

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, October 5, 2021, 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, Brummett, D'Amico, Mieding, Wegmann, Zehri

Council Absent

Bruck

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Susan Stein

UTILITIES DIRECTOR: Mark R. Clark

HUMAN SERVICES DIRECTOR: Jeff Tipton

DISCUSSION ITEM(S)

1. Discussion on Bullhead City Municipal Code Chapter 8.14 in relation to the impending declaration of a water shortage on the Colorado River, and water conservation policy and measures within the city.

City Manager Cotter said this was the second work session for the Council to discuss this item. He said the pending Tier 1 declaration of water shortage would begin in January.

Utilities Director Clark reviewed the proposed changes to City Code Chapter 8.14. He said they changed the "Official" designation to the City Utility Director. He said the explanations of the Tier 1, Tier 2, and Tier 3 shortage declarations were added. He said they moved some items from Tier 1 to Tiers 2 and 3 and made the conditions under Tier 1 as more of an educational outreach. He said they would be adding more educational materials to the water conservation education plan.

Utilities Director Clark reviewed the changes to Tier 1 activities: A. 1. Water users are encouraged to voluntarily reduce their water use and improve water efficiency by: a) taking shorter showers; b) not running water while brushing teeth; c) reducing plant watering; d) instituting other water saving practices; 2. Correctable leaks, breaks, or malfunctions within 72 hours of the date of notice of failure or malfunction; 3. Restaurants refrain from serving water unless requested by the customer. He said also under the Tier 1 declaration, B. hotels and motels shall post notices encouraging water conservation practices, including the option of not having linens and towels laundered daily.

Council Member Brummett said she was concerned that part-time residents would not have enough time to repair any leaks within 72 hours. She asked for an extension of 10 days. She asked if a database could be created to include contact information for property owners in order to notify them of a leak and allow them enough time to repair it.

Utilities Director Clark said a major leak would need to be turned off right away. He said 10 days might be a little long. He said the city did not have authority to order a repair on private property. He said the city's new utility database would include contact information on the owner and tenant of a property. He said they did not have a lot of data from EPCOR.

City Manager Cotter said the city's program included an analytic component called "Water Smart" that could identify trends, and send a text or email based on consumption. He said this would alert the customer about any leaks or excessive water use.

Council Member Mieding asked about the water conservation policy that would be followed. He asked if it would be possible for the analytic system to identify meter usage in order to reduce certain activities.

Utilities Director Clark said they were drafting the policy document and a final report should be available sometime next year. He said the water meters held information on the last 30 days of use, and said this information could be used as an additional tool.

City Manager Cotter said usage would be based on total acre-feet, and said they looked at big water users such as HOAs and industrial users.

Council Member Wegmann suggested that information on setting up or updating accounts could be included on the water bills.

Utilities Director Clark said they moved most of the items that were previously under the Tier 1 shortage to the Tier 2 shortage. He said they moved three items from Tier 2 to Tier 3. He said the major change to the ordinance was in the penalty section. He said no penalties would be assessed for Tier 1 violations. He said first violations would include surcharges on the responsible party's utility bill of \$100; second violations \$200; and third violations \$300. He said the utility bill would serve as notice.

Mayor Brady said he did not think the city could add \$100 to anyone's bill without prior notice. He said the customer would require some time to correct the violation.

City Attorney Emery said the draft had not undergone legal review and said the penalty process would be adjusted.

Council Member Mieding said he would like to look at other possibilities within Section 8.14.100 (C) (6) referring to the Utilities Director performing the legal review. He said it appeared the Utilities Director had the final decision, and said he would like to see an independent review process included.

Council Member Brummett said this was a living document that would improve as the process evolved.

2. Presentation on the HOME and SSP Housing Program Guidelines.

Human Services Director Tipton said in the past, they did their best to help as many people as they could and stretch grant dollars, and did not realize they were not operating to the state's expectation. He said Denise Bishop was hired, and was a strong and valuable partner in the program. He said she took the city to one of the shining stars in the state.

