2008, 2009) bought used from Utah are having problems.

One is currently down and hard to get parts for.

Borrowed an engine from Timber Mesa when one broke.

Type 3 Wildland truck (Max Force 9 engine) has not been on a wildland fire in 1.5 years due to consistent issues. Going to sell it and replace it with a new one using a grant from Gila River.

Wildland truck brings in \$145/hour and averages \$40,000 per run.

Attack Truck

It's an engine tender, also called an attack truck.

It's a 2008 model from Dimming Manufacturing that never went into service.

It was purchased in California with 760 miles on it.

It has a 500-gallon water tank and a 500-gallon pump.

It will save wear and tear on the engines.

New ones cost about \$500,000, but they paid \$100,000 for this one.

After repainting and reworking, they'll have about \$140,000 invested in it.

Brush Trucks

They have two brush trucks for wildland fires.

The last one purchased cost just under \$200,000.

They generate revenue at \$100 per hour on wildland assignments.

Rescues (Ambulances)

They have rescues ranging from 2012 to 2024 models.

They've used remounts to save money.

A new ambulance used to cost \$200,000 but now costs \$300,000-\$400,000.

They have four ambulances and one van for inter-facility transport.

The van was under \$100,000 and has already paid for itself.

Inter-facility transports generate \$4,000-\$6,000 in revenue at \$14/mile.

Water Tender

They have a 4,000-gallon water tender for wildland fires.

It also generates revenue at \$100 per hour.

Another one is coming as a donation from Phoenix.

Tactical Tender

The White truck is a tactical tender.

Type 6 tenders are used most often.

They now have four, soon to be five, engine bosses.

Strategic needs include a new Type 3, Type 1, and Type 2 tactical tender.

Resource deployment officers are called by the state when there is a need.

Currently, they only have a Type 6 available.

Needs of equipment

Type 3 calls: If the department doesn't have the requested type of equipment, they are skipped and placed at the bottom of the list, causing delays. Protective equipment:

Ongoing replacement is needed due to industry changes and harmful chemicals found in older materials. Cost is approximately \$5,000 per set with a 10-year lifespan.

SCBA (Self-Contained Breathing Apparatus): Ongoing replacement is necessary.

Staffing

Current staffing: Three-person engine crews, while four-person crews are standard.

Lack of designated roles leads to slower response times and on-scene confusion.

Defined roles improve efficiency.

Battalion chiefs: Needed to manage command on larger calls.

Response Times and Service Area

East of Snowflake: 434 calls last year with an average response time of over 22 minutes.

Area is growing, increasing demand for services.

Fire district establishment: Aiming to establish a fire district to cover costs and shorten response times. Solar farms: Funding expected from solar farms to help with future needs and growth.

Navajo County and Fire District

Navajo County: The department covers Navajo County but doesn't receive payment for fire services there. Fire district: A taxing agency that contracts with the department for fire service management.

This would address the lack of state-shared revenue for the population outside town limits.

Subscription service: Another option being considered is a subscription service or billing for fire services.

Budget Comparison

Budget: The current budget is \$4.6 million.

Comparison: Heber-Overgaard has a \$7.2 million budget with one station and fewer calls, while Pinetop has a \$10.5 million budget with two stations and fewer calls. The speaker states, "We're doing fine. I'm not putting this up here to complain. We're not complaining. You guys have been very, very supportive and it's very appreciated."

Training and Equipment Concerns

Training is a regular part of the job. First shift focuses on fire training.

Second shift focuses on medical training. Live fire drills are conducted at the training facility every weekend. Concerns have been raised about the equipment. A fire truck wouldn't start during a funeral procession in Show Low. Aaron found a video from Detroit emphasizing that equipment doesn't define a department.

Culture of Public Service

Willie values the "attitude and... culture of we're going to do it, we're going to make it happen."

Willie believes the spirit of public service is still alive in Taylor.

Public servants could make more money elsewhere, but they value what they do in their current roles.

