



**MEETING MINUTES FOR THE REGULAR MEETING & PUBLIC HEARING
OF THE THATCHER TOWN COUNCIL
JUNE 19, 2023**

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

Staff present: Town Manager Heath Brown, Town Attorney Matt Clifford, Police Chief Shaffen Woods, Interim Fire Chief Steve Curtis, Town Engineer Tom Palmer, Town Clerk Annie Reidhead, Building Inspector Alan Bryce, Procurement Officer Gary Allred, Finance Intern Brooklyn Angle

Visitors: County Supervisor John Howard, David Bell (EA Courier), Garrett Bryce, Emily Bryce, Mary Martin, Rue Mattice, Jace Elkins, Ethan Estes, Chelsea Estes, Pam Curtis, Curtis Whittle, Jacob Ferrin, Justin Fitzgerald, Jacob Porter, Justin Ferrin, Mike Nagy, Andrew Giaquinto, Balt Bermudez, Brian Thompson, Cayden Curtis, CJ Mattice, Ryan Curtis, Jay Larson, Larry Kerrigan, Kim Palmer,

Welcome and Call Meeting to Order at 6:30 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 Councilwoman Smith.

AGENDA

1. PUBLIC HEARING:

- A. **REZONING REQUEST** – A request to re-zone parcel 104-10-314B from R1-8 (Single Family Residential) to R-2 (Multi Family Residential). The parcel is approximately 0.29 acres and is located at 963 N. 8th Avenue.
- B. Final Plat for Spring Canyon Estates Phase 2 Subdivision.

2. OPEN CALL TO THE PUBLIC: Chief Woods introduced new officer Dustyn Brown.

3. PUBLIC APPEARANCES: None

4. CONSENT AGENDA: Action Item

- A. Approve Minutes of the May 15, 2023, 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 Howard. Motion carried unanimously.

5. OLD BUSINESS: None

6. **NEW BUSINESS:** Discussion, consideration, and possible action

- A. Proposed rezone of parcel 104-10-314B from R1-8 to R-2. Property is at 963 N. 8th Avenue. Mr. Brown stated that the Planning & Zoning board recommended approval.

Councilman Carlton made a motion to approve the rezoning of parcel 104-10-314B from R1-8 to R-2 at 963 N. 8th Avenue and seconded by Vice Mayor Howard. Motion carried unanimously.

- B. Final Plat for Spring Canyon Estates Phase 2.

Mr. Brown stated that this is an extension of Phase 1 and will include 24 lots. Mr. Palmer stated that the pre plat had been approved years ago and this includes the rezone. Mr. Palmer stated that the Planning & Zoning board recommends approval.

Vice Mayor Howard made a motion to approve the final plat for Spring Canyon Estates Phase 2 and seconded by Councilmember Smith. Motion carried unanimously.

- C. 2023/24 Town of Thatcher Final Budget (+potential United Way Grant)

Mr. Brown stated that this final budget did not change from the preliminary budget. He discussed the potential of the Town receiving a \$200,000 grant to use towards the soccer field lighting at the Recreation Complex. The current estimate for the lighting is \$545,000. Amongst the council members the potential of not applying for the grant this year versus next year was discussed and how often the fields would be utilized if they were lit.

Councilmember Welker made a motion to approve the 2023/24 Town of Thatcher final budget with the amendments of moving \$350,000 out of the contingency fund for lighting of the soccer fields at the Recreation Complex and adding a line item for the \$200,000 United Way grant and seconded by Councilmember Carlton. Motion carried unanimously.

- D. Planning & Zoning Commission Member Appointment

Mr. Brown referred to Building Inspector Alan Bryce. Mr. Bryce announced that there are 2 available seats on the Planning & Zoning board for a 4-year term. We received only one letter of interest from Nate Sorensen. David Griffin has stated to the Planning & Zoning board that he would like to stay on the board for another term.

Vice Mayor Howard made a motion to reappoint David Griffin and appoint Nate Sorensen to the Planning & Zoning board for 4-year terms and seconded by Councilmember Smith. Motion carried unanimously.

