

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 Tuesday, December 4, 2018, in the Council Chambers, 1255 Marina Blvd., Bullhead City, Arizona.

CALL TO ORDER

Mayor Brady called the special meeting to order at 3:00 p.m.

ROLL CALL

Council Present

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

Council Absent

None

Planning and Zoning Commissioners Present

Brummett, Pesek, Pettit, Rojas, Schramm, Stein

Planning and Zoning Commissioners Absent

Maurer

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Susan Stein

DEVELOPMENT SERVICES DIRECTOR: Glen Wiltse

PLANNING MANGER: Johnny Loera

ADMINISTRATIVE ANALYST: Sheila Betts

DISCUSSION ITEM

1. Joint Meeting with the Planning and Zoning Commission to discuss the Old Bullhead City Visioning Summary with specific attention to zoning, land use, and a general theme.

City Manager Cotter said the Council had made this item a priority in 2018, and said they held numerous visioning workshops and public meetings over the past several months. He said they were looking for some feedback from the Planning and Zoning Commission in relation to the zoning codes that would encourage redevelopment. He said the types of development that previous Councils had hoped would happen in Old Bullhead have not happened yet. He said more boat storage structures were being built, and said this was not the type of development they had envisioned. He provided a brief overview of the vision plan and some ideas the Council had been considering. He said one of the short-term goals was to create a theme, and said the "American Pride" theme was the most popular. He said some long-term goals were to attract new businesses, pursue median and street side improvements with the Arizona Department of Transportation (ADOT), make a decision on the traffic plan, create walkability, and look into changing the building and zoning regulations to allow "out of the box" ideas. He said there was no right or wrong answers today, but said they could all agree the vision from twenty years ago had not happened.

Planning Manager Loera said some of the primary development issues previously discussed were the zoning of the properties, lot size, setbacks, parking, and mixed use overlay district. He said the secondary issues were the alleys, outside dining, noise, landscaping, and the theme. He provided information on the zoning districts located in Original Bullhead: residential single family home,

residential single family manufactured home, residential multiple-family, commercial and industrial. He said mixed use zoning required at least two acres, and said no one had applied for mixed use zoning. He provided a map of the future Community Development Block Grant (CDBG) street improvement project and a map of the current zoning from First Street to Seventh Street. He provided the existing land use map that showed the lots that had been developed to date. He said everything along the highway was commercially zoned, but to the west of the highway there were RV parks, single-family, multi-family, and mobile homes with some commercial. He said to the east of the highway, there were more residential and more vacant lots. He said some of those structures had been there before the city incorporated. He said some of the current zoning did not match what was actually built.

City Manager Cotter said one of the problems identified by citizens was the C-2 zoning, and asked if this zoning should be changed. He said they wanted to build a home on the property but could not with the current zoning.

Mayor Brady asked if mixed use could override the other zoning. Planning Manager Loera confirmed.

Mayor Brady asked the Planning and Zoning Commissioners if they had studied the packet and if they were aware of the issues.

Planning and Zoning Commission Chairman Stein said he had read through all of the information, but said he was unclear of the vision they wanted to create.

City Manager Cotter said creating the vision was the struggle they had been faced with. He said part of the question today was about the types of zoning and development that should be allowed in the future.

Mayor Brady said they also discussed alternatives for traffic on Highway 95, such as a bypass. He said moving the highway would affect what type of zoning was required. He said the business owners were not supportive of moving the highway, and said the cost would be very expensive.

Council Member Ring said she was in support of rezoning because the current zoning was not working and nothing had changed.

Council Member D'Amico asked if the existing built properties that were not in conformance with the current would be grandfathered in. Planning Manager Loera said some of the existing developed lots could remain commercial and said the other lots could be zoned as multi-family.

Council Member Clark said the commercial areas along the highway should remain commercial, and the other lots off the highway be rezoned as residential, which would provide walkability that in turn would attract businesses. He said central parking lots would help the area and eliminate onsite parking. He said he would like to see the zoning changed where people were building boat storage units. He said they needed to provide more flexibility for people to put what they want on the lots, and said more multi-family zoning would be nice along the river. He said they needed to continue cleaning up the area to make it presentable in order to attract developers. He said the area had promise with some help from the city. He said the first block off the highway should remain commercial and the remaining lots be zoned for residential development.

Mayor Brady said he agreed with Council Member Clark's comments if they decided to not move the highway.

Council Member D'Amico said he agreed on the zoning changes suggested by Council Member Clark.

Discussion ensued about the type of rezoning required in order to add flexibility and streamline the development process.

