

Upon notice duly given under Arizona Revised Statutes, Section 38-431, et seq., as amended, the City Council of the City of Bullhead City held a regularly scheduled meeting on Tuesday, January 19, 2016, in the City Council Chambers, 1255 Marina Boulevard, Bullhead City, Arizona.

**CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Brady called the meeting to order at 5:30 p.m. and invited Pastor Bruce Rahlf of the River Chapel Assembly of God to deliver the invocation. Vice Mayor Shutts led the assembly in the Pledge of Allegiance to the Flag.

**ROLL CALL**

Council Present

Brady, Clark, D'Amico, Duvall, McClure, Ring, Shutts

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

HUMAN SERVICES/TRANSIT DIRECTOR: Susan Betts

CITY ATTORNEY: Garnet Emery

CITY CLERK: Susan Stein

POLICE CHIEF: Brian Williamson

FINANCE DIRECTOR: Rudy Vera

PUBLIC WORKS DIRECTOR: Pawan Agrawal

**PRESENTATIONS AND PROCLAMATIONS**

None

**OPEN CALL TO THE PUBLIC**

Mayor Brady opened the call to the public.

Julie Hassett invited the public to attend the next Colorado River Concert Association performance on January 28 with after hours at Fire House Coffee. She said tickets were available for purchase through their website: [www.crconcerts.com](http://www.crconcerts.com). or at the Bullhead Area Chamber of Commerce.

Having no one else present wishing to speak, Mayor Brady closed the call to the public.

**AGENDA MODIFICATIONS**

None

**WAIVER MOTION**

**MOTION:** Vice Mayor Shutts made a motion to waive the reading in full of all ordinances and resolutions presented for adoption at this meeting. Councilor Clark seconded the motion.

**VOTE:**        AYES: Brady, Clark, D’Amico, Duvall, McClure, Ring, Shutts    NAYS: None  
                  ABSENT: None

**MOTION CARRIED**

**MANAGER’S REPORT**

1. Animal Care and Welfare Report -Swanty's “Empty the Shelter” Campaign

Animal Care and Welfare Manager Bradley Oliver stated that Swanty’s “stepped up to the plate and hit it out of the park.” He explained the process that staff followed from the time an animal was brought into the shelter until the time it was adopted. He said the city adopted a record number of 133 animals last month, and said there were only two cats and no dogs left at the end of December.

2. 2016 Bullhead City River Regatta

Special Events Coordinator Ed Catalfamo stated this year was the tenth annual River Regatta event which would be held on Saturday, August 13, with the theme of “Pirates of the Colorado.” He said last year the city realized a direct event profit of just over \$200,000. He said this year they would have the same partnership agreement with Laughlin as last year, including \$90,000 in cash, \$60,000 in loss coverage, a business that would produce tee-shirts and merchandise, \$50,000 in marketing support, 180 room nights, and 16 pallets of water. He thanked Mayor Brady, City Manager Cotter, M. J. Smith and the Laughlin Tourism Commission for working diligently to renew this great partnership.

**MAYOR AND COUNCIL MEMBERS’ REPORTS ON CURRENT EVENTS**

None

**ITEMS WITHDRAWN FROM CONSENT AGENDA**

None

**CONSENT AGENDA**

**MOTION:**    **Councilor Clark made a motion that items 1 and 2 on the consent agenda be approved in accordance with the reports, certifications and recommendations furnished each Councilor and without further discussion. Councilor Ring seconded the motion.**

**VOTE:**        AYES: Brady, Clark, D’Amico, Duvall, McClure, Ring, Shutts    NAYS: None  
                  ABSENT: None

**MOTION CARRIED**

Items on the consent agenda were approved as follows:

1. Approval of the minutes of the Regular Council Meeting held on January 5, 2016. (City Clerk Stein)
2. Approval of the budget transfer of \$30,000 from General Fund Contingency to new cost center for care and maintenance of donated real property and equipment. (Finance Director Vera)

**PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA**

None

**BOARD/COMMISSION/COMMITTEE APPOINTMENTS**

None

**PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS**

3. **PUBLIC HEARING.** Discussion and possible action to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the special event liquor license application submitted by Lawrence Edmund Crummey on behalf of the Mohave Shrine Club for the Bullhead City Bluegrass Festival fundraising event to be held from Friday, February 19 through Sunday, February 21, 2016, at Rotary Park. (City Clerk Stein)

Mike Lueck stated that he represented the Mohave Shrine Club. He said they were requesting a permit to sell beer and wine during this year's Bluegrass Festival.

