

UNAPPROVED MINUTES

NOTICE OF THE REGULAR MEETING OF THE THATCHER TOWN COUNCIL November 19, 2018

Councilmembers present: Mayor Rivera, Vice Mayor Allen, Councilman Welker, Councilman Bryce, Councilman Rapier, Councilwoman Smith

Staff present: Town Manager Heath Brown, Town Engineer Tom Palmer, Town Attorney Matt Clifford, Police Chief Shaffen Woods, Fire Chief Mike Payne, Deputy Clerk Michelle Mortensen, Engineer Tech Gary Allred

Visitors: Jenny Howard

AGENDA

Welcome and Call Meeting to Order by Mayor Rivera at 6:00. He stated welcome to our monthly council meeting. He stated that there was a quorum. I would like to welcome Councilwoman elect Jenny Howard. She won the small business of the year award from EAC, so congratulations. On behalf of this council God bless our men and women in the armed forces, our first responders, police, fire, border patrol, ICE and also those fighting the fires in California.

Pledge of Allegiance led by Chief Woods.

Roll Call.

OPEN CALL TO THE PUBLIC:

None

PUBLIC APPEARANCES:

None

CONSENT AGENDA:

- A. Approve minutes of the October 15, 2018 Regular Council Meeting.
- B. Planning and Zoning Monthly Report.
- C. Police Monthly Report.

- D. Approval of Invoices.
- E. Financial Reports.

Motion was made by Vice Mayor Allen and was seconded by Councilwoman Smith to approve the consent agenda. Motion carries unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

RESOLUTION NO. 677-2018: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF THATCHER, GRAHAM COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED GRAHAM COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

Mr. Brown explained that this is a hazard mitigation plan and we're encouraged to pass one every five years. Last time we did one as an individual entity and this time we decided to do it with the County, Safford, and Pima as a multijurisdictional hazard mitigation plan. As you go through the process, you try to indentify the top five hazards in your community and come up with ways to mitigate those hazards. If you have this in place you can qualify for certain grants that you wouldn't be able to get otherwise. I would recommend adopting this updated plan. Motion was made by Councilman Rapier to approve Resolution 677-2018 and was seconded by Vice Mayor Allen. Motion carries unanimously.

Graham County Community Transportation Project – Easter Seals Blake Foundation

Mr. Brown said that this is the dial-a-ride program that we have in the county. Prior to this it has been funded by a grant and they were not able to get the grant for this year, so they are \$20,000 short. If you split that up by the ridership in Thatcher, we had 10.4% of the ridership, so our share if we decided to help with this would be \$2080. They have a plan for securing the funds for the future. Any money that we donate then they can get a 50% match on. Mayor Rivera asked if HURF money could be used for this. Mr. Brown stated I think it can, but I would have to verify this. Councilman Welker asked if anyone was opposed to paying \$3000. Vice Mayor Allen liked that idea. Councilman Rapier made the motion to approve \$3000 to the Graham County Community Transportation Project. Motion was seconded by Councilwoman Smith. Motion carries unanimously.

New Thatcher Logo Discussion

Mr. Brown stated that we have had several different versions of the new town logo. In

explaining the symbology of the new logo, Mt. Graham has two peaks, High Peak and West Peak and the A represents a cotton row and seeing it in the distance it comes together. Councilwoman Smith stated that it wasn't spaced evenly and she would like to see the spacing more even. Vice Mayor Allen stated that he liked it. A motion was made by Councilman Rapier to make this the official logo with the suggested change and was seconded by Vice Mayor Allen. Motion carries unanimously.

Purchase of Real Property

Mr. Brown stated that there was some interest in the property directly west of La Casita so we reached out to the owner through Mr. Cleland to see if they would be willing to sale. They came back with the price for 1.5 acres for one million dollars which would include the house, duplex, and property. I think the price is very high so I don't know if we would want to counter offer or if it's something that we just want to sit on. Mayor Rivera stated if we knew what the property was worth then maybe we could come up with a counter offer, because that is too much money. Councilman Rapier stated I have an interest in expressing an offer back but without the duplex. Vice Mayor Allen stated that if we have the zoning in place that limits it to our use then I am in favor of letting the chips fall where they may. Councilman Rapier stated that I would make the argument that we don't have the highway zoned the way we want if we want to do the highway beautification process. I would like to make the zoning more specific. Councilwoman Smith asked where we would take this money from because we just bought Red Lamp. Mr. Brown answered that it would come from the fund balance. If we are thrifty with our budget then we could save \$100,000 within a year, but not a million. Mr. Brown said that he would find out what the land is worth and get as many comparables as I can without hiring an appraiser and get that to you next month. Mayor Rivera asked if everyone was alright with that and the answer was yes.

