TAYLOR TOWN COUNCIL

REGULAR MEETING MINUTES
Thursday, September 3, 2026, 7:00 p.m.
Town Hall 425 Papermill Road Taylor, Arizona

- Pursuant to A.R.S. 38-431-02, notice is hereby given to the Taylor Town Council and the general public that a public meeting will be held at Taylor Town Hall on the date listed above.
- The Town Council may adjourn into executive session, which will not be open to the public, in accordance with A.R.S. 38-431-03(A)(3) for legal advice and A.R.S. 38-431-03(A)(4) 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 meeting notices and agendas are posted at the Taylor Post Office, 25 S. Main Street; Taylor Town Hall; and www.tayloraz.org.

CALL TO ORDER: Mayor Shawn Palmer called the meeting to order @ 7:00 pm

COUNCIL PRESENT: Mayor Shawn Palmer, Kris Neff, Sherry Cosper Duke, Vice Mayor Bill Baldwin, Jason Brubaker, April Williams

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

VISITORS: See List

PLEDGE OF ALLEGIANCE: Tisha Carlisle

INVOCATION: Shannon Stoffel

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)

Faye Hatch addressed the Council regarding the proposed ordinance concerning alcohol at or near the Town rodeo grounds. Ms. Hatch expressed opposition to the ordinance and stated that allowing alcohol would be inconsistent with Taylor's history, heritage, and community values. He noted that the local rodeo has operated successfully without alcohol for more than 72 years. Mr. Hatch encouraged the Council to consider the long-term impact of its decision and how the decision may be remembered by the community.

Shannon Stouffers announced an upcoming groundbreaking and ribbon-cutting ceremony for the new community garden, scheduled for Saturday at 5:30 p.m. She stated that the garden is located on Paper Mill Road, just past the creek, with parking available along the adjacent

walking path. Ms. Stouffers also requested the Town's assistance in posting flyers identifying the current needs of the community garden.

Kathy Smith, co-organizer of the new community garden, thanked the Council for recognizing the personal and financial investments residents have made in their properties. She also requested that the Town evaluate and monitor vehicle speeds on Paper Mill Road near the creek. Ms. Smith expressed concern regarding pedestrian safety due to increased activity associated with the walking path, community garden, and continued residential development in the area.

Josh Cadwell, Vice President, Snowflake-Taylor Police Association In Josh Cadwell's absence, Council Member Jason Brubaker read a letter from Mr. Cadwell to the Council. Mr. Cadwell expressed appreciation to Police Chief Bobby Martin, the Town Council, Town staff, and the Shared Services Committee for their efforts in addressing Police Department staffing and retention.

The letter referenced staffing shortages experienced by the department in 2025 and reported improvements over the past year, including the hiring of two lateral officers, two officers in field training, two recruits attending the local academy, and one remaining vacancy resulting from a recent retirement. Mr. Cadwell attributed the department's improved recruitment and retention to competitive compensation, improved benefits, and community support.

Following reading the letter, Mayor Shawn Palmer recognized Mr. Cadwell's character and shared a positive experience working with him during a previous property vandalism and theft investigation.

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 August 6, 2026

B. Approve Check Register Aug 2026

Motion: Council Member April Williams to Approve the Consent Agenda as Presented
Second: Council Member Lynn DeWitt
Vote: Unanimous

DISCUSSION / ACTION ITEMS

1. Proclamation for the 95th Annual Navajo County Fair and Rodeo

Vice Mayor Bill Baldwin read the official proclamation designating September 16 through September 19, 2026, as Navajo County Fair Week in Holbrook, Navajo County, Arizona.

The proclamation recognized the planned fair activities, including a professional rodeo, demolition derby, Little Buckaroo Rodeo, livestock shows and sales, arts and crafts exhibits, family-friendly entertainment, and carnival.

Mayor Shawn Palmer thanked Council Member Baldwin for reading the proclamation and thanked Jack Babb for attending the meeting and for his continued service to the community.