Mayor Brady opened the public hearing. Having no one present wishing to speak, Mayor Brady closed the public hearing.

**MOTION:** Councilor Ring made a motion to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the special event liquor license application submitted by Lawrence Edmund Crummey on behalf of the Mohave Shrine Club for the Bullhead City Bluegrass Festival fundraising event to be held from Friday, February 19 through Sunday, February 21, 2016, at Rotary Park. Councilor McClure seconded the motion.

**VOTE:** AYES: Brady, Clark, D'Amico, Duvall, McClure, Ring, Shutts NAYS: None  
ABSENT: None

**MOTION CARRIED**

**ACTION ITEMS**

**Building, Planning and Zoning Items**

4. **PUBLIC HEARING.** Discussion and possible action to: 1) approve RESOLUTION NO. 2016R-03 declaring that certain document filed with the City Clerk and entitled “Residential Park Amendments 2016” a public record; and 2) approve ORDINANCE NO. 2016-01 which authorizes adoption of the amendments to Chapter 17.16, R1MH Residential Single-Family Manufactured Home District, Chapter 17.27 Mixed Use (MU) Overlay District, and Chapter 17.36, RP Residential Park District, to the Bullhead City Municipal Code. (Public Works Director Agrawal)

Public Works Director Agrawal stated recently the city was approached by a developer who wanted to build a residential park and take advantage of the mixed-use zoning district with the addition of more concessions. He said as part of the process, they realized that residential parks were not allowed in mixed-use zoning districts. He said this was the reason for the proposed code revision. He said this item primarily addressed the revision and included a residential park in mixed-use zoning districts with a conditional use permit.

Mayor Brady opened the public hearing. Having no one present wishing to speak, Mayor Brady closed the public hearing.

**MOTION:** Vice Mayor Shutts made a motion to 1) approve Resolution No. 2016R-03 declaring that certain document filed with the City Clerk and entitled “Residential Park Amendments 2016” a public record; and 2) approve Ordinance No. 2016-01 which authorizes adoption of the amendments to Chapter 17.16, R1MH Residential Single-Family Manufactured Home District, Chapter 17.27 Mixed Use (MU) Overlay District, and Chapter 17.36, RP Residential Park District, to the Bullhead City Municipal Code. Councilor Clark seconded the motion.

**VOTE:** AYES: Brady, Clark, D’Amico, Duvall, McClure, Ring, Shutts NAYS: None  
ABSENT: None

**MOTION CARRIED**

**Bid Awards, Contracts, Intergovernmental Agreement, and Purchases**

5. Discussion and possible action to approve the Temporary Extension of Effluent Agreement Rancho Del Rio Golf Course with the Bullhead Sanitary District, Bullhead City, Arizona, (Laughlin Ranch) and authorize the City Manager to execute the extension on behalf of the city. (City Manager Cotter)

City Manager Cotter stated the city had an existing effluent agreement with IMH LR Clubhouse, Inc. (Laughlin Ranch) which would expire on March 28. He said IMH LR Clubhouse had asked for a six-month extension in order to allow them additional time to close on the proposed sale of Laughlin Ranch. He said the extension would allow the city to negotiate a new effluent agreement with the new buyer of the Laughlin Ranch club house and golf course.

Mayor Brady asked if anyone from the public wanted to speak. No one from the public spoke.