Denise Bishop, Housing Consultant, said the purpose of the HOME program was to help very low, low, and moderate income families upgrade their housing and living conditions to meet the Department of Housing's Housing Quality Standards, improve and preserve the quality and appearance of the housing stock in Bullhead City, and financially help stabilize low-income households through the reduction of constant home repair and decreased utility costs. She said all homeowners in the city would be eligible for rehabilitation services if they met the following qualifications: 1) they must be the legal homeowner of the property, rental properties are not eligible, and the property was not eligible if non-occupants were listed on the deed; 2) the homeowner must live in the property full time and must have lived there for one-year prior to rehabilitation services; 3) must meet the income guidelines set forth by HUD; 4) income qualification includes all members living in the home regardless of family status and income must be verifiable; 5) must be an American citizen; 6) homeowner cannot own any other property or have interest in any other property; 7) home cannot be located in a floodplain; 8) manufactured home cannot be built prior to July 1, 1976 to be repaired with HOME funds; 9) all mortgage payments, utilities, property taxes, must be current; 10) home must be insured; 11) value of home cannot exceed HUD's median home value for Mohave County when rehabilitation is completed (2021 HUD home median value is \$238,000); and 12) homeowner must reside in the home for the entire lien period, or loan would be come due and payable, homeowner cannot rent out the property, and annual inspections will be performed.

Ms. Bishop said she went through the current waiting list and made sure that people still owned and lived in their homes. She said all applications were screened and either placed on the Emergency/Minor Rehabilitation Program or the Moderate Rehabilitation Program waiting lists. She said applications were accepted throughout the year and applicants would be placed on the waiting list. She said applicants would receive preference if they were disabled, elderly, families with children under the age of 18, veterans, or individuals with extremely low income. She said there were two waiting lists: Emergency/Minor Repairs and Moderate Rehabilitation. She said currently there were 18 on the minor repair list and 48 on the moderate list.

Ms. Bishop said the Emergency/Minor Rehabilitation program was a SSP/CDBG Program. She said under this program, grants up to \$15,000 were available to perform emergency repairs for qualified homeowners who were faced with substandard housing conditions. She said these conditions included those posing a serious threat to the health, safety, or welfare of the household or immediate livability of the home, such as heating/cooling, plumbing, electricity, roofing, broken windows, and accessibility accommodations. She said the emergency repairs could be correct without bringing the entire home up to Housing Quality Standards and local code. She said if needed, a greater scope of work could be completed later under the Moderate Rehabilitation Program. She said no lien was required for this funding.

Ms. Bishop said the Moderate Rehabilitation Program was a HOME/Housing Trust Fund Program. She said the program provided forgivable loans up to \$60,000 to rehabilitate homes with a more

extensive scope of work necessary for the entire home to meet the state's Housing Quality Standards and local code. She said assistance was in the form of a deferred forgivable loan at zero percent interest with a 5/10/15 year recapture period. She said the program also required a weatherization test with recommendations at the beginning of the project, and the home must pass the final weatherization test at the end of the project. She said weatherization recommendations included the replacement of appliances for energy efficiency, window replacement, A/C replacements, vent sealing, sealing of barrier under home, and other items to increase the energy efficiency of the home. She said these items must be added to the scope of work.

Ms. Bishop said the housing repairs must meet the following at a minimum: Federal housing quality standards, local code, most recently adopted International Energy Conservation Code, handicapped accessibility requirements of the Fair Housing Act, and each property must be tested for energy efficiency at the start of the project and at the end of the project to ensure energy conservation codes have been met. She said the property must receive a pass on the final inspection.

Ms. Bishop said after qualification, weatherization testing, and the scope of work was drafted and approved by the homeowner, an invitation to bid was issued. She said the invitation to bid was sent to each qualified contractor on the program and contained the scope of work and the date for the walk-through of the property. She said each contractor was given two weeks to prepare a written bid that was submitted to the Human Services Department in a sealed envelope. She said on the designated date and time, the bids were opened and a contractor was selected. She said bids included the cost of the materials, cost of demolition, disposal of replaced items, installation of new items, and contractor overhead and profit not to exceed 15 percent of the job. She said they had four qualified contractors that met all the requirements in order to bid on the projects.

Ms. Bishop said according to a report by the National Association of Home Builders published on August 15, 2021, the cost of construction today had increased 26 percent over the cost of construction last year. She said softwood and hardwood prices were up 71.9 percent since January 2020, plywood was up 19.2 percent since July 2020; flooring, cabinets, bathroom vanities, and molding were up 7.95 percent since November 2020; plumbing fixtures were up 3.4 percent and hardware had increased 31.4 percent since November 2020. She said this did not include the cost of labor which had been driven up by the shortage of construction workers.