Meeting Breaks for Dinner

Building & Zoning – Josh McGinnis

Josh is from outside of Kansas City and moved to Taylor, AZ

about 15 years ago. He oversees three departments for the town of Taylor: building safety, planning and zoning, and code enforcement. He ensures the department's work efficiently and support the town's long-term plan and codes. Josh provides guidance to homeowners, builders, residential contractors, and developers, using the International Residential Code and the IBC as a baseline.

Department Responsibilities

Building safety ensures safe construction through plan review, permitting, inspections, and issuing certificates of occupancy. Planning and zoning manage growth through zoning regulations, town code, land use review, and long-range planning. Code enforcement protects pulmonated, health, and quality of life by addressing violations fairly and consistently.

Code Enforcement and Community Approach

Code enforcement has improved with the implementation of dumpsters for town cleanup. Josh gives out his personal phone number and encourages people to call him directly with concern. He prefers to educate people about violations rather than issuing fines, aiming to be an asset to the community. Josh states, "I'm an asset to the people of this town rather than a forcer."

Daily Routine and Challenges

Josh starts his day early, checking messages, making a loop through town, and following up on inspections and communications.

He deals with various issues, including planning, zoning, and code enforcement matters.

Josh emphasizes the importance of open communication and finding solutions to problems, especially in code enforcement

He aims to be on every job site by 8 AM to avoid holding anyone up.

Josh mentions the Bob Worsley situation, involving numerous letters and conflicting interests between landowners and developers. He stresses the importance of treating everyone fairly and recognizing that people often share similar problems.

Gus Lundberg asked Josh to tell everyone the story why he wears a Yankees. Josh wears a Yankees hat because Mickey Mantle, who would come into his grandmother's dry cleaners, gave him an autograph when he was about five.

Permitting and Community Help

Josh helps the community more than any other place he has been employed as an inspector. He wants to be seen as a helpful resource rather than someone to be feared. Josh tries to assess situations, review plans, and ensure compliance with codes, making adjustments when possible.

Septic Issue Example

Josh describes a septic issue where he had to involve Jeremy to verify the line and resolve the problem, eventually leading to a solution where the owner bought a new pump.

Town Cleanup and Waste Management

Josh is working with TBS Waste (now Green Hills) to provide dumpsters for town cleanup, focusing on problem areas. The plan is to place dumpsters behind houses for residents to use and then move them to the front to encourage neighborhood participation. They have already pulled five dumpsters from one yard in the foothills area.

TBS Waste Acquisition

Blue Hills Environmental has acquired TBS Waste, but it will still operate as TBS Waste. The company is partly owned by Apache County and the three towns in Apache County. The attorney general initially prevented Apache County from proceeding due to the "whiting guy" situation.

Code Enforcement Changes

The old enforcement approach involved reminding residents of code violations, but residents would often point out similar violations by their neighbors. The goal is to find a way to get people to be receptive to the free service. Two things, Some people don't like change and how things are."

Town Department Orientations

Utilities - Jeremy Peters

Water and Sewer Department

Jeremy Peters has worked for the town's water and sewer department for 24 years. The department has six employees: two at the wastewater treatment plant and four handling day-to-day tasks downtown. They maintain the water and sewer system, treatment plant, and wells. Christmas Day water line break: A 12-inch main broke in a field, causing significant water loss. The pipe split because it was resting on concrete blocks and moved back and forth with temperature changes. It took three workers from 9 AM to 8 PM to repair the line.

Roy's Trailer Park and Center Street Property

Roy's Trailer Park: The town is not billing each trailer individually or reading meters, instead providing an estimated amount. Center Street Property: A 2-inch meter was installed, and a leak was claimed to have started after the installation. The leak was fixed, but reconciling water usage through the 2-inch meter has been difficult. All other trailer parks in town are master metered, where one bill is sent to the owner.

RV Park Water and Sewer

The new RV park has multiple water meters.

Commercial sewer charges are based on water usage, so landscape meters are not charged for sewer.

Streets, Parks & Drainage – Richard Troutman

The Freeman Park project looks good.

The town manager bought a cat dozer for the project, which was initially met with hostility but later appreciated. The project has resulted in a town lake. The irrigation system has been changed.

Concrete trucks are pouring footings for the bathroom on the northeast side.

The bathroom will be a cement cinder block bathroom that's hard to tear up.

The plan is to build more of these bathrooms everywhere, including the walking path and the front, and make them part of the rental. They're going to do grass on that side and finish the rock around the pond and plant a bunch of trees this spring.

Cottonwood Wash Trail

There are no trash cans on the new Cottonwood Wash Trail.

There have been a lot of bear calls recently, 45 in the last year between Show Low and Pinetop.

The plan is to put a bathroom at the trailhead.

They are considering acquiring another acre from Brophy to build a restroom facility, but there is no sewer on that side of the wash, so they are looking at a septic system.

Regional Park

They want to get the other side of the wash paved and approach Brophy about opening the cottonwoods for more of a park. They are working on a floor plan for a bathroom at the Taylor community walking trail in the industrial park. They added dog stations with bags and a trash can.

They are considering putting a trash receptacle at the trailhead.

Bridge Across Cottonwood

They have to fix something on 900 next week.

They are going to rely on some western engineering to build some sort of pedestrian bridge.

They have a good supply of 48-inch culverts and some taller I-beams left over from rodeo bleachers.

They want to make it where water can run over it.

Cattle Grazing

Brophy still leases that section out for cattle grazing.

The town of Snowflake has two cattle guards on the width of the walking trail.

They are planning to use them at that section line for both sides of the trail.

They can look at something like that or put a strong spring on the gate that's right there so it auto closes.

Trespassing

There has been some worry about side by sides and other motorized vehicles getting on his property.

There is a gas line easement that goes in the lower one. There is a part in their road that is completely washed out. People have been riding dirt bikes in the park since they did the grass.

Travis Kay Development

The culverts go out to the road and then down to the main highway.

Travis Case Development is going to have concrete abutments paved on those as temporary abutments.

All his outlet pipes run into that ditch. As he approaches Phase two and the completion of his development, that's going to be concrete abutments.

Water Drainage

It's illegal to defer or change the channel of water from your property to another one.

They also put pipes under the ground all along.

The Freeman Park project started to transfer water through there without building up or backup.

They went from 3 or 4 48-inch culverts to 7 60-inch culverts.

Recreation – Sara Ramsay

Sara was born in Des Plaines, Illinois, lived there until age 10, then moved to Roy, Utah for almost five years. Parents bought June's Cafe in Heber when she was almost 14 and sold it when she was 22. Sarah waited tables and did everything at the cafe. Married a local man and moved back to Taylor in 2012, has five children, and has been married for 22 years this year.

Recreation Department Responsibilities

Sara takes care of recreation, the pool, and splash pad in the summer. Currently has 30 employees at the pool (29 part-time) and 3 full-time recreation employees. Paula is a part-time employee who handles adult leagues. This year there are almost 500 kids in basketball, with 56 teams.

Gym Space and Recreation Center Needs

The town needs a recreation center and more gym space. Schools are overflowing and would benefit from additional gym space. Current gyms are old and need to be redone, which is a huge expense for the school. Additionally recreation space would be used all the time.

Current Gym Availability

Currently using Highland Primary (cement floor, no markings), the junior high, and Taylor Elementary gyms. The high school is only used for adult volleyball due to being off-season. Other gyms are not available due to late usage by other groups. Highland Primary has cores but has a cement floor.

New Programs and Community Feedback

First and second graders are playing basketball this year. Three- and four-year-olds soccer was done for the first time last year and was successful. 103 kids signed up for first and second grade basketball. The community wants programs for younger kids. The community may not know who what does, but the recreation department has neat programs. The department puts on events from Halloween to fun runs. The department makes Taylor more appealing. The department is now having first-rate ball teams.

Future Recreation Center Considerations

If building a recreation center, it should have three basketball courts. The prime location of the recreation center could be Heritage Hall. Need cash and public-private partnerships to make it happen. Sara went to a new Queen Creek Center and Marana rec center for training.

Rec Center Features and Financing

Marana's new rec center cost \$65 million and includes a large outdoor pool area. Marana and Queen Creek financed their rec centers through sales tax percentages and dedicated extra taxes. Marana has a population of 65,000. Ideally, the rec center would have three courts, an industrial kitchen, and a lot of storage.

