



**MEETING MINUTES FOR THE REGULAR MEETING & PUBLIC HEARING
OF THE THATCHER TOWN COUNCIL
June 16, 2025**

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

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

Visitors: David Bell, John Howard, Vance Bryce, Brandon Homer, Erick Wright, Ryan Allen, Denis Poirier, Dawn Poirier, Patrick Huish, Rachel Allen, Kym Gifford, Justin Mack

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:

- A. To consider the matter of a final plat for Spring Canyon Estates Phase 3, a proposed 109-lot single-family residential subdivision. The subject property is east of 1st Avenue at the intersection of Eagle Drive in Thatcher. (Graham County Assessor Parcel #104-33-296).

Rachel Allen, a Thatcher resident, expressed concerns regarding the location of the open space adjacent to the canal, as well as issues related to storm water drainage.

Patrick Huish, also a Thatcher resident, stated his concerns with the same issues and additionally raised issues related to narrow streets and potential traffic impacts. Mr. Huish also addressed concerns about QBC Homes constructing homes of minimal quality in Phase III compared to those built in Phase I, and the potential impact on existing homeowners.

Kym Gifford, representing QBC Homes through Keyhole Properties, stated that Phase III meets all zoning requirements established by the Town.

2. OPEN CALL TO THE PUBLIC:

Rachel Allen, a Thatcher resident, expressed concern about the lack of sidewalks between High School Avenue and Church Street, noting that she had previously raised the issue at a prior Council meeting.

3. PUBLIC APPEARANCES: None

4. CONSENT AGENDA:

- B. Approve Minutes of May 19, 2025, Regular Council Meeting
- C. Planning and Zoning Monthly Report
- D. Police Monthly Report
- E. Approval of Invoices
- F. Financial Reports

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

5. OLD BUSINESS: None

6. NEW BUSINESS:

A. Final Plat for Spring Canyon Estates Phase 3 Residential Subdivision.

Mr. Brown referred to Tom Palmer and he explained the history, that this plat was approved originally in 2009 when the plats for Phase I were approved. Mr. Palmer stated that there have been several meetings regarding this plat and Planning & Zoning recommends approving the plat. Mr. Brown explained the agreement to exchange the walking path easement for further amenities.

Vice Mayor Welker made a motion to approve the Final Plat for Spring Canyon Estates Phase 3 Residential Subdivision Extension of the Quail Ridge Phase II-D Residential Subdivision Final Plat and was seconded by Councilmember Woods. Motion carried unanimously.

B. Fire Department Flooring – Bid Award

Contractor	Bid Amount
Safford Floor Coverings LLC	\$20,414.38
Carpet, Tile & More LLC	\$21,380.76
RMI Flooring	\$18,276.91

Mr. Brown explained that, following the Request for Bids process, that the Town received three submissions, which are presented above. The Mayor and Council discussed the bids, noting concerns regarding the use of local versus nonlocal contractors.

Vice Mayor Welker made a motion to award the flooring bid in the amount of \$20,414.38 to Safford Floor Coverings and was seconded by Councilmember Carter. Motion carried unanimously.

C. RESOLUTION 719-2025: A RESOLUTION GRANTING A TELECOMMUNICATIONS LICENSE AGREEMENT (REFERRED TO HEREIN "AGREEMENT" OR "LICENSEE") IS MADE BY AND BETWEEN THE TOWN OF THATCHER ("TOWN"), A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF ARIZONA AND VALLEY CONNECTIONS, LLC, ("LICENSEE") AN ARIZONA LIMITED LIABILITY COMPANY, IS DATED AS OF JUNE 16, 2025.

Mr. Brown noted that the original Resolution, adopted in 2004, required updates to reflect current and accurate terminology, to include the 2% franchise agreement amounts.

Councilmember Bryce made a motion to approve Resolution 719-2025 as presented and was seconded by Councilmember McEuen. Motion carried unanimously.

D. RESOLUTION 720-2025: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF THATCHER, GRAHAM COUNTY, ARIZONA, OF THE TOWN OF THATCHER APPOINTING A DIRECTOR AND ALTERNATE DIRECTOR OF SOUTHWEST PUBLIC POWER AGENCY.

Mr. Brown presented a resolution required by SPPA to comply with the IGA. The resolution authorizes the Town of Thatcher to appoint a Director and an Alternate Director to the SPPA Board, as mandated by the SPPA Bylaws.

Councilmember McEuen made a motion to adopt Resolution No. 720-2025, a resolution adopting Heath Brown as Director and Tom Palmer as Alternate Director to represent the Town of Thatcher on the SPPA Board and was seconded by Councilmember Woods. Motion carried unanimously.

E. Appointment of SPPA Committee Representative and Alternates

Mr. Brown explained that each SPPA project committee must include one authorized representative from each participating entity, with the option to designate one or more alternates. He noted this is separate from Resolution No. 720-2025 as discussed above.

Councilmember Bryce made a motion to appoint SPPA Committee Representative Heath Brown and Alternates Tom Palmer and Shawn Turley and was seconded by Councilmember McEuen. Motion carried unanimously.

F. RESOLUTION 721-2025: A RESOLUTION OF THE TOWN OF THATCHER, ARIZONA MAYOR AND COMMON COUNCIL, DESIGNATING THE CHIEF FISCAL OFFICER FOR OFFICIALLY SUBMITTING THE FISCAL YEAR 2026 EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR GENERAL.