Planning and Zoning Commission Vice-Chair Pettit said the existing condo projects have made an impact in the area and supported commercial. She said mixed use and multi-family zoning would be a good fit for the area.

Mayor Brady said they discussed purchasing some of the lots on the other sides of the highway in order to provide additional parking.

City Manager Cotter said they believed their zoning code was much too restricted. He said they could possibly create some landscaping requirements which in turn would help businesses eliminate parking along the highway and move it behind their buildings. He said the alleys created a separate issue for developers. He said the reality was that today's zoning code did not allow enough space for most businesses to locate there.

Planning and Zoning Commission Vice-Chair Pettit said there were no site configurations in Old Bullhead that currently would work for a new fast food or regular restaurant along the highway.

City Manager Cotter asked if anyone had strong feelings about noise and outside dining.

Council Member Clark said he did not have a particular problem as there was traffic noise along the highway now.

Mayor Brady said there would be an issue with noise off of the highway.

Planning and Zoning Commissioner Schramm said a vision was needed, and asked what the community would be. She said she was not opposed to the realignment of the highway as more people would be able to stop at the businesses. She said the aesthetics and architectural design needed to go along with the vision. She said the city should come up with a plan for future public transportation to allow those who could not walk distances to get from place to place. She said a large percentage of the properties there now would probably not meet the health code. She said the city should change the view of the entire neighborhood which in turn would attract developers. She said she could see a movie theatre, antique shops, and a river walk in the future.

City Manager Cotter said the beaches in Section 12 attracted thousands of visitors each summer, and said it would take time to develop the river walk in Community Park.

Planning and Zoning Commissioner Brummett asked about solutions to resolve the alley issues. She said she was in favor of having a theme and adding landscaping to the community. She said they should address noise as it would help to maintain good business and residential relationships in the future.

Planning Manager Loera said property owners requested abandonments for alleys as utilities ran through the alleys. He said usually there were no problems with the utilities just as long as no one built over the lines. He said the alleys could provide additional parking areas behind buildings.

Planning and Zoning Commission Chairman Stein said one cafe had moved into an undesirable neighborhood in Phoenix that created a synergy where new homes and new businesses have been established.

City Manager Cotter said existing businesses were ready to do something now that would become the first step in the process. He said it could be as simple as putting a potted plant or a small piece of artwork in front of the business. He said he wanted to make sure that everyone was on board with creating a theme.

Council Member D'Amico said they made it pretty clear at the last meeting that they wanted to go with the "American Pride" theme.

Council Member Shutts said she agreed with the red, white, and blue color scheme.

Mayor Brady said the theme did not have to be expensive but should not look cheap.

City Manager Cotter said planting palm trees from First Street to Seventh Street would cost approximately \$200,000 but would definitely create a dynamic appeal and change the neighborhood. He said staff would reach out to all of the businesses again regarding the theme and give them ideas.

City Manager Cotter said it seemed that the highway bypass option was not getting off the ground. He asked if they wanted to pursue looking into the possibility, and said they were already hearing some negative comments from business owners.

Council Member D'Amico said right now they should not be considering it; but if it did become feasible in the future, they could consider it at that time.

Council Member Clark agreed there were many more options to spend the money on rather than the bypass, and said he was not in favor.

Mayor Brady said the bypass was not really feasible, and said it was problematic to come up with a solution to divert and route traffic.

City Manager Cotter said they met with a financing consultant and were advised not to move forward with any financing or development district at this time. He said they would have to have a nucleus or big project that would carry the investment; otherwise the properties would be strapped with an improvement district they could not afford. He said in the future, where there was a true financing mechanism, it would make sense. He said they had to create a zoning environment where growth could occur.

City Manager Cotter asked if there was any other topic they needed to discuss at this time. There were no additional comments.

ADJOURNMENT

Mayor Brady declared the special meeting adjourned at 4:35 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 4th day of December 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 18th day of December 2018.

Dale's Ogden, Deputy city clerk
for 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 regularly scheduled meeting on Tuesday, December 4, 2018, 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. Council Member Wegmann delivered the invocation. Council Member Ring 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: Keegan Littrell

HUMAN SERVICES DIRECTOR: Jeff Tipton

DEVELOPMENT SERVICES DIRECTOR: Absent

PRESENTATIONS AND PROCLAMATIONS

None

OPEN CALL TO THE PUBLIC

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

AGENDA MODIFICATIONS

None

WAIVER MOTION

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

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

MOTION CARRIED

MANAGER'S REPORT

1. Winter Festival and Boom Box Parade

Human Services Director Tipton said the parade would be held on December 7th. He said Karole Finkelstein would be the Boom Master and the parade theme was "Harry Potter." He said the Winter Festival theme this year was "A Charlie Brown Christmas."

