



**MEETING MINUTES FOR THE REGULAR MEETING & PUBLIC HEARING
OF THE THATCHER TOWN COUNCIL
October 21, 2024**

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

Staff present: Town Manager Heath Brown, Town Attorney Matt Clifford, Town Engineer Tom Palmer, Police Chief Glen Orr, Fire Chief Steve Curtis, Assistant Fire Chief Josh Curtis, Town Clerk Annie Reidhead, Procurement Officer Gary Allred, Building Inspector Alan Bryce

Visitors: David Bell (EA Courier), Ryan Allen, Cayden Curtis, Shaffen Woods, Becky Motes, Austin Vanscoyk, Bryan Montierth

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 Councilmember Smith.

AGENDA

1. PUBLIC HEARING:

A. To consider the matter of a proposed re-zone of parcel 104-33-220 from a mix of C-2 (Highway Commercial) and MH (Manufactured Home) to R-4 (High Density Residential). The parcel is approximately 7.33 acres and is located South of the Madrean Vista Apartments off Chalmers Lane in Thatcher.

2. OPEN CALL TO THE PUBLIC: None

3. PUBLIC APPEARANCES:

A. Kathryn Sticklin – Wreathes Across American for Veterans Graves

Not Present

4. CONSENT AGENDA: Action Item

- A. Approve Minutes of the September 16, 2024, Regular Council Meeting and the October 7, 2024, Special Council Meeting.
- B. Planning and Zoning Monthly Report.
- C. Police Monthly Report.
- D. Approval of Invoices.
- E. Financial Reports.

Councilmember Smith made a motion to approve the Consent Agenda and was seconded by Vice Mayor Howard. Motion carried unanimously.

5. OLD BUSINESS: Discussion, consideration, and possible action

A. **Resolution 714-2024.** A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF THATCHER, GRAHAM COUNTY, ARIZONA, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FY 2024/25 STATE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, CERTIFYING THAT SAID APPLICATION MEETS THE COMMUNITY'S PREVIOUSLY IDENTIFIED HOUSING AND COMMUNITY DEVELOPMENT NEEDS AND THE REQUIREMENTS OF THE STATE CDBG PROGRAM, AND AUTHORIZING ALL ACTIONS NECESSARY TO IMPLEMENT AND COMPLETE THE ACTIVITIES OUTLINED IN SAID APPLICATION.

Mr. Brown reported that this is the same Resolution for a CDBG project that was presented to the Council in March. One of the requirements to receive the CDBG funds is to publish the P2 advertisement, the P4 advertisement, and pass the Resolution. Due to EA Courier not publishing the first P2 advertisement staff had to

start the process over. Mr. Brown stated that the Council approved the Resolution in March for the funds to be used towards Safe Paths to Schools. This has not changed for this Resolution only dates have been changed.

Vice Mayor Howard made a motion to approve Resolution 714-2024 as presented and was seconded by Councilmember Smith. Motion carried unanimously.

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

A. Re-zone of parcel 104-33-220 from a mix of C-2 and MH to R-4

Mr. Brown stated that M Industries is applying for the rezone for the parcel. Currently the parcel is zoned for commercial and manufactured homes and the rezoning request calls for high density residential homes. Staff have conducted a Citizens Meeting and a P&Z Meeting regarding the rezone. Staff agrees with the location and the need for additional housing therefore Staff recommends the approval of the rezone. Mr. Brown mentioned that Becky Motes, owner of M Industries, is present and available for questions. Ms. Motes addressed the Council and presented photo samples of what the property may look like. M Industries plans for town homes to be rented. Each town home would have their own garage and backyard. There will also be an HOA put in place for the private roads. Ms. Motes mentioned that they would like to start the project ASAP. Tom Palmer, Town Engineer, addressed the Council and remarked that the Council would have the opportunity to review the project in depth during the approval stage of the pre-plat drawings and the final plat drawings.

Councilmember Carlton made a motion to approve the Re-zone of parcel 104-33-220 from mix of C-2 and MH to R-4 and was seconded by Councilmember Vining. Motion carried unanimously.