**MOTION:** Councilor Clark made a motion to approve the Temporary Extension of Effluent Agreement Rancho Del Rio Golf Course with the Bullhead Sanitary District, Bullhead City, Arizona, (Laughlin Ranch) and authorize the City Manager to execute the extension on behalf of the city. Vice Mayor Shutts seconded the motion.

**VOTE:** AYES: Brady, Clark, D'Amico, Duvall, McClure, Ring, Shutts NAYS: None  
ABSENT: None

### **MOTION CARRIED**

6. Discussion and possible action to approve the Home Lease Agreements for 1887 Sea Breeze Lane and 2101 Hermosa Drive for the temporary housing of homeless persons under a program administered by Social Services Interagency Council of Lake Havasu City, Inc.; and authorize the City Manager to execute the agreements on behalf of the city and to take all actions to effectuate the intent of the lease agreements. (City Manager Cotter)

City Manager Cotter stated the city owns two homes which were paid for with the city's general fund about eight years ago as part of the Community Development Block Grant (CDBG) Home Replacement program. He said recent council discussions have led the city's CDBG programs in another direction, and said those homes have sat vacant for some time. He said this was an opportunity to take the first step to help those qualified individuals through a social service agency. He said the lease agreements between the city and the Interagency Council would allow the provision of temporary housing for homeless persons. He said they would be giving the keys to Interagency for a minimum of two years with a two-year extension. He said the programs would be administered exclusively through Interagency, and said the city would not receive any rental income. He said a security deposit would be required; and said repairs, maintenance, insurance, and utilities would be the responsibility of Interagency.

Michael Eigenbrodt stated he was the Chief Executive Officer for the Social Services Interagency Council. He said their organization had been working with the HUD VASH (Veterans Affairs Supportive Housing) program for many years in Mohave County. He said their focus was to take homeless veterans and address their issues to get them acclimated and back to work. He said the focus was also on the family as it was difficult to find a place to house an entire family. He said they would update the Council on individual's progress.

Mayor Brady asked how they defined temporary housing. Mr. Eigenbrodt stated the contract would allow for one-year maximum stay and said transition housing had been as much as two years. He said they were not looking to help people with overnight stays, as it would take more time than that to get them stronger. He said the program had been very successful in the past.

John Pettit said he represented the Church Without Walls that has fed and clothed the homeless in Community Park over the last seven years. He said this program addressed veterans, and said his organization took care of more people who are not veterans. He asked what the city would do about the homeless who were not veterans. City Manager Cotter stated the proposed agreement did not restrict assistance to other homeless people in the community that were not veterans. Mr. Pettit stated a temporary program was needed to medicate, counsel and assist more homeless individuals

in the community. He said it was a long process and said he has seen the problem grow over the years. He said his organization needed some help as well.

Fred Eck stated he was a volunteer driver for the Veterans Administration (VA) that transports about 100 veterans each month to the VA hospitals and clinics in Las Vegas. He said there were additional programs in the community to help vets.

Councilor Duvall stated the Council was aware of the serious homeless problem in the community. He said he was excited tonight that they would have at least two homes as a start. He said they had to start somewhere and it was better than nothing. He said the program would grow over the years and they would eventually have more funding to assist more people in the community through grants or donations. He said he appreciated working with Mr. Eigenbrodt and the task force over the past two years.

Councilor Ring thanked Mr. Pettit for feeding the homeless at the park. She said this was definitely a start, and said the problem was not just being “homeless.” She said she liked the fact that Interagency would counsel, educate, and help those individuals to be not homeless and productive.

Mayor Brady asked if anyone from the public wanted to speak. No one from the public spoke.

**MOTION:** Councilor Ring made a motion to approve the Home Lease Agreements for 1887 Sea Breeze Lane and 2101 Hermosa Drive for the temporary housing of homeless persons under a program administered by Social Services Interagency Council of Lake Havasu City, Inc.; and authorize the City Manager to execute the agreements on behalf of the city and to take all actions to effectuate the intent of the lease agreements. Councilor Duvall seconded the motion.

