



**MEETING MINUTES FOR THE REGULAR MEETING & PUBLIC HEARING
OF THE THATCHER TOWN COUNCIL
September 15, 2025**

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

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

Visitors: David Bell, John Howard, Vance Bryce, Rachel Motes, Rick Motes, Erin Motes, Rebecca Motes, Brandon Homer, Erick Wright, Denis Poirier, Dawn Poirier

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 Councilman Bryce.

AGENDA

1. PUBLIC HEARING

- A. Re-Zone Request: *To consider the matter of a proposed re-zone of parcel 104-33-261 from C-2 (Highway Commercial Zone) to R1-8 (Single Residential Zone). The total parcel is approximately 1.56 acres and is located on N. Allred Lane.*
- B. Preliminary Plat: *To consider the matter of the proposed Gila Vista Townhouse Community preliminary plat, a 91-lot subdivision on parcel 104-33-220. The total parcel is approximately 7.33 acres and is located south of the Madrean Vista Apartments and west of Chalmers Lane.*

2. OPEN CALL TO THE PUBLIC

Vance Bryce, representing the Graham County Chamber of Commerce, shared event updates with the Mayor and Council.

- The Arizona Community Foundation is hosting a grant celebration tomorrow, September 16th, 4:00 p.m. at EAC for the "Wheel Fund" program.
- The Mount Graham Regional Medical Center Gala is this Saturday, September 20th, at Manor 405.
- The Chamber will be holding a mixer on September 25th, at 5:00 p.m. at the Venue. This will be a mixer for the Salsa Festival.
- The Mount Graham Regional Medical Center Cath Lab will have their ribbon cutting on October 14th at 10:00 a.m.
- SEACUS has moved locations, and their ribbon cutting will be October 22nd at 11:30 p.m.

3. PUBLIC APPEARANCES

None

4. CONSENT AGENDA

- A. Approve Minutes of August 26, 2025, Regular Council Meeting
- B. Planning and Zoning Monthly Report
- C. Police Monthly Report
- D. Approval of Invoices
- E. Financial Reports

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

5. OLD BUSINESS

A. Mini Excavator Purchase Approval

Vendor	Description	Bid Amount
Empire Cat	CAT 302.7 CR Mini Excavator	\$61,126.60 State Pricing
Bingham Equipment	Kubota U35-4 Compact Excavator	\$61,736.74 State Pricing
Sonsray Machinery (CASE)	Kubota U35-4 Compact Excavator	\$62,408.00

Mr. Brown presented the bid recap for the Mini-Excavator for the Parks and Recreation Department. This agenda item had been tabled from August 26, 2025, Council meeting, at which time staff were directed to request a demonstration of the CAT 302.7 CR Mini Excavator from Empire. Mr. Brown reported that Empire provided the demonstration and left the excavator with staff for a week’s trial. Following the demonstration, staff indicated that they would be satisfied with either the Caterpillar or Kubota models however the Shop Foreman recommended the Caterpillar is a better option due to ease of repair.

Vice Mayor Vining made a motion to approve the purchase of the CAT 302.7 CR Mini Excavator from Empire in the amount of \$61,126.60 and was seconded by Councilmember Carter. Motion carried unanimously.

B. 8th Street / Soccer Fields / Cemetery Realignment Discussion

Mr. Brown noted that this agenda item was discussed at last month's meeting and was tabled by Council. At that time, Council directed staff to provide additional illustrations reflecting the removal of the existing alignment and integration of the parking lot with 8th Street. Mr. Brown presented three options: combining the parking lot with 8th Street, a T-intersection, and a roundabout. The Mayor and Council discussed each option, emphasizing the importance of resident safety.



The Council consensus was the roundabout option, and staff was directed to proceed.

C. Date/Procedure for Meeting to Appoint Thatcher Town Council Vacancy

Mayor Howard noted that four candidates for the Council Vacancy had not yet been interviewed and asked if it would be possible to schedule a special meeting for the interviews. The consensus was to hold a special meeting on Monday, September 22nd, at 5:00 p.m. to conduct the interviews.

6. NEW BUSINESS

A. Approval of Proposed Re-Zone of Parcel 104-33-261

Mr. Brown stated that this rezone had been discussed in the previous Public Hearing section of this meeting. The rezone has been approved by the P&Z Board.

Councilmember McEuen made a motion to approve the Proposed Re-Zone of Parcel 104-33-261 as presented and was seconded by Councilmember Allen. Motion carried unanimously.

B. Approval of Proposed Gila Vista Townhouse Community Preliminary Plat

Mr. Brown referred to Tom Palmer, Town Engineer, to provide information on this agenda item. Mr. Palmer explained that the Town Code currently allows for single-family and multi-family housing, with no provisions in between. The proposed community would consist of single-family attached town homes, each with a garage and small yard, and individually owned by the residents. Mr. Palmer noted that the plat identifies the exceptions required for approval. Alan Bryce, Building Inspector, reported that several residents attended the Citizens Review Meeting out of curiosity, but no objections to the subdivision were raised. He further stated that the approval of the final plat would be contingent upon the establishment of an HOA due to the inclusion of private streets, as Mr. Palmer had noted earlier. Staff concluded that the proposal complies with Town Code and recommended approval. There were discussion of amenities and the proposed pedestrian bridge over the canal

to reach the future walking path. The Motes also stated they would not be opposed to donating land they share ownership of to the west, for the path easement.

Councilmember McEuen made a motion to approve the Proposed Gila Vista Townhouse Community Preliminary Plat as presented and was seconded by Councilmember Carter. Motion carried unanimously.

