



**MEETING MINUTES FOR THE REGULAR MEETING & PUBLIC HEARING
OF THE THATCHER TOWN COUNCIL
February 24, 2025**

Councilmembers present: Mayor Howard, Vice Mayor Welker, Councilman Bryce, Councilman Vining, Councilman McEuen, Councilman Woods, Councilman Carter

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

Staff absent: Police Chief Glen Orr

Visitors: David Bell (EA Courier), Stacy Walker, Nicholas Walker, Kevin Adams, Matthew Elam, Eric Angle, Kendall Curtis, Mesia Curtis, Sean Williams, Brandon Homer, Travis Palmer

Welcome and Call Meeting to Order at 6:30 p.m. by Mayor Howard and she stated that this is a public meeting of the Thatcher Town Council. She stated that we do have a quorum.

Pledge of Allegiance led by Councilmember Woods.

AGENDA

1. PUBLIC HEARING:

- A. To consider the matter of a proposed preliminary plat for the Ballpark Estates Subdivision, a 22-lot subdivision on parcel 104-23-032I. The total parcel is approximately 13.63 acres and is located West of Reay Lane across from the Gila Institute for Technology building in Thatcher.

2. OPEN CALL TO THE PUBLIC: None

3. PUBLIC APPEARANCES: None

4. CONSENT AGENDA:

- A. Approve Minutes of January 27, 2025, Regular Council Meeting
- B. Planning and Zoning Monthly Report
- C. Police Monthly Report
- D. Approval of Invoices
- E. Financial Reports

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

5. OLD BUSINESS: None

6. NEW BUSINESS:

- A. Approval of Ballpark Estates Subdivision

Mr. Brown stated that this agenda item is to approve the preliminary plat for the Ballpark Estates Subdivision. The subdivision is 22-lot subdivision and was discussed in the Public Hearing of this meeting. He then referred to Building Inspector Alan Bryce. Mr. Bryce stated that the proposed preliminary plat was unanimously recommended by the Planning & Zoning committee. Town Engineer Tom Palmer announced that the co-owner of the property, Sean Williams, is in the audience if Council has any questions.

Councilmember Bryce made a motion to approve the preliminary plat for the Ballpark Estates Subdivision as presented and was seconded by Vice Mayor Welker. Motion carried unanimously.

B. Presentation of the 2023-24 Financial Audit

Cailee Lewis with Baker Tilly introduced herself to the Council via Zoom. Baker Tilly was chosen to audit the Town's Annual Financial Statement for fiscal year 2023/2024. Mrs. Lewis presented a PowerPoint presentation on reporting and insights. She stated that there was one finding, Expenditures exceeding Budget Expenditures at the Department Level in the Magistrate, Parks and Recreation, Police, Fire, and Shop departments in the General Fund. Baker Tilly's recommendation is management should periodically review and reconcile actual departmental expenditures with approved budgeted expenditures. Mrs. Lewis reported that the Town was \$3.1 million under the Economic Estimates Commission's Expenditure Limitation. She noted that Colby & Powell performed audit consulting services for the Town throughout the audit. There was no non-compliance with laws and regulations during the audit and there were not any instances of known or suspected fraud during the audit.

C. Budget Workshop Date

The Council and Staff agreed on Monday, April 7th, for the Budget Workshop Date.

7. **EXECUTIVE SESSION:** Pursuant to A.R.S. Section 38-431.03 (A)(1)(3)(7) the Town Council may go into Executive Session to Discuss or consult with designated representatives of the public body to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

Mayor Howard asked the Culver's group, Kevin Adams, Stacy Walker, Nicholas Walker, and Matthew Elam, to introduce themselves.

At 7:17 p.m. Councilmember McEuen made a motion to move into the Executive Session and was seconded by Vice Mayor Welker. Motion carried unanimously.

At 7:30 p.m. Councilmember McEuen made a motion to terminate the Executive Session and was seconded by Councilmember Woods. Motion carried unanimously.

Vice Mayor Welker instructed Staff to begin the process of negotiating a contract with Culver's Restaurant and was seconded by Councilmember Vining. Motion carried unanimously.

8. **INFORMATIONAL ITEMS:**

A. Town Manager's Report

- PUBLIC WORKS DEPARTMENT

8TH STREET

The contractor has 70% curbing completed; boring contractor will arrive on 2/25 to complete conduits under tracks. The removal of power lines will begin on 3/03. There is a judicial hearing set for 3/23 to discuss the issues with the Railroad and ACC.

CRACK SEALING

Nearly completed, Reay Lane and 20th Avenue need to be completed. Crews will be working at night using police escorts.

SHOP LEAN-TO

It is complete and looks great.

PLATT PROPERTY

The Parks crew will be cleaning it up, removing debris, etc.

GATE AT BURN PIT

Crews will be installing an automatic gate to limit illegal dumping.

THATCHER COMMERCIAL PROPERTY

No discussion

- INCINERATOR

It is up and running. Staff is developing a policy for shared use that will include fees.

- WEBSITE
Staff met with Granicus to discuss a refresh with new photos and videos.
- PLACER AI
Shared data on use of Splash Park, Lyle Grant Park, Baseball Fields, Library, and Golf Course.
- FINANCIAL SUMMARY

GENERAL FUND		SEWER FUND		ELECTRIC FUND	
TOWN TAXES	\$375,246	SEWER REVENUE	\$42,989	ELECTRIC REVENUE	\$416,728
SHARED REVENUE	\$201,253	SEWER EXPENDITURES	\$33,118	ELECTRIC EXPENDITURE	\$405,161
OTHER REVENUES	\$116,760	SEWER NET	\$9,871	ELECTRIC NET	\$11,567
TOTAL REVENUE	\$693,259	SANITATION FUND			
TOTAL EXPENDITURES	\$567,156	SANITATION REVENUE	\$37,814		
GENERAL FUND NET	\$126,103	SANITATION EXPENDITURE	\$19,321		
		SANITATION NET	\$18,493		

- POLICE DEPARTMENT
Chief Orr was not present due to attending the Arizona Police Chief Conference.
- FIRE DEPARTMENT
Chief Curtis reported a hydrogen peroxide leak on a semi-truck that occurred on February 4th. The truck was moved to the town yard until it was repaired. On February 17th the department utilized the new brush truck for the first time on Highway 70. A sprinkler set off at a new business was reported on February 20th. The department installed a new head and assisted with the flooding of the building.

B. Council Reports

Mayor Howard attended the last ADOT meeting and reported that Highway 70 from Reay Lane to 8th Avenue is on the list to be paved.

9. FUTURE AGENDA ITEMS & POTENTIAL QUOROM'S: None

10. ADJOURNMENT:

Mayor Howard adjourned the meeting at 7:40 p.m.

APPROVED:

Heath Brown, Town Manager

Jenny Howard, 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 the 24th day of February. I further certify that the meeting was duly called and held and that a quorum was present.

Annie Reidhead, Town Clerk