



**TAYLOR TOWN COUNCIL  
REGULAR MEETING AGENDA  
Thursday February 5, 2026 @ 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](http://www.tayloraz.org)

**CALL ORDER:** Mayor Shawn Palmer called the meeting to order @ 7:00 pm  
**COUNCIL PRESENT:** Jason Brubaker, April Williams, Sherry Cosper Duke, Lynn Dewitt, Chris Neff, Vice Mayor Bill Baldwin.  
**STAFF PRESENT:** Manager Gus Lundberg, Town Clerk Marcie Pawlik,  
**VISITORS:** See List  
**PLEDGE OF ALLEGIANCE:** Sherry Cosper Duke  
**INVOCATION:** Kris 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)

**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 January 8, 2026
- B. Approve January 2026 Check Register

**Motion made by Bill Baldwin to accept the consent agenda as presented.**  
**Second by April Williams**  
**Motion passed; Unanimous**

**DISCUSSION/ACTION ITEMS**

1. **Discussion and Action Regarding Jared Hatch Purchase of the Northern 400ft x 50ft Portion of the Town Maverick lane Right of Way Between 100 East and 200 East.**

Jared Hatch's seeks a "win-win solution" for his request.  
Two options presented for consideration regarding Maverick Lane right of way.

Option 1: Requesting approximately 50ft wide and 400ft long (50% of the right of way).

Option 2: Allow Jared & the two other property owners Rearden's and Armijo's to purchase the entire right of way with the exception of a 20' strip down the middle that the town could keep for future utility's needs. Hatch is willing to purchase the requested areas at fair market value and cover associated expenses. Option 2 is more doable for all parties involved, with trees serving as the center line for a 20ft easement.

Mayor Shawn Palmer shares information about rights of way and easements from an old law book.

Right of way defined: "A town right of way...is a strip of land owned and controlled by a municipality dedicated to public transportation, utilities and infrastructure." Easement defined: "An easement is a legal right allowing someone to use another person's land for a specific purpose. Importance of assessing current and future needs before selling town property. Example of a right of way developed 108 years ago, it was opened for housing development.

Shawn refers to past discussions where individuals suggested the town should either charge residents for using town land (for cattle/horses) or sell unused property for projects. The speaker's response was that residents maintain the land by grazing and irrigating, increasing its beauty and reducing fire risk. The speaker quotes from a law book: "don't sell land you might regret needing in the future unless the financial benefit clearly outweighs strategic use equity considerations." The speaker suggests notifying neighbors or offering first right of refusal to adjacent property owners.

Shawn references comments from a council meeting 12 years ago, regarding a similar situation where someone wanted to buy property. The comments included: Keep the rights of way. Land needs to be available to the town if needed. Rights of way are still town property, leave as is. Keep open for an option at a later time. The properties are an asset to the town and should not be sold.

Council Member Kriss Neff likes option two, which keeps the middle part available for utility usage. There is a question about the legality and sufficiency of a 20-foot road for ingress and egress. There is a discussion about elevation and the presence of utilities (sewer, water, electricity, irrigation) that could make cutting down the land difficult.

Past developments were hindered because the road was not wide enough (potentially needing 50ft for residential ingress/egress). Shawn questions if 20ft would ever be sufficient. Shawn notes the town's population has grown significantly and roads are being built in unexpected places. Building a road across the area would also require a bridge, which is expensive. There is potential for development further east, raising the question of whether existing roads and bridges will be adequate.

Council member Lynn Dewitt states that the town should never sell land. Lynn suggests trading the easement for something else, like property, to create a walking path. The council member mentions the possibility of bike guard rails to allow bicycles to pass over fences while keeping cows contained.

Council member Lynn Dewitt shares experience with land acquisitions and exchanges with national parks. Federal land exchanges typically require the property to be received to have more value than the one being sold. Money is not as helpful as more access, unless it is used for a specific project like a rec center.

Jared Hatch appreciates the information shared and wants to distinguish the differences. Jared desire to preserve the green belt.

