



**TAYLOR TOWN COUNCIL
REGULAR MEETING AGENDA
Thursday January 8, 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

CALL ORDER: Mayor Shawn Palmer called the meeting to order @ 7:02 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, Fire Chief Willie Nelson, Chief Police Bobby Martin

VISITORS: See List

PLEDGE OF ALLEGIANCE: Jack Babb

INVOCATION: Charlotte Hatch

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)

Faith Trembley with the Silver Creek Senior Center expressed sincere appreciation to the council for their continued support of the Silver Creek Senior Center and its programs. Appreciation was expressed for contributions to the Thanksgiving and Christmas dinners through funding, meal preparation, and volunteer service.

Special recognition was given to Gus Lundberg for his assistance with business finances. Thanks, were also extended to those who supported the organization through the Giving Machine campaign.

Faith emphasized that continued donations, volunteer efforts, and advocacy are essential to sustaining programs and serving the senior community. The remarks concluded with appreciation for ongoing dedication and partnership.

Doug Reader, a resident of Taylor, asked about a potential roundabout at Centennial and Paper Mill intersection. He inquires about the driving force and purpose behind it.

Mayor Shawn Palmer informed Doug that council and staff cannot comment on the matter in the call to the public forum.

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 4, 2025
- B. Approve December 2025 Check Register

**Motion made by Vice Mayor Bill Baldwin
Second by Sherry Cospier Duke
Motion passed; Unanimous**

DISCUSSION/ACTION ITEMS

1. Discussion and Action Regarding Call of July 28, 2026, Primary Election and Approval of Navajo County Elections Office to Administer such Election, Consisting of 4 four-year Council Seats.

Gus Lundberg discusses the upcoming election for four council seats. The election is scheduled for July 28, 2026, pending state legislature confirmation. The council needs to call the election and approve the Navajo County Elections Office to administer it.

Council seats up for election our as follow Mr. Brubaker, Mr. Baldwin, Mrs. Sherry Cospier Duke, and Mr. Dewitt.

Packets will be available for candidates at the end of February, with a deadline at the end of March to turn them in.

**Motion made by April Williams to Approve the call of July 28, 2026, Primary Election and Approval of Navajo County Elections Office to Administer such Election, Consisting of 4 four-year Council Seats.
Second by Jason Brubaker
Motion passed; Unanimous**

2. Discussion and Action Regarding an Offer to Purchase Lot # 22 of the Taylor Airport Industrial Park. Parcel numbers 205-54-022.

Gus presented a discussion and action item regarding an offer to purchase lot number 22 of Taylor, Airport Industrial Park. He mentions that all 11 lots in Phase 1 are sold or committed. He notes an inquiry about lots 20, 21, and 22 from the owners of lots 1-7.

Only one bid was received for Lot 22, from HR Holdings (Lynn Hatch and Eric Ritz) for \$70,000. The bid averages \$33,981 per acre, which seems in line with previous sales.

Council member Jason Brubaker asked if the lot was advertised. Gus Lundberg stated it was posted in the White Mountain Independent for two weeks and posted in 3 different locations Post Office, Library and the Town Hall. Council member April Williams asks about the differences in price per acre.

Gus responded that usually the larger the parcel, the lower the amount per acre. Mayor Shawn Palmer added that locations and accessibility make a huge difference. Council member Jason Brubaker stated that the goal of the industrial park was to bring in locals and provide jobs and tax revenue.

**Motion made by Lynn Dewitt to accept the offer for Lot #22 for 70,000.00 and authorize town manager Gus Lundberg to facilitate the sale.
Second by Kris Neff
Motion passed; Unanimous**

3. Discussion and Action Regarding an Offer to Purchase Lot # 21 of the Taylor Airport Industrial Park. Parcel numbers 205-54-021.

Gus Lundberg presented a discussion and action item regarding an offer for Lot 21, it is the 3.5-acre lot zoned multifamily. High offer on lot 21 is \$150,000 from Mack Rentals LLC (Justin Mack). Other offers from HR holdings and CPM Rentals. Council member Kriss Neff asked if it would be more for duplexes? Gus Lundberg stats yes it would be a duplex type of a layout.

Motion made by Sherry Cospser to accept the offer on Lot # 21 for 150,000.00 and authorize town manager Gus Lundberg to facilitate the sale.

Second by April Williams

Motion passed; Unanimous

4. Discussion and Action Regarding an Offer to Purchase Lot # 12 of the Taylor Airport Industrial Park. Parcel numbers 205-54-012.

Gus Lundberg presented a discussion and action item regarding an offer for Lot 12. Lot 12 is almost an acre and a quarter. Offer is for \$51,000. Lot 12 is in the middle as you turn on Cessna Loop. Shawn Palmer made comment that some lots have more materials for removal.

Motion made by Jason Brubaker to accept the offer of 51,000 on lot #12 and authorize town manager Gus Lundberg to facilitate the sale.

Second by Bill Baldwin

Motion passed; Unanimous

5. Discussion and Action Regarding an Offer to Purchase Lot # 13 of the Taylor Airport Industrial Park. Parcel numbers 205-54-013.

Gus Lundberg presented a discussion and action item regarding an offer for lot 13. Lot 13 is 1.37 acres at the intersection of Beechcraft Loop and Cessna Loop. Sole bidder is HR holdings for \$55,000.

Motion made by Kris Neff to accept the offer of 55,000 for Lot #13 and authorize manager Gus Lundberg to facilitate the sale

Second by Sherry Cospser Duke

Motion passed; Unanimous

6. Discussion and Action Regarding an Offer to Purchase Lot # 20 of the Taylor Airport Industrial Park. Parcel numbers 205-54-020.

