



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, MARCH 15, 2022, 5:30 P.M.
CITY COUNCIL CHAMBERS
1255 Marina Boulevard, Bullhead City, Arizona

CALL TO ORDER

ROLL CALL

INVOCATION

Pastor Tim Eighmy, Community Lutheran Church

PLEDGE OF ALLEGIANCE

PRESENTATIONS AND PROCLAMATIONS

1. Proclamation declaring March 29, 2022, as “Vietnam War Veterans Recognition Day” in Bullhead City.

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Any items to be withdrawn from, or moved to, the appropriate place on the agenda.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. 9 WAS MOVED FOR DISCUSSION AFTER 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. E-Recycle and Hazardous Waste Day
2. City Water and Wastewater Delinquent Payments
3. Homeless Shelter/River Fund Assistance

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

Consent Agenda Item No. 2 was withdrawn for discussion.

CONSENT AGENDA

CONSENT AGENDA (Item Nos. 1, 3, and 4) 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 March 1, 2022; and approval of the Minutes of the Regular Council Meeting held on March 1, 2022. (City Clerk Stein)
3. Approval of the Preliminary Plat for a project known as Sun Mission West, Tract 5008, for a parcel generally located in the area of the El Camino Village development and described as a portion of Section 1, T19N, R22W, Bullhead City, AZ, subject to the schedule of development set forth in the council communication. (Development Services director Chooniyom)
4. Approval of: 1) the Final Plat for Canyon Trails at Fox Creek, Tract 5190, Unit 10; 2) the Financial Assurance through the Property Escrow Agreement; 3) the Water Allocation in the amount of 10.42 acre-feet; and 4) authorizing the Mayor to execute the agreement on behalf of the city. (Development Services Director Chooniyom)

ACTION APPROVED CONSENT AGENDA ITEMS NO. 1, 3, AND 4 AS PRESENTED.

HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

2. Adoption of RESOLUTION NO. 2022R-08 approving the city's entry into the Region 8 Education Service Center Purchasing Cooperative (TIPS). (Finance Director Vera)

ACTION APPROVED THE CITY'S ENTRY INTO THE REGION 8 EDUCATION SERVICE CENTER PURCHASING COOPERATIVE (TIPS).

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

5. **PUBLIC HEARING.** Discussion and possible action to approve ORDINANCE NO. 2022-10 authorizing an amendment to Ordinance No. 2008-5 to allow the applicant additional time to record the final plat for the first phase of the project known as The Heights at Laughlin Ranch, described as a portion of Sections 4 and 9, T20N, R21W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION APPROVED ORDINANCE NO. 2022-10 AUTHORIZING AN AMENDMENT TO ORDINANCE NO. 2008-5 TO ALLOW THE APPLICANT ADDITIONAL TIME TO RECORD THE FINAL PLAT FOR THE FIRST PHASE OF THE PROJECT KNOWN AS THE HEIGHTS AT LAUGHLIN RANCH, DESCRIBED AS A PORTION OF SECTIONS 4 AND 9, T20N, R21W, BULLHEAD CITY, AZ.

6. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2022-11 declaring Ordinance Nos. 2015-17, 2017-17, and 2019-14 null and void, and removing the conditional zoning map change for the parcel of land located at 1685 Highway 95 and described as Petersens Acres Unit 1, Block A, Lots 13, 14, and the southerly 300 feet of Lot 15, Section 9, T20N, R22W. (Development Services Director Chooniyom)

ACTION ADOPTED ORDINANCE NO. 2022-11 DECLARING ORDINANCE NOS. 2015-17, 2017-17, AND 2019-14 NULL AND VOID, AND REMOVING THE CONDITIONAL ZONING MAP CHANGE FOR THE PARCEL OF LAND LOCATED AT 1685 HIGHWAY 95 AND DESCRIBED AS PETERSENS ACRES UNIT 1, BLOCK A, LOTS 13, 14, AND THE SOUTHERLY 300 FEET OF LOT 15, SECTION 9, T20N, R22W.

7. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2022-12 declaring Ordinance Nos. 2015-18, 2017-18, and 2019-15 null and void, and removing the conditional zoning map change for the parcel of land located at 1689 Highway 95 and described as Petersens Acres Unit 2, Block A, the northwesterly 304 feet of Lot 15, Section 9, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION ADOPTED ORDINANCE NO. 2022-12 DECLARING ORDINANCE NOS. 2015-18, 2017-18, AND 2019-15 NULL AND VOID, AND REMOVING THE CONDITIONAL ZONING MAP CHANGE FOR THE PARCEL OF LAND LOCATED AT 1689 HIGHWAY 95 AND DESCRIBED AS PETERSENS ACRES UNIT 2, BLOCK A, THE NORTHWESTERLY 304 FEET OF LOT 15, SECTION 9, T20N, R22W, BULLHEAD CITY, AZ.

8. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2022-13 approving the request for a zoning map change from R1L (Residential Single-Family Limited) to R2MF (Residential Multiple-Family) for a 47.5 acre parcel of land located in the vicinity of Arroyo Vista Drive and Bullhead Parkway, and described as a portion of Section 1, T19N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION ADOPTED ORDINANCE NO. 2022-13 APPROVING THE REQUEST FOR A ZONING MAP CHANGE FROM R1L (RESIDENTIAL SINGLE-FAMILY LIMITED) TO R2MF (RESIDENTIAL MULTIPLE-FAMILY) FOR A 47.5 ACRE PARCEL OF LAND LOCATED IN THE VICINITY OF ARROYO VISTA DRIVE AND BULLHEAD PARKWAY, AND DESCRIBED AS A PORTION OF SECTION 1, T19N, R22W, BULLHEAD CITY, AZ.

Bid Awards, Contracts, Intergovernmental Agreements, and Purchases

9. Discussion and possible action to adopt RESOLUTION NO. 2022R-09 approving the sale and execution and delivery of excise taxes revenue bonds with all necessary and appropriate transactional requirements stated therein (presented in substantially completed form); and further, directing the City Manager to complete, as may be additionally necessary, and in coordination with all other necessary persons and institutions, all required actions and documentation to consummate the sale approved under the resolution. (City Manager Cotter)

ACTION ADOPTED RESOLUTION NO. 2022R-09 APPROVING THE SALE AND EXECUTION AND DELIVERY OF EXCISE TAXES REVENUE BONDS WITH ALL NECESSARY AND APPROPRIATE TRANSACTIONAL REQUIREMENTS STATED THEREIN (PRESENTED IN SUBSTANTIALLY COMPLETED FORM); AND FURTHER, DIRECTING THE CITY MANAGER TO COMPLETE, AS MAY BE ADDITIONALLY NECESSARY, AND IN COORDINATION WITH ALL OTHER NECESSARY PERSONS AND INSTITUTIONS, ALL REQUIRED ACTIONS AND DOCUMENTATION TO CONSUMMATE THE SALE APPROVED UNDER THE RESOLUTION.

10. Discussion and possible action to approve a contract with McCormick Construction Co. of Bullhead City, Arizona, for the construction of a cross access road at Community Park in the amount of \$114,327.00; and authorize the City Manager or his designee to sign resulting documents on behalf of the city. (Public Works Director Johnson)

ACTION APPROVED A CONTRACT WITH MCCORMICK CONSTRUCTION CO. OF BULLHEAD CITY, ARIZONA, FOR THE CONSTRUCTION OF A CROSS ACCESS ROAD AT COMMUNITY PARK IN THE AMOUNT OF \$114,327.00; AND AUTHORIZED THE CITY MANAGER OR HIS DESIGNEE TO SIGN RESULTING DOCUMENTS ON BEHALF OF THE CITY.

11. Discussion and possible action to approve the contract with Lopez Construction LLC, of Mohave Valley, Arizona, for the construction of a block screen wall at Community Park (Project 22-P-005) in the amount of \$121,575.00; authorize the city's purchase of screen wall materials in the amount of \$190,425.00, with a total project contingency of \$25,000; and authorize the City Manager or his designee to execute the contract and issue resulting purchase orders and payments. (Public Works Director Johnson)

ACTION APPROVED THE CONTRACT WITH LOPEZ CONSTRUCTION LLC, OF MOHAVE VALLEY, ARIZONA, FOR THE CONSTRUCTION OF A