



**TAYLOR TOWN COUNCIL
REGULAR MEETING AGENDA
Thursday March 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

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, Police Chief Bobby Martin, Road Supervisor Richard Troutman,

VISITORS: See List

PLEDGE OF ALLEGIANCE: Scott Stiles

INVOCATION: Gina Kraut

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)

Representatives from Blue Hills, including Joe Green, Ray Davis, Shelly, and Marianne, introduced themselves to the council. Their company recently purchased TBS Waste and has been operating in the area since November 1st. Joe shared that he grew up in St. Johns and has a strong connection to the community. They emphasized that their goal is to serve and support the local community.

They mentioned they've been in the waste business for about 35 years and are currently helping with local cleanup projects. They also expressed hope that rising costs, like gas prices, won't negatively impact their work. Overall, they want residents to know they are available, approachable, and committed to helping the town.

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 Work Session Minutes of February 2, 2026
- B. Approve Council Minutes of February 5, 2026
- C. Approve February 2026 Check Register

**Motion made by April Williams to accept the consent agenda as presented.
Second by Council Member Sherry Cosper Duke
Motion passed; Unanimous**

DISCUSSION/ACTION ITEMS

1. Discussion Regarding Special Event Liquor Licenses at Taylor Rodeo Park. Mayor Shawn Palmer

The discussion focused on whether Taylor should allow more events at the rodeo grounds, including events that might involve alcohol through special event liquor licenses. The topic came up after a rodeo producer proposed hosting regular events, which would require changes to town code. The mayor shared that he received a large amount of feedback from residents, showing strong community interest. Overall, people want more activities in town, but opinions differ on how alcohol should be handled.

A major theme was that the rodeo grounds are underused and have the potential to bring in more events like concerts, rodeos, and trade shows. Many residents and business owners said that more events would boost the local economy by bringing in visitors who spend money at restaurants, hotels, and shops. Some also suggested improvements like adding RV hookups and better maintenance equipment (like a tractor) to make the facility more attractive to event organizers.

Another key point was the debate around alcohol. Some residents feel that allowing alcohol at certain events is normal and necessary to attract sponsors and larger events. They pointed out that most rodeos and similar events already include alcohol without major issues, and that responsible vendors can help control consumption. Others, however, expressed concern about relying too heavily on alcohol for revenue and worried it could change the town's character or values.

Several speakers emphasized personal choice and not judging others based on whether they drink alcohol. Many agreed that people can act responsibly and still contribute positively to the community. At the same time, some residents want to preserve Taylor's small-town, family-friendly feel and are cautious about changes that might increase traffic, noise, or unwanted behavior.

There was also a strong focus on finances. Many speakers said the issue ultimately comes down to money—more events mean more revenue for the town and local businesses. Larger sponsors, including alcohol brands, often provide the funding needed to host bigger, higher-quality events. Some residents and organizers even offered to help with equipment, sponsorships, and planning to bring more events to Taylor.

In the end, no decisions were made. The council agreed to continue considering the ideas and feedback shared. The overall takeaway is that the community wants to see the rodeo grounds used more, but there is still ongoing discussion about how to balance economic growth with community values and concerns about alcohol.

NO ACTION

2. Discussion and Action Regarding Advertisement of Remaining Taylor Airport Industrial Park Lots.

Manager Gus Lundberg

Council discussed how to sell the remaining lots at the Taylor Airport Industrial Park. Phase two of the project is almost finished, with roads nearly ready, so the focus is now on attracting the right businesses. Instead of just selling to whoever offers the most money, the town is considering using a Request for Proposals (RFP). This would let them choose buyers based on what kind of business they plan to bring—like ones that create jobs, generate sales tax, or actually operate out of the building instead of just renting it out.

There are concerns that many lots so far have gone to developers who build rental spaces, rather than businesses that directly benefit the local economy. The town wants more control to guide development toward higher-quality opportunities, like manufacturing or specialized companies. Using an RFP would allow them to set expectations, negotiate terms, and even wait for better opportunities instead of rushing to sell. In the end, the council agreed to move forward with creating an RFP to help attract the kinds of businesses that will best support Taylor’s long-term growth.

Motion made by Council Member Bill Baldwin to allow Town Manager Guss to put in an RFP to advertise the Airport Industrial Park Lots.

Second by Lynn Dewitt

Motion passed; Unanimous

3. Discussion and Action Regarding Traffic at the Intersection of Pinedale Road and Main Street.

Council Member Kris Neff

The council discussed concerns about increasing truck traffic at the intersection of Pinedale Road and Main Street, which has visibility issues and a history of accidents. Large trucks, especially semi-trucks, have difficulty navigating the area due to blind spots, tight turns, and blocked views from other vehicles. Because of these safety concerns, there was a suggestion to redirect truck traffic to Airport Loop, which may be safer and easier for larger vehicles, even if it takes slightly longer.

To address the issue, the council talked about possible solutions like adding signage to guide trucks toward Airport Loop and labeling certain roads as not suitable for large trucks. However, any major changes—like widening intersections or adding turn lanes—would require approval from ADOT, which can be a slow process. In the meantime, they plan to test different routes with truck drivers and gather feedback to help determine the best long-term solution for improving safety and traffic flow.

Motion made by Council Member Kriss Neff to table the Action Regarding Traffic at the Intersection of Pinedale Road and Main Street.

Second by Bill Baldwin

Motion passed; Unanimous

4. Discussion and Action Regarding Request to Trade Maverick Lane Right of Way for Property Between Main Street and Pinedale Road.

Jared Hatch

The council discussed a proposal from Jared Hatch to trade a portion of the Maverick Lane right-of-way for land he owns between Main Street and Pinedale Road. Hatch believes this exchange would improve traffic flow and access, especially for trucks going to the industrial park. He explained that Maverick Lane has existed on paper for many years but has never actually been used as a road, and likely won't be needed. His proposal would create a better connection to Main Street and reduce traffic pressure on Airport Loop.

Hatch outlined the details of the land swap, saying he would give the town more land than he receives. He also supports keeping a utility easement so the town can still run sewer and other infrastructure through the area. However, council members had several questions about the proposal, including whether there is enough space for proper road access, if the land is suitable for development, and how it would impact nearby properties.

Council members were split on the idea overall. Some supported the trade because it could help solve current traffic issues and improve access for businesses. Others opposed it, arguing that Maverick Lane could be important for future development and should not be given up. There were also broader concerns about making long-term decisions that could negatively impact future growth.

In the end, the council voted on whether to move forward with the land trade, but the motion failed. Instead, they agreed to hold a workshop to further discuss the proposal, gather more information, and work toward a better solution before making a final decision.

Motion made by Council Member Jason Brubaker to direct staff direct staff to facilitate the trade of Maverick Lane right-of-way for the Proctor Post property.

Second by Kriss Neff

Motion Denied; 3 – 4

Ayes: Brubaker, Neff, Williams

Nays: Baldwin, Duke, Dewitt, Palmer

5. Discussion Regarding Potential Real Estate Purchase of 233 W Papermill Road.

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). Motion Lynn Dewitt Bill Baldwin

Manager Gus Lundberg

Motion made by Council Member Lynn Dewitt to Adjourn to Executive session.

Second by Bill Baldwin

Motion passed; Unanimous

Summary of Current Events:

Manager Gus Lundberg

- Next Council will be moved to Thursday April 9th

Adjournment: There being no further business Mayor Shawn Palmer adjourned the meeting at 11:16 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 5th day of March 2026. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 5th day of March 2026

Marcie Pawlik