Gus Lundberg presented a discussion and action item regarding an offer for lot #20. Lot 20 is a multifamily lot, just under 3 acres. High bid is from Mac Rentals at \$125,000. Other bids from CPM 120,000.00 and HR. 110,000.00

Motion made by Kriss Neff to accept the offer of 125,000.00 on lot #20 and authorize Gus Lundberg to facilitate the sale

Second by April Williams

Motion passed; Unanimous

7. Discussion and Action Regarding an Offer to Purchase Parcel number 202-23-101 E in Belly Button.

Gus Lundberg presented a discussion and action item for an offer for Parcel number 202-23-101 in Belly Button (Snowflake). Right now, were Under contract to sell 3.5 acres, leaving a residual 1.5 acres. Justin Mack already owns an adjacent 1.3-acre parcel he purchased from Cory Johnson. He would like to purchase the additional 1.5 acres we own. Mack's offer is \$110,000. \$110,000 divided by an acre and a half is \$73,000 per acre. The remaining 17 and a half acres were bought for \$1.5 million, which is \$85,700 per acre. Tractor Supply paid around \$660,000. Gus did let Mr. Mack know that his offer was low compared to other sales. Neighboring his property.

Council members agreed we should sell the acres for the same price as we sold to Tractor Supply for their 3.5 acres.

Mayor Shawn Palmer suggests countering the offer at a price of \$285,000 for the acre and a half, based on the price per acre that Tractor Supply paid. If Mr. Mack rejects the offer for the entire parcel, we can offer the smaller piece of frontage property at the same price per acre.

Motion made by Lynn Dewitt to authorize the manager Gus Lundberg to counteroffer at the same price per acre that was offered to Tractor Supply. Motion included a provision to re-advertise a smaller piece of land if the counteroffer is rejected.

Second by Bill Baldwin

Motion passed; Unanimous

8. Discussion and Action Change Order Western Grade to Pave Beechcraft Loop.

Gus Lundberg presented a discussion and action item for a Change Order to have Western Grade Pave Beechcraft Loop. The original bid for per ton of asphalt price was \$142. The first 20% would stay the same, but an additional 298 tons would go in at \$198. 840 linear feet would stay at \$33 a linear foot and propose to go up to \$46. Suggestion is to award the change order because it could be done by the end of January. If a new bid packet is created and advertised, it could take until March or April. Lots 23 and 14 are not sold or committed as of tonight. The contractor's substantiation for the higher unit price includes additional labor cost compaction, testing, mobilization, demobilization fees, concrete curve machine mobilization and demobilization fees, additional stop signs signage and stop bar for the intersection of Beechcraft and Airport loop, and regarding roadway and bar way bar ditches after concrete placement.

Lynn Dewitt suggest to wait thinks we could get a better price.

Jason Brubaker questions the higher price of mobilization.

Lynn Dewitt explains that mob is paid out as soon as the contractor shows up so they want the mobilization number to be high especially if the contractor is low on funds. It doesn't necessarily reflect what it costs to mobilize. It's the number they need to get going.

All Council members agreed to get it done then to wait. Contractor is already there and waiting would cause more work in the long run after more weather and cars drive on it, and no guarantee we would get a better price.

Motion made by Vice Mayor Bill to accept the change order to pave Beechcraft Loop

Second by Sherry Cosper Duke

Motion passed; Unanimous

9. Discussion and Action regarding Purchase of 233 W Papermill Road Elmer Magee's property.

Gus Lundberg presented a discussion and Action Item to purchase 233 W Paper mill Road.

Gus states the town is in the design phase for Centennial Boulevard and needs to discuss design implications.

The town has discussed the attractiveness of owning the parcel Elmer Magee home is on.

Chief Nelson reached out to the family, and the response was that they just want to be treated fairly.

It was suggested to get a realtor's opinion of the valuation and share that with the family to ensure fairness.

Gus stats the county assessor lists the property as a 1410 square foot single family home, but it is believed to be larger with a finished basement. A comparable property is the Quimby property it is 2.38 acres, which is north of the Magee property, the town purchased it for a little over \$300,000. SEI's market price estimate was \$250,000 to \$275,000.

Council all agreed to approach the negotiation fairly. And Gus and Willie fire chief negotiate a price comparable to the Quimby property.

Gus will come back to council with offer.

No Action

10. Summary of Current Events:

Mayor Shawn Palmer Thanked everyone for coming

- Town had the Second annual lighting of menorah
- Thanked everyone for all their hard work and time putting on the live nativity
- Clean Freak opened free car washes through the end of the month.
- Town continues to show progress and encourage everyone to take a drive and see the new growth.

Vice Mayor Bill Baldwin

- Attended Real AZ today thanked Gus for a great presentation
- Christmas dinner at Senior Center was good.

Council Member Lynn Dewitt

- Happy to live in Taylor

Council Member Jason Brubaker

- Vacancy at the Pioneer College for the Governing Board. Elective position going on right now. Jason encourages those who believe in youth, education, and wise stewardship of tax funds to consider the position.

Town Manager Gus Lundberg

- Location for work session Fire Station in Snowflake Thursday January 22 5:00pm
- Ground Hog Breakfast January 31st 6-8 Am
- Town of Taylor is turning 60 years this year town is planning an event 6-6-26.
- Jodi Flake is working on a production for the 250th anniversary of the signing of the Declarations of Independence.

11. Adjournment: There being no further business Mayor Shawn Palmer adjourned the meeting at 8:55 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 8th day of January 2026. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 8th day of January 2026

Marcie Pawlik