



AGENDA 6:30 PM

TOWN OF THATCHER, TOWN COUNCIL MEETING

MONDAY, SEPTEMBER 15, 2025

Thatcher Town Hall Council Chambers - 3700 West Main St, Thatcher, Arizona

1. Welcome and Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. **PUBLIC HEARING:**
 - A. Re-Zone Request: *To consider the matter of a proposed re-zone of parcel 104-33-261 from C-2 (Highway Commercial Zone) to R1-8 (Single Residential Zone). The total parcel is approximately 1.56 acres and is located on N. Allred Lane.*
 - B. Preliminary Plat: *To consider the matter of the proposed Gila Vista Townhouse Community preliminary plat, a 91-lot subdivision on parcel 104-33-220. The total parcel is approximately 7.33 acres and is located south of the Madrean Vista Apartments and west of Chalmers Lane.*
5. **OPEN CALL TO THE PUBLIC:**
6. **PUBLIC APPEARANCES:**
7. **CONSENT AGENDA:** Action Item
 - A. Approve Minutes of the August 26, 2025 Regular Council Meeting
 - B. Planning and Zoning Monthly Report
 - C. Police Monthly Report
 - D. Approval of Invoices
 - E. Financial Reports
8. **OLD BUSINESS:** Discussion, consideration, and possible action
 - A. Mini Excavator Purchase Approval
 - B. 8th Street / Soccer Fields / Cemetery Realignment Discussion
 - C. Date/Procedure for Meeting to Appoint Thatcher Town Council Vacancy
9. **NEW BUSINESS:** Discussion, consideration, and possible action
 - A. Approval of Proposed Re-Zone of Parcel 104-33-261
 - B. Approval of Proposed Gila Vista Townhouse Community Preliminary Plat
 - C. Ball Field Lighting Purchase Approval
 - D. Amendment No. 1 to Contract No. 17-SLC-0832 between United States Department of Energy Western Area Power Administration Salt Lake City Area Integrated Projects and Town of Thatcher for firm electric service
 - E. Consent Request for Town of Thatcher Participation in Arizona Electric Power Cooperative's Precedent Agreement with Transwestern Pipeline Company

10. INFORMATIONAL ITEMS:

A. Town Manager’s Report

- Public Works Departments – Red Lamp
- 1st Avenue Signal / Development Update
- Seth Carlson / Ridge View Update
- US 70 Paving Project – Begin Work Sept. 22
- Speed Limit Change Updates
- Thatcher Commercial Plaza Updates
 - RFP due Sept. 18
- Town Council Workshop Date
- Code Updates
- Hospital Gala
- Available Land
- Financial Summary
- Police Department
- Fire Department

B. Council Reports

- 2025 AZ League of Cities & Towns Conference

11. FUTURE AGENDA ITEMS & POTENTIAL QUOROM

12. ADJOURNMENT

GUIDELINES FOR CITIZEN COMMENTS ON AGENDA ITEMS:

PURPOSE:

-The Thatcher Town Council welcomes citizens to address them in their public meetings and will schedule the subject on the agenda.

PROCEDURES:

- Fill out a “Public Appearance Request” form to address the Town Council and present it to the Town Clerk 7 days prior to the meeting.
- When recognized during the “Public Appearance” section use the microphone.
- Limit comments to 15 minutes.
- State your Name & City of residence

A copy of agenda background material provided to Council members, except for material relating to possible executive sessions, is available for public inspection at the Town Clerk’s office, 3700 W. Main Street, Monday-Thursday 7:00 am – 6:00 pm. The Town Council reserves the right to act upon any item on the agenda. Town Council Meeting Agendas are available on the Town’s website at: www.thatcher.az.gov

NOTES: Pursuant to Title II of the Americans with Disabilities Act (ADA), persons with a disability may request reasonable accommodations by contacting Thatcher Town Hall at (928) 428-2290, forty-eight (48) hours prior to the meeting.

POSTED BY:

DATE:

TIME: