

**NOTICE OF THE REGULAR MEETING OF THE
THATCHER TOWN COUNCIL
November 16, 2020**

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

Councilmembers absent: Councilman Rapier, Councilman Welker, Councilwoman Howard

Staff present: Town Manger Heath Brown, Town Attorney Town Deputy Clerk Michelle Mortensen, Fire Chief Mike Payne, Engineer Tech Gary Allred

Visitors: Ward Weaver, Charles Mecham, Elizabeth Henley, Allison Daley, Doug Spencer, Martin Ekenes, Steve Curtis, Lori Rhinehart, Babette Daley, Nelson Daley, Mark Vining

AGENDA

Welcome and Call Meeting to Order by Mayor Rivera at 6:30. He welcomed everyone to the Town of Thatcher meeting and stated that we do have a quorum. He mentioned that the agenda was modified. On behalf of this council I ask Heavenly Father to bless our men and women in the armed forces.

Pledge of Allegiance led by Mayor Rivera.

Roll Call.

PUBLIC HEARING:

- A. To consider the matter of a proposed re-zone of parcel 104-28-066R from R-3 (multi-family residential) to R-4 (multi-family residential) for the purpose of building some 3-story apartment buildings. This property is the existing "Casa Blanca Condos" property, west of Stadium Ave, north of the Highline canal. The property has been platted as a condominium project with 2-story buildings. The owner would like to change some of the 2-story buildings to 3-story buildings and make some other changes to the site.

Steve Curtis stood and said that he was the property owner of the southwest property on the hill that adjoins this property. Mr. Mecham mentioned getting the density up. I would like to leave it where is at and leave the density what it was originally platted for. I am against putting three story buildings on this property. It went from 192 to 302 units which is a 32% increase. Those are my concerns.

Charles Mecham stood and stated that he is representing the developer. The original hedge fund went belly up. They have been trying to sell it to someone who would develop it. The density to fit the dynamic is essential to make the deal go through. I have been speaking with Mr. Palmer about the original design. We tried to consider all the people on Stadium Avenue. We eliminated some of the original buildings to make some more green space. Mr. Mecham stated that he was the original contractor and I have been working with the hedge fund ever since. We would like to sell it to

someone who is going to develop the property. It is a good fit for the general plan. The absorption rate is high which makes it conducive for a developer. Mayor Rivera asked if this goes through when will you start building. Mr. Mecham stated that we are ready to move on two, possibly three buildings and a clubhouse. Vice Mayor Allen asked where the labor comes from and Mr. Mecham answered that we like to try to hire locally. Mayor Rivera asked where you buy your materials from. Mr. Mecham explained that we buy most of our lumber at Home Depot and would purchase the HVAC and other materials from the local supply houses.

CONSENT AGENDA:

- A. Approve minutes of the October 19, 2020 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.

NEW BUSINESS:

- A. **ORDINANCE NO. 187-2020:** AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF THATCHER, ARIZONA, AMENDING THE OFFICIAL ZONING MAP FOR THE TOWN OF THATCHER, ARIZONA PURSUANT ARTICLE 3, SECTION 3.3 REZONING REQUESTS AND ZONING TEXT AMENDMENTS, OF THE TOWN OF THATCHER ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR APPROXIMATELY 9.50 ACRES LOCATED WEST OF STADIUM AVENUE & NORTH OF THE HIGHLINE CANAL, IN THATCHER, PARCEL #104-28-066R". (CASE #Z 20-03).

Councilman Bryce asked if the Planning and Zoning Commission passed this. Mr. Brown explained that Planning & Zoning approved it with the recommended stipulation that the three-story buildings be a certain distance from other structures. It seemed that the intent of that was to keep them away from single family residences.

Councilwoman Smith asked if Stadium would be able to handle the traffic. Mr. Brown explained that Stadium would be fine. We do have two entrances coming into the development with a turning lane. Mr. Palmer explained that Stadium is intended to be a higher traffic road.

Our classification matches the description. Councilman Bryce asked if everyone who lives next to this was notified. Mr. Brown stated yes, everyone within a 300-foot distance. Mr. Brown explained that the rezone is all that is being approved is the zoning. The site plan needs some work. Councilman Bryce stated that I like it and feel like it meets the need. Motion was made by Vice Mayor to approve Ordinance 187-2020 and was seconded by Councilman Bryce. Motion carries unanimously.

- B. Pavement Preservation Project; Additional Work for Approximately \$47,000 on Church St.

Mr. Brown stated that we have our pre-construction meeting tomorrow for the pavement preservation project. Staff recommends re-paving it and making Church Street complete. Vice Mayor Allen stated that it makes sense to me. Mr. Palmer stated that this will include widening it to the north and include bike lanes on both the north and south side of the road. Motion was made by Councilman Bryce to approve the addition of \$47,000 for the addition on Church St. and seconded by Councilwoman Smith. Motion carries unanimously.

ADJOURNMENT

Motion was made by Councilwoman smith and seconded by Vice Mayor Allen at 7:02.

APPROVED:

Michelle Mortensen, Deputy Clerk

Bob Rivera, Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of the Town of Thatcher held on this 16th day of November. I further certify that the meeting was duly called and held and that a quorum was present.

Michelle Mortensen, Deputy Clerk