Ms. Bishop displayed before and after photos of a repair project for an elderly single person who made less than 50 percent of the median income. She said this was an example of the repairs and replacements made during the process. She said the initial walk through was completed in August 2019 and eligibility was determined in September 2019, the client was approved but never contacted again. She said the client made contact with the Director of the Department of Housing and she contacted the client. She said the plumbing was backed up, the floors were not safe to walk on, and there was water damage throughout the home. She said the first replacement bid was from Mohave Homes for a 710 square foot, 2 bedroom, 1 bath, single wide at \$88,798. She said the priced did not include permits, appliances or air conditions, and there was an 8-month waiting list for delivery. She said the second bid from Mohave Homes was for an 800 square foot, 2 bedroom, 2 bath single wide for \$92,349, with an 11-month wait for delivery. She said Clayton Homes could not provide a bid under \$90,000 and were a year out for delivery. She said she contacted companies in Nevada, California, and Utah with no bids submitted. She said replacements were not an option in the environment that was present today.

Ms. Bishop said she received a bid for the home repairs for \$61,000 but when the skirting was taken off, they discovered that the sewer was never connected and they had to replace the entire sub-floor due to water damage. She said they only spent \$69,000 for the entire project. She said the client would live there safely for the rest of her days.

Ms. Bishop said the HOME program assisted the most vulnerable members of the community with the help they needed to stay longer, unassisted in their own homes. She said the program assisted with stabilizing the housing stock of the city, bringing tax dollars in the amount of \$350,000 back into the community. She said the contractors lived in the community so the tax dollars stayed and contractors shopped locally whenever possible. She said a well-managed HOME/CDBG grant program opened doors to other grant opportunities and kept the city competitive and in good standing with the State.

Council Member Zehri asked how long the city had been involved with the program.

City Manager Cotter said more than eleven years.

Ms. Bishop said under the proposed grants, they could help 30 houses under SSP and at least 6 under the HOME program.

Council Member D'Amico asked if the clients could sell their old appliances.

Ms. Bishop said the money would always be re-invested back into the house.

Council Member Mieding asked who tracked the lien process. He asked which building code was used.

Ms. Bishop said the City of Bullhead City tracked the liens. She said they followed Mohave County and the State's construction guidelines.

Council Member Brummett said these programs improved the quality of life for the homeowners.

Council Member Zehri asked who made the final decision as to the order of property repairs.

Ms. Bishop said there was a prioritized waiting list, and said she evaluated all of the applications.

MOTION: Council Member D'Amico made a motion to adjourn the special meeting and convene into executive session at 4:23 p.m. Council Member Wegmann seconded the motion.

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

MOTION CARRIED

EXECUTIVE SESSION

3. Discussion or consultation for legal advice concerning the status of the City's eminent domain litigation with EPCOR, issues related to transition of water operations pursuant to the court's ruling on bond and immediate possession, and EPCOR's recent application to the Arizona Corporation Commission for re-financing of debt. Arizona Revised Statutes § 38-431.03(A)(3).

MOTION: Council Member D'Amico made a motion to adjourn from executive session and the special meeting at 5:02 p.m. Council Member Wegmann seconded the motion.

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

MOTION CARRIED

ADJOURNMENT

Mayor Brady declared the special meeting adjourned at 5:02 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 5th day of October 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of October 2021.



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, October 5, 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 Pastor Bill Jones of Bethel Community Church to deliver the invocation. Mayor Brady led the assembly in the Pledge of Allegiance to the Flag.

ROLL CALL

Council Present

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

Council Absent

Bruck

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Susan Stein

POLICE CHIEF: Robert Trebes

FINANCE DIRECTOR: Rudy Vera

PUBLIC WORKS DIRECTOR: Angie Johnson

UTILITIES DIRECTOR: Mark R. Clark

HUMAN SERVICES DIRECTOR: Jeff Tipton

DEVELOPMENT SERVICES DIRECTOR: Saritti Chooniyom

Mayor Brady said that Vice Mayor Bruck had suffered a stroke and her family announced that she had been placed in hospice with end of life care.

