

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, March 7, 2017, 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 Jeff Peters of the Anointed Word Church to deliver the invocation. Mayor Brady led the assembly in the Pledge of Allegiance to the Flag.

**ROLL CALL**

Council Present

Brady, Bruck, Clark, D'Amico, Ring, Shutts, Wegmann

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Susan Stein

POLICE CHIEF: Brian Williamson

FINANCE DIRECTOR: Rudy Vera

PUBLIC WORKS DIRECTOR: Pawan Agrawal

HUMAN SERVICES/TRANSIT DIRECTOR: Absent

**PRESENTATIONS AND PROCLAMATIONS**

1. Presentation of Certificate of Appreciation to Robert W. Bradfield, Most Worshipful Grand Master, Grand Lodge of Arizona Free and Accepted Masons.

Mayor Brady presented the certificate recognizing Grand Master Bradfield for his dedication and excellent work toward the mission of freemasonry. Grand Master Bradfield thanked his fellow members and the members of the City Council.

**OPEN CALL TO THE PUBLIC**

Mayor Brady opened the call to the public.

Pam Pokorny invited the public to purchase raffle tickets to raise funds for the Mohave High School arts scholarships and provided her contact information.

Jamie Starr said the annual desert cleanup effort was scheduled for March 15<sup>th</sup> at 7:00 a.m. She said everyone was welcome to come and help, and said Republic Services would assist in the project.

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

**AGENDA MODIFICATIONS**

None

**WAIVER MOTION**

**MOTION:** Vice Mayor D'Amico made a motion to waive the reading in full of all ordinances and resolutions presented for adoption at this meeting. Council Member Wegmann seconded the motion.

**VOTE:** AYES: Brady, Bruck, Clark, D'Amico, Ring, Shutts, Wegmann NAYS: None  
ABSENT: None

**MOTION CARRIED**

**MANAGER'S REPORT**

1. Weed Control

City Manager Cotter said there was an excessive weed problem this spring. He said the city would use common sense and be flexible in enforcing its nuisance code on weed control over the next few weeks and months.

2. Special Events/Sports Tournaments

City Manager Cotter said 70 adult softball teams were currently playing in the city, and said 56 girls' high school softball teams would participate in the Tournament of Champions this weekend. He said the number one and two high school girls' softball teams in America would be participating. He said the city's partnerships with the schools and other organizations were very strong, and said they looked forward to many more years of holding many sports tournaments in the city.

3. Gold Rush-Arcadia Construction Project Update

City Manager Cotter said the connector road from Silver Creek Road to North Oatman Road was almost completed, and said they planned to open the road and hold a grand opening ceremony next week.

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

Council Member Clark said most of the areas in the Rockies have received record-breaking snows this year, and said Colorado and Utah were reaching peak water levels way ahead of schedule. He said they were looking forward to a great year, and said the prospect of a water shortage next year was zero percent. He said northwest Arizona was no longer considered to be in a drought.

Mayor Brady stated a ribbon cutting was held last Friday for the new triplex ball fields in Rotary Park. He said the project was completed with large grants from Major League Baseball and the Legacy Foundation, contributions from AYSO, ASA, Little League, and donations from many other businesses and organizations in the community. He thanked the Legacy Foundation for

making so many great things happen in this community. He said the Jerry Ambrose Veterans' Stand Down was held this weekend in Community Park which helped hundreds of veterans learn about their benefits and assisted veterans in finding the help they needed.

**ITEMS WITHDRAWN FROM CONSENT AGENDA**

None

**CONSENT AGENDA**

**MOTION:** Council Member Clark made a motion that Item No. 1 on the consent agenda be approved in accordance with the reports, certifications and recommendations furnished each Council Member and without further discussion. Council Member Bruck seconded the motion.

