



**MEETING MINUTES FOR THE REGULAR MEETING & PUBLIC HEARING
OF THE THATCHER TOWN COUNCIL
OCTOBER 16, 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, Town Engineer Tom Palmer, Deputy Town Clerk Annie Reidhead, Procurement Officer Gary Allred

Staff absent: Fire Chief Steve Curtis

Visitors: David Bell (EA Courier), County Supervisor John Howard

Welcome and Call Meeting to Order at 6:30 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 Deputy Town Clerk Annie Reidhead.

AGENDA

1. **PUBLIC HEARING:** None
2. **OPEN CALL TO THE PUBLIC:** None
3. **PUBLIC APPEARANCES:** None
4. **CONSENT AGENDA:** Action Item
 - A. Approve Minutes of the September 18, 2023, Regular Council Meeting.
 - 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 Councilmember Smith. Motion carried unanimously.

5. **OLD BUSINESS:** None
6. **NEW BUSINESS:** Discussion, consideration, and possible action

A. Allred Lane – 8th Street Realignment Projects
Mr. Brown discussed the Allred Lane and 8th Street realignment projects in regard to priority. The 8th Street realignment project is a budgeted project and Allred Lane is not. Allred Lane has been paved to improve the way for the new businesses. Mr. Brown stated that it would be ideal to continue with the paving improvements to the corner of Highway 70 since our crew and equipment are there and we have acquired all the right of ways. The timeframe to complete Allred Lane would be 3 to 4 months. The 8th Street realignment project will be delayed until the Allred Lane and other priority projects are complete. Mr. Brown proposed that the council agree to this option.

Councilmembers came to a consensus on proceeding with the Allred Lane project before the 8th Street Realignment project.

7. **INFORMATIONAL ITEMS:**
 - A. Town Manager's Report
 - PUBLIC WORKS DEPARTMENT
ALLRED LANE

1st section has been completed as of today.

SEWER TAPS

Shadow Lane sewer tap was 13' deep and sandy which made it difficult to complete.

OTHER

Grave opening and closing for Doug Hoopes wife burial site.

12th Street drainage for driveways has begun.

Councilmember Carlton asked for an update on the purchase of the garbage truck. Mr. Brown stated that there has been a hold-up with the purchase. Town Attorney asked if he could review the contract.

- **COUNCIL WORK SESSION**

Council Work Session is scheduled for Monday, October 30, 2023, at 6:00 p.m. Mr. Brown stated the following items are on the agenda.

Projects to Include: Pickleball Courts, Golf Course Project, and Recreation Complex / City Center

Maternity Leave Employee Policy

Mental Health Wellness for Employees

Employee Appreciation Policies

Short Term Rentals and Guesthouses

Barndomeniums

Tiny Home Zoning

Thatcher Complex Opportunities

City Code Review

Mr. Brown asked the Council for other items they may have. Those included.

Health Benefits / Monthly Breakdown

Review of Enterprise Leases

Potential Annexations

Police Community Engagement Software

- **HIGHWAY BEAUTIFICATION GRANT APPLICATIONS**

We received 3 applications.

Tom's Service Center – Add to the front of the building to include 3 roll up doors, 4 windows, and glass office door.

Kainoa's Hawaiian Grill – Pave parking lot.

Goodman Healthcare – Landscape and monument sign

The committee will decide on the projects in the next couple of weeks.

- **POTENTIAL PRIVATE DEVELOPMENTS**

Mr. Palmer reported on the developments.

Casa Blanco across the street from the football stadium. Next month's agenda should include a plat for this property from a company out of Washington.

Lance Layton built storage units and the next stage of his project is multi-unit family properties.

The preliminary plat should be included in next month's agenda.

The Southwest Gas building is under construction.

Bella Love was approved as an assisted living facility, but he did not get funded by HUD. For this reason, a different approach will have to be taken.

5 and Below store will be moving into the old Stage building.

- **FINANCIAL SUMMARY**

GENERAL FUND		SEWER FUND		ELECTRIC FUND	
TOWN TAXES	\$398,500	SEWER REVENUE	\$46,623	ELECTRIC REVENUE	\$735,864
SHARED REVENUE	\$225,852	SEWER EXPENDITURES	\$28,323	ELECTRIC EXPENDITURE	\$89,966
OTHER REVENUES	\$37,187	SEWER NET	\$18,299	ELECTRIC NET	\$645,898
TOTAL REVENUE	\$661,538	SANITATION FUND			
TOTAL EXPENDITURES	\$692,570	SANITATION REVENUE	\$32,887		
GENERAL FUND NET	-\$31,033	SANITATION EXPENDITURE	\$16,665		
		SANITATION NET	\$16,222		

- POLICE DEPARTMENT
Chief Woods stated that the police vehicle ordered with DEMA funds is scheduled to arrive this Friday.
Councilmember Carlton asked about the plans for Halloween. Chief Woods stated that they would be the same as last year. Councilmember Smith asked if they would be willing to block off the Cota area.
- FIRE DEPARTMENT
Chief Curtis was absent.

B. Council Reports

Councilmember Carlton reported on the Hispanic Heritage dinner held at EAC that he attended along with Mayor Bryce and Councilmember Welker.

8. FUTURE AGENDA ITEMS & POTENTIAL QUORUM'S

9. ADJOURNMENT

Mayor Bryce made a motion to adjourn the meeting at 7:05 p.m. Motion carried unanimously.

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 16th day of October. I further certify that the meeting was duly called and held and that a quorum was present.

Annie Reidhead, Deputy Clerk