

**MEETING MINUTES FOR THE REGULAR MEETING
OF THE THATCHER TOWN COUNCIL
August 15, 2022**

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

Councilmembers absent: Councilman Welker, Councilwoman Howard

Staff present: Town Manager Heath Brown, Town Attorney Matt Clifford, Town Engineer Tom Palmer, Police Chief Shaffen Woods, Fire Chief Josh Curtis, Town Clerk Annie Reidhead

Visitors: Kathy Grimes, Kedence Speer, Amanda Adams, Travis Capson, Matt Petersen, David Bell

Welcome and Call Meeting to Order at 6:31 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 Councilman Carlton

AGENDA

1. PUBLIC HEARING:

- A. Final Plat for the Red Lamp Commercial Plaza
- B. **REZONING REQUEST** - To consider the matter of a proposed re-zone of a portion of parcel 104-01-022T from a mix of C-2 (Highway Commercial) and R1-43 (single family residential) to a combination of R-4 (Multi-Family Residential) and R1-10 (Single-Family Residential). The purpose of the re-zone is to construct an elderly care facility (on the R-4 portion) with the potential for future single-family lots (on the R1-10 portion). The total parcel is approximately 69.76 acres and is located at the southwest corner of Reay Lane and Ridgeview Way in Thatcher. The applicant is Jim Belilove.

2. OPEN CALL TO THE PUBLIC: None

3. PUBLIC APPEARANCES:

- A. Kathy Grimes – Graham County Substance Abuse Coalition
Kathy Grimes along with 2 volunteers from the coalition, Amanda Adams and Kadence Speer thanked the Town for partnering with the Coalition on the Summer Bash Night event. They presented Mayor Bryce, Chief Woods, and Chief Curtis with certificates of appreciation and presented Officer Maner, Officer Whisman, Evvie Turley, and Annie Reidhead with a gift of appreciation.

4. CONSENT AGENDA: Action Item

- A. Approve minutes of the July 18, 2022, 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 Vice Mayor Smith. Motion carried unanimously.

5. OLD BUSINESS: None

6. **NEW BUSINESS:** Discussion, Consideration and Possible Action

A. Proposed Final Plat – Red Lamp Commercial Plaza

Manager Brown stated to the Council that this plat takes the plaza property and breaks it into the individual pads. Which will then allow for individuals to purchase the pads for commercial use. Manager Brown asked Mr. Palmer if he had any additional comments. Mr. Palmer stated that the P&Z Board voted on the plat 6 to 1. The one expressed there should be a name change and should not be recorded under the Red Lamp name. The name change for this property was discussed. Manager Brown reminded the council that the plat would have to be recorded before it could go into escrow.

Councilmember Rapier made a motion to approve the Final Plat under the newly renamed Thatcher Commercial Plaza and seconded by Vice Mayor Smith. Motion carried unanimously.

B. Proposed Rezone of Parcel 104-01-022T, located on Reay Lane south of Ridgeview Way.

Manager Brown stated to the Council that this area is located south of the homes on 12th Street. Manager Brown referred to Mr. Palmer for further explanation. Mr. Palmer stated that the applicant, Jim Belilove, would like to build an assisted living facility here. The facility would consist of 10 buildings with 10 beds each which would total 100 beds. The applicant has built several assisted living facilities and presented substantial evidence in the last P&Z meeting. The P&Z recommended the rezoning. Manager Brown stated that staff agrees with the P&Z board for the rezoning.

Councilmember Carlton made a motion to approve the Rezone of Parcel 104-01-022T, located on Reay Lane south of Ridgeview Way and seconded by Vice Mayor Smith. Motion carried unanimously.

C. Daley Heights – 1 - Final Plat Renewal

Manager Brown stated to the Council that this is the same exact plat approved a year ago which has now expired. Manager Brown referred to Mr. Palmer for additional comments. Mr. Palmer stated to the council that this would be extending the approval from a year ago which is allowed by town code. He also recommended that if approved we add a one-year extension.

Councilmember Rapier made a motion to approve the Daley Heights 1 Final Plat Renewal with a one-year extension and seconded by Councilmember Carlton. Motion carried unanimously.

