

**MINUTES OF MEETING AND PUBLIC HEARING OF THE  
THATCHER TOWN COUNCIL  
January 25, 2021**

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

Staff present: Town Manger Heath Brown, Town Engineer Tom Palmer, Police Chief Shaffen Woods, Fire Chief Mike Payne, Deputy Clerk Town Attorney Matt Clifford, Public Workds Director Tommy Nicholas, Engineer Tech Gary Allred

Visitors: Ben Allred, John Howard

**AGENDA**

Welcome and Call Meeting to Order by Mayor Bryce at 6:30. He stated that there was a quorum. I'd like to welcome those who are visiting.

Pledge of Allegiance led by Mayor Bryce.

**PUBLIC HEARING**

- A. To consider the matter of a Final Plat for the "Cotton Valley Farms" Subdivision, a proposed 13-lot single-family residential subdivision located on Reay Lane, just north of the Highline Canal.

Ben Allred stood and stated that I am here in case you have any questions. Planning and zoning has given their approval on this.

- B. To consider the matter of a Final Plat for the "Copper Valley Farms" Subdivision, a proposed 15-lot single-family residential subdivision located on Reay Lane, just north of the Highline Canal.

**OPEN CALL TO THE PUBLIC:**

None

**PUBLIC APPEARANCES:**

None

**CONSENT AGENDA:**

Approve Minutes of the December 21, 2020 Regular Council Meeting.

Planning and Zoning Monthly Report.

Police Monthly Report.

Approval of Invoices.

A. Financial Reports.

B. Councilwoman Howard asked about the sewer fund and said it looks like it is doing better than it was last year. Mr. Brown stated yes, that since our rate hike, we are in the black. Motion was made by Councilman Carlton and was seconded by Vice Mayor Smith. Motion carries unanimously.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Final Plat for the Cotton Valley Farms Subdivision

Mr. Brown explained that this is just like the preliminary plat that we approved a few months ago. Staff recommends approving both of these plats. Motion was made by Councilman Rapiere to approve the final plat for the Cotton Valley Farms Subdivision and was seconded by Councilwoman Howard. Motion carries unanimously.

C. Final Plat for the Copper Valley Farms Subdivision

Motion was made by Vice Mayor Smith to approve the final plat for the Cotton Valley Farms Subdivision and was seconded by Councilwoman Howard to approve. Motion carries unanimously.

Franchise Agreement with Graham County Utilities, Inc.

Mr. Brown stated that this is a tax that is put on the gas sales and the purpose is to cover the costs that are incurred by the Town to accommodate the gas lines in our street as they do repairs and extensions. This is to renew that agreement with the same tax rate, however, Southwest Gas feels that even though we aren't instituting a new tax, that we need to send it to a vote of the people. Southwest Gas is saying that if we pass it without taking it to the people, that we may have issues. I have spoken with Mr. Clifford at length about this and I feel that we should table it at this time. Mr. Clifford stated that after speaking Southwest Gas they are adamant that because it is a new franchise agreement they feel it needs to go to the people. We will have an answer by next council meeting. Motion was made by Councilman Carlton and was seconded by Vice Mayor Smith to table the franchise agreement.

Motion carries unanimously.

#### Discussion of Marijuana Distribution, Testing, & Cultivation Facilities – Direction on Zoning Ordinance.

Mr. Brown explained that this is a continuation of our discussion from last month. My goal is to have some discussion and get direction as to what we want this ordinance to say. There is a pocket that meets the criteria to put a facility by Home Depot and Pioneer Title based on what the medical marijuana ordinance states. Mr. Palmer mentioned that because it is a change in our zoning ordinance, it would have to go to Planning and Zoning. Councilman Rapier stated that the sense I get is that I don't think that our community wants it. If we did nothing, then the only area it would be able to go is by Home Depot. Mr. Brown explained it is not do nothing. We would write the ordinance the same way as we have our medical marijuana. Councilman Welker stated that my concern is that it could still go in right there and we could expand it a little more if we didn't want it to be in the shopping center. The email we got late this afternoon stated that in the email we got it stated that we can allow it if they sell both medical and recreational marijuana. Mr. Brown answered yes, the email that Mayor Bryce shared with me is that we might be able to get a more professional level of a dispensary. There are two available in Graham County and there is a lottery where you pay \$25,000 which is nonrefundable and they will draw for this. Councilman Welker stated that it would seem that those who sell medical would be a little more professional. Mr. Brown stated it doesn't seem like a bad idea to me. Mayor Bryce asked if they were going to restrict how close they can be to one another. Mr. Palmer answered yes. Councilman Rapier mentioned that he agreed with Councilman Welker. Mr. Brown

