

**MINUTES OF THE REGULAR MEETING OF THE  
THATCHER TOWN COUNCIL  
August 16, 2021**

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

Absent: Councilman Welker (arrived at 8:10 pm), Councilman Carlton (arrived at 6:54 pm)

Staff present: Town Manger Heath Brown, Town Attorney Matt Clifford, Town Engineer Tom Palmer, Fire Chief Mike Payne, Engineer Tech Gary Allred, and Rachel Nicholas

Visitors: John Howard, Lance Henry, Sam Ribakoff, David Bell

**AGENDA**

Welcome and Call Meeting to Order at 6:30 by Mayor Bryce and he stated that this a public meeting of the Thatcher Town Council. He stated that we do have a quorum.

Pledge of Allegiance led by Councilwoman Howard.

**PUBLIC HEARING:**

None

**OPEN CALL TO THE PUBLIC:**

None

**PUBLIC APPEARANCES:**

None

**CONSENT AGENDA:** Action Item

- A. Approve minutes of the July 26, 2021, Regular Council Meeting
- B. Planning and Zoning Monthly Report.
- C. Police Monthly Report.
- D. Approval of Invoices.
- E. Financial Reports.

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

## **OLD BUSINESS:**

None

## **NEW BUSINESS:** Discussion, Consideration and Possible Action

- A. **ORDINANCE 192-2021:** AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF THATCHER, GRAHAM COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF THATCHER AND DECLARING AN EMERGENCY.

Mr. Brown stated that this is the Shadow Lane annexation including the farm fields west of that area adjacent to the town. Ninety percent of the people have signed onto the annexation, compared to other annexation projects, those are great numbers. We have followed all annexation procedures leading up to this point, this is the final step in adopting the ordinance which finalizes the annexation. This begins the final thirty day waiting period for any appeals. Staff recommends approving the ordinance.

Mayor Bryce asked if there were any objections.

Mr. Brown stated there was one property owner who did object. The question as deferred to Gary Allred, who spoke with the property owner. Mr. Allred stated that the owner did not give a specific reason for his objection but alluded to a previous planning and zoning decision that did not work out in his favor and the property owner just does not want to be part of the town. The property owner does not currently live here in town. Mr. Brown followed up stating that of the ten to twelve properties, that owner was the only one who objected.

Councilman Rapier asked for clarification on the annexation boundary lines. Mr. Brown clarified boundary lines and referred to the map.

Motion was made by Councilman Rapier to approve and accept Ordinance 192-2021 and was seconded by Vice Mayor Smith. Motion carries unanimously.

- B. Fee Schedule Change for Business Licenses & Home Occupations: (Consideration of an Increase from \$20 to \$40 per Year)

Mr. Brown informed the council that our annual business and home occupation license fee has been \$20 a year for over 20 years. The City of Safford charges \$50 a year. The town of Pima charges \$35 a year. Our

fee may be somewhat outdated. There is quite a bit of work that goes into getting renewal information every year. The increase to the fee schedule would go towards compensating the town for the effort that it takes to manage the renewal process. The staff recommends an increase to business and home occupation license fee. The town also has a peddler's license fee of \$30 but that fee is charged quarterly, so it was recommended to keep that fee the same.

Mayor Bryce has no objections and is aware of the time and resources that it takes to keep track of businesses in town. This system helps us track businesses and the tax revenue that they provide to the town, which is beneficial.

Councilman Vining asked if this increase would help us break even in that area. Mr. Brown stated that the increase is only to help cover the cost and is not to make a profit.

Motion was made by Councilman Rapier to approve the fee schedule change from \$20 to \$40 a year and was seconded by Councilwoman Howard. Motion carries unanimously.

