

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 7, 2020, 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 Vice Mayor Wegmann to deliver the invocation. Council Member Shutts 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

INTERIM PUBLIC WORKS DIRECTOR: Angie Johnson

HUMAN SERVICES DIRECTOR: Absent

DEVELOPMENT SERVICES DIRECTOR: Absent

PRESENTATIONS AND PROCLAMATIONS

None

OPEN CALL TO THE PUBLIC

Mayor Brady opened the call to the public.

Eva Corbett invited the public to attend the County Sherriff's K-9 Unit Car Show Fundraiser to be held on January 18th in the CoVue Restaurant parking lot.

Sue Demarco said she was a member of Saving Animals In Need Together. She said they offered a low-cost spay and neuter program for the community. She said they were looking for a medical sponsor and were in desperate need of foster homes. She invited the public to attend the Yappy Hour Fundraiser to be held on January 16th at Black Mountain Bistro.

Jamie Starr said the municipal pool was not warm enough to use and had not been heated. She requested the next Community Development Block Grant be used to build a structural cover for the pool in order to retain more heat in the winter. She said the streets in the Vista del Rio subdivision had already cracked after being slurry sealed, and said she hoped any damage could be corrected before this became a real problem. She said illegal dumping sites should be cleaned up and monitored in order to protect the nature reserve and the fragile desert environment.

Al Scigliano said the city did a good job in 2019, especially with economic development. He said EPCOR spent a lot of money to discredit the city and its citizens and they were proved wrong.

Gregg Seats said he loved the Colorado River and its beautiful water. He said there was a bad drug problem with children in this country. He said he had to go back to California to work on some projects. He said electricity and water needed to be separate.

Gene Quitmeyer said he would like to address some personnel issues in regards to the amount of two employees' recent severance pay. He said he wanted to see the pay scales for the city's department heads because they were making a ridiculous amount of money. He said there had to be transparency.

Terry Guarino said there had been a lot of vandalism and damage to the Rotary Park bathrooms, fences, and benches. She asked if anything was being done to reduce vandalism in the city parks.

Scotty McClure said the county sales tax rate recently decreased, but he did not see any tax reductions on his sales receipts. He said Walmart could afford to pay for their panhandler signs. He said the transient situation would get worse as people were being bussed into Bullhead City from other areas.

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

AGENDA MODIFICATIONS

None

WAIVER MOTION

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

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

MOTION CARRIED

MANAGER'S REPORT

1. 2020 Census Update

Administrative Analyst Anthony Kozlowski played a brief video regarding the upcoming census. He said every citizen needed to complete their census form during the month of March, which was very important for the future of the city. He provided the options available to complete the census forms. He said the deadline to submit all census forms was April 1st.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

None

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. Vice Mayor Wegmann 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 December 17, 2019. (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 adopt Resolution No. 2020R-01 removing the voluntary development fees associated with the Laughlin Ranch Development Agreement. (City Manager Cotter)

City Manager Cotter said in 2006, the city entered into a development agreement with Laughlin Ranch, a 12,000 acre development with a capacity for up to 40,436 homes, which had not happened. He said there was a different elected body and administration when the development agreement was signed in 2006. He said the developer had agreed to the payment of voluntary development fees to the city upon the issuance of building permits for each lot within the development, which commenced at \$1,000 or \$2,000, depending on the area, and would progress up to \$9,500. He said currently most lots would be subject to a \$2,000 fee. He said the fees were assessed by contractual obligation between the parties, which ran with the land for the duration of the agreement through 2031. He said the developer agreed to the imposition of the fees in return for the city's agreement to not impose other fees related to development for water, sewer, utilities, transportation, or public services or infrastructure. He said, due to the fact that the city did not

currently impose development fees, except for the water resource fees on residential and commercial development; staff recommended that it would be in the public's interest to remove the "Fee Schedule" from the Laughlin Ranch development agreement effective February 1, 2020. He said this would place all future development in Laughlin Ranch to be regulated in accordance with standard statutory and code requirements of other developments within the city.

City Manager Cotter said this item was brought forward by the builders in the community.

Mayor Brady said he estimated that future residential development on undeveloped parcels in Laughlin Ranch would be approximately \$8,200 to \$10,000 in impact fees per lot under the current agreement. He said part of the original agreement was made in conjunction with an annexation process. He said the city had no obligation to improve anything in Laughlin Ranch that was located behind the private gates.

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

Eva Corbett said the burro population issue was costing the city additional money.

Kevin Reed from A Better Builder Construction Company said the fee came to them as a complete surprise when they initially pulled permits in Laughlin Ranch. He spoke in support of removing the fees.

Ann Pettit, realtor, provided information on city fees and taxes imposed on new home builds. She spoke in support of removing the fees.

Ray Jackson, realtor, said the initial agreement was put into place to mitigate some of the costs involved, but said the markets and opportunities had changed throughout the years. He spoke in support of removing the fees.

David Lords said the impact fees were imposed only in Laughlin Ranch and no other place in the city. He said the playing field was slanted. He spoke in support of removing the fees.

MOTION: Council Member Ring made a motion to adopt Resolution No. 2020R-01 removing the voluntary development fees associated with the Laughlin Ranch Development Agreement. Vice Mayor Wegmann seconded the motion.

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

MOTION CARRIED

Other Business

None

COUNCIL REQUESTED ITEMS

None

ADJOURNMENT

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 6:17 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 January 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of January 2020.

Delvie Ogden, Deputy City Clerk
FOR Susan Stein, MMC, CPM
City Clerk