2. Firebird Field Renovation Project

Human Services Director Tipton said the project was on track, and said the field had been excavated four feet down. He said the new fill materials had been placed and the irrigation would begin next week. He said the sod would be pulled up on December 27th and delivery would begin shortly thereafter.

3. New Pickleball Courts and Tennis Court Update

Human Services Director Tipton said the concrete would be poured today and tomorrow. He said the entire project should be ready in time for the Senior Games in January.

4. EPCOR Water Rate Case Update

City Manager Cotter said no Arizona Corporation Commission hearing had been scheduled to date. He said they originally anticipated the hearing to take place before the end of the year, but now the hearing most likely would take place in January or February.

City Manager Cotter presented outgoing Public Works Director Littrell with a plaque.

City Manager Cotter displayed a video of the "Shop with a Cop" program that was featured on the new Police Department Facebook page.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

Council Member Bruck reminded the public that open enrollment for Medicare would end on December 7th.

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 Regular Council Meeting held on November 20, 2018. (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

2. Discussion and possible action to approve the construction contract with CEMEX Construction Materials South, LLC of Yuma, Arizona in an amount not to exceed \$3,030,317.40 for construction of the Bullhead Parkway Extension to the New Bullhead-Laughlin Bridge; and to authorize the City Manager or his designee to execute all appropriate documents and approve resultant payments. (Public Works Director Littrell)

City Manager Cotter requested the Council make a motion to move this item to the next meeting. He said there was no material change in waiting another two weeks.

Mayor Brady asked if anyone from the public wanted to speak.

Scotty McClure asked if the bridge would be two or four-lanes. He asked if the city could accept a higher bid in order to hire a local company.

MOTION: Council Member Shutts made a motion to table Agenda Item No. 2 for discussion at the December 18, 2018 regular Council meeting. Council Member D'Amico seconded the motion.

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

MOTION CARRIED

3. Discussion and possible action to adopt Resolution No. 2018R-61 approving the Interlocal Contract for Mutual Aid in Law Enforcement between the Las Vegas Metropolitan Police Department and the City of Bullhead City for aid and assistance in responding to emergency situations; and authorizing the Mayor to execute the contract on behalf of the city. (Police Chief Williamson)

Police Chief Williamson said this was a renewal of a long-standing agreement that provided for mutual aid that was essential for the public safety of Laughlin and Bullhead City.

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

MOTION: Vice Mayor Ring made a motion to adopt Resolution No. 2018R-61 approving the Interlocal Contract for Mutual Aid in Law Enforcement between the Las Vegas Metropolitan Police Department and the City of Bullhead City for aid and assistance in responding to emergency situations; and authorizing the Mayor to execute the contract on behalf of the city. Council Member Wegmann seconded the motion.

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

MOTION CARRIED

Other Business

4. Discussion and possible action to approve Resolution No. 2018R-62 restating and amending the city's property disposition policy. (City Manager Cotter)

City Manager Cotter said from time to time, the city sells off surplus property. He said the proposed policy changes were made in order to be in conformance with state law. He said the policy points out the duly elected mayor could sign the deeds. He said currently if the city were to sell property with an appraisal of more than \$1.5 million it would have to go to the voters for approval in a special election; and before the change, the appraisal value was \$500,000.

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

MOTION: Council Member Wegmann made a motion to approve Resolution No. 2018R-62 restating and amending the city's property disposition policy. Council Member Bruck seconded the motion.

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

MOTION CARRIED

5. Discussion and possible action to accept the citywide projects list as presented. (City Manager Cotter)

City Manager Cotter said staff brought the current project list to the Council each quarter. He said the report gave the public and the Council the updated status of each project.

Mayor Brady asked about the delay of the Sunshine Marina boat launch project.

Public Works Director Littrell said originally the project funding was to be authorized in July 2018; but now the funding would not be available until next year. He said the project would be combined with another project in Davis Camp to save funds.

Mayor Brady asked if anyone from the public wanted to speak.

Scotty McClure asked if the city would send a representative to the meeting regarding the Lake Mead water situation.

Mayor Brady said the meeting only pertained to Lake Mead, and said it was not related to Lake Mohave or Mohave County.

Scotty McClure said the city should slow down on the development of Section 12 and Old Bullhead.

MOTION: Council Member Clark made a motion to accept the citywide projects list as presented. Vice Mayor 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

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 5:55 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 4th day of December 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 18th day of December 2018.

Susan Stein, Deputy City Clerk
for Susan Stein, MMC, CPM
City Clerk