**VOTE:** AYES: Brady, Bruck, Clark, D'Amico, Ring, Shutts, Wegmann NAYS: None  
ABSENT: None

**MOTION CARRIED**

Items on the consent agenda were approved as follows:

1. Approval of the Minutes of the Special Council Meeting held on February 21, 2017; and the Minutes of the Regular Council Meeting held on February 21, 2017. (City Clerk Stein)

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

None

**BOARD/COMMISSION/COMMITTEE APPOINTMENTS**

None

**PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS**

None

**ACTION ITEMS**

**Building, Planning and Zoning Items**

None

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

None

**Other Business**

2. **PUBLIC HEARING.** Discussion and possible action to approve the plan of development for Section 12 dated March 7, 2017; and authorize the City Manager to submit the Final Plan of Development to the Bureau of Land Management (BLM) and coordinate all associated matters with the BLM and its agents. (City Manager Cotter)

City Manager Cotter said this was the culmination of many years of hard work and dialogue within the community. He said the city was proposing to convert a major portion of Section 12 from a concession lease to a recreational and public purpose lease. He said three public sessions and a joint session with the Parks and Recreation Commission were held, and said a decision would be up to the Council tonight. He said the proposed plan could be modified in the future. He said minor things could be done in the short term, but said they would need the public's help in the long term plan.

Planning Manager Clint Stevens said it was a pleasure to include everyone's wants and dreams on the plan, and said he remembered when Rotary Park was just rocks and dirt. He said the idea that they could apply what they had done in Rotary Park to Section 12 was a very good thing.

Mayor Brady said they found out over the course of time they could not do all of the things they wanted to do in Section 12 under the commercial lease concept. He said, in an effort to get out of the \$30,000 annual lease, they would request that the BLM approve the conversion to 280 acres of recreation and public purpose lease which was free of charge. He said they would also carve out about 20 acres of land that could be used for commercial activities along the river. He said this concept plan would be sent to the BLM for their approval to convert the lease. He said they would build it as funds became available, and said many of the things on the plan could possibly change over time. He said their first step would be to open up the beach areas for the public.

Mayor Brady opened the public hearing.

Jamie Starr spoke in support of the plan of development, and said the view corridors should be kept open.

Barbara Pape spoke in support of the plan of development, and said the design concept was well balanced.

Jack Hakim, Chairman of the Parks and Recreation Commission, spoke in favor of the plan of development, and urged the Council to consider building additional pickle ball courts.

Dan Oehler spoke in support of the plan of development, and said he appreciated the great amount of work that had been done in the past year. Mayor Brady thanked Mr. Oehler for his many years of hard work towards the development of the parks and other community amenities.

Larry Adams spoke in support of the plan of development, and said they were moving in the right direction.

Mark Bratz spoke in support of the plan of development and urged the Council to consider building additional pickle ball courts.

Dave Lords spoke in support of the plan of development. He said in 2005, another developer contemplated building an RV park at the Section 12 site, and said Laughlin Ranch bought out the lease and gave the land and control to the city.

Wanda Strosnider, Parks and Recreation Commission Member, spoke in support of the plan of development and urged the Council to build the pickle ball courts as approved by the Commission.

Vice Mayor D'Amico and Council Member Wegmann thanked Planning Manager Stevens and everybody involved in the project.

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

**MOTION:** Council Member Ring made a motion to approve the plan of development for Section 12 dated March 7, 2017; and authorize the City Manager to submit the Final Plan of Development to the Bureau of Land Management (BLM) and coordinate all associated matters with the BLM and its agents. Council Member Bruck seconded the motion.

**VOTE:** AYES: Brady, Bruck, Clark, D'Amico, Ring, Shutts, Wegmann NAYS: None  
ABSENT: None

### **MOTION CARRIED**

3. **PUBLIC HEARING.** Discussion and possible action to: 1) select a project to be funded by the Fiscal Year 2017 Community Development Block Grant (CDBG) Regional Account Grant; 2) adopt Resolution No. 2017R-07 authorizing submission and implementation of the Fiscal Year 2017 CDBG Application; 3) adopt Resolution No. 2017R-08 adopting a residential anti-displacement and relocation assistance plan, if applicable; 4) authorize the Mayor or his designee to execute the application, agreements, certifications, disclosure report, amendments, and related documents on behalf of the city; and 5) authorize the City Manager or his designee to approve contracts, payments, and any other documents necessary to effectuate the intent of the grant-funded CDBG project. (Public Works Director Agrawal)

City Manager Cotter said in previous years, the Council selected the Food Bank and the Silver Creek/North Oatman Road connector projects to receive CDBG funding. He said they looked forward to selecting another project using this federally funded grant, and said the Council would set the priority for the use of those dollars. He said staff had recommended a road improvement project and said a detox center project had also been proposed by a member of the public.

Assistant City Engineer Keegan Littrell said the proposed road project was located in Old Bullhead on the west side of Highway 95. He said the work included the replacement and reconstruction of all the streets except for Fifth, Seventh, Long Avenue and Kruger Lane. He said the budget for this project was \$815,000. He said they planned to mill the existing asphalt and replace it with a new road 24-ft. wide, curb, gutters, 4-ft. sidewalks on one side, and lighting.

Mayor Brady asked where the additional dollars would come from. Assistant City Engineer Littrell said either from HURF funds or the General Fund. Council Member Clark asked about possible drainage issues. Assistant City Engineer Littrell said staff did not anticipate any major drainage issues. Discussion ensued regarding the option of removing the curbs and gutters from the project to save money for use on other road repairs. It was recommended to maintain the curbs and gutters in order to improve the neighborhood.

Royanne Ortiz said she suggested the city use the funding to build a detox center. She said the closest center was 200 miles away from the city. She said more heroine would be coming across the border, and said many drug abusers in this area were in need of assistance.

Cheryl DeBatt, Director of West Care, said there was a need for a detox center in Bullhead City. She said she sends people to the Las Vegas center every day. She said West Care was on board with the project, and said they helped those addicted to drugs get help and move on. She said their facility was funded through health insurance and Medicaid. She said they would have to purchase a building and use the funding to refurbish it.

Mayor Brady opened the public hearing.

Jamie Starr said she would not support the detox center until more studies were performed. She said she supported using the funding for the roads, and said the road project would benefit more people in the community.

Royanne Ortiz said she did not see a need to improve the streets where only a few people lived.

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

Vice Mayor D'Amico said the city needed help for both projects, but there was only enough funding for one.

Council Member Ring said the drug problem was unfortunately not only a Bullhead City problem, but an American problem.

**MOTION:** Council Member Bruck made a motion to: 1) select the road project to be funded by the Fiscal Year 2017 Community Development Block Grant (CDBG) Regional Account Grant; 2) adopt Resolution No. 2017R-07 authorizing submission and implementation of the Fiscal Year 2017 CDBG Application; 3) adopt Resolution No. 2017R-08 adopting a residential anti-displacement and relocation assistance plan, if applicable; 4) authorize the Mayor or his designee to execute the application, agreements, certifications, disclosure report, amendments, and related documents on behalf of the city; and 5) authorize the City Manager or his designee to approve contracts, payments, and any other documents necessary to effectuate the intent of the grant-funded CDBG project. Council Member Ring seconded the motion.

**VOTE:** AYES: Brady, Bruck, Clark, D'Amico, Ring, Shutts, Wegmann NAYS: None  
ABSENT: None

**MOTION CARRIED**

**COUNCIL REQUESTED ITEMS**

None

**ADJOURNMENT**

**MOTION:** Council Member Wegmann made a motion to adjourn. Council Member Bruck seconded the motion.

**VOTE:** AYES: Brady, Bruck, Clark, D'Amico, Ring, Shutts, Wegmann NAYS: None  
ABSENT: None

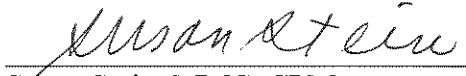
**MOTION CARRIED**

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 6:55 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 7th day of March 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of March 2017.

  
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Susan Stein, MMC, CPM  
City Clerk

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 Special Meeting on March 7, 2017 in the Council Chambers, 1255 Marina Blvd., Bullhead City, Arizona.

**CALL TO ORDER**

Mayor Brady called the special meeting to order at 4:00 p.m.