## 10. **INFORMATIONAL ITEMS:**

### A. Town Manager's Report

- Public Works Projects – Recreation Complex, Chip Seal Project, Mr. Brown stated there has not been a lot of work on the rec complex due to other projects such as, chip seal and the gas pump shade. The gas pump shade was completed today, it looks great. The chip seal project will finish tomorrow with Bauer Ave and Fry Mesa Road in front of Carter's Custom Cuts. Mr. Palmer mentioned that sweeping and striping will begin Wednesday and take a couple of weeks before the entire project is complete. Mr. Brown commented that chip sealing costs 1/10 the price of new pavement and adds an additional 5 years to pavement life. We know that chip sealing does not look as nice, but it is cost effective and there are quite a few roads in the future that will need paving. After the chip sealing project, one crew will start work on the rec complex again, the metal for the maintenance building is in. The other crew will begin the Reay Ln sewer main.
- Garbage Trucks  
Currently we have one new garbage truck, a second truck that is about six years old but operable and still in good running condition, then we have two or three trucks that are not in good shape but are running. They are old and unreliable. We really need a third reliable garbage truck. Our main driver runs the new truck four days a week for 8 hours a day. The routes have become so big that we now bring in a second driver to run the next best truck for a couple of hours a day to help get the entire route picked up. When issues or

maintenance is required for either truck we are forced to rely on the oldest trucks, which are becoming more difficult to keep running. What we would like to do is sell all but the two newest trucks. We think we can get ten to twenty thousand for each and then we would like to buy a good used truck, three or four years old which would cost half the price of a new one. We have a quote right now for \$125K. We know it is a last-minute request, we are not asking for a decision tonight but just keep it mind. We think this is the way to go to help keep our trucks in good working condition and stay on top of our growing trash routes. If we did purchase a used one this year, it would be a budget change because it is an unplanned purchase and then next year budget to buy a brand-new truck expecting the truck to be delivered in 1 or 2 years.

- Monthly Financial Summary  
The monthly financial was great, all funds were in the black for last month, everything seems on schedule.
- Police Department  
Chief Woods wanted to thank the council, the community, and the county for all the efforts that went into helping with the search and rescue efforts in Pima.
- Fire Department  
Nothing to report.
- 1<sup>st</sup> Avenue Irrigation Culvert  
There was an incident while chip sealing on 1<sup>st</sup> Ave. A fully loaded dump truck parked on the shoulder of the road, on top of an old concrete ditch that was capped with concrete. The weight of the fully loaded truck collapsed into the ditch. There is a stretch of 1<sup>st</sup> Ave that has the same concrete covered ditch lining the shoulder. The ditch does not belong to the town but there is concern of future issues. The town would like to replace that ditch. There is also discussion of widening the road while replacing the pipe. Mayor Bryce asked who owns the property. Mr. Palmer commented that it is owned by the farmers and other property owners. Mayor Bryce suggests getting the right-away if the Town is going to fix these problems. There is discussion about drainage and size of pipe for future storm drainage. Mr. Palmer also mentioned that ADOT has agreed to put a stop light at 1<sup>st</sup> Ave if the town pays for 100% of the cost for the light. Councilwoman Howard asks a follow up question about any future plans to pave Quail Ridge. Mr. Brown answers that there was a paving project in the budget. Roads are evaluated and the worst roads are given priority.

B. Council Reports

None

11. **EXECUTIVE SESSION:** Pursuant to A.R.S. Section 38-431.02 (A)(1)(7) the Council may go into Executive Session for discussion and to consult with the Town Attorney

for legal advice on the following matters: Action Items

Motion is made to go into executive session by Vice Mayor Smith and seconded by Councilwoman Howard at 7:07 pm. Motion was made to go back into regular meeting at 8:27 pm by Councilman Carlton and seconded by Vice Mayor Smith.

- A. Potential Red Lamp Prospect

## **ADJOURNMENT**

Mayor Bryce asks if anyone is opposed to adjourning the meeting. All in favor of adjournment. Meeting adjourned at 8:28 pm

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 August. I further certify that the meeting was duly called and held and that a quorum was present.

\_\_\_\_\_  
Rachel Nicholas