**VOTE:** AYES: Brady, Clark, D’Amico, Duvall, McClure, Ring, Shutts NAYS: None  
ABSENT: None

**MOTION CARRIED**

**Other Business**

7. Discussion and possible action to adopt RESOLUTION NO. 2016R-04 authorizing the adoption of the Housing Rehabilitation Guidelines dated January 19, 2016 in relation to contracts for grants awarded through the Arizona Department of Housing for Housing Rehabilitation Activities and declaring the Guidelines a public record. (Human Services & Transit Director Betts)

Human Services/Transit Director Betts stated the Owner Occupied Housing Rehabilitation Program utilized the Housing Rehabilitation Guidelines to administer and manage the projects. She said this document occasionally required revisions, and said the last time this document was reviewed and approved by the City Council was in 2014. She said three minor edits were proposed to bring the document into conformance with the Arizona Department of Housing application guidelines.

Mayor Brady asked about the recapture of income if the assisted owner sold the home. Human Services/Transit Director Betts stated assisted homeowners were required to enter into a deed of trust and a promissory note with the city for as long as 15 years. She said the owners must reimburse the city for the remaining value of improvements made to the home if they passed away or sold the home during the recapture period. She said any recaptured funds were required to be returned to the Department of Housing.

Mayor Brady asked if anyone from the public wanted to speak. No one from the public spoke.

**MOTION:** Vice Mayor Shutts made a motion to adopt Resolution No. 2016R-04 authorizing the adoption of the Housing Rehabilitation Guidelines dated January 19, 2016 in relation to contracts for grants awarded through the Arizona Department of Housing for Housing Rehabilitation Activities and declaring the Guidelines a public record. Councilor D'Amico seconded the motion.

**VOTE:** AYES: Brady, Clark, D'Amico, Duvall, McClure, Ring, Shutts NAYS: None  
ABSENT: None

**MOTION CARRIED**

8. **PUBLIC HEARING.** Discussion and possible action to adopt RESOLUTION NO. 2016R-05 authorizing the submission of an application for State Housing Funds (which may include Federal funding through the Home Investment Partnership Program of State Housing Funds), certifying that said application meets the community's housing and community development needs and the requirements of the State Housing Programs; and authorizing all actions necessary to implement and complete the activities outlined in said application. (Human Services & Transit Director Betts)

Human Services/Transit Director Betts stated the HOME Program grant funds were designed to assist homeowners within Bullhead City with substantial housing rehabilitation repairs related to health and safety issues. She said the city was required to bring the rehabilitated homes into full compliance with all codes. She said the ceiling for each repair was \$25,000 per home, and said the city would have the ability to help up to ten homeowners. She said the Grant Committee had reviewed the application and recommended approval. She said there were no substantial changes this year from last year.

Mayor Brady opened the public hearing. Having no one present wishing to speak, Mayor Brady closed the public hearing.

**MOTION:** Councilor Ring made a motion to adopt Resolution No. 2016R-05 authorizing the submission of an application for State Housing Funds (which may include Federal funding through the Home Investment Partnership Program of State Housing Funds), certifying that said application meets the community's housing and community development needs and the requirements of the State Housing Programs; and authorizing all actions necessary to implement and complete the activities outlined in said application. Councilor McClure seconded the motion.

**VOTE:** AYES: Brady, Clark, D'Amico, Duvall, McClure, Ring, Shutts NAYS: None  
ABSENT: None

**MOTION CARRIED**

**COUNCIL REQUESTED ITEMS**

None

**ADJOURNMENT**

**MOTION:** Councilor McClure made a motion to adjourn. Councilor Ring seconded the motion.

**VOTE:** AYES: Brady, Clark, D'Amico, Duvall, McClure, Ring, Shutts NAYS: None  
ABSENT: None

**MOTION CARRIED**

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 6:20 p.m.

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct record of the regular meeting of the City Council of the City of Bullhead City held on the 19th day of January 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 2nd day of February 2016.



Susan Stein, MMC, CPM  
City Clerk