**ROLL CALL**

Council Present

Brady, Bruck, D'Amico, Ring, Shutts, Wegmann

Council Absent

Clark

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Susan Stein

FINANCE DIRECTOR: Rudy Vera

PUBLIC WORKS DIRECTOR: Pawan Agrawal

**DISCUSSION ITEM**

1. Discussion regarding the proposed changes to the Fiscal Year 2017-2018 Comprehensive Fee Schedule.

City Manager Cotter stated each year staff presented the fee schedule recommendations to Council. He said staff was recommending very few changes. He said the entire fee schedule could be viewed on the city's website.

Revenue Manager Loretta Kearns said the language was changed in Section A3.40.210.01 Building Valuation Rates to read from "Manufactured Home and Park Trailers," to "Residential Additions." Council Member Bruck asked about the reason for the language change. Staff did not have the answer at that time, but noted a response would be provided the following day.

Revenue Manager Kearns said Section A3.40.210.12 Permits for Block Wall Fences was added under the Building Division section for clarification purposes only. She said the fees were not new and were the same as those being charged under Section A3.40.230.03 Permits for Fences under the Planning and Zoning Division section.

Revenue Manager Kearns said Section A3.40.620 Miscellaneous Fees under City Clerk was revised. She said fees for 911 DVD copies and 911 CD copies were moved to Section A3.40.720 under the Police Department. She said Dog Bite Report Fees were moved to Section A3.40.720 under Animal Control Fees for clarification purposes. She said the fee amounts were not changed.

Revenue Manager Kearns said Section A3.40.710 Animal Control Fees was modified to change the Rabies Clinic Fee to Actual Provider Cost.



City Manager Cotter said they had suspended the commercial building fees last fiscal year, and said they had not discussed extending the suspension in the upcoming fiscal year. He said the city was still providing the services, and said an additional building inspector position would be requested in the budget session to help keep up with the housing and commercial projects that were underway. He said the issue would require some discussion during the budget process.

Vice Mayor D'Amico said he would like to see the suspension continue for at least another year as long as it did not cause any hardship to the city.

Mayor Brady said he would welcome staff's analysis as part of the budget process.

Council Member Ring said she would like to see the suspension continue as the city was making progress, and said it was helping the entire community.

Council Member Wegmann agreed with Council Member Ring.

City Manager Cotter said the residential building fees had been increased according to the cost of living adjustment from 2010 to 2015. He said there was no increase in 2016, and said they were not proposing an increase in 2017. He said Bullhead City's fees were somewhere in between Lake Havasu, Kingman and Mohave County. He said a major benefit to developers in the city was no sewer capacity fee, or a savings of \$4,080 per single family unit. He said the city was still collecting all of the other residential building fees.

### **EXECUTIVE SESSION**

**MOTION:** Council Member Shutts made a motion to adjourn the special meeting and convene into executive session at 4:26 p.m. Council Member Bruck seconded the motion.

**VOTE:** AYES: Brady, Bruck, D'Amico, Ring, Shutts, Wegmann NAYS: None  
ABSENT: Clark

### **MOTION CARRIED**

2. Discussion or consultation with the attorney of the public body for legal advice and consultation with city staff pursuant to A.R.S. § 431.03(A)(3)&(7), in the matter of a pending development and lease of city property for a hotel and conference center in the vicinity of 1300 Silver Creek Road.

**MOTION:** Council Member Bruck made a motion to adjourn from executive session and the special meeting at 5:07 p.m. Council Member Wegmann seconded the motion.

**VOTE:** AYES: Brady, Bruck, Clark (joined the meeting at 4:47 p.m.), D'Amico, Shutts, Ring, Wegmann NAYS: None ABSENT: None

### **MOTION CARRIED**


**ADJOURNMENT**

Mayor Brady declared the special meeting adjourned at 5:07 p.m.

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct record of the special meeting of the City Council of the City of Bullhead City held on the 7th day of March 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of March 2017.



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Susan Stein, MMC, CPM  
City Clerk