

**MEETING MINUTES FOR THE REGULAR MEETING
AND PUBLIC HEARING OF THE
THATCHER TOWN COUNCIL
April 17, 2023**

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

Staff present: Town Manager Heath Brown, Town Attorney Matt Clifford, Police Chief Shaffen Woods, Interim Fire Chief Steve Curtis, Town Clerk Annie Reidhead, Building Inspector Alan Bryce, Procurement Officer Gary Allred

Staff absent: Town Engineer Tom Palmer

Visitors: County Supervisor John Howard, Vance Bryce (Chamber of Commerce), Justin Mack (QBC Homes), Jace Elkins (Bowman Engineering), Kym Gifford (Keyhole Properties), Charlie Farris, Rachel Allen, Ben Gardea, Brandon Homer

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 Welker.

AGENDA

1. PUBLIC HEARING

- A. **REZONING REQUEST** - A request to re-zone parcel 104-33-226 from a mix of R1-10 (Single-Family Residential) and R1-8 (Single-Family Residential) to just R1-8 (Single-Family Residential). The total parcel is approximately 38.24 acres and is part of the Spring Canyon Estates subdivision east of 1st Avenue at the intersection of Eagle Drive in Thatcher. The applicant is Justin Mack with QBC Homes LLC.

Jace Elkins with Bowman Engineering addressed the council. They have been hired by QBC Homes to do the civil engineering and final plat. He stated that the subdivision was approved in 2013 for 148 homes and 12 homes have already been built in the first phase. Mr. Elkins stated that due to changes in the Town's zoning ordinance the rezoning would get the site back to the number of homes that were originally approved.

Rachel Allen a Thatcher resident who lives on 1st Avenue addressed the council with concerns about the rezoning. She has attended the previous meetings regarding the rezoning. The first being parking concerns because the frontage along the street would change from 100' to 80' if rezoned. Second concern is that the trash truck would have problems accessing the trash cans on the road. Third concern is the main exit for the subdivision being busy which the Town has not addressed in previous meetings.

Kym Gifford with Keyhole Properties addressed the council. She is the realtor that represents QBC Homes for this subdivision. She stated that she has been working on this project for 5 years trying to get affordable housing in the Gila Valley. This is a project that would be ideal to move forward with since it had already been approved in 2013 and the fact that it is in Thatcher. She stated that Thatcher is a more desirable area that people want to live in the Gila Valley. In working with QBC Homes they see this being a positive for the Thatcher economy.

Ben Gardea a Thatcher resident who lives on 1st Avenue addressed the council with concerns of property value.

2. OPEN CALL TO THE PUBLIC: None

3. PUBLIC APPEARANCES:

- A. Wreaths Across America – American Legion Aux. Unit 32
No one with the organization showed up.

4. CONSENT AGENDA: Action Item

- A. Approve Minutes of the March 20, 2023 Regular Council Meeting and the April 4, 2023 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 Howard . Motion carried unanimously.

5. OLD BUSINESS: None

6. NEW BUSINESS: Discussion, consideration and possible action

- A. Proposed rezone of parcel 104-33-226 from R1-10 & R1-8 to R1-8. Property is the Spring Canyon Estates Subdivision.

Mr. Brown stated that the subdivision was approved in 2013 and the first phase started. To conform with the Town's zoning ordinance standards QBC Homes has applied for the rezoning of the subdivision. Mr. Brown stated that this is a better layout than the previous layout. He presented maps of the new layout and referred to Alan Bryce the Town's Building Inspector. Mr. Bryce stated that the original plat was approved in 2008 and then was amended in 2013 for the first phase of the subdivision. It was then opened up for the council to discuss. The council requested Mr. Brown pull up the Graham County zoning map of the area. Mr. Brown stated the Planning and Zoning committee has unanimously recommended the rezoning. Mayor Bryce asked Kym Gifford with Keyhole Properties to discuss the property value concerns and her opinion is that this subdivision will not decrease the property values. Mr. Brown stated with the new layout that the drainage from the lots will now enter the retention basins instead of on the lot retention.

Councilmember Carlton motioned to approve the rezoning of parcel 104-33-226 from R1-10 & R1-8 to R1-8 of the Spring Canyon Estates Subdivision and seconded by Councilmember Welker. Motion carried unanimously.

- B. 2022/23 Audit Report by Colby Powell – Zoom Presentation

The council was given a physical copy of the Annual Financial Statements and a copy of the Annual Expenditure Limitation Report that will be discussed. Matt Bingham with Colby & Powell introduced himself and spoke about what Colby & Powell prepare for the Town based on Government Auditing Standards. Mr. Bingham presented a Powerpoint presentation with the 21/22 audit summary results. He stated there are two new components to this years audit which included preparing a Single Audit due to the Town receiving \$700,000 or more in ARPA funds and the GASB 87 standard that involves leases. He stated that there was one finding this year and it was exceeding department budgets. He also gave a brief discussion on the Town's pension plans.

- C. Fair Housing Proclamation

Mr. Brown stated that this is a yearly requirement of the CDBG grant. Mayor Bryce read the proclamation.

FAIR HOUSING PROCLAMATION

WHEREAS, The National Fair Housing Law of 1968, as amended by the Fair Housing Amendments Act of 1988 prohibits discrimination in housing and declares it a national policy to provide within constitutional limits, for fair housing in the United States; and WHEREAS, the principle of Fair Housing is not only national law and national policy but a fundamental human concept and entitlement for all Americans; and WHEREAS April has traditionally been designated as Fair Housing Month in the United States.

NOW, THEREFORE, I Randy Bryce, Mayor of the Town of Thatcher, Arizona, do hereby proclaim

April 2023 as Fair Housing Month

In the Town of Thatcher and do hereby urge all citizens of this community to comply with the letter and spirit of the Fair Housing Law.

- D. **RESOLUTION NO. 711-2023:** A RESOLUTION OF THE TOWN OF THATCHER, ARIZONA MAYOR AND COMMON COUNCIL, DESIGNATING THE CHIEF FISCAL OFFICER FOR OFFICIALLY SUBMITTING THE FISCAL YEAR 2024 EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR GENERAL

Mr. Brown stated that this resolution is a yearly process that is required by the Attorney Generals office.

Councilmember Welker made a motion to approve Resolution No. 711-2023 seconded by Vice Mayor Howard . Motion carried unanimously.

7. **INFORMATIONAL ITEMS:**

A. Town Manager's Report

- Public Works Department
Recreation Complex - Completed sidewalk and stairs
Ball Field Improvements - Red clay down on the last field this week
- Porter Lane ROW Acquirement
We have received all the ROW for this project
- 8th Street Widening Grant Update
Letters of recommendation are being sent
- Grant Opportunities – EV Charging Station & Ball Field Lighting
Staff is working on preparing the state grant for the EV charging station and the United Way grant for the ball field lighting.
- Financial Summary
- Police Department
Chief Woods stated that officers hosted the morning of EAC Skills Day yesterday over at the Fire Department. There were 40 to 50 high school students that attended from all over the state. He also stated that the department held an active shooter response training at Thatcher High School last Friday.
- Fire Department
Interim Chief Curtis stated that the department participated in a mock fire drill on March 30th with other public safety organizations where 200 freshman and sophomore students from the county attended.

B. Council Reports

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

PSPRS Payment

9. **ADJOURNMENT**

Motion made to adjourn the meeting at 7:48 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 17th day of April. I further certify that the meeting was duly called and held and that a quorum was present.

Annie Reidhead, Deputy Clerk