NO ACTION TAKEN

2. Consideration of Second Reading of Ordinance O2026-01 Special Event Liquor Licenses on Town Property

Mayor Shawn Palmer introduced the second reading of Ordinance O2026-01, amending the Taylor Town Code regarding the possession or consumption of alcoholic beverages in public spaces and the issuance of special event liquor licenses on certain Town-owned properties.

Mayor Palmer addressed concerns expressed by members of the community and clarified that the purpose of the proposed amendment is to provide opportunities for additional events at Taylor Rodeo Park and increase use of the Town's recreational facilities. He stated that additional events could provide economic benefits to local restaurants, lodging establishments, grocery stores, gas stations, and other businesses.

Mayor Palmer clarified that the proposed ordinance would not permit alcohol during the Town's traditional rodeo events where prohibited. The proposed language provides that no special event liquor license will be authorized on property where alcohol is prohibited by deed restriction or for events coinciding with the Taylor Fourth of July Rodeo or Snowflake Pioneer Days Rodeo.

Council discussed the importance of preserving Taylor's heritage and community values while also considering opportunities for additional recreational events and economic development. Council members discussed concerns regarding underage drinking, over-consumption, impaired driving, public safety, and the importance of appropriate regulation.

It was clarified that the ordinance would not provide blanket authorization for alcohol sales on Town property. Event producers seeking to sell alcohol would be required to obtain the appropriate special event liquor license and receive approval for each individual event. Council would retain the ability to review each request and consider appropriate conditions and safeguards.

Council discussed potential events that could utilize Taylor Rodeo Park, including concerts, professional rodeos, team roping, barrel racing, and other equestrian and recreational events. Council also discussed the economic impact of attracting visitors to the community and increasing use of the Rodeo Park.

Council members expressed differing perspectives regarding the proposed amendment. Discussion included maintaining Taylor's unique community identity, respecting existing deed restrictions, establishing appropriate safeguards, and determining whether allowing limited special event liquor licenses on certain Town properties would benefit the community. Shane Stapley spoke in opposition to the proposed ordinance. Mr. Stapley discussed Taylor's history

and community identity and expressed concern that changing the Town's longstanding approach to alcohol on Town property could create a precedent for future changes. He also discussed his observations of growth and commercialization in other communities and expressed concern regarding alcohol-related public health and safety issues. Mr. Stapley encouraged the Council to vote against the ordinance or consider placing the issue before the voters. Aaron Solomon spoke regarding the proposed ordinance and clarified his understanding that the proposed change would not affect Taylor's traditional Fourth of July or Pioneer Days rodeo events. He discussed the existing availability of alcohol within the Town and stated that Council members should consider the entire community when making the decision. Cameron Brimhall expressed concerns regarding public safety, including impaired driving, violence, property damage, and underage drinking. He encouraged the Council to establish clear requirements and operational guidelines for events involving alcohol and expressed concern that the proposed amendment may require additional clarification. Gina Kraut stated that she originally brought the proposal forward and has been working with the Town on the matter since February. She discussed her experience producing professional rodeo and bull-riding events and explained the importance of commercial sponsorships in financing larger professional events.

Ms. Kraut described proposed safeguards for events involving alcohol, including a restricted and fenced area, controlled entry and exit, identification checks, wristbands, professional bartenders, and security. She stated that she is working with the Arizona Rangers regarding event security and offered to assist the Town in developing appropriate standards for future events.

Council continued discussion regarding regulation and oversight of special event liquor licenses. Council discussed reviewing requests on an event-by-event basis and evaluating the effectiveness of safeguards implemented at future events.

Council also discussed the possibility of developing additional standardized requirements after gaining experience with events conducted under the amended ordinance.

The second reading of Ordinance O2026-01 was completed.

Motion: Council Member Lynn DeWitt to Approve Ordinance O22026-01 Special Event Liquor License Agreement on Town Property
Second: Council Member Bill Baldwin
Vote: with a vote of 5-1 Voting in favor were Lynn DeWitt, April Williams, Mayor Shawn Palmer, Bill Baldwin, and Jason Brubaker.

