

**MINUTES OF THE REGULAR MEETING OF THE
THATCHER TOWN COUNCIL
June 17, 2019**

Councilmembers present: Mayor Rivera, Vice Mayor Allen, Councilman Rapier, Councilwoman Smith, Councilman Welker, Councilwoman Howard

Councilmember's absent: Councilman Bryce

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

Visitors: Lance Henrie, Ward Weaver, John Howard, David Sowders, McKay Ferrin,

AGENDA

Welcome and Call Meeting to Order by Mayor Rivera at 6:30 p.m. He stated that we do have a quorum. I would like to ask our Heavenly Father to protect those in the armed forces, especially those in harm's way, our first responder's police and fire, and border patrol and ICE.

Pledge of Allegiance led by Councilwoman Howard

PUBLIC HEARING:

- A. 2019/2020 Final Budget
None
- B. P & Z Ordinance Update
None

OPEN CALL TO THE PUBLIC:

None

PUBLIC APPEARANCES:

None

CONSENT AGENDA:

Approve minutes of the May 20, 2019 Regular Council Meeting.

Planning and Zoning Monthly Report.

Police Monthly Report.

Approval of Invoices.

Financial Reports.

Motion was made by Vice Mayor Allen and seconded by Councilwoman Howard to approve the consent agenda. Motion carries unanimously.

OLD BUSINESS:

A. **RESOLUTION NO. 683-2019:** A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF THATCHER, GRAHAM COUNTY, ARIZONA, APPROVING THE FINAL BUDGET FOR FISCAL YEAR 2019-20 OF THE TOWN OF THATCHER, ARIZONA

Mr. Brown stated there have been no changes made to the budget from last month. Motion was made by Councilman Rapiere to approve Resolution 683-2019 and seconded by Councilwoman Smith. Motion carries unanimously.

NEW BUSINESS:

ORDINANCE NO. 184-2019: AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF THATCHER, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE THATCHER TOWN CODE BY AMENDING PORTIONS OF SECTIONS 3.2.B, 4.1, 6, 13.8C, 13.9, 13.17 AND TERMS AND DEFINITIONS OF THE GLOSSARY AND ADOPTING BY REFERENCE PURSUANT TO A.R.S. §9-802, THESE AMENDMENTS WHICH ARE FULLY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO.

Mr. Brown explained that the major change is to add the R-2 zone. There are a few other changes that are just housekeeping, changes to things that have we have been interpreting one way and we are trying to get the code to match that. We have had two public hearings to discuss this. Mr. Palmer said that the P&Z board voted to approve this. Vice Mayor Allen asked if we have teeth to do the things we need to behind the cargo containers. Mr. Brown explained that the process is if someone is in violation, we talk to them first, next we send them a registered letter, and then if they don't comply, we turn them over to the attorney and it goes in front of Judge Rhodes. Vice Mayor Allen also asked if anyone who is currently out of compliance will be grandfathered in. Mr. Palmer stated that we have allowed a cargo container on commercial property but there was nothing in our code, so there is nothing that needs to be grandfathered in. Vice Mayor Allen asked if the cargo containers have to be painted. Mr. Palmer explained that this is hard to enforce because these are things that just show up overnight. Councilman Rapiere stated that we need the teeth, especially with the highway beautification plan happening. Mr. Palmer stated that we added this to the code because it was

being allowed. We are trying to make things consistent. Mr. Brown explained that we do have the teeth; we just need to do a better job at enforcing this. Councilwoman Howard asked if we could look at adding enclosing trash to commercial builders. Mr. Brown answered that we could add that. Mr. Palmer stated that we want to include some language to address turning around in a private drive. There are several things that I am looking at adding, but I didn't want to have to wait to add these other things. Councilman Rapier stated that I would like to add an Entertainment District to our highway corridor which would give the Town more ability to define what happens in that area. Councilwoman Howard stated that it would overlay current zoning to allow additional uses. Mr. Palmer stated that we have the framework in place to do that, we just need to decide what we want. Motion was made by Councilman Rapier to approve Ordinance 184-2019 and was seconded by Councilwoman Smith. Motion carries unanimously.

Designation of Town of Thatcher Chief Fiscal Officer (CFO)

Mr. Brown explained that he received notice from the auditor general that they would like documentation for the person who submits the annual expenditure limitation report. I talked to Pima and their manager is their CFO and in Safford, it is someone else. It makes sense for that to be me. Councilwoman Smith asked if this has been in place already. Mr. Brown stated not that he knew of. Councilman Welker made the motion to designate Mr. Brown as the Chief Fiscal Officer and seconded by Vice Mayor Allen. Motion carries unanimously.

INFORMATIONAL ITEMS:

A. Town Manager's Report

Mr. Brown stated that we have a pre-bid meeting on Thursday for Church Street. Hopefully we get some good bids. Our Quail Ridge project is complete. The clean up at Red Lamp and the pipeline on 1st Street should all be done by Thursday. Next Monday we will start moving the bone yard and begin dirt work for the soccer fields.

Wes Miner is going in on 12th Street to add a sewer line. Next month we will be discussing the new rates for our trash and sewer. If you noticed, over on 11th Street the owner went in and paved that road. At some point in time they may come to us and ask us to take that over. The Curtis property that is south of 8th Street and Oleo Ranch, they have a potential buyer but they need sewer there. If we did that I believe that it would open up a lot of potential development. I would suggest that maybe we could donate the engineering which wouldn't cost us anything. Councilwoman Howard asked if we have the capacity to handle it and Mr. Brown answered yes. Vice Mayor Allen asked if we could wait until this is under contract before go in and do the work. Mr. Brown said I have no problem telling them that. Councilwoman Smith stated that if their potential buyer isn't interested unless this is in motion then I say go ahead and do it. Mr. Brown stated that I will mention that to them as well.

I went to the annual SPA meeting last week, and we have been giving them the authority to go out and buy our power. The concern is that they aren't following our purchase policy. They would like us to adopt some kind of policy allowing them to purchase for us. Mayor Rivera asked what K.R. Saline thought. Mr. Brown said that it is Dennis Delaney from K.R. Saline who is spearheading this. Councilwoman Howard stated that there is maximum amount per contract that they can purchase. Councilman Rapier asked if we are still looking at the annexations. Mr. Brown stated that we are. We have to go start knocking on doors and see if anyone is interested before we can proceed.

B. Fire Department Report

Chief Payne mentioned that I don't have much, just waiting to firm things up for the 4th of July. I will know tomorrow when our extrication equipment will be here. Mayor Rivera stated please thank our firefighters.

C. Police Department Report

Chief Woods stated that Safford P.D. invited us to participate at a safety awareness event on June 29 at Walmart so we are going to have someone there. We are still hashing out parade routes for the 24th of July event. Mayor Rivera told Chief Woods to please thank our officers.

D. Council Reports

None

EXECUTIVE SESSION: Pursuant to A.R.S. Section 38-431.02 (A)(1)(7) the Council may go into Executive Session to discuss the purchase of property and to consult with the Town Attorney for legal advice.

Motion was made by Vice Mayor Allen and seconded by Councilman Smith at 7:13 to go into executive session.

Council went back into regular session at 8:08.

FUTURE AGENDA ITEMS:

None

ADJOURNMENT

Motion was made by Councilwoman Howard and seconded by Councilwoman Smith at 8:09. Motion carries unanimously.

APPROVED:

Michelle Mortensen, Deputy Clerk

Bob Rivera, Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular/special meeting of the Town Council of the Town of Thatcher held on this 17th day of June 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Michelle Mortensen, Deputy Clerk