Jared is in favor of serving those that need the service of a right of way. Jared mentions the potential need for a second sewer line going east across the creek. The councilmember does not want to develop the flood area.

Shawn notes that the town isn't actively trying to attract new residents, but growth is inevitable. The best approach is structured decision-making to positively affect the future.

Jason Brubaker values the ideas presented by Shawn Chris and Lynn, particularly the concept of "bargaining chips." shares notes, emphasizing the importance of saving the property for the town's discretion. Jason proposes keeping a 25-foot right of way and selling the rest to adjoining property owners, using the income to build a pathway.

Lynn Dewitt wants to find a better piece of land with access to the creek in exchange for the current right of way. Agreements with property owners for easements could provide access to the creek without purchasing property.

Concerns are raised about sewer access and space if the right of way is reduced. Jared clarifies that the proposed plan involves a 20-foot corridor, with temporary fences that can be moved for construction. Melanie confirms that structures will be set back from the fence, allowing space for potential future construction.

Goal is to clarify property lines.

Jared put up a fence between his property and his brother's Property. Property owners are responsible for cleaning up their own lines, not their neighbor's.  
Jared feels the council is trying to work with him.

**Motion made Council Member Jason Brubaker to deny the request and allow Jared to come back with a new proposal.**

**Second by Lynn Dewitt**

**Motion passed; with six in favor one opposed.**

## **2. Discussion Regarding Request for a Special Event Liquor License at Taylor Rodeo Park.**

Gina Kraut from Lazy K Heart Productions requests a special event liquor license at Taylor Rodeo Park. Kraut produces a successful bull riding event in Wickenburg, Arizona. Request is to rent the town rodeo grounds for a bull riding event and obtain a Class 15 special events liquor license. Event is designed to be family-friendly and community-centered. Two-day event: Friday night bull riding Calcutta (auctioning off cowboys, portion of money to local charity), Saturday night bull riding. Live music and dance after the Calcutta. Kraut wants to bring in local band's bigger names. Kraut brings a professional crew and ensures the rodeo grounds are clean.

Alcohol sponsorships (e.g., Crown Royal, Coors Light) help fund the event.

Class 15 license requires working with a non-profit, who carries the license.

Kraut ensures designated areas for alcohol consumption, licensed bartenders, and ID checks.

Alcohol sponsors help with organization.

Event aims to benefit local hotels and restaurants.

Kraut estimates at least 500 attendees, potentially more, based on Wickenburg event (3200 attendees). She believes the community is supportive.

Gina is often asked why there are no events at the Taylor facility.

Gina wants to bring more spectators and visitors to the Taylor Rodeo grounds.

She wants to put on an event like a PBR event, but on a smaller scale.

Gina is petitioning to know if this is something that is possible to obtain.

Gina's daughter attended an event called "Teams and Toros" that had team roping and bull riding.

The event also included mutton busting for kids. The speaker believes this type of event would be a great form of entertainment. Gina does not believe that having alcohol at the event will turn it into "Liquor Fest." "She sees it as an opportunity to have more entertainment and live music.

If alcohol is sold, bartenders and security can cut people off if they've had too much.

Councilmember Jason Brubaker recounts a childhood memory of witnessing a fight at a rodeo and expresses a desire to maintain a non-alcohol, non-smoking environment at events. And Offers 2,000 to make up for no alcohol at the event.

Councilmember Kriss Neff emphasizes the importance of the town's reputation and the potential negative impact of alcohol-related incidents. Councilmember Lynn Dewitt shares personal reasons for not drinking, with a family history of alcoholism and a desire to set a positive example.

Councilmember Shawn Palmer shares that they have seen three acts of violence at the rodeo grounds, which is a non-alcohol facility, one incident involved no alcohol, one involved extreme alcohol, and one involved alcohol. Shawn emphasizes that people need to be on their best behavior, regardless of whether alcohol is present.

Councilmember Sherry Coper Duke suggests that the event could be successful without alcohol and offers to help find non-profit organizations to partner with. Councilmember Lynn Dewitt suggests focusing on patriotism and family-friendly values to attract a crowd.

