



**MEETING MINUTES FOR THE REGULAR MEETING & PUBLIC HEARING  
OF THE THATCHER TOWN COUNCIL  
March 17, 2025**

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

Councilmembers absent: Councilman Bryce

Staff present: Town Manager Heath Brown, Town Attorney Matt Clifford, Police Chief Glen Orr, Fire Chief Steve Curtis, Town Clerk Annie Reidhead

Staff absent: Town Engineer Tom Palmer

Visitors: David Bell (EA Courier), John Howard, Sherri Elkins

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 Vice Mayor Welker.

**AGENDA**

1. **PUBLIC HEARING:** None
2. **OPEN CALL TO THE PUBLIC:** None
3. **PUBLIC APPEARANCES:**

A. First Things First

a. 2025 Week of the Young Child Proclamation

Mayor Howard introduced Sherri Elkins, Regional Director of the Graham/Greenlee County First Things First, Arizona's Early Childhood Agency and she approached the Council. Ms. Elkins explained the organization's purpose and mentioned the organization is funded through the state's tobacco tax. While representing the organization she requested the Town of Thatcher join First Things First in recognizing the importance of early childhood development by declaring April 5<sup>th</sup> – 11<sup>th</sup> the Week of the Young Child 2025. Ms. Elkins presented children's books to the Mayor and Council and challenged them to find a young child to read and donate the books to. She also handed out brochures that included information on First Things First. Mayor Howard read and signed the Proclamation

**Week of the Young Child 2025**

- WHEREAS, All of Arizona's children deserve access to quality early care and education (ECE) environments; and
- WHEREAS, Quality child care programs build children's lifelong learning skills during the critical years from birth to age five; and
- WHEREAS, ECE teachers and child care providers are the essential workforce that helps Arizona parents get to work or school; and
- WHEREAS, Funding quality child care is a smart investment that improves family well-being, strengthens communities, and grows our state's prosperity; and
- WHEREAS, First Things First, Arizona Association for the Education of Young Children, Southern Arizona Association for the Education of Young Children, and other community organizations, in conjunction with the National Association for the Education of Young Children, are celebrating the 54th anniversary of the Week of the Young Child; and
- WHEREAS, These organizations are working to improve equitable early childhood opportunities that provide a strong start for children in the Graham/Greenlee Region; and
- WHEREAS, Public policies that support ECE for Arizona's youngest learners help our families, communities, and the economy thrive.

NOW, THEREFORE, I, Jenny Howard, THE MAYOR OF THATCHER, do hereby proclaim April 5-11, 2025 as the Week of the Young Child in the Graham/Greenlee Region, and encourage all citizens to support and invest in early care and education in our community.

4. **CONSENT AGENDA:**

- A. Approve Minutes of February 24, 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 Councilman Woods. Motion carried unanimously.

5. **OLD BUSINESS:** None

6. **NEW BUSINESS:**

A. Fund Transfer Approval (See Attachment)

- a. Box Canyon Deposit
- b. Soccer Field Lighting
- c. Electric Sub-Station

Mayor Howard referred to the attachment included in the meeting packet describing the fund transfers. Mr. Brown explained the funds associated with the above projects. The Box Canyon Deposit is the deposit to SPAA for prepaid electricity, the Soccer Field Lighting amount is the amount spent over the \$300,000 we received in grant funds, the Electric Sub-Station award was approved in the November council meeting with funding line items to be determined later.

**March 2025 – Fund Transfers**

**Summary of Fund Reallocation**

1. Box Canyon Deposit (Pinal County Solar Power)

Purchase of Power Account

\$390,000

\* Original Budget: \$3,700,000

Move funds from Purchase of Power to

\* Used to Date: \$1,681,060

Prepaid Electricity to SPAA

\* Remaining: \$2,018,940

2. Soccer Field Lighting (Amount above Grants)

45% of Budget Used after 67% of Fiscal Year Complete

\$118,438.86

Last Year \$382,000 in Expenditures for the Months Mar-Jun

Move funds from General Fund Contingency to

General Fund Contingency Account

Miscellaneous Expense "Park"

\* Original Budget: \$1,100,000

3. Electric Substation

\* Used to Date: \$0

\$829,165 Expenditures so far, this Fiscal Year

\* Transfer Amount: \$668,738.86

\$720,000 Forecasted Expenditures the Remainder of the Fiscal Year

\* Remaining After Transfers: \$431,561.14

Total Expenditures 24-25 Budget = \$1,549,165

Electric Contingency Account

Move \$1,000,000 from Electric Contingency to

\* Original Budget: \$1,000,000

Electrical System

\* Used to Date: \$0

Move \$550,000 from General Fund Contingency to

\* Transfer Amount: \$1,000,000

Electrical System

\* Remaining After Transfers: \$0

Vice Mayor Welker made a motion to approve the March 2025 Fund Transfers as explained and attached and was seconded by Councilman Vining. Motion carried unanimously.

**B. RESOLUTION NO. 717-2025 - RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF THATCHER (TOWN), APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF THE APACHE II RESALE AGREEMENT**

Mr. Brown stated this Resolution and Agreements are for the solar field near Sunsites. This will be the most affordable power per kilowatt that will be purchased due to the field being close in vicinity and the grants that were received for the project. SPAA has reviewed the Resolution and the Agreements which include other entities from the State.

Vice Mayor Welker made a motion to accept Resolution No. 717-2025 Approving and Authorizing the Execution and Delivery of the Apache II Resale Agreement and was seconded by Councilman McEuen. Motion carried unanimously.