PRESENTATIONS AND PROCLAMATIONS

1. Proclamation declaring Wednesday, October 6, 2021, as the 37th Annual "National Night Out" in Bullhead City.

Mayor Brady read the proclamation and presented it to Lorrie Duggins and Sergeant Shawn Brooks of the Bullhead City Police Department.

OPEN CALL TO THE PUBLIC

Mayor Brady opened the call to the public.

Steven Lee said the community had to protect the lives of the citizens and form a common defense against all enemies.

Susana Van Sloten said she was taking orders for the Honey Baked Ham fundraiser in order to raise funds for the museum.

Scotty McClure said he was billed by WARMC even though he received no services. He suggested the city consider applying white street pavement. He said ADOT should have planned for traffic

control when the Laughlin Bridge was under repair. He asked the city to pave the turn lane route into the school off Marina Blvd.

Harvey Pryor said the Bullhead RC group had 73 members and they were having fun at Rotary Park. He said he would like the city to build a track. He said the traffic situation at McDonalds was frequently backed up and something had to be done. He said there was trash and other materials in the wash off Ramar Road, and said the residents were dumping things there. He asked the city to look into cleaning up the area.

Grace Hecht thanked the MALC Key Club for cleaning up the south end of Highway 95 and the city for picking up the trash. She thanked Nick Parsons for giving out drones at a Fieldhouse event. She provided information on the Trunk or Treat event.

Julie Hassett invited the public to attend the four-part Colorado River Concert series of performances beginning on November 4th.

Tyler Carlson said the Mohave Electric Cooperative celebrated their 75th Anniversary last month. He said they were a not-for-profit utility, and said they spent a lot of their time buying and arranging for power, sometimes years in advance. He said any savings were passed along to their customers.

Greg Valdez invited the community to visit "The Wall That Heals" at Mohave High School beginning on October 21st.

Billy Pershing invited the public to attend the Bullhead City Conservatives meeting on October 16th at the public library.

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

AGENDA MODIFICATIONS

None

WAIVER MOTION

MOTION: Council Member 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, Brummett, D'Amico, Mieding, Wegmann, Zehri
NAYS: None ABSENT: Bruck

MOTION CARRIED

MANAGER'S REPORT

1. COVID-19 Financial Report

City Manager Cotter said the report would be presented at the next Council meeting.

2. Water Billing and Water Transitional Issues

Utility Director Clark said the customer service center had been handling citizens' calls, and said they were in the process of hiring more people. He said they had been repairing many water line system breaks, and were assessing the system. He said they hired some great former EPCOR employees as well as staff from other water companies in the area.

3. Sports Tourism

Human Services Director Tipton said the fall sports tournament season had begun. He discussed numerous baseball fast pitch, softball, and soccer tournaments that were scheduled to take place within the upcoming weeks.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

Council Member D'Amico thanked the Bullhead City Police Department for doing a great job in patrolling the streets and keeping the community safe.

Council Member Brummett said the Colorado River Women's Council Leadership Program would begin soon and encouraged members of the public to enroll in the program.

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

MOTION: Council Member Wegmann made a motion that Items No. 1 and 2 on the Consent Agenda be approved in accordance with the reports, certifications and recommendations furnished each Council Member and without further discussion. Council Member D'Amico seconded the motion.

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

MOTION CARRIED

Items on the Consent Agenda were approved as follows:

1. Approval of the Minutes of the Special Joint Council Meeting held on September 21, 2021; and the Minutes of the Regular Council Meeting held on September 21, 2021. (City Clerk Stein)
2. Approval of Resolution No. 2021R-51 authorizing the abandonment of the public utility and aerial overhang easements that lie within a parcel of land located at 1869 Avalon Drive and described as Riviera Mobile Gardens Unit 3, Tract 1007, Lot 184, and a portion of Lot 185, Section 19, T20N, R22W. (Development Services Director Chooniyom)

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

3. **PUBLIC HEARING.** Discussion and possible action to adopt Ordinance No. 2021-17 approving a zoning map change from R1L-PAD (Residential: Single-Family Limited, Planned Area Development) to R1MH-PAD (Residential: Single-Family Manufactured Home, Planned Area Development) for a subdivision known as Rancho Colorado, Tract 5086, that is a portion of Section 13, T20N, R21W, and Section 18, T20N, R21W. (Development Services Director Chooniyom)

Planning Manager Loera said the property was a 161-lot subdivision with a final plat that was developed in 2005. He said the infrastructure had been installed, and said this request was to rezone the property to allow factory built and manufactured homes. He said the property was intended to be a rental community and the common areas would be maintained by the property management company.