B. Fire Brush-Truck Purchase

Mr. Brown stated that we were awarded the FMI Community Investment Grant in the amount of \$100,000 to be used towards the purchase of the truck. This purchase is a budgeted item. Mr. Brown referred to the bid summary included in the bid package that has been presented to the Council. Staff are recommending the purchase of the truck from Rebel.

REBEL	ARIZONA FIRE APPARATUS	WEIS FIRE
Price: \$283,100	Price: \$288,943 (XL Option), \$289,843 (XLT Option)	Price: \$295,000
Delivery Cost: \$1,500	Delivery Cost: \$650	Delivery Cost: \$3,750
Timeline: ASAP	Timeline: January 2026	Timeline: 30 Days
Warranty: Apparatus – 1 year limited including parts and workmanship	Warranty: Body – 10 yrs/100,00 miles, Tank – Lifetime, Paint – 7 yrs, Plumbing – 10 yrs, Pump – 6 yrs, Apparatus – 1 yr	Warranty: None
Summary & Recommendation: Lowest Bid – Rebel, Fastest Delivery – Rebel, Best Value - Rebel		

Chief Curtis, Assistant Chief Josh Curtis, Ryan Allen, and Cayden Curtis representing the Fire Department addressed the Council with information on the truck. Chief Curtis stated the truck is a Ram diesel, while referring to the picture presented to the Council. The truck is in Henderson, Nevada and has 6,000 miles with the original warranty. Mr. Allen mentioned that if the department were to purchase a new truck, this would be their choice. He also stated that the truck comes with the latest technology with controls located in the console and the back. Chief Curtis stated that Jackson Fire Heights District will be paying their portion which will be from \$80,000 to \$100,000. He stated that if the purchase is approved, he would like to send a few individuals to Henderson, Nevada to inspect and test drive the truck. Mr. Allen mentioned that the purchase of this truck would allow better access to alleyways, farm fields, and the FMI mine site.

Councilmember Vining made a motion to approve the purchase of the Fire Brush Truck from Rebel in the amount of \$283,100 and was seconded by Vice Mayor Howard. Motion carried unanimously.

C. Water Truck Purchase

Mr. Brown stated that this purchase is also a budgeted item. Our current water truck is an early 80's model and we are having to perform a lot of maintenance due to the apparatus and pump leaking. Mr. Brown then referred to the bid summary included in the bid package that has been presented to the Council. Staff are recommending the purchase of the 2019 Freightliner from United Rentals.

EMPIRE TRUCK & TRAILER 2016 International Chassis 150,000 miles, New Tank	UNITED RENTALS 2019 Freightliner 5,583 miles	PROVEN TRUCK & EQUIPMENT 2018 Freightliner 263,000 miles, New Tank	EMPIRE TRUCK & TRAILER New
Price: \$103,441.70	Price: \$89,435	Price: \$49,000	Price: \$139,449
Delivery: Local Vendor	Delivery: Local Vendor	Delivery: California	Delivery: Local Vendor
Timeline: As Built	Timeline: Ready	Timeline: Not Available	Timeline: Not Available
Summary & Recommendation: Lowest Bid – Proven Truck & Equipment, Fastest Delivery & Best Value – United Rentals			

United Rentals in Gilbert brought the truck to Thatcher for our Streets Department to inspect and drive.

Councilmember Smith made a motion to approve the purchase of the Water Truck from United Rentals in the amount of \$89,435 and was seconded by Councilmember Carlton. Motion carried unanimously.

D. Police Vehicle(s) Purchase

Mr. Brown referred to the bid summary included in the bid package that has been presented to the Council.

