



**TAYLOR TOWN COUNCIL
REGULAR MEETING AGENDA
Thursday July 02, 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: Mayor Shawn Palmer, Lynn Dewitt, Chris Neff, Sherry Cosper Duke, Vice Mayor Bill Baldwin, Jason Brubaker

STAFF PRESENT: Town Clerk Marcie Pawlik, Town Manager Gus Lundberg, Fire Chief Willie Nelson, Police Chief Bobby Martin

VISITORS: See List

PLEDGE OF ALLEGIANCE: Council Member Chris Neff

INVOCATION: Council Member Jason Brubaker

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)

Jack Babb Navajo County Fair Update

The Navajo County Fair is scheduled for September 16th-19th.

Fair books and "rat cards" are being distributed, with expectations for increased participation and a good turnout.

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 Council Minutes of June 11, 2026

B. Approve Check Register June 2026

Motion made by Council Member Sherry Cosper Duke to Approve the Consent Agenda as Presented

Second by Bill Baldwin

Motion passed; Unanimous

DISCUSSION/ACTION ITEMS

**1. Discussion and Action Request for a Special Event Liquor License at Hatch Family Farm August 21st, 2026
Allison and Russell Ward**

The request for an event on July 3rd was denied due to state timing requirements. Allison reassures Safety Measures: All attendees will be ID and given wristbands, staff trained to identify intoxication, alcohol confined to a designated "beer garden" with one monitored exit, and 8 security personnel will patrol. A license was approved last year without issues, maintaining a family-friendly atmosphere.

**Motion made by Council Member Lyn Dewitt to approve the Liquor License at the Hatch Family Farm
August 21st – 22nd**

Second by Bill Baldwin

Motion passed; Unanimous

2. Public Hearing: Zone change request for Parcels 205-07-027, 205-07-028D, 205-07-026 located near 205 W Willow Ln Taylor AZ from R1 to R2 (Multi-Family)

Applicant Jared Hatch applied to rezone parcels near 205 West Willow Lane from R1 to R2 (Residential 2 / Multifamily). The applicant proposed multifamily homes, potentially like existing apartments, or 16 single-family homes if the R2 change was denied. He stated a significant need for affordable housing for young adults and families, projecting rents in the \$1650-\$1850 range for pre-qualified tenants, not "low-income housing."

A formal written protest was submitted by all direct property borders and 34 other neighbors, citing concerns about increased traffic, loss of privacy, elevated structures, increased occupancy, and decline in property values. Residents argued the developer was aware of R1 zoning when purchasing the property. Infrastructure: Concerns were raised about the capacity of existing roads to handle increased traffic from potentially 54 apartments/fourplexes, and existing water pressure issues on Willow Street.

Growth vs. Community Impact: Council members acknowledged the demand for housing and the inevitability of growth, suggesting that more housing could reduce prices. However, one council member leaned towards denial due to neighborhood opposition and the availability of an industrial park for multi-family housing.

NO ACTION

3. Discussion and Action on zone change request for Parcels 205-07-027, 205-07-028D, 205-07-026 located near 205 W Willow Ln Taylor AZ from R1 to R2 (Multi-Family)

Mayor Shawn Palmer

Motion made by Council Member Jason Brubaker to deny the Zone change for Parcels 205-07-027, 205-07-028D, 205-07-026 located near 205 W Willow Ln Taylor AZ.

Second by Lynn Dewitt

Motion passed; with five in favor Jason Brubaker, Bill Baldwin, Lyn Dewitt, Sherry Cosper, Mayor Shawn Palmer one opposed Chris Neff.

4. Public Hearing: Zone change request for Parcel 205-07-023H Located near Pinedale and 200 West Taylor AZ From R1 to R2 (Multi-Family)

Applicant Gavin Hunt applied to rezone a one-acre parcel near Pinedale and 200 West from R1 to R2 to build two-bedroom, two-bathroom duplexes. The applicant cited a critical need for affordable housing for local employees and proposed a "half a million-dollar investment" with direct access to Pinedale Road to minimize neighborhood traffic. He stated that if R2 zoning was denied, he would legally develop property under R1, potentially with less desirable mobile homes.

Residents, including direct borders, reported receiving no notification from Planning and Zoning, leading to a lack of public input at the committee meeting. Infrastructure & traffic: Strong opposition focused on the narrow, 30-foot 200 West Road, has flooding issues during heavy rain.

Residents argued the road was unsuitable for increased traffic from apartments.

Residents stated the neighborhood already has 10 apartment complexes and opposed adding more, especially on a one-acre parcel in a single-family area. A petition against the rezone was submitted.

No ACTION

5. Discussion and Action on zone change request for Parcel H 205-07-023H Located near Pinedale 200 West, Taylor AZ. From R1 to R2 (Multi-Family)

Mayor Shawn Palmer

Motion made by Council Member Lynn Dewitt to deny the Zone Change for Parcel H 205-07-023H Located near Pinedale 200 West Taylor AZ. From R1 to R2 (Multi-Family)

Second by Chris Neff

Motion passed; Unanimous

6. Public Hearing: Fiscal Year 2026-2027 Final Budget

Town Manager Gus Lundberg states tentative budget was previously approved, published, and posted online, with no public inquiries received prior to the hearing. The hearing provided an opportunity for public questions or concerns before a resolution for the budget's adoption is considered.

NO ACTION

7. Consideration and Action on Resolution R2026-02 Adoption of Final Budget

Town Manager Gus Lundberg

Motion made Council Member Jason Brubaker to Adopt the Final Budget

Second by Bill Baldwin

Motion passed; Unanimous

1. Summary of Current Events by Council Members and Manager Report:

APS announced the conversion of the Cholla Power Plant to natural gas, a rumor that had circulated for two years. Two of the four existing units at Cholla Power Plant will be taken down, with two remaining. Jason Whiting suggested to the corporation commission that a nuclear plant be considered, noting the existing transmission infrastructure.

Volunteers organizing the upcoming rodeo and Anvil Firing event received a "big thank you," to Chris Neff for all he's efforts.

Volunteers for serving breakfast are asked to arrive just before 6 AM.

An initial conflict between the rodeo committee and the Anvil Parade regarding the parade "blocking up the southeast entrance" was resolved, and the parade route will remain the same, concluding at the flag poles for flag raising.

The Tabernacle Choir concert, hosted by The Church of Jesus Christ, Latter Day Saints at the rodeo grounds, was described as a "great use of the facilities" and received "good feedback," with food vendors expressing satisfaction.

The Senior Center's Fourth of July event, held due to "encouragement from the community or the 250 committee" as they do not typically host such an event, had lower attendance than anticipated and less than Christmas dinner. The senior center spent "\$600 on ribs" for the event.

1. Adjournment There being no further business Mayor Shawn Palmer adjourned the meeting at 10:48 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 July 2026. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 2nd day of July 2026

