

**NOTICE OF MEETING AND PUBLIC HEARING OF THE  
THATCHER TOWN COUNCIL  
April 19, 2021**

Councilmembers present: Mayor Bryce, Vice Mayor Smith, Councilman Rapier, Councilman Welker, Councilwoman Howard, Councilman Vining, Councilman Carlton

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

Visitors: John Howard, Janice Anway, Vance Bryce, David Bell, Tanya McNeil

**AGENDA**

Welcome and Call Meeting to Order by Mayor Bryce at 6:30. He stated that this is a public hearing of the Thatcher Town Council. He mentioned that we did have a quorum.

Ceremonial Opening and Pledge of Allegiance led by Mayor Bryce. Mayor Bryce mentioned that I would like to start telling something of historical value in our meetings. We know that John M. Moody was given the title of the founder of Thatcher. Christopher Layton set up the block plan for the town. I was up at the cemetery on Sunday to look at the progress and it made me wonder how long the cemetery had been here. The original burial ground was located on land presently occupied by Eastern Arizona College's south campus just south of the baseball field. Some of those who were buried were moved to where the cemetery currently sits.

**PUBLIC HEARING**

Public Hearing to consider the matter of a proposed re-zone of parcel 104-10-264 from R1-8 (single-family residential) to R-2 (multi-family residential) with the purpose of building a duplex. This property is approximately 0.14 acres and is located at 1179 N. 8th Avenue in Thatcher, AZ.

Tanya McNeil stated that my husband and I own the property. The home there is in very poor condition and isn't salvageable. We would like to tear that down and put in a two-story duplex on the property. Janice Anway stated that I live within that vicinity and that home has been an eyesore. I am for putting in a duplex to allow space for more families.

**OPEN CALL TO THE PUBLIC:**

None

**PUBLIC APPEARANCES:**

None

**CONSENT AGENDA:**

- A. Approve Minutes of the March 22, 2021 Regular Council Meeting.
- B. Planning and Zoning Monthly Report.
- C. Police Monthly Report.
- D. Approval of Invoices.
- E. Financial Reports.

Councilwoman Howard asked what the spike was on the expenditures for the electrical in September and March. Mr. Brown replied that In March it was due to the freeze. In September it was a result of when we paid for the electric. October's bills were paid in September. Motion was made by Councilman Rapier and was seconded by Vice Mayor Smith. Motion carries unanimously.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- A. Proposed Re-zone of Parcel 104-10-264, 1179 N. 8<sup>th</sup> Ave.

Mr. Palmer explained that this is the first request for a zone that was added over a year ago. This was added as a way someone could show their intent of building a duplex and only a duplex. It will always be individual parcels. There are a bunch of duplexes within a block of this location. It is a small lot. Economically speaking a duplex is a good fit. Mayor Bryce asked how many square feet the lot is. Councilman Welker answered 6100 square feet. Mr. Palmer mentioned that the applicant has showed how they will meet all the requirements of the setback. Councilman Rapier stated that this is why we created this zone. If someone can meet all the requirements then I think this is something we should grant and move forward on. Councilmna Welker asked is this for a duplex only. Mr. Palmer answered that it is two single family dwellings on a lot. Councilman Carlton mentioned that I will be nervous about the setbacks. Ten or twenty years down the road will we look back and ask what is best for the Town. Councilwoman Howard thanked the applicant for cleaning up the lot. As long as she can meet the setbacks then I think it is a good project. Mayor Bryce mentioned that I have some heartburn over this, but since there is no opposition I think we should allow it. Councilman Vining stated that we need more housing so I think it is a great idea. Motion was made by Vice Mayor Smith to approve the re-zone of Parchel 104-10-264 and seconded by Councilman Carlton. Motion carries unanimously.

B. Sewer Main Cleaning and CCTV Bid Award

Mr. Brown explained that this is the same project that we did last year, jetting out the sewers and then sticking the camera down there. It is well overdue and will finish out the north side of the highway. I would recommend approving this. Mr. Palmer mentioned that we called their references and everything checks out. They are from Texas and trying to establish themselves in Arizona. Councilwoman Howard asked .... Mr. Palmer mentioned that . This is putting us maybe at 20%. We have had significant issues the last several weeks with plugged sewers around town, so it really isn't something we should slow down on. If you don't know what you have then it's hard to maintain. If we want to maintain the integrity of our system then we need to clean it out. Councilwoman Howard mentioned that we should be doing 20% per year. Motion was made by Councilman Rapier to approve the bid from BCAC Underground in the amount of and was seconded by Councilwoman Howard. Motion carries unanimously.