C. Thatcher – Culver’s Lot Sale Agreement

- a. Memorandum of Right of First Offer
- b. Purchase & Sale Agreement
- c. Special Warranty Deed and Closing Documents

Mr. Brown reported this information includes the Purchase & Sale of the lot at Thatcher Plaza for the Culver's Restaurant. The Agreement has been reviewed and approved by the Town's lawyers and Culver's lawyers. Mayor Howard stated that this Culver's Restaurant is not a corporate business, it is a local owned and operated business.

Vice Mayor Welker made a motion to approve the Purchase & Sale Agreement for the Lot at Thatcher Plaza to Culver's Restaurant along with the Memorandum of Right of First Offer and directed Staff to draft the Special Warranty Deed and Closing Documents and was seconded by Councilman Carter. Motion carried unanimously.

**7. INFORMATIONAL ITEMS:**

**A. Town Manager's Report**

- Public Works Department

8<sup>th</sup> Street

The retaining wall is complete. Crews worked on a pump line. Power is all installed underground. Curbing is complete and sidewalks are being poured. The Railroad hearing is scheduled for March 28<sup>th</sup> at 10:00 a.m. and Matt Clifford and Tom Palmer will attend.

Crack Sealing

This project has been completed.

Thatcher Commercial Plaza

Our crew completed the sewer line, City of Safford completed the water lines, and Southwest Gas completed the gas lines. Our crew started forming for the curbing.

Sub-Station

The foundation work is complete. The contractor that will be responsible for erecting the steel will be on site in a couple of weeks. The Reay Lane Sub-Station Monthly Report provided by Graham County Cooperative was included in the meeting packet for reference.

- Waste Water Treatment Plant

There will be a consultant reviewing the plant functions and suggesting improvements. The plant was built in the mid 90's.

- Incinerator Shade

Chief Orr reported that the Attorney General's Office has approved utilizing the AZ Opioid Settlement funds to construct the shade.

- Audit Findings – Update

The one finding, Actual expenditure exceeded budgeted expenditures at the department level, was explained as to the journal entries that were created between staff and our accounting consultant.

- Council Photo – Monday, April 21<sup>st</sup>, 6:00 p.m., before the next regular meeting

- Council Workshop – Monday, April 7<sup>th</sup>, 6:00 p.m.

- Curtis Property (Oleo Ranch & 20<sup>th</sup> Avenue)

The Curtis family is looking to sell the property to a business and have approached Town Staff regarding interest in extending sewer lines to that area.

- Financial Summary

GENERAL FUND		SEWER FUND		ELECTRIC FUND	
TOWN TAXES	\$356,999	SEWER REVENUE	\$47,809	ELECTRIC REVENUE	\$379,353
SHARED REVENUE	\$213,593	SEWER EXPENDITURES	\$24,924	ELECTRIC EXPENDITURE	\$194,940
OTHER REVENUES	\$344,163	<b>SEWER NET</b>	<b>\$22,885</b>	<b>ELECTRIC NET</b>	<b>\$184,413</b>
TOTAL REVENUE	\$914,755	<b>SANITATION FUND</b>			
TOTAL EXPENDITURES	\$546,897	SANITATION REVENUE	\$37,752		
<b>GENERAL FUND NET</b>	<b>\$367,858</b>	SANITATION EXPENDITURE	\$29,004		
		<b>SANITATION NET</b>	<b>\$8,748</b>		

- Police Department

Chief Orr discussed they have completed two full burns at the Incinerator that included all the Town's Dump the Drugs and several paper records. Policies and procedure information has been presented to the other local agencies to start the scheduling process.

Chief Orr stated that one officer attended Physical Security Assessment training. Enabling the officer to provide assessments to businesses, churches, and schools on how to prepare and

protect themselves for emergency situations in advance. Three officers attended the HDM training that provides enhanced training on officer's DUI techniques. Two officers received the training, and one officer completed their certification.

Chief Orr announced that the department is preparing for Sergeant Cauthen's retirement in May.

- Fire Department

Chief Curtis reported that the department has been relatively quiet.

Chief Curtis stated that the department will be conducting a house practice burn in a couple of weeks and will start the preparations tomorrow evening as part of their regular weekly meeting.

Chief Curtis announced that they will be involved in several community events over the next couple of months including the Mass Shooting Drill at Safford High School.

**B. Council Reports: None**

**8. FUTURE AGENDA ITEMS & POTENTIAL QUOROM'S:**

2025 League Annual Conference, August 19<sup>th</sup> – 22<sup>nd</sup>, at Fairmont Scottsdale Princess.

**MOVED FROM ITEM 7 TO ITEM 9**

**9. 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.

At 7:26 p.m. Councilmember McEuen made a motion to move into the Executive Session and was seconded by Councilman Woods. Motion carried unanimously.

At 8:01 p.m. Vice Mayor Welker made a motion to terminate the Executive Session and was seconded by Councilmember Vining. Motion carried unanimously.

Mayor & Council instructed Staff to maintain the current situation.

**10. ADJOURNMENT:**

Councilman McEuen made a motion to adjourn the meeting at 8:03 p.m. and was seconded by Councilman Carter. Motion carried unanimously.

**APPROVED:**

\_\_\_\_\_  
Heath Brown, Town Manager

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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 17th day of March. I further certify that the meeting was duly called and held and that a quorum was present.

\_\_\_\_\_  
Annie Reidhead, Town Clerk