Voting against Kriss Neff

3. Consideration of Professional Service Agreement for Town Attorney Services

Manager Gus Lundberg - Town Council discussed the selection of legal counsel for the Town of Taylor. An ad hoc selection committee conducted interviews with two responding firms, Pierce Coleman Law Group and Fitzgibbons Law. Following the interview process, both the ad hoc committee and Town staff recommended the selection of Pierce Coleman Law Group.

Council discussed the Town's previous experience with attorney Justin Pierce, who currently provides personnel-related legal services to the Town through its municipal insurance pool. It was also noted that Pierce Coleman Law Group represents several nearby municipalities, including Holbrook, Winslow, Snowflake, and Pinetop-Lakeside, which may provide opportunities for efficiency due to the firm's familiarity with municipal matters in the region.

The primary attorney assigned to represent the Town of Taylor will be Rodney States. The firm also agreed to be available to meet with the Council in Executive Session prior to regularly scheduled Council meetings when legal counsel is needed.

The proposed engagement will begin October 1, 2026, on a month-to-month basis. Legal services will initially be billed hourly, allowing the Town to evaluate its legal service needs and associated costs. The Town may consider transitioning to a flat monthly fee or established number of service hours in the future based on actual usage.

Motion: Council Member Kris Neff moved to direct staff to enter into a Professional Services Agreement with Pierce Coleman Law Group for Town Attorney Services.
Second: Council Member April Williams
Vote: Unanimous

4. Consideration of Lot Line Adjustment Sale of Property from Parcel 202-23-101F

Town Manager Gus Lundberg stated that the request from Mac Rentals to purchase an additional portion of Town-owned property. The property is part of approximately 1.5 acres remaining from a larger 3.5-acre parcel previously divided in connection with the development of the Tractor Supply property.

Mac Rentals purchased approximately 85 feet of highway frontage along Main Street and has requested to purchase an additional 40 feet of Town-owned property, consisting of just under 10,000 square feet, at the same price per square foot as the previous purchase.

It was explained that Mac Rentals intends to combine its existing property, the previously purchased Town property, and the additional 40-foot portion into one parcel of approximately 12 acres.

The remaining Town-owned property, approximately 0.8 acres, would be combined with the Town's adjacent 17.5-acre parcel.

The Town Engineer reviewed the proposed transaction and determined that it could be completed through a lot line adjustment, rather than requiring a separate land split.

Council discussed authorizing Town staff to proceed with a sales agreement with Mac Rentals and complete the necessary lot line adjustment.

Motion: Council Member Bill Baldwin to Direct Staff to Proceed with the Lot Line Adjustment and Sale of Property Parcel No. 202-23-101F

Second: Council Member April Williams
Vote: Unanimous

5. Consideration of a Settlement Agreement Regarding Pending Litigation with Sun State Towers, LLC.

Mayor Shawn Palmer

Pursuant to ARS Section 38-431.03. A.3 and A.4 the Town Council may enter executive session to receive legal advice and give direction regarding claims arising out of the citing of a cell tower

Motion: Council Member Jason Brubaker at 9:20 PM to Move into Executive Session.
Second: Council Member Bill Baldwin
Vote: Unanimous

Following the executive session, the Council considered a settlement in connection with the matter of Sun State Towers LLC v Town of Taylor Case # 2:26-cv-04047-DGC

Motion: Council Member Kriss Neff to Approve the Amended Conditional Use Permit for Parcel No. 205-12-025 Conditioned Upon Dismissal of Lawsuit Regarding the Conditional Use Permit Case No. 2:26-CV-04047-DGC

Second: Council Member Jason Brubaker
Vote: Unanimous

COUNCIL MEMBER AND MANAGER REPORTS

Cholla Power Plant Council received an update regarding the Cholla Power Plant. Rebuild and overhaul work has begun on Units 1 and 3. The project is expected to take approximately 18 months, with initial staffing anticipated to include approximately 35 positions. Staffing is expected to increase, beginning in 2028, with full operations projected for 2029.