Jim Belfiore said he was the President of Kasa Development, a modular home builder. He said their modular home product was approved by the State of Arizona, made in a factory of steel beam construction, and shipped on a semi-truck bed to the site. He said the owners of the property had owned it for a significant amount of time. He said they had spent months in the area evaluating the market. He said their goal was to bring more affordable, modern housing to communities in the southwestern states. He displayed renderings of the homes. He said the real benefit of modular homes was the speed of construction and delivery. He said the homes would be permanently built on the site with site-built garages with desert landscaping, and the backyards would be enclosed with fences.

Mr. Belfiore said he received feedback regarding the maintenance of the common areas. He said language was added that a deed would be recorded with every lot that was sold to an individual,

rather than 161 together, and that the common areas would then need to be maintained by the people living in the community.

Council Member Wegmann asked about the management of the subdivision and maintenance of the landscaping. She asked about the roofing materials, square footage of the homes, amenities, and rental prices.

Mr. Belfiore said they were planning to hire the largest professional build-to-rent management company in the State of Arizona. He said there would be a leasing office on site with a manager living on site. He said the front yards would be maintained by the property management company. He said the roofing would be metal, and said they were researching solar power. He said the homes would be three bedrooms, two baths, ranging from 1,200 to 1,600 square feet. He said they did not have final prices, and said the average price point would be around \$1,750 per month. He said they would have more affordable packages for internet and cable. He said their goal was to drive down prices but in this market, it was difficult. He said they purchased some individual lots and would bring more of the same housing to the neighborhoods. He said the water and wastewater systems were installed, and said the city required the testing of the systems. He said the streets had been installed and they anticipated that, after the homes were built, to re-pave the streets and dedicate them to the city. He said they were looking at purchasing additional land to build a future swimming pool as well as storage.

Council Member Brummett said the city needed more affordable single family homes; but said she had “sticker shock” about the \$1,750 monthly rent. She said she was glad the landscaping and common areas would be maintained by the management company.

Mr. Belfiore said the first phase of construction would include 43 units. He said they would not lease any unit until all 43 units were built.

Mayor Brady asked about the timing of the first phase.

Mr. Belfiore said they anticipated the 43 units would be built out within a three-month period. He said the individual lots would be test lots for the homes within the city.

Dan Oehler said his partnership developed the 37-acre property and were the most interested parties in the success of the project. He provided information on the history of the development. He said the original plans were for patio homes with zero setbacks, and said the current plan was not significantly different from the plan originally approved by the city in 2008. He said the site was one of the nicest in the city and was centrally located.

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

Steven Lee asked if there were non-local interests and if they had other agendas in controlling the local rental market.

Planning and Zoning Commissioner Pamela Smith said the information presented tonight was completely different than the information presented at the last planning meeting. She discussed the differences in information.

Dan Alfonzo asked for clarification on the production schedules of the factory built homes, and asked if there would be restrictions on turning the homes into vacation rentals.

Mr. Belfiore said they anticipated building two units per day, and would get faster after they completed additional phases.

Billy Pershing asked about the lot sizes and the location of the factory.

Mr. Belfiore said the factory was on the border of California and Mexico, and the average lot size was about 40 feet by 100 feet.

Mayor Brady asked about the maintenance of the eleven acres of drainage areas.

Mr. Belfiore said all common areas would be maintained by the rental company. He said prior to the sale of one unit, the owner would have to adopt CC&Rs, form an HOA, and all homes would be part of that HOA.

Council Member Brummett asked for clarification on the differences in information discussed at the planning meeting.

Mr. Belfiore said they had discussed multiple sizes and plans, and discussed a potential of 1,800 and 2,200 square feet; but were aware that developing smaller homes would be more absorbable in the market. He said the market dictated the rental prices and construction costs.

MOTION: Council Member D'Amico made a motion to adopt Ordinance No. 2021-17 approving a zoning map change from R1L-PAD (Residential: Single-Family Limited, Planned Area Development) to R1MH-PAD (Residential: Single-Family Manufactured Home, Planned Area Development) for a subdivision known as Rancho Colorado, Tract 5086, that is a portion of Section 13, T20N, R21W, and Section 18, T20N, R21W. Council Member Wegmann seconded the motion.