#### Board of Adjustment Appointments – Current Members: Randy Bryce, Eddy Carlton, Mark Vining, David Griffin, Aaron Allen, Kenny Smith, Jim Sullivan

Mr. Brown stated that the way we have traditionally set this up as is two council members, two planning and zoning members, and three at large members. Kenny Smith and Aaron Allen are willing to continue to serve. Mayor Bryce said that I would like to see Councilman Carlton and Councilman Vining stay on. We will leave Mr. Griffin and Mr. Homer would like to be on there. Motion was made to appoint Brandon Homer as a member of the board of adjustments by Vice Mayor Smith and was seconded by Councilman Welker. Motion carries unanimously.

#### Mechanic's Out-of-State Training for Sutphen Ladder Truck

Mr. Brown stated that we recently had an issue with some of the seals on our ladder truck and as the mechanics were reading up on it, they noticed that there were some things that they should be doing to maintain it. Jared Hancock and Todd Thatcher would like to go to this training and I am a big proponent of training for our employees. The only way to get the training

would be to go to this class. Motion was made by Councilman Rapier to approve mechanic's out of state training and was seconded by Vice Mayor Smith. Motion carries unanimously.

## 11. **INFORMATIONAL ITEMS:**

### A. Town Manager's Report

- Public Works Projects – Recreation Complex, Pedstrian Crossing at 1<sup>st</sup> Street  
Work is continuing on the rec complex so we have a bunch of forms formed up ready for concrete. The pedestrian crossing, we have started to put this up. Reo Evans is taking a class at the College for HVAC.
- Cemetery Trees  
So far we have about twenty four trees planted.
- New Lawn Mower  
It was taking us about two days for us to mow the soccer fields, so this will speed that process up.
- Vietnam Moving Wall Memorial June 10-14  
Mayor Rivera got this in motion and with COVID it was postponed, so these are the new dates.
- Financial Summary  
The revenues are not crazy, but are right on pace.
- Platt Property – appraisal underway  
We are in the process of getting this property appraised and once we have that done, we will bring it back to council.

### B. Fire Department Report

- Calendar / Events  
Chief Payne mentioned that we helped Safford with a fire down by the river. We have a business meeting tomorrow night where we plan our whole year. We had a meeting with Ted Prina who is on the Central Jackson Heights fire district. That meeting went well. We had a few things in our agreement that needed to be tweaked. Mr. Brown explained that we take the total calls at the end of the year and the percentage gets applied to the total fire and we send them the percentage of the fire budget. In the past some of the equipment was purchased exclusively by the district, but now we are splitting it. Councilman Vining asked if you have had any more talk about communication. Chief Payne explained that we are working with the mine on opening up a different frequency which would let us be able to communicate further.
- Calls / Activity

### C. Police Department Report

- Department Updates  
Chief Woods stated that you can now text 911 to our dispatch. In

February we have our annual qualifying shoot. On February 25, Gordon Graham is coming to do a presentation on improving ethical decisions in the workplace. We are going to have our officers attend at least the last four hours which is on ethics. We hired Luke Arbizo and have extended an offer to Nick Orr.

D. Council Reports

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

Mayor Bryce asked what we need to do to bring up a rec center, gymnasium, pool. Councilman Welker stated that we need to come with some ideas at our planning meeting and we need to look at partners. Mayor Bryce stated that I was looking at some historical documents and one of the things I found was they decided they needed a pool back in the 1930's. The College worked with the middle school and they used that for about 20 years. Next was a collaboration between the College and the Town back in 1972, so that is pushing 50 years old. I would like to get some of these big projects earmarked or planned. Even if we have to bond for this. We don't have any base facilities and the longer we push it out the more expensive it will be. Councilman Rapier stated that I am on board with that.

13. **ADJOURNMENT**

Motion to adjourn was made by Vice Mayor Smith and was seconded by Motion carries unanimously at 7:40.