C. Fair Housing Proclamation

Mr. Brown mentioned that we do this once a year to comply with our CDBG project. It's goal is to provide equitable fair housing for everyone.

D. World of Concrete Training

Mr. Brown mentioned that any out of state training has to be approved by council. We would like to send our streets crew to this. It's hands on and classroom training. Motion was made by Councilman Rapier to approve the World of Concrete training and was seconded by Councilwoman Howard. Motion carries unanimously.

**EXECUTIVE SESSION:**

Motion was made to go into executive session at 7:37 by Councilman Carlton and seconded by Vice Mayor Smith. Motion carries unanimously. Motion was made by Councilman Welker to take the direction made in executive session. Seconded by Councilwoman Howard. Motion carries unanimously. Motion was made by Councilman Rapier to go back into regular session at 8:48 and was seconded by Councilwoman Smith. Motion carries unanimously.

**INFORMATIONAL ITEMS:**

A. Town Manager's Report

- Public Works Projects – Recreation Complex, Highway 70 Trees, Schedule

Mr. Brown stated that we have the pickleball courts poured and the area with the exercise equipment. The equipment was really well built. Now we are cleaning up the west side and finishing the irrigation before heading to the east where we will be starting on the mechanical room. We will stay there until mid-July and then we will start on the sewer project on Reay Lane. We have gotten lots of compliments on the trees along the

highway. The drip is in place, so we will add some more trees as we can. Eventually we will have trees from Church Street to 20<sup>th</sup> Avenue.

- 2021/2022 Budget – Schedule/Work Session Date

I would propose to have a workshop in two weeks and then have our meeting in April. Councilman Vining asked why are we waiting to hire additional staff. Mr. Brown mentioned that we are all for it. It will take us some time to advertise and get someone hired. Councilwoman Howard and Councilman Welker are both for it.

- SWG Progress - Franchise Agreement

Mayor Bryce and I met with Mr. Richter and his boss. We tried to mend fences and have a plan moving forward. We will have to do the franchise agreement and have confidence that they will help us get this approved. Councilwoman Smith asked are they are going to help us sell this? Mr. Brown answered yes, they will help to get this passed.

- Vietnam Moving Wall

This is scheduled June 10-14 and will be set up at the soccer fields at the Reay Lane Park. Bob Rivera is the chairperson for the committee on this.

- 4<sup>th</sup> of July Celebration

This got cancelled last year but is quickly approaching. I want to hear from the council what you would like to do. Councilwoman Howard asked if the rec complex would be available for this. Mr. Brown mentioned that the parking lots will still be gravel and we will be working on the mechanical room. Vice Mayor Smith will be in charge of planning for this celebration.

- Cemetery Committee

We have had some pretty good interest in the cemetery committee. We should establish how big we want this to be. I think Mark should be on the committee and Rachel Nicholas. Vice Mayor Smith stated that I think if they all want to do it then we should let them be involved. We had one grave site that had the headstones busted up in there. We will have increased police patrolling there. Councilman Vining mentioned that maybe we should put curfew signs up out there.

- Financial Summary

Main thing I was going to point out was the March electricity. Everything else looked good. Even with that big hit, we should get out of the red the next few months.

B. Fire Department Report

- Calendar / Events

Chief Payne mentioned that on May 19<sup>th</sup> we will be doing a wet down over at the school. We got away from that for awhile. Mayor Bryce mentioned to thank our firefighters.

C. Police Department Report

- Department Updates

Chief Woods stated that on April 29<sup>th</sup> we will be doing dump the drugs with the coalition. We had a request from the primary school to bring the kids to do tours at the police department again. We will be helping EAC with graduation.

D. Council Reports

Councilman Rapier stated that we are continuing to meet with Pima, the County, and the College. We have a good idea of what needs to be included if we continue. At this point we need to get a feasibility report. That is where it stands. We have had a positive response from community members, so we will proceed cautiously.

**FUTURE AGENDA ITEMS & POTENTIAL QUORUM'S**

None

**ADJOURNMENT**

Motion was made to adjourn the meeting at 8:49 by Councilman Rapier and was seconded by Vice Mayor Smith. Motion carries unanimously.