Residency Restrictions and Court Availability

Marana and Queen Creek only allow residents to use their rec centers.

Most of the rec centers visited have three courts. Three full-size basketball courts would allow for six volleyball courts. Besides high schools, there are no multiple courts for club teams.

Expansion and Partnership Ideas

Envisioning something expandable with proper parking.

Start with a \$10-12 million joint effort between Snowflake, Taylor, the county, and Walt Blackman.

Expand every few years in different directions.

Marana does not have a lazy river, but Queen Creek has three pools.

Pool Features and Costs

Queen Creek has 30 lifeguards on duty daily due to the pool's design.

Provo's recreation center cost \$40 million 10 years ago and was funded by property tax.

Provo brings in enough money operationally to pay for the lights and operations.

A lot of the cost for Queen Creek and Marana is the pool and its features.

Pool Technology and Filtration

Pools are very expensive, especially the pump room.

Marana has perlite filtration, which is new technology.

Queen Creek uses glass for its filtration medium, while Taylor uses sand.

State-of-the-art pump rooms with multiple pumps are common in newer facilities.

Cardboard Boat Race

How to build a boat out of cardboard and duct tape without cheating: Google it or go to YouTube.

There are many rules for the cardboard boat race. 25% is the limit for duct tape usage.

Pilots have to change in between.

Cardboard Race & Aquatic Symposium

A pool back east was talking about their cardboard race in a Facebook group for aquatic supervisors and directors. The speaker wants to do it before Show Low does. The cardboard race will be on April 3rd.

Discussion Item

Original Town Plat & Unused Rights-of-way – Gus Lundberg

In December, Lynn Dewitt said we needed to figure out our master plan for the future.

Gus thought about how the town was originally platted for a reason.

There wasn't a lot of thought about floodplains or sewer lines back in 1870, 1913, or 1918/1930. The original plat was done with rods and chains. They were off less than 10ft using satellite technology. Gus reached out to our engineer friends to help understand the original plat. Gus doesn't want to go down a slippery slope by relinquishing the right of way. Right of way is town property, while an easement is granted by another property owner for access or utilities. Maverick Lane was originally plotted to go from 100 west to 1000 East. There are undeveloped roads by the city ball field in Lots 21, 20, 33, and 32, between Willow Lane and Center Street. On Navajo County parcel map, the right of way does not show as town property. The owners of the Holy Ghost Ranch claim they own Tumbleweed Lane between 900 and 1000. Their parcel on Navajo County shows they own Tumbleweed Lane right of way between 800 and 900 East. The town has a sewer line running through there. Gus said he wants to get this stuff sorted out sooner rather than later. Gus thinks we should probably hang on to everything.

Future Development & Alternate Access

Shawn Palmer stats the Taylor Elementary won't always be there. It might make sense to have five bridges across Silver Creek in the future. - It's been a goal for Taylor to have alternate access in case of an emergency. Connect Snowflake and Taylor to connect to more specifically 277 in Snowflake Highway 277 and come down Centennial and go through the Taylor Rodeo park and connect over there to Airport Loop and go out that way to connect 77 with 277 and have a major alternate route. A home was built where the missionaries live on Tanner's place, stymieing the 77/277 project. Gus would be looking for more expenses, not less or right away. They opened an area across from the school for additional parking. Norris Baldwin wants to reestablish a footbridge across the creek. It would be the only clean one without messing with anybody's cattle pasture where the public could come down and touch the creek without being on somebody's property.

Historic Grid Right-of-Ways

Jason Brubaker initially thought there were only a few rights-of-way but learned that every street on the historic grid has them. Speaker now wants to preserve the historic area, influenced by a similar experience in Show Low. Speakers observed new homeowners encroaching on rights-of-way with sprinklers, cars, and fences.

Center Street Right-of-Way Concerns

It was discussed the necessity of a right-of-way on Center Street due to a steep downhill area, deeming it potentially unsafe and unnecessary. I was noted that the creek affects the quadrants and squares in the area. All were in favor of public access to the creek.