C. Ball Field Lighting Purchase Approval

Mr. Brown noted that this purchase is included in the current budget. One quote was presented from LED Light Expert in the amount of \$156,992.70, which includes 92 500-watt LED stadium lights, ten 60' light poles, and two 60-foot poles with 12-14 fixtures. Mr. Brown explained that only one quote was obtained because staff had previously replaced the ball field lights with LED fixtures from this vendor last year and after research determined these fixtures performed best. Specifications for all items along with a rendering of the light setup were presented. Mr. Brown added the installation will be completed by staff with the assistance from Graham County Coop.

Councilmember Carter made a motion to approve the purchase of the Ball Field Lighting in the amount of \$156,992.70 from LED Light Expert and was seconded by Councilmember McEuen. Motion carried unanimously.

D. Amendment No. 1 to Contract No. 17-SLC-0832 between United States Department of Energy Western Area Power Administration Salt Lake City Area Integrated Projects and Town of Thatcher for firm electric service

Mr. Brown stated that the original contract was entered into on August 27, 2024, and the amendment grants permission for WAPA (Western Area Power Administration), to sell the Town's Renewable Energy Certificates (RECs). He explained that because the Town purchases hydropower generated from integrated projects, it receives RECs, which may be resold to other agencies. The estimated revenue from REC sales ranges from \$15,000 to \$45,000. The amendment also allows the Town to discontinue REC sales at any time. Mr. Brown noted that SPAA has recommended approval of the amendment.

Councilmember Bryce made a motion to approve Amendment No. 1 to Contract No. 17-SLC-0832 from WAPA as discussed and was seconded by Vice Mayor Vining. Motion carried unanimously.

E. Consent Request for Town of Thatcher Participation in Arizona Electric Power Cooperative's Precedent Agreement with Transwestern Pipeline Company

Mr. Brown reported that Transwestern Pipeline Company is constructing a natural gas pipeline from El Paso, Texas, to Phoenix. APS (Arizona Public Service), SRP (Salt River Project), and TEP (Tucson Electric Power) will each be purchasing shares in the pipeline, and AEPCO (Arizona Electric Power Cooperative), the Town's electric transmission provider, was also offered shares. SPAA has prepared this request and extended the opportunity to their customers, with Thatcher being offered 9 megawatts. Mr. Brown noted that the Town currently purchases natural gas from Southern California at a higher cost than Texas, and participation in this project is estimated to generate 15% savings in natural gas, which directly impacts power costs.

Councilmember Bryce made a motion to approve the Indication of Interest with AEPCO as agreed and was seconded by Vice Mayor Vining. Motion carried unanimously.

7. **INFORMATIONAL ITEMS**

A. Town Manager's Report

- Public Works Department – Red Lamp Project
Concrete work is progressing well and on schedule. Anticipated completion is within 6 to 8 weeks.
- 1st Avenue Signal / Development Update
Staff met with Circle K representatives who confirmed they are moving forward with their project. Circle K will fund the design engineering work required for their driveway, while the Town will cover the costs related to 1st Avenue and the traffic signal. The project is expected to be included in next year's budget.
- Seth Carlson / Ridgeview Update
Water to be intercepted by channel, Connex containers need to be relocated for basin installation, City of Safford requested changes to water plans, ADEQ requested changes to fencing.

- US 70 Paving Project
ADOT work begins September 22nd
- Speed Limit Change Updates
Signs anticipated to be here this week
- Thatcher Commercial Plaza Updates
RFP due September 18th
- Town Council Workshop date
Consensus to schedule the workshop was November 3rd, 6:00 p.m.
- Code Updates
State law has changed the subdivision approval process. Subdivisions that comply with Town Code will no longer require Council approval and can be approved by staff. The Town's code will be revised to incorporate these changes in accordance with the new state law.
- Mount Graham Regional Medical Gala
Saturday, September 20th
- Available Land
402 acres available for sale west of the Golf Course located in a flood plain.
- Financial Summary & Reviewed Net Position Graph

GENERAL FUND		SEWER FUND		ELECTRIC FUND	
TOWN TAXES	\$507,557	SEWER REVENUE	\$37,871	ELECTRIC REVENUE	\$708,370
SHARED REVENUE	\$208,080	SEWER EXPENDITURES	\$36,802	ELECTRIC EXPENDITURE	\$667,029
OTHER REVENUES	\$78,938	SEWER NET	\$1,069	ELECTRIC NET	\$41,340
TOTAL REVENUE	\$794,575	SANITATION FUND			
TOTAL EXPENDITURES	\$709,709	SANITATION REVENUE	\$36,601		
GENERAL FUND NET	\$84,866	SANITATION EXPENDITURE	\$23,558		
		SANITATION NET	\$13,043		

- Police Department
Chief Orr reported that they participated in the 9/11 stair climb at EAC, 3 officers participated in taser training, Officer Woods started today, referred to the photograph of the new police vehicle and stated that there will be 3 of these delivered this week, will also participating in Constitution Day at EAC tomorrow.
- Fire Department
Chief Curtis reported that 15 individuals attended Fire School in Mesa last week, they participated in the 9/11 stair climb at EAC, aided in a hay fire in Pima, doing the preplanning for U-Haul and O'Riley's, the annual open house is scheduled for October 7th, 2nd grade tours will take place in the next two weeks.

B. Council Reports – Vice Mayor Vining suggested moving the regular Council meeting time from 6:30 p.m. back to 6:00 p.m., as it was previously. The Council agreed, and the new start time will take place at the next regular meeting.

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

9. **ADJOURNMENT**

Mayor Howard adjourned the meeting at 7:49 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 15th day of September. I further certify that the meeting was duly called and held and that a quorum was present.

Annie Reidhead, Town Clerk