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

MOTION CARRIED

Bid Awards, Contracts, Intergovernmental Agreement, and Purchases

4. Discussion and possible action to adopt Resolution No. 2021R-52 approving the second updated Intergovernmental Agreement between Lake Havasu City, the City of Kingman, the City of Bullhead City, the Town of Colorado City, and the Mohave County Sheriffs' Office for the Arizona Department of Administration Grants and Federal Resources (ADOA-GFR) Arizona 911 Grant Program. (Police Chief Trebes)

City Manager Cotter said this was a minor amendment to the agreement.

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 adopt Resolution No. 2021R-52 approving the second updated Intergovernmental Agreement between Lake Havasu City, the City of Kingman, the City of Bullhead City, the Town of Colorado City, and the Mohave County Sheriffs' Office for the Arizona Department of Administration Grants and Federal Resources (ADOA-GFR) Arizona 911 Grant Program. Council Member Mieding seconded the motion.

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

MOTION CARRIED

5. Discussion and possible action to approve the purchase of five police patrol vehicles, associated equipment, and full upfit of the vehicles as described in the approximate amount of \$333,298.92; and further authorize the City Manager to finalize and execute resulting agreements and payments. (Police Chief Trebes)

City Manager Cotter said the vehicle purchases were included in the annual budget.

Mayor Brady asked how the pickup trucks were working out.

Police Chief Trebes said the pickup trucks were working out well for supervisors' vehicles but there were limitations in using them for patrol vehicles.

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

Scotty McClure asked what the running boards were used for.

Billy Pershing asked if the vehicles would be purchased locally.

Police Chief Trebes said the vehicles were purchased under state contract.

Steven Lee asked if the city could have price matching in order to support the local vendors. City Manager Cotter said price matching was not allowed under the law.

MOTION: Council Member Wegmann made a motion to approve the purchase of five police patrol vehicles, associated equipment, and full upfit of the vehicles as described in the approximate amount of \$333,298.92; and further authorize the City Manager to finalize and execute resulting agreements and payments. Council Member D'Amico seconded the motion.

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

MOTION CARRIED

6. Discussion and possible action to adopt Resolution No. 2021R-53 approving the Intergovernmental Agreement by and between the Colorado River Union High School District No. 2 of Mohave County and the City of Bullhead City for utilization of a School Resource Officer. (Police Chief Trebes)

Police Chief Trebes said the school resource officer program had been in successful operation between the city and the district for a number of years. He said in 2013, the City Council approved the first version of the agreement and approved a second agreement in 2016. He said a new agreement was now presented which both the city and the school district desired to implement. He said the agreement would continue for a period of five years through June 30, 2026. He said it was important to have officers in the schools building positive relationships with the students and parents.

Council Member Brummett spoke in support of the agreement.

Council Member Mieding spoke in support of the agreement.

Mayor Brady asked how the school resource officer's schedule worked and if the amount of the agreement covered the cost.

Police Chief Trebes said typically the resource officers served as full-time boating officers in the summer, and their duties would revert to the police department when school was not in session. He said the benefits of the program far outweighed the cost of the program.

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

Billy Pershing asked if the resource officers carried guns. Police Chief Trebes confirmed.

MOTION: Council Member D'Amico made a motion to adopt Resolution No. 2021R-53 approving the Intergovernmental Agreement by and between the Colorado River Union High School District No. 2 of Mohave County and the City of Bullhead City for utilization of a School Resource Officer. Council Member Mieding seconded the motion.

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

MOTION CARRIED

Other Business

7. Discussion and possible action to approve the Mohave County Water Authority's (MCWA) request to ask the Bureau of Reclamation to perform a full Environmental Impact Statement in order for MCWA to consider the water transfer request; and authorize the City Manager to send a letter to the Bureau with the city's support of the MCWA's action. (Utilities Director Clark)

Utilities Director Clark said this transfer was the first transfer of its kind, transferring fourth priority water off the mainstem of the Colorado River to central Arizona. He said it was imperative to

determine all of the effects such a transfer would have on the entire mainstem system. He said with the first shortage declaration going into effect in 2022, it was even more important that a full environmental impact statement be completed before a precedent setting transfer was allowed.