MIDWAY CHEVROLET (FINANCED)	ENTERPRISE	MIDWAY CHEVROLET (PURCHASED)
Price: \$107,340.98	Price: \$111,570.06	Price: \$96,541.81
Timeline: GM Order	Timeline: GM Order	Timeline: GM Order
Summary & Recommendation: Lowest Bid – Midway Chevrolet, Fastest Delivery & Best Value – Midway Chevrolet		

Mr. Brown stated that these purchases were budgeted items with the proposed leasing costs from Enterprise Fleet Management. He mentioned that Staff would like to phase out Enterprise Fleet Management in the next couple of years. Mr. Brown explained that currently we have 14 patrol vehicles and Staff hopes to replace the vehicles every 5 years due to the wear and tear. He explained how Enterprise is no longer upfitting the Police vehicles and Midway Chevrolet is. The discussion of financing versus purchasing the vehicles took place and how it would affect the Town's expenditure limitation. Councilmember McEuen requested that Staff price the Police vehicles locally. He also asked to check on Ford versus Chevrolet. Chief Orr addressed the Council and stated that Ford no longer manufactures Police vehicles. He mentioned that there are 3 upfitting companies in the state of Arizona and Pride Outfitting is the company that is preferred. Chief Orr also stated that Kempton Chevrolet is available to do maintenance on the vehicles.

Councilmember Carlton made a motion to approve the purchase of two Police Vehicles from Midway Chevrolet in the amount of \$96,541.81 per vehicle that includes upfitting costs with the understanding of transferring funds from Contingency funds and was seconded by Councilmember McEuen. Motion carried unanimously.

7. INFORMATIONAL ITEMS:

A. Town Manager's Report

- PUBLIC WORKS DEPARTMENT
8th Street
Crews are working on the first half of the box culvert for the canal. The City of Safford is working on the water lines and SW Gas is working on the gas lines. The Railroad company is cooperating well.
- INCINERATOR
Crews have poured the concrete pad, and the gas line has been installed. Staff did not have a ship date for the Incinerator that is coming from Florida.
- GOLF COURSE
There is a meeting scheduled with the City of Safford on Tuesday, October 29th to discuss the taxes and utilities.
- TOWN APP
Zora Cloud is creating the Town of Thatcher app. It should be available for use within a week or two. Staff will prepare a rollout plan. The app will give residents access to submit information to the Town, pay their bills, and will give the Town access to get information out to residents.
- PAVING PROJECT
CKC will be milling out in Daley Estates this Thursday and Friday. They will pave in the following two weeks. Staff will get the information out to the residents.

- **FINANCIAL SUMMARY**

GENERAL FUND		SEWER FUND		ELECTRIC FUND	
TOWN TAXES	\$562,622	SEWER REVENUE	\$37,784	ELECTRIC REVENUE	\$609,223
SHARED REVENUE	\$183,660	SEWER EXPENDITURES	\$54,919	ELECTRIC EXPENDITURE	\$378,155
OTHER REVENUES	\$197,837	SEWER NET	-\$17,136	ELECTRIC NET	\$231,068
TOTAL REVENUE	\$944,119	SANITATION FUND			
TOTAL EXPENDITURES	\$489,307	SANITATION REVENUE	\$37,394		
GENERAL FUND NET	\$454,811	SANITATION EXPENDITURE	\$31,374		
		SANITATION NET	\$6,019		

- **POLICE DEPARTMENT**

Chief Orr stated that a scale has also been installed for the Incinerator for the department to report the impact on the community to United Way. Chief Orr has been monitoring traffic on 8th Street and it has been improving. The Thatcher High School Homecoming Parade is this Friday and the department will be monitoring it. Chief Orr pointed to his Pink Badge and stated that these were purchased for all Police Officers to wear during the month of October to represent all the fighters of breast cancer. The department has received many compliments and thanks on the badges.

- **FIRE DEPARTMENT**

Chief Curtis stated that this month they have received a lot of calls. He reported that the Open House went well and was one of the best attendances. The EAC cheerleaders volunteered at the Open House and did facepainting. He thanked all the Staff that attended.

B. Council Reports

Vice Mayor reported on the SW Gas Open House event. She also reported on the Rural Transportation Summit as well.

8. FUTURE AGENDA ITEMS & POTENTIAL QUORUM'S

Mr. Brown mentioned the upcoming Council Work Session Meeting scheduled for Monday, November 4th at 6:00 p.m.

9. ADJOURNMENT

Mayor Bryce adjourned the meeting at 7:36 p.m.

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 21st day of October. I further certify that the meeting was duly called and held and that a quorum was present.

Annie Reidhead, Town Clerk