

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, August 3, 2021, 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 Council Member Wegmann to deliver the invocation. Council Member D'Amico led the assembly in the Pledge of Allegiance to the Flag.

ROLL CALL

Council Present

Brady, Bruck, Brummett, D'Amico, Mieding, Wegmann, Zehri

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery (via Zoom conference)

CITY CLERK: Susan Stein

POLICE CHIEF: Robert Trebes

FINANCE DIRECTOR: Absent

PUBLIC WORKS DIRECTOR: Angie Johnson

HUMAN SERVICES DIRECTOR: Jeff Tipton

DEVELOPMENT SERVICES DIRECTOR: Saritti Chooniyom

PRESENTATIONS AND PROCLAMATIONS

None

OPEN CALL TO THE PUBLIC

Mayor Brady opened the call to the public.

Mary Bonaventura spoke about code enforcement issues and a lien placed on her property.

Eva Corbett invited the public to attend the Annual Republican Picnic to be held on August 7th and a bingo fundraiser for S.A.I.N.T. to be held at the Anderson Ford location on August 20th.

Valarie Ferreira spoke about an HVAC construction flaw issue occurring in their Fox Creek neighborhood.

Emily Dotter said the jet skis were out of control on the river and needed to be addressed.

Bruce Henry said he started a Facebook group called "No More Deaths on the Colorado River." He said his group wanted to work with the city to get something done to improve safety on the waterway.

Deborah Yocum said the number of rental jet skis should be controlled and more enforcement and safety control measures were required.

Charles Galvin suggested raising some of the fines and impounding jet skis in order to increase enforcement.

Dawna Quitmeyer said more enforcement was necessary, and said people did not respect the beaches. She said more safety information should be made available.

Scotty McClure said the Council made laws that did not mean anything. He said more enforcement was necessary. He suggested operator licensing be made a requirement along the entire length of the river. He said it should be mandatory that all city employees get vaccinated.

Grace Hecht invited the public to help with the Bullhead Clean Up event on August 6th. She said the "Back to School Bash" would take place on August 13th at the Fieldhouse.

John Yocum said he was concerned about the direction the area was taking with the jet ski rentals. He said it should be mandatory that people have a driver's license in order to operate a jet ski.

Billy Pershing said the Bullhead City Conservatives would meet on August 21st at the public library.

Kim Kloepter spoke about the dangerous situations that occurred on the water over the weekends.

Vanessa Martinez said she was circulating a recall petition on Council Member Zehri.

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

AGENDA MODIFICATIONS

None

WAIVER MOTION

MOTION: Vice Mayor Bruck 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, Brummett, D'Amico, Mieding, Wegmann, Zehri
NAYS: None ABSENT: None

MOTION CARRIED

MANAGER'S REPORT

1. Fireworks Update

Bullhead City Police Captain Jason Harms said they responded to 224 fireworks calls this year, in addition to all of the other calls for service in the community. He said they issued ten citations and confiscated more than 100 illegal fireworks over the 4th of July weekend. He said they worked with the Bullhead City Fire Department and said the members of his department were very proactive.

Mayor Brady said the city had to comply with state laws for fireworks and could not change those laws.

2. City Bond Rating

City Manager Cotter said the city went through its bond rating process in order to take over the water system. He said both bonding agencies gave the city a Double A rated stable outlook with glowing reviews about the city's ability to acquire the bond to take of EPCOR. He said they would post the bond and take over the water company in the very near future.

3. Water Safety Programs

City Manager Cotter said the Parks and Recreation Commission would hold a public workshop to discuss the river water safety issues and programs on August 18th at 4:00 p.m.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

Council Member Zehri thanked the citizens that spoke about their concerns on river water safety and those that participated in the Facebook group. He said the entire community had to work together to solve the issues. He said WARMC had the emergency infusion treatment available for administration to COVID patients that would help save their lives.

Mayor Brady said COVID was rearing its ugly head again and he started to get more phone calls about taking some action. He said the cities, counties, and school systems did not have any control or authority over mask mandates, imposing curfews, or any other actions. He read the state law.

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

MOTION: Council Member D'Amico 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 Bruck seconded the motion.

VOTE: AYES: Brady, Bruck, Brummett, D'Amico, Mieding, Wegmann, Zehri
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 July 20, 2021. (City Clerk Stein)

PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

None

BOARD/COMMISSION/COMMITTEE APPOINTMENTS

None

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS

2. **PUBLIC HEARING.** Discussion and possible action to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the application for an Interim Permit and New Series 10 Liquor License Job. No. 154678 submitted by Kelly Denise Straus for the Bullhead City Food Mart located at 2540 Highway 95 in Bullhead City. (City Clerk Stein)

City Manager Cotter said staff had reviewed the application and there were no concerns.

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

MOTION: Council Member Wegmann made a motion to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the application for an Interim Permit and New Series 10 Liquor License Job. No. 154678 submitted by Kelly Denise Straus for the Bullhead City Food Mart located at 2540 Highway 95 in Bullhead City. Vice Mayor Bruck seconded the motion.