It was also reported that Transwestern Gas plans to install a 20-inch high-pressure natural gas line to serve the Cholla Power Plant as part of the facility's transition from coal to natural gas.

A future tour of the facility is being coordinated once the turbines have been disassembled for rebuilding and replacement of components.

Broadband Internet Gus, Council Member Bill Baldwin, and Town representatives met with Wecom during the League Conference to discuss opportunities for expanding high-speed internet service by connecting to existing infrastructure.

It was also reported that T-Mobile is installing high-speed internet infrastructure in northeastern Arizona using existing conduit. The additional broadband infrastructure could provide expanded high-speed internet opportunities throughout the region.

Water Resources Information presented during League Conference water sessions included discussion regarding Arizona's future water supply and the increasing costs associated with

developing and delivering water. Council discussed the importance of long-term planning for both municipal and agricultural water resources.

Potential Nuclear Power Development Council received information regarding the possibility of future nuclear power development in Northern Arizona. It was reported that such a project could potentially create approximately 500 jobs in the region.

Planning and Zoning / General Plan Council Member Lynn DeWitt discussed information received at the League Conference regarding municipal planning, zoning, emerging technology, and the importance of developing Town codes that can be effectively administered in the future.

Council discussed the importance of following the Town Code and General Plan when considering zoning and development applications. Discussion also included reviewing and updating the Town's General Plan and vision statement to provide clearer guidance for future development and housing growth.

Council also discussed emerging public-safety technology, including Flock camera systems, and the importance of planning for new technologies as they become available.

A Joint Work Session between the Town Council and Planning and Zoning Commission is scheduled for Wednesday, September 9 at 5:00 p.m. at Town Hall to begin reviewing and updating the General Plan. Copies of the General Plan were distributed in preparation for the Work Session.

2030 Census and Grant Opportunities Council Member April Williams reported information received during a Census presentation at the League Conference. Discussion emphasized the importance of preparing early for the 2030 Census to help ensure an accurate population count and appropriate funding for the community.

Council Member Williams also reported making contact regarding potential grant funding for the community garden. Current funding is no longer available; however, funding opportunities may be available next year for items such as water lines, equipment, and fuel.

Council discussed a suggestion from Sherry Duke regarding the possibility of establishing a youth council and encouraging youth participation in municipal government and League activities.

Local Business and Economic Conditions Council discussed current conditions among several local business sectors. The fast-food industry continues to have trouble recruiting employees, while supply chains remain stable. Heating and cooling businesses reported strong workloads, stable supplies, and adequate staffing. Local welding businesses also reported strong workloads, available supplies, and an adequate skilled workforce.

Hatch Family Farm Council reported that the Hatch Family Farm Event was well attended, with approximately 2,000 attendees. Local lodging, including motels and short-term rentals, experienced increased occupancy associated with the event.

It was reported that law enforcement experienced no significant issues associated with the beer garden. One unrelated physical altercation involving juveniles was reported during the event.

Corn Festival and Parade Council discussed preparations for the upcoming Corn Festival and parade. Participants will meet in front of Merlin's at 9:30 a.m. Saltwater taffy will be available for distribution during the parade.

Council discussed using side-by-side utility vehicles for the Council's parade participation rather than golf carts.

Senior Center Council received an update regarding the Senior Center. The bylaws were amended to allow participation by residents throughout Navajo County, which has helped address volunteer needs.

Financial responsibilities have been transitioned to Peggy, relieving Gus of those duties. An upcoming election is scheduled for the 15th, and the Town of Taylor will assist with counting ballots.

League Conference Keynote Council discussed a message presented during the League Conference keynote address regarding "dignity versus contempt" in public dialogue. The presentation emphasized treating individuals with dignity, maintaining respectful communication, and seeking common ground when addressing differing viewpoints.

ADJOURNMENT

There being no further business Mayor Shawn Palmer adjourned the meeting at 10:18 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 3rd day of Sept 2026. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 3rd day of September 2026

Marcie Pawlik

Marcie Pawlik, Town Clerk