School Property and Future Needs

Lynn Dewitt questions giving up a right-of-way near the school, acknowledging the school's age and potential future needs. Lynn Dewitt references Show Low regret for giving up creek-side property, suggesting a missed opportunity for development like San Antonio's River Walk. Speakers emphasize the importance of leverage in future negotiations, suggesting that retaining rights-of-way provides bargaining power.

Proposed Right-of-Way Considerations

It was discussed considering giving up a right-of-way that doesn't touch the creek or lead to major development, particularly on a slope. Aiming to identify unnecessary rights-of-way, considering future purchases and property owner requests.

Importance of Right-of-Ways

Richard Troutmen emphasize the importance of retaining rights-of-way for future needs, citing an example where a right-of-way was crucial for water diversion.

Richard mentions a flooding issue caused by new houses blocking water flow, highlighting the value of rights-of-way for infrastructure.

Richard notes that getting rid of rights-of-way is "kind of a taboo."

Utility and Infrastructure Considerations

Jeremy Peters discusses the potential for future sewer line expansion and the importance of rights-of-way for utility access.

Jeremy mentions the possibility of an interceptor line to alleviate the sewer system's overcapacity.

Jeremy notes that rights-of-way provide options for water and sewer infrastructure in the future.

Town Leadership and Preservation

A change in town leadership could alter preservation efforts in eight years.

Establishing a proclamation or remembrance could preserve the town's story for future leaders.

Purpose of a Right of Way

A right of way is for utilities and access to private property.

Transportation is a key aspect of the right of way.

Development and Floodplain- Areas not in a floodplain, like Holy Ghost Ranch, are more likely to be developed. Developing fields in the floodplain requires significant investment in dikes and protection measures.

Proposal and Access

The speaker proposes considering options like Solomon's quadrant 14 and 15.

The purpose of the right of way is to provide access to private property.

Property Lines and Easements

There is a property line with a fence recently erected, dividing properties.

The speaker discusses the possibility of future city growth and the desire to preserve the green belt.

Tree Line and Eminent Domain

A tree line marks the center of the right of way. Eminent domain remains an option if the town needs the land in the future.

Pierce's Property and Walking Path

Pierce owns parcels near Center and 300, potentially allowing for a walking path.

Swapping right of ways could consolidate Pierce's property.

Utility Easement and Concerns

If the council agrees, a utility easement can be included to ensure utilities can be installed.

A utility easement would prevent building within the easement area.

Block Proposal

Jared Hatch owns a third of the Southern block of Cattle Ln. between 200 and 100.

The speaker is considering putting up a fence in the center and possibly building a shed.

The speaker has documentation stating that they won't charge the town for any costs incurred if a road needs to be put through the easement.

The speaker's purpose is to maximize the use of the land, whether the town wants to abandon it or sell it.

Town History and Rights of Way

Jared said he wants to be upfront and asking for permission rather than building first and asking for forgiveness later. Jared believes the town will vote to maintain its rights of way.

The speaker recalls a similar situation near the elementary school where access was granted to an unused right of way, but nothing permanent could be built on it. The speaker suggests a similar agreement could be made, where he could put a shed on the property, but it would have to be part of the deed and communicated to future owners.

Beautification and Flexibility

Jared wants to beautify the area and is willing to work with the town.

The speaker mentions a neighbor, Floyd, who put up a nice metal fence along 200 East, utilizing the right of way. The speaker is willing to be flexible as long as everything is documented properly.

Casita and Barn Proposal

Jared wants to put a casita on his property due to concerns about flooding.

The speaker also wants to utilize some of the easements for a barn, which could be used for recreational purposes like weddings.

The speaker proposes purchasing 50ft of the easement, with Melanie and the speaker's neighbors purchasing portions as well.

The speaker clarifies the property lines and access points for Melanie and the neighbors if the proposal is approved.

Discussion on Setbacks

There was a discussion about crossing over to relieve what turns right for two right-of-ways.

There was a question about whether the whole 25ft (50ft total) was needed for the speaker's mom's house.

Setbacks of 10ft on each side were mentioned, totaling 40ft.

Future

There will be more workshops in the future.

ADJOURNMENT: There being no further business Mayor Shawn Palmer adjourned the meeting at 8:26 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 February 2026. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 2nd day of February 2026

Marcie Pawlik