VOTE: AYES: Brady, Bruck, Brummett, D’Amico, Mieding, Wegmann, Zehri
NAYS: None ABSENT: None

MOTION CARRIED

ACTION ITEMS

Building, Planning and Zoning Items

3. Discussion and possible action to approve: 1) the Final Plat for Bullhead Square Unit 3, Tract 5102; 2) the Water Allocation in the amount of 0.6 acre-feet; and 3) authorizing the Mayor to sign the final plat. (Development Services Director Chooniyom)

Planning Manager Loera said the property was originally platted as a portion of the Bullhead Square Unit 2, Tract 5076 subdivision as recorded on February 24, 2020. He said the property owner was proposing to subdivide the .73 acre property into two parcels, Parcel 1A would serve as a future building pad, and Parcel 1B would serve as a common area and driveway, with the northern portion dedicated as a private access, utility, and sign easement. He said this item was originally presented at the City Council’s June 15, 2021 meeting and no action was taken. He said the plat was now presented with additional information concerning traffic circulation, property use and sign placement. He said that parcel was part of an existing subdivision, and said the purpose of this request was to create two parcels so that the owner of City Square could maintain ownership of the driveway. He said the owner still had the ability to develop the property.

Council Member Mieding said he noticed some traffic choke points at the proposed location during busier times on the weekends. He asked if any additional measures could be taken, or if a stipulation could be created to mitigate this problem.

Council Member Zehri asked what changes were made from the last time this item was brought before the Council. He said the area was very congested now and dangerous.

Planning Manager Loera said an exhibit showing the layout and proposed changes of the buildable parcel was provided. He said the developer would work with the city on solutions and said the proposed business would not be a parking or traffic intense use.

City Attorney Emery said pursuant to the previous plat, a development for commercial purposes was authorized under the plat. He said anytime a modification to the plat was created, the Council could propose modifications to the parcel. He said there had to be a continuing dialogue in order to reach a conclusion.

Council Member Mieding asked if the engineer could address solutions to the traffic flow situation.

Mayor Brady said it did not look like the traffic back up situation could be improved. He said he did not think the building would ever work out. He encouraged the developer to take a second look at the site.

Council Member Brummett asked if there was another way to alleviate the congested traffic situation such as an alternate access to Alta Vista.

Don Anderson of Anderson Nelson said this parcel had traffic issues from the beginning. He said there was no access from Hobby Lobby or to the north and said there was an elevation differential. He said the alternate solution was access off of Highway 95 which would make the situation worse. He said the reason for the final plat was to allow the developer access to maintain the sewer line and other utilities. He said the project could still happen without Council approval. He said the proposed oil change business was the best traffic-wise use and probably the best choice for the site.

Council Member Wegmann said a lot of high school children walk to McDonalds and the additional traffic in that area would make the area more dangerous.

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

Jean Griffith of Perkins Restaurant said Perkins has been in the same location for 30 years. She said there was a safety issue with a lot of accidents and their parking lot was dangerous. She said the use of Alta Vista Road could be a solution. She said she hoped the developer could come up with a different solution.

Eva Corbett said the semi-trucks driving in to unload would make the traffic situation worse.

Scotty McClure said he had made complaints about the lack of handicapped parking in a few areas within the city limits, but had never received a written response. He asked if the city could condemn and control the subject property.

Don Anderson suggested the Council table this item until a future meeting to allow them to look at other options.

City Manager Cotter said the lot next to the property sold for \$1.7 million dollars and said the city would not consider condemning and buying it. He said Alta Vista Road would go through when Colianno's decided to sell.

MOTION: Council Member D'Amico made a motion to table Agenda Item No. 3. Council Member Wegmann seconded the motion.

VOTE: AYES: Brady, Bruck, Brummett, D'Amico, Mieding, Wegmann, Zehri
NAYS: None ABSENT: None

MOTION CARRIED

4. Discussion and possible action to approve: 1) the Final Plat for Belle Air Heights, Tract 5017, Unit 2; 2) the Financial Assurance through the Property Escrow Agreement; 3) the Water Allocation in the amount of 7.06 acre-feet; and 4) authorizing the Mayor to execute the agreement on behalf of the city. (Development Services Director Chooniyom)

Planning Manager Loera said this final plat was for Phase 2 of Belle Air Heights with 21 single-family residential lots.

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

Eva Corbett asked about the location of the project.

Mayor Brady said it was on Landon Drive.

MOTION: Council Member Wegmann made a motion to approve: 1) the Final Plat for Belle Air Heights, Tract 5017, Unit 2; 2) the Financial Assurance through the Property Escrow Agreement; 3) the Water Allocation in the amount of 7.06 acre-feet; and 4) authorizing the Mayor to execute the agreement on behalf of the city. Vice Mayor Bruck seconded the motion.

VOTE: AYES: Brady, Bruck, Brummett, D'Amico, Mieding, Wegmann, Zehri
NAYS: None ABSENT: None

MOTION CARRIED

Bid Awards, Contracts, Intergovernmental Agreement, and Purchases

None

Other Business

None

COUNCIL REQUESTED ITEMS

None

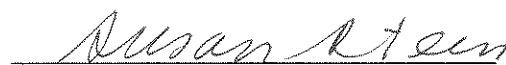
ADJOURNMENT

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 7:11 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 3rd day of August 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 17th day of August 2021.



Susan Stein, MMC, CPM
City Clerk