Mr. Brown stated that this resolution is a yearly process that is required by the Arizona Auditor General's office.

Vice Mayor Welker made a motion to adopt Resolution No. 721-2025, designating Heath Brown, Town Manager, as the Chief Fiscal Officer responsible for submitting the Fiscal Year 2026 Expenditure Limitation Report to the Arizona Auditor General and was seconded by Councilmember Woods. Motion carried unanimously.

G. Appointment to Fill Thatcher Town Council Vacancy

Mr. Brown announced the candidates that applied for the town council vacancy, Brandon Homer, Erick Wright, Ryan Allen and Denis Poirier, who were all present. The Council elected to conduct interviews of the candidates during the July council meeting.

- Election of Vice Mayor

The council postponed the election of Vice Mayor until the new council member is chosen.

H. Fiscal Year 2025/2026 – Town of Thatcher – Final Budget

Manager Brown stated the final budget remains unchanged from the previously approved preliminary budget.

Councilmember Woods made a motion to approve the Town of Thatcher 2025/26 Final Budget as presented and seconded by Councilmember Bryce. Motion carried unanimously.

I. Department Budgets – Fund Transfers for Parks and Shop Department

Mr. Brown is proposing that we transfer funds for the Parks and Shop departments to offset the budget items that have gone over budget. A detailed description of each department and the reason they are currently over budget was presented including an estimated amount of funds to be transferred.

Vice Mayor Welker made a motion to approve the transfer of \$70,000 from the General Fund Contingency to the Parks Department and \$30,000 from the General Fund Contingency to the Shop Department and seconded by Councilmember Carter. Motion carried unanimously.

7. INFORMATIONAL ITEMS:

A. Town Manager's Report

- Public Works Department
 - 8th Street
Crews are working on the track crossing. Paving is scheduled for July 10th.
 - Ridge View Drainage
Staff are working on the last box culvert, then a valley gutter will remain.
 - Reay Lane Path Erosion Project
Washed out areas have been protected and reinforced.
- O'Reily Auto Parts Power Relocation
Project is completed.
- Permitting Update – 8th Street Railroad, 3rd Avenue/ADOT, 1st Avenue Signal
All permits have been received. Attended a positive meeting with ADOT, good progress on 1st Avenue signal, all seem to agree.
- Detectives Office
Lunt Contracting has done renovations to fit windows and Boulevard Glass will be installing the windows. Town staff will be working on electricity.
- 4th of July Celebration
Advertising for the event is complete, and distribution will begin. Supplies are being ordered. Volunteers are needed to cook pancakes.
- Council Member Bio's
Another reminder is that bios are due to the Town Clerk for the website.

- New Staff Members – Parks Department, Electric Department, Court Clerk
Three new staff members have been hired.
Caleb Placencia, Parks Department Maintenance Worker I, start date 6/23.
Brigham Tobias, Electric Department Maintenance Worker I, start date 6/23.
Hilary Cuenin, Gila Valley Magistrate Court Clerk, start date 6/30.

- Financial Summary

GENERAL FUND		SEWER FUND		ELECTRIC FUND	
TOWN TAXES	\$477,001	SEWER REVENUE	\$50,295	ELECTRIC REVENUE	\$421,887
SHARED REVENUE	\$220,059	SEWER EXPENDITURES	\$22,638	ELECTRIC EXPENDITURE	\$235,884
OTHER REVENUES	\$60,499	SEWER NET	\$27,657	ELECTRIC NET	\$186,003
TOTAL REVENUE	\$757,560	SANITATION FUND			
TOTAL EXPENDITURES	\$516,397	SANITATION REVENUE	\$38,207		
GENERAL FUND NET	\$241,163	SANITATION EXPENDITURE	\$34,749		
		SANITATION NET	\$3,459		

- Police Department
Chief Orr reported the department taking part in two community events, the Safford Teen Academy and the Bingham Family Memorial. He stated that three officers attended DUI Enforcement training last week. He announced that Officer Jason Larson and Officer Brooks Knight have both been promoted to Sergeant positions.
- Fire Department
Assistant Chief Curtis reported the department also supported the Bingham Family Memorial. He announced that three firefighters attended Firefighter 1 and 2 classes. He asked about the 4th of July festivities, specifically the wake-up call.

B. Council Reports

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

At 8:05 p.m. Councilmember McEuen made a motion to enter Executive Session and was seconded by Councilmember Bryce.

9. EXECUTIVE SESSION:

Pursuant to A.R.S. Section 38-431.02 (A)(1)(7) the Council may go into an Executive Session to discuss personnel matters and to consult with the Town Attorney for legal advice. Action Item

A. Town Manager Annual Evaluation

The Council entered the Executive Session to discuss personnel matters related to the Town Manager's annual evaluation.

A motion was made and seconded to approve the Town Manager's evaluation as discussed in Executive Session. Motion carried unanimously.

At 8:55 p.m. Vice Mayor Welker made a motion to exit the Executive Session and return to Regular Session and was seconded by Councilmember Bryce. Motion carried unanimously.

10. ADJOURNMENT:

Mayor Howard adjourned the meeting at 9:00 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 16th day of June. I further certify that the meeting was duly called and held and that a quorum was present.

Annie Reidhead, Town Clerk