Gina emphasizes the importance of maintaining a good reputation by preventing excessive drinking at events. They are willing to help establish guidelines for alcohol use at events, setting a standard for future events at the Taylor rodeo grounds. The speaker does not want a bar atmosphere, but rather an environment where people can enjoy themselves, which in turn helps generate money for the event. Gina says they bring a big screen to events so that everyone has a good view. Alcohol sales generate profit, which is reinvested in the event and used to donate to charity. Over the past four years, approximately \$8,000 has been donated to charity from event proceeds. Allowing alcohol sales could attract more events to the Taylor rodeo grounds. The speaker mentions the high costs associated with putting on a rodeo, including personnel, security, and bucking stock. Beer gardens with controlled access can be implemented to manage alcohol consumption.

Charlotte Hatch shares their initial reservations about alcohol at events, but notes that it was not disruptive when implemented in a sectioned-off area.

Concerns are raised about changing the town code and the potential for future issues related to alcohol is used at events. Some express pride in the community's ability to host events without alcohol and worry about relying on alcohol sponsorships.

Scott Gold shares he's experience with Mormon Lake Arena, mentioning involvement in

building the arena and hosting large events. They note that controlling alcohol consumption is better than prohibiting it, as people will find ways to drink regardless. The speaker believes that big rough stock events rely on alcohol sponsorships to be successful.

There is enthusiasm for bringing more entertaining events to the community. Some express concern that allowing alcohol at events could erode the community's identity and traditions. Others emphasize the need to attract visitors and boost the local economy.

Mayor Shawn Plamer notes that a community can only handle so many requests for sponsorships. Shawn mentions a local store manager was surprised by the high volume of alcohol sales in our community after a big box store moved in.

Gina expresses intimidation about speaking to the council and offers to help direct the process for special event licenses. Mayor Palmer said he would provide a water truck, fuel, and equipment for events. Gina states she is not interested in putting on a barrel race.

Council Jason Brubaker offer goes up to 2,500.00.

**No Action**

**3. Discussion and Action Regarding First Reading of Ordinance O2026-01 Amending Taylor Town Code Title 8, Chapter 8.20 entitled Possession or Consumption of Alcoholic Beverages in Public Places.**

Town Manager Gus Lundberg the ordinance was drafted to allow for special alcohol permits to be issued on town properties, in response to a request from Ms. Kraut. A council member suggests that instead of changing the entire town code, they should handle requests on a case-by-case basis. It's clarified that the ordinance doesn't automatically allow anyone to obtain a permit; they would still need to apply and meet requirements like having a plan and insurance. It is noted that the state requires a non-profit to apply for a special event liquor license, which provides a buffer for the town in deciding which events to allow alcohol sales.

**Motion Made by Jason Brubaker to Table the Amending Taylor Town Code Title 8 Possession or Consumption of Alcoholic Beverages in Public Places  
Second by April Williams  
Motion Tabled.**

**4. Discussion and Action Regarding Purchase Agreement Extension Request for Tractor Supply.**

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) (7).

Town Manager Gus Lundberg Corporate change requires building permit before closing; permit is anticipated by June. Extension approved through July 15 with a \$25,000 non-refundable deposit; existing \$10,000 escrow remains refundable if project fails.

**Motion Made by Lynn Dewitt to accept the Extension Request for Tractor Supply**

**Second by Chris Neff**

**Motion passed; Unanimous**

**5. Summary of Current Events:**

**Mayor Shawn Palmer**

- Grand Opening of Kleen Freaks car wash was successful, with high numbers of cars being washed daily.

**Council Member April Williams**

- Attended a concealed weapon class recommended others to attend.

**Town Manager Gus Lundberg**

- Ground Hog Breakfast was great. appreciate everyone who came to help.
- February 18<sup>th</sup> 2:00 – 4:00 ADOT having a call of listening tour. NPC
- Shared services committee same day Snowflake Town Hall 5:00.

**Adjournment:** There being no further business Mayor Shawn Palmer adjourned the meeting at 9:25

***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 5th day of February 2026. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 5th day of February 2026

*Marcie Pawlik*