



## MISSION STATEMENT

“IT IS THE GOAL OF THE CITY OF BULLHEAD CITY TO ENHANCE THE QUALITY OF LIFE AND PROMOTE A SENSE OF COMMUNITY TO RESIDENTS BY PROVIDING QUALITY PUBLIC SERVICES IN A RESPONSIBLE, EFFICIENT AND EFFECTIVE MANNER.”

**ACTION AGENDA**  
**REGULAR COUNCIL MEETING**  
**BULLHEAD CITY COUNCIL**  
**TUESDAY, FEBRUARY 15, 2022, 5:30 P.M.**  
**CITY COUNCIL CHAMBERS**  
**1255 Marina Boulevard, Bullhead City, Arizona**

### **CALL TO ORDER**

### **ROLL CALL**

### **INVOCATION**

Pastor George Lyman, Desert Shores Community Baptist Church

### **PLEDGE OF ALLEGIANCE**

### **PRESENTATIONS AND PROCLAMATIONS**

None

### **CALL TO THE PUBLIC**

### **AGENDA MODIFICATIONS**

Any items to be withdrawn from, or moved to, the appropriate place on the agenda.

**ACTION** AGENDA ITEM NO. 12 WAS MOVED FOR DISCUSSION TO IMMEDIATELY FOLLOW THE CONSENT AGENDA.

### **WAIVER MOTION**

Motion to waive the reading in full of all ordinances and resolutions presented for adoption at this meeting.

**ACTION** WAIVED THE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS PRESENTED FOR ADOPTION AT THIS MEETING.

### **MANAGER'S REPORT**

1. Water Company Transition from EPCOR to Bullhead City
2. Spring Sports Tourism
3. Highway 95 Repaving Project Update
4. Bridge Project Update

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

**ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA**

**CONSENT AGENDA**

CONSENT AGENDA (Item Nos. 1 through 3) All items appearing on the consent agenda will be approved with one motion and without separate discussion unless a Council Member so requests.

1. Approval of the Minutes of the Special Council Meeting held on February 1, 2022; and approval of the Minutes of the Regular Council Meeting held on February 1, 2022. (City Clerk Stein)
2. Acceptance of the dedication of a five-foot wide public utility easement along the southerly property line of a parcel located at 2996 Highway 68 and described as Parcel B of the Parcel Plat recorded in Book 5 of Parcel Plats, Page 70-70A, as recorded as Fee No. 91-24293, on May 16, 1991, in the office of the County Recorder, Mohave County, Arizona. (Utilities Director Clark)
3. Approval of the Final Plat for Desert Dynamics Dwellings Townhomes, Tract 5004; and to authorize the Mayor to sign all accompanying documents. (Development Services Director Chooniyom)

**ACTION APPROVED CONSENT AGENDA ITEMS NOS. 1 THROUGH 3 AS PRESENTED.**

**HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA**

**PROCEDURES FOR PUBLIC COMMENT ON PUBLIC HEARING ACTION ITEMS**

**BOARD/COMMISSION/COMMITTEE APPOINTMENTS**

None

**PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS**

None

**ACTION ITEMS**

**Building, Planning and Zoning Items**

4. Discussion and possible action to approve: 1) the Final Plat for North Fork at Laughlin Ranch, Tract 5151, Unit 2; 2) the Financial Assurance through the Property Escrow Agreement; 3) the Water Allocation in the amount of 35.62 acre feet; and 4) authorizing the Mayor to execute the agreement on behalf of the city. (Development Services Director Chooniyom)

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**ACTION APPROVED: 1) THE FINAL PLAT FOR NORTH FORK AT LAUGHLIN RANCH, TRACT 5151, UNIT 2; 2) THE FINANCIAL ASSURANCE THROUGH THE PROPERTY ESCROW AGREEMENT; 3) THE WATER ALLOCATION IN THE AMOUNT OF 35.62 ACRE FEET; AND 4) AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY.**

5. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2022-05 approving the request for a zoning map change from R2MF (Residential Multiple-Family district) to R1L (Residential Single-Family Limited) for a .12 acre parcel of land located at 434 Whitewater Drive and described as Harbor View, Tract 1067, Lot 59, Section 24, T20N, R23W, Bullhead City, Arizona. (Development Services Director Chooniyom)

**ACTION ADOPTED ORDINANCE NO. 2022-05 APPROVING THE REQUEST FOR A ZONING MAP CHANGE FROM R2MF (RESIDENTIAL MULTIPLE-FAMILY DISTRICT) TO R1L (RESIDENTIAL SINGLE-FAMILY LIMITED) FOR A .12 ACRE PARCEL OF LAND LOCATED AT 434 WHITEWATER DRIVE AND DESCRIBED AS HARBOR VIEW, TRACT 1067, LOT 59, SECTION 24, T20N, R23W, BULLHEAD CITY, ARIZONA.**

6. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2022-06 approving the request for a zoning map change from C1 (Commercial Neighborhood Sales and Service) to C2 (General Commercial) for a .41 acre parcel of land located at 3813 Highway 95 and described as Rio Lomas Unit 4, Tract 1206, Block E, Lot 2, Section 11, T19N, R22W, Bullhead City, Arizona. (Development Services Director Chooniyom)

**ACTION ADOPTED ORDINANCE NO. 2022-06 APPROVING THE REQUEST FOR A ZONING MAP CHANGE FROM C1 (COMMERCIAL NEIGHBORHOOD SALES AND SERVICE) TO C2 (GENERAL COMMERCIAL) FOR A .41 ACRE PARCEL OF LAND LOCATED AT 3813 HIGHWAY 95 AND DESCRIBED AS RIO LOMAS UNIT 4, TRACT 1206, BLOCK E, LOT 2, SECTION 11, T19N, R22W, BULLHEAD CITY, ARIZONA.**

7. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2022-07 approving the request for a zoning map change from C1 (Commercial Neighborhood Sales and Service) to C2 (General commercial) for a .41 acre parcel of land located at 3825 Highway 95 and described as Rio Lomas Unit 4, Tract 1206, Block E, Lot 3, Section 11, T19N, R22W, Bullhead City, Arizona. (Development Services Director Chooniyom)

**ACTION ADOPTED ORDINANCE NO. 2022-07 APPROVING THE REQUEST FOR A ZONING MAP CHANGE FROM C1 (COMMERCIAL NEIGHBORHOOD SALES AND SERVICE) TO C2 (GENERAL COMMERCIAL) FOR A .41 ACRE PARCEL OF LAND LOCATED AT 3825 HIGHWAY 95 AND DESCRIBED AS RIO LOMAS UNIT 4, TRACT 1206, BLOCK E, LOT 3, SECTION 11, T19N, R22W, BULLHEAD CITY, ARIZONA.**

8. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2022-08 approving the request for a zoning map change from R2MF (Residential Multiple-Family) to C2 (General Commercial) and RP (Residential Park) pursuant to the PAD (Planned Area Development) District for a 5.26 acre parcel of land located at 328 Lee Avenue and described as a portion of Parcel B of Record of Survey Book 2, Page 85, Section 1, T20N, R22W, Bullhead City, Arizona. (Development Services Director Chooniyom)

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**ACTION ADOPTED ORDINANCE NO. 2022-08 APPROVING THE REQUEST FOR A ZONING MAP CHANGE FROM R2MF (RESIDENTIAL MULTIPLE-FAMILY) TO C2 (GENERAL COMMERCIAL) AND RP (RESIDENTIAL PARK) PURSUANT TO THE PAD (PLANNED AREA DEVELOPMENT) DISTRICT FOR A 5.26 ACRE PARCEL OF LAND LOCATED AT 328 LEE AVENUE AND DESCRIBED AS A PORTION OF PARCEL B OF RECORD OF SURVEY BOOK 2, PAGE 85, SECTION 1, T20N, R22W, BULLHEAD CITY, ARIZONA.**

9. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2022-09 approving the request for a zoning map change from PL (Public Lands) to C2 (General Commercial) for uses on the northeastern 5.82 acres of a parcel of land located at 2541 Highway 95 and described as a portion of Section 20, T20N, R22W, Bullhead City, Arizona. (Development Services Director Chooniyom)

**ACTION ADOPTED ORDINANCE NO. 2022-09 APPROVING THE REQUEST FOR A ZONING MAP CHANGE FROM PL (PUBLIC LANDS) TO C2 (GENERAL COMMERCIAL) FOR USES ON THE NORTHEASTERN 5.82 ACRES OF A PARCEL OF LAND LOCATED AT 2541 HIGHWAY 95 AND DESCRIBED AS A PORTION OF SECTION 20, T20N, R22W, BULLHEAD CITY, ARIZONA.**

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

10. Discussion and possible action to adopt RESOLUTION NO. 2022R-07 approving an Intergovernmental Agreement (IGA) with the Arizona Department of Housing (ADOH) for the Development Services Department to enforce installation standards for manufactured homes and factory-built buildings within Bullhead City limits. (Development Services Director Chooniyom)

**ACTION ADOPTED RESOLUTION NO. 2022R-07 APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE ARIZONA DEPARTMENT OF HOUSING (ADOH) FOR THE DEVELOPMENT SERVICES DEPARTMENT TO ENFORCE INSTALLATION STANDARDS FOR MANUFACTURED HOMES AND FACTORY-BUILT BUILDINGS WITHIN BULLHEAD CITY LIMITS.**

11. Discussion and possible action to approve the Agreement for Professional Engineering Services Bullhead City 2021 Water System Master Plan with West Coast Civil, Inc., in an amount not to exceed \$1,598,816.00; and authorize the City Manager to execute the agreement and issue resultant payments. (Utilities Director Clark)

**ACTION APPROVED THE AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES BULLHEAD CITY 2021 WATER SYSTEM MASTER PLAN WITH WEST COAST CIVIL, INC., IN AN AMOUNT NOT TO EXCEED \$1,598,816.00; AND AUTHORIZED THE CITY MANAGER TO EXECUTE THE AGREEMENT AND ISSUE RESULTANT PAYMENTS.**

**Other Business**

12. Discussion and possible action to accept the City of Bullhead City's audited annual financial report and audit results for the fiscal year ended June 30, 2021. (Finance Director Vera)

**ACTION ACCEPTED THE CITY OF BULLHEAD CITY'S AUDITED ANNUAL FINANCIAL REPORT AND AUDIT RESULTS FOR THE FISCAL YEAR ENDED JUNE 30, 2021.**

13. Discussion and possible action to approve the Water Conservation Plan dated January 20, 2022; and adopt "Plan B" therein. (Utilities Director Clark)

**ACTION APPROVED THE WATER CONSERVATION PLAN DATED JANUARY 20, 2022; AND ADOPTED "PLAN B" THEREIN.**

**Council Requested Items**

14. Discussion and possible action to modify the city's current policy that limits free parking in city parks to Bullhead City residents, and expanding that policy to include residents of Laughlin and Fort Mohave. (Council Members Annette Wegmann and Waheed Zehri)

**ACTION THE MOTION FAILED 5-2.**

**ADJOURNMENT**

Dated this 16th day of February 2022.

  
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Susan Stein, MMC, CPM  
City Clerk