Council Member Mieding asked if staff was aware of other actions taken by any other jurisdictions, and if other state elected officials were involved.

Utilities Director Clark said the Mohave County Water Authority, and the Cities of Kingman and Lake Havasu were partners; and said Yuma and LaPaz County had been very supportive of the actions. He said Representative Cobb, Senator Sonny Borrelli and Leo Biasiucci were in support.

Mayor Brady asked if a Council resolution with the letter would be more effective.

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

Steven Lee said it was important to pay attention to any entity diverting the city's water.

Jamie Kelley said she was general counsel to the Mohave County Water Authority. She provided information about other jurisdictions working with them throughout the process. She spoke in support of sending the resolution along with the letter.

MOTION: Council Member Mieding made a motion to approve the Mohave County Water Authority's (MCWA) request to ask the Bureau of Reclamation to perform a full Environmental Impact Statement in order for MCWA to consider the water transfer request; and authorized staff to send a resolution with the letter to the Bureau indicating the City's support of the MCWA's action. Council Member Wegmann seconded the motion.

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

MOTION CARRIED

8. Discussion and possible action to authorize staff to intervene in case #WS-01303A-21-0308 filed by EPCOR Water Arizona to the Arizona Corporation Commission to refinance up to \$133 million in existing long-term debt. (City Manager Cotter)

City Manager Cotter said they had a number of questions in relation to this case and how it impacted the city and its residents.

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

MOTION: Council Member D'Amico made a motion to authorize staff to intervene in case #WS-01303A-21-0308 filed by EPCOR Water Arizona to the Arizona Corporation Commission to refinance up to \$133 million in existing long-term debt. Council Member Wegmann seconded the motion.

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

MOTION CARRIED

9. Discussion and possible action to adopt Resolution No. 2021R-54 authorizing submission of an application to the Arizona Department of Housing Community Development Block Grant State Special Project grant funds. (Human Services Director Tipton)

City Manager Cotter said a work session was held this afternoon with a presentation regarding this item.

Human Services Director Tipton said the grant allowed up to \$15,000 for perform emergency repairs for individual low to very low income homeowners facing substandard housing conditions. He said these conditions included those posing a serious threat to the health, safety, or welfare of the household or the immediate liability of the home; for example, heating/cooling, plumbing, septic, electricity, roofing, or accessibility accommodations. He said the city could receive \$500,000 for construction and administration of the program. He said all homes assisted would be owner occupied, single family residences. He said this funding would allow the city to provide a more comprehensive and efficient housing program to its low and very low income citizens. He said no match was required from the city.

Council Member Mieding asked about the amount of administration costs versus construction.

Denise Bishop said approximately \$85,000 of the \$500,000 would go towards the total administration and advertising expense, and said the remainder of \$415,000 went to housing repairs.

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

MOTION: Council Member D'Amico made a motion to adopt Resolution No. 2021R-54 authorizing submission of an application to the Arizona Department of Housing Community Development Block Grant State Special Project grant funds. Council Member Wegmann seconded the motion.

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

MOTION CARRIED

10. Discussion and possible action to adopt Resolution No. 2021R-55 authorizing submission of an application to the Arizona Department of Housing for State Housing Fund and HOME Investment Partnerships Program grant funds. (Human Services Director Tipton)

City Manager Cotter said the program was discussed today at the work session, but said there still were outstanding questions about the program. He asked how the Council wanted to move forward.

Mayor Brady said he wanted to spend more time exploring other options. He said he had questioned if the program materials, building code, and handbook were the most up to date. He said there were "musts," "shoulds," and "mays" as to the decisions that had to be made about what was done to the home. He said he would like to approve the program as it brought \$350,000 into the community, but said he did not approve the way it was administered by the federal government.

City Manager Cotter said the city had been administering the program 100 percent correctly, and said he did not want the public to believe the city was doing something wrong. He said they had the best person in the state helping them.

MOTION: Council Member Mieding made a motion to table Agenda Item No. 10 for discussion at a future Council meeting. Council Member Wegmann seconded the motion.

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

MOTION CARRIED

COUNCIL REQUESTED ITEMS

None


ADJOURNMENT

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 7:35 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 5th day of October 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of October 2021.



Susan Stein, MMC, CPM
City Clerk