D. Audit Report – Colby & Powell, PLC

Manager Brown turned it over to Matt Bingham with Colby & Powell that presented via Zoom. Mr. Bingham stated this presentation is for the 2020/2021 fiscal year audit report. The financial statements are based on governmental and business activities. The audit is completed by a set of standards that is provided by the government. Mr. Bingham stated after completed the audit there were 3 findings. Credit card expenditure receipts were a repeat finding, exceeded departmental budgets, and timeliness of annual financial reporting. Mr. Bingham touched on pension plans with a graph that represented the last 5 years. He stated that the Town is on an incline and is handling these plans well. Manager Brown addressed the council on the 3 findings. He stated that staff is working with other staff to get the receipt process in order, exceeding departmental budgets will be looked at to get a better system, timeliness of reporting occurred due to health issues and scheduling conflicts.

E. Thatcher Unified School District / Town of Thatcher IGA – School Resource Officer

Manager Brown stated that the school applied for the funds and has been awarded \$90,105.60 for a School Resource Officer. Manager Brown stated the Matt Petersen, superintendent of Thatcher Schools and Chief Woods are available to discuss this as well. The duration of the IGA is for this fiscal year which ends in June. The school will also be applying for the funds once again in February for the next fiscal year. Councilmember Rapier asked how the hiring of the School Resource Officer would affect the PSRS account. Manager Brown stated that the funds of the IGA should be able to cover the costs. Mr. Petersen stated that the officer's time will be spent in the classroom and available for emergency response in all schools throughout the district. Chief Woods stated that ideally Officer Arbizo would move right into the position because he has 8 years of experience as a School Resource Officer in Safford. The Town would then hire another officer to take Officer Arbizo's position.

Councilmember Carlton made a motion to approve the Thatcher Unified School District / Town of Thatcher IGA for a School Resource Officer and seconded by Vice Mayor Smith. Motion carried unanimously.

F. Canvas of Vote - 2022 Primary Town Council Election

Vice Mayor Smith made a motion to table Canvas of Vote 2022 Primary Town Council Election and seconded by Councilmember Vining. Motion carried unanimously.

G. Purchase Award for New Kubota L4701HST Tractor

Manager Brown stated to Council that staff revisited obtaining a quote from a local vendor that was requested by Council. The quote being presented is from Goodman Ag. Goodman Ag will also service the tractor.

Councilmember Rapier made a motion to approve the purchase for the Kubota L4701HST Tractor and seconded by Vice Mayor Smith. Motion carried unanimously.

H. Purchase Award for New Caterpillar 910 Compact Wheel Loader

Manager Brown stated to Council that this is to replace a 1980's loader that is being used. The quote being presented is from Empire a local vendor. It is also based on a state purchasing contract.

Councilmember Rapier made a motion to approve the purchase of the Caterpillar 910 Compact Wheel Loader to Empire in the amount of \$159,763.32 and seconded by Councilmember Howard. Motion carried unanimously.

7. INFORMATIONAL ITEMS:

A. Town Manager's Report

- Public Works Projects
 - High School Avenue work continues burying power, sewer taps. Work should be completed by next week.
 - Streets crew worked on 250 ft of curbing at the cemetery for one week
 - Storm cleaning
- Red Lamp Architecture & Name
 - Presented the various diagrams from the landscape architect
- Annual League Conference
 - Reminder of dates Tuesday, August 30th to Friday, September 2nd
- Graham County Respite Center – Thatcher Assistance
 - City of Safford, Town of Pima, and the County are in talks regarding the center and coming up with funding. Council asked if percentages could be based on sales tax.
- Vehicle Lease Update
 - Received 6 new utility trucks and have been put in service.
- Council Chambers Video Display Upgrade
 - In the process of turning the chambers into a full zoom room.
- Financial Summary
 - The electric rate increase is not presented in July.
- Police Department
 - Received a grant to fund DUI testing.
- Fire Department
 - Chief Curtis announced that 15 fire fighters including himself will be attending the annual Arizona Fire School next month.

B. Council Reports

Mayor Bryce stated that he took some time over the weekend and drove around the Town. He stated that the Town looks great, High School Avenue and Stadium Avenue look excellent. Wanted to extend his appreciation to staff.
Councilmember Carlton announced that he will be attending the SEAGO meeting this Friday.

8. FUTURE AGENDA ITEMS & POTENTIAL QUORUM'S

Mayor Bryce announced that there will be a quorum while councilmembers attend the annual League conference. Requested staff to post.

9. ADJOURNMENT

Motion made to adjourn the meeting at 7:56 p.m. by Mayor Bryce.

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 18th day of July. I further certify that the meeting was duly called and held and that a quorum was present.

Annie Reidhead, Deputy Clerk