

**MEETING MINUTES FOR THE REGULAR MEETING OF THE
THATCHER TOWN COUNCIL
November 21, 2022**

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

Councilmembers absent: Councilwoman Howard, Councilman Vining

Staff present: Town Manager Heath Brown, Town Attorney Matt Clifford, Town Engineer Tom Palmer, Police Chief Shaffen Woods, Town Clerk Annie Reidhead, Building Inspector Alan Bryce

Staff absent: Fire Chief Josh Curtis

Visitors: Jill Cluff, David Russell, Brandon Homer, Stacey Homer, Eileen Aaron

Welcome and Call Meeting to Order at 6:31 p.m. by Mayor Bryce and he stated that this is a public meeting of the Thatcher Town Council. He stated that we do have a quorum.

Pledge of Allegiance led by Councilmember Rapier.

AGENDA

1. PUBLIC HEARING:

- A. **REZONING REQUEST** - To consider the matter of a proposed rezone of parcel 104-03-030 from C-2 (Highway Commercial) to R1-8 (Single-Family Residential) with the purpose of building a single-family home. The parcel is approximately 0.62 acres and is located on the north side of Church Street just west of Springhill Suites, 2852 W. Church St.

No Comments

2. OPEN CALL TO THE PUBLIC: None

3. PUBLIC APPEARANCES: None

4. CONSENT AGENDA: Action Item

- A. Approve minutes of the October 17, 2022, Regular Council Meeting, and the November 7, 2022, Council Work Session
- B. Planning and Zoning Monthly Report.
- C. Police Monthly Report.
- D. Approval of Invoices.
- E. Financial Reports.

Councilmember Carlton made a motion to approve the Consent Agenda and seconded by Vice Mayor Smith. Motion carried unanimously.

5. OLD BUSINESS: None

6. NEW BUSINESS: Discussion, Consideration and Possible Action

- A. Proposed rezone of parcel 104-03-030 from C-2 to R1-8. Parcel is located at 2852 W. Church Street

Mr. Brown stated that this is Dan Cook's house. The rezoning would include the house and the empty lot becoming one single family parcel. The rezone would also include cleanup of the Ferrin's back lot. There were no objections from the public during the public hearing meeting. Staff

recommends the rezoning.

Councilmember Carlton made a motion to approve the rezoning of parcel 104-03-030 from C-2 to R1-8 which will include the cleanup of the parcel next door and seconded by Vice Mayor Smith. Motion carried unanimously.

B. Infrastructure Acceptance for the Quail Ridge Phase II-B and II-C Subdivision Improvements

Mr. Brown stated that the road is complete, utilities are in, and the road is open. It has passed all inspections. Mr. Palmer stated that Mrs. Eillen Aaron was in the audience if anyone had any questions.

Councilmember Rapier made a motion to accept the infrastructure for the Quail Ridge Phase II-B and II-C Subdivision improvements and seconded by Vice Mayor Smith. Motion carried unanimously.

C. Approval of 8th Street Reconstruction Grant Application in the amount of \$4.7 Million, with Town match of 5.7% (\$268,000)

Mr. Brown stated that staff is currently working on a Financial Policy and Procedure Manual that will be presented to council in the December council meeting for approval. The manual contains a policy for grants and it states when the Town applies for a grant that obligates \$25,000 or more of Town funds the grant be presented and approved by Council.

Councilmember Rapier made a motion to approve the 8th Street Reconstruction Grant Application in the amount of \$4.7 million requiring a Town match of 5.7% (\$268,00) and seconded by Councilmember Welker. Motion carried unanimously.

10. **INFORMATIONAL ITEMS:**

A. Town Manager's Report

- Public Works Projects – Recreation Complex, Reay Lane Project, Crack Sealing
The restrooms at the Recreation Complex are prepped for the concrete pour. The underground utilities on Reay Lane are finished and Graham County Coop can start pulling wire. They have poured 600' of curbing and have about 600' to go. The speed sign has been installed.
The crew has been working on potholes throughout Town.
The crack sealing project is ongoing.
- Graham County Utilities – Electric Projects/Sub Station
Mr. Brown met with Phil Cook to discuss the agreement and it was decided that the agreement would stay in place as is. If power is installed underground the Town will pay the extra cost. Also discussed was the sub station and they are open to sharing the information with the Town.
- Highway 70 Beautification Grant Update
E.A. Glass was awarded \$14,000 and their total project cost is \$20,000. The project includes the replacing of their existing glass garage door with a modern bronze version and placing a 30' flagpole with landscaping and lighting.
Ferrin's Auto Collision was awarded \$6,000 and their total project cost is \$11,600. The project includes replacing their existing chain link fence with a brick fence that will have wood and metal gates.
- Chamber of Commerce Representative
Vance Bryce has asked that the Town send a representative to the meetings. He asked for a volunteer from the Council. It was recommended to ask Councilmember Howard and Vining. If no one from Council volunteers, we can send a staff member to the meetings.
- Town Financial Audit Plans
Mr. Brown stated that the Town has always used Colby & Powell for auditing. As time goes on and things change, they have stated that they are doing more accounting procedures and feel they are auditing their own work. They would like to separate

themselves from that and have asked to do only the preaudit work.

- Financial Summary
Revenues good
- Other Town Updates
A phone has been purchased for after hour emergencies. Staff will rotate monitoring the phone on weekends. We have posted the number on our website and social media.
- Police Department
Chief Woods stated that the state has \$500 million available for grants. He will be applying for some of these funds.
- Fire Department

B. Council Reports

Mayor Bryce presented Councilmember Rapier with an award for his years of service.

11. FUTURE AGENDA ITEMS & POTENTIAL QUORUM'S

12. ADJOURNMENT

Motion made to adjourn the meeting at 7:04 p.m. by Mayor Bryce.

APPROVED:

Heath Brown, Town Manager

Randy Bryce, 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 21st day of November. I further certify that the meeting was duly called and held and that a quorum was present.

Annie Reidhead, Deputy Clerk