Planning & Zoning Member Appointment

Mr. Brown explained that the spot is vacant on the planning and zoning board and we had two recipients apply for that position, Mr. Homer and Mr. Layton. Councilwoman Smith stated that Mr. Homer is newer to the area but has a background in real estate. Councilman Welker said that he knew Mr. Homer in college but he thinks both would be great. Councilman Bryce stated that Justin Layton has expressed interest in serving on several occasions and we have had several appointments that he has put in for and showed his commitment to service. Motion was made by Vice Mayor Allen to fill the seat vacated by Tom Palmer with Justin Layton and motion was seconded by Councilman Bryce. Motion carries unanimously.

Board of Adjustment Member Appointment

Mr. Brown stated that last time the Board of Adjustments met, Ramon Morales made it known that he would like to be removed from there. I contacted Eddy Carlton and he

stated that he would be willing to serve. Vice Mayor Allen and Councilwoman Smith stated he would be a good choice. Motion was made by Councilman Rapier and seconded by Councilwoman Smith to appoint Eddy Carlton. Motion carries unanimously.

INFORMATIONAL ITEMS:

A. Town Manager's Report

Since the last time we met, City of Safford fired the last contractor for the water main. The new one will start the first week in December and they plan to be finished by the end of February. The power and cable is all relocated. Centurylink will be here next week to walk the project with the contractor and they should be done in December. When they are done then all the old poles can be removed. As far as the funding issue goes, the process is going a little slower than I thought. We have been loaned \$118,000 and so we need about \$250,000 more, which is less than I originally stated. We are confident that we will receive that.

Curb and sidewalk is done on College Ave. We have started on Stadium and are doing this similar to what we did on College with the landscape rock and trees. We are also going to build this at the ultimate location which means our roads aren't exactly in the right spot. So there might be a little shift as you approach the intersection. Our goal is to put curb and sidewalk everywhere, so eventually everything will look good. This will probably be completed by the end of January. Mr. Palmer has started on the design on the soccer fields and so we will move there next. I also need to re-iterate that we need to put in a new box culvert at Quail Ridge and the pipeline at 3rd Avenue before monsoon season.

Mayor Rivera asked if we are going to go in with the canal company to go in and dig the canals deeper. Mr. Brown stated that Mr. Palmer set up a meeting with the Canal Company, Graham County, and City of Safford and we talked about lots of ideas and things that we could do to solve this problem. Ultimately, we need one big channel that will dump into the river, and while we need to move in that direction, there are a lot of smaller things that we can do. At Reay Lane the canal crosses our flood channel and right now there is no way to dump the water from the canal into that channel, but I think that we can put in a gate pretty easily to make that happen. We talked about the Quail Ridge retention basin to make it deeper. If we drop the elevation about a foot and a half in that basin, that might help. I would like to help and think we are obligated to but it is finding the people and time to do it. Before monsoon season we need to get in there and do what we can. Mayor Rivera asked if there are any areas where we can make retention ponds. Mr. Brown answered maybe. Mr. Palmer mentioned that City of Safford is looking at doing that pretty heavily. We need to start looking at what our long term plan is and our next year plan and try to make those two head in the right direction. Vice Mayor Allen stated that Mr. Allen has been dredging the dirt out of the canal behind Goodman Apartments and also behind Diamond Springs and stacked the dirt so it's two or three feet higher than what it was.

The bid package for the paving is ready and we will get that published this next week. Mr.

Palmer said that we are paving High School Avenue in front of Howard's trailer park, 2nd Street in front of the middle school, 4th Street from High School to 3rd Avenue, 4th Street from High School to 2nd Avenue, 1st Avenue from Highway 70 to Church Street, Ball Park just west of the skate park, 4th Avenue from Church to Highway 70, which will include Circle Drive, and then in front of Kainoa's and the parking there and at the Caboose. Then we have some fog sealing on several streets.

We are repairing the drip irrigation system at the cemetery and so we can replant the trees that we killed. I think that's the best way to handle it. We have a new contractor in at Red Lamp and the goal is that all of the trailers will be out by Wednesday except for the three people that are still living in there. We went in today and disconnected the water at each trailer underground.

Mr. Palmer will give you the run down on the new proposed R-2 zone. Mr. Palmer explained that it would mirror the R1-8 zone the setbacks, the minimum lot size, and building kinds. It would be a single family or two dwellings on a lot and I would love your input if we want to allow both detached and attached duplexes. Councilman Rapier stated my preference would be an attached duplex because otherwise there is so much interpretation and Vice Mayor Allen agreed, attached makes it more concrete. Councilman Bryce stated that I don't like it. If you are going to do this zoning, one of the main things is a mother in law's set-up where one could put my married kids or aging parents and I wouldn't want it to be attached. Mr. Brown stated that this is his preference. Mr. Brown stated that the difference is that there are only two units per lot where the other was not. Mr. Rapier stated that if we do this the same as R1-8 then how do we not end up right back where we are at a month ago because it is now open to so much interpretation. I was under the understanding that if it was a duplex it would be one story. Mr. Bryce stated that you still have the residential setbacks and lot restrictions. You still have a few things keeping you in check.

Mr. Brown stated that the difference between R-3 and this R-2 is this is only two units per lot and R-3 is three stories and no limit on units per lot. Councilman Rapier stated that we have an issue with people obeying the rules. I just want to make sure that what we are trying to do is placate people who are concerned about an R-3 so we don't end up with mad people but still allow people the opportunity to do what they want. Mr. Brown asked to clarify, so you are saying if you want to build a house you can build a two story but if it's a duplex you can only build a one story? Mr. Palmer said that his thought is what if someone has a single family home and wants to add something. Councilman Rapier asked what is the R-2 for, to provide duplexes or to allow mother-in-law quarters. Councilman Bryce explained that if you are going to do straight duplexes then you are going to have problems, you just do. Whereas if you have an established family that has a set-up where they can rent it then they get income and it's good for the people renting because they have some stability and a standard to adhere to, then I think that is a good thing. One thing we could do if we're worried about these siloed houses is that we say it is an attached duplex or a one story detached. Vice Mayor Allen asked don't we allow guest quarters now? Mr. Brown stated that we do and you have to get a temporary use

permit to put ailing parents in there, but you can't rent it out. Councilman Welker stated that if we want mother-in-law quarters then we should visit them in the R1-8 and not make people change the zoning. Say we are going to allow mother-in-law quarters regardless of the situation and not create a whole new zoning. I think we allow them or we don't. Mr. Palmer explained that the point of the zone is to allow two units on a property which has to meet parking restrictions, drainage plans, and architectural guidelines. Mayor Rivera said that he liked the fact that you have to meet those requirements and if you don't have the room to do it then you don't get to. Vice Mayor Allen agreed. Mayor Rivera told Mr. Palmer to proceed.

Mr. Brown stated, I met with EA president, Todd Haynie to feel him out on a community center to see if they were at all interested in partnering. He did show some interest. He was going to talk to some staff at the college and get back with me. We may want to set up a meeting in the future but right now I'm just putting out some feelers. Mayor Rivera asked what about a library. He stated that Keith Alexander stated that maybe the Town could partner with the college because public entities can qualify for grants and get money that the school isn't able to. Mr. Brown said that I think it is something that should be explored. Councilman Rapier stated that a community ground swell is coming for more gym space and we need to be proactive to see if that is something we can do. Councilman Bryce stated that EA is probably the key partner for us to get some of those monies from Freeport. I think that we need to keep doing the footwork.

B. Fire Department Report

Chief Payne stated that we just burned down a house and on the 8th of December will be our next one. He asked Mr. Brown what the time frame was on the house at Red Lamp and he stated that it wouldn't be until next year sometime. Mayor Rivera stated please thank our fire fighters.

C. Police Department Report

Chief Woods mentioned that we used the light towers that we got from our grant for Halloween which worked great. We also just went to the school for Red Ribbon week and did some bike safety training as well. Our detectives have been helping with the drug task force. Also, we received our contracts from GOHS for the DUI task force and selective traffic enforcement. We will be using that money for the holiday DUI task force.

D. Council Reports

None

ADJOURNMENT

Motion was made by Councilwoman Smith and seconded by Vice Mayor Allen to adjourn at 7:45. Motion carries unanimously.7 ç