- E. Arizona Diamondbacks Grant Application for Ball Field Construction

Mr. Brown stated that there is a grant offered by the Arizona Diamondbacks for funds to construct a baseball field. He recommended the Town apply for the grant for construction of a baseball field at the Platt property.

Councilmember Carlton made a motion to approve the grant application process for the Arizona Diamondbacks grant and seconded by Councilmember Smith. Motion carried unanimously.

- F. New Substation Equipment Purchases

Mr. Brown stated that the Graham County Coop has recommended the purchase of some major components due to the long lead times during this fiscal year.

He discussed the items below.

- a. Dielectric Recloser \$82,904.88 (sole source)
- b. Circuit Breaker \$59,890.00 (sole source)
- c. Voltage Regulators (3):
 - i. Western United Elec. Supply Corp. \$118,943.38
 - ii. Border States \$194,844.75
 - iii.

Councilmember Welker made a motion to purchase the substation equipment in the amounts listed above using the low bid for the voltage regulators in fiscal year 2022/23 or 2023/24 dependent upon the opinion of our auditing firm and seconded by Vice Mayor Smith. Motion carried unanimously.

7. **INFORMATIONAL ITEMS:**

A. Town Manager's Report

- Public Works Department
Recreation Complex
1st Avenue Fence Replacement
Spent most of the month working on the replacement of the fence where the dump truck incident happened.
High School Avenue Power Relocation
Partnered with the COOP for Kainoas extra power and turned into an opportunity to get power underground from the Highway to 4th Street.
- Fire Department Pay per Call/Training
The packet included information about what other local cities and towns pay per call outs for their fire departments that was requested by the council.
- PSPRS Payment Made to 90% Funded (\$800K)
- Possible Annual Golf Course Projects
Discussion of the Town possibly partnering with the Mount Graham Golf Course on small projects in the years to come, for example installing bottle fillers or building concrete cart paths.
- Arizona Southwest Credit Union Escrow Deposit for Red Lamp Property
The credit union has placed their deposit of \$10,000 for the lot.
- 4th of July Update
The schedule of events with names was discussed.
- Financial Summary

- Police Department
Chief Woods announced that there will be a retirement party for Officer Rodgers this Thursday. Items have been purchased with the DEMA grant funds.
The department has scheduled an upcoming ALICE training.

- Fire Department
Interim Chief Steve Curtis stated that they received several calls over the weekend.
A lot of the firefighters attended the meeting in support of the payout calls.
This upcoming Saturday they will be burning a double wide near the post office.
He announced a suicide prevention program that has been organized in the name of one of the firefighters, Kai Gurtler.

B. Council Reports

8. **FUTURE AGENDA ITEMS & POTENTIAL QUORUM'S:** None

9. EXECUTIVE SESSION:

At 7:28 p.m. Councilmember Smith made a motion to go into Executive Session and seconded by Vice Mayor Smith. Motion carried unanimously.

A. Thatcher Fire Chief

At 8:22 p.m. Councilmember Smith made a motion to exit the Executive Session and return to Regular Session and seconded by Councilmember Carlton. Motion carried unanimously.

Councilmember Carlton made a motion to release Josh Curtis as the Town of Thatcher Fire Chief and have Steve Curtis continue as Interim Fire Chief and seconded by Councilmember Welker. Motion carried unanimously.

At 8:30 p.m. Councilmember Carlton made a motion to go into Executive Session and seconded by Councilmember Smith. Motion carried unanimously.

B. Town Manager Annual Evaluation

At 8:55 p.m. Councilmember Carlton made a motion to exit the Executive Session and go back into Regular Session and seconded by Councilmember Smith. Motion carried unanimously.

Councilmember Welker made a motion to retain Town Manager Heath Brown for another year and increase his salary with a 3.5% COLA raise and a 3.5% merit raise and seconded by Councilmember McEuen. Motion carried unanimously.

10. ADJOURNMENT

Councilmember Vining made a motion to adjourn the meeting at 8:55 p.m. and was seconded by Councilmember Carlton. Motion carried unanimously.

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 19th day of June. I further certify that the meeting was duly called and held and that a quorum was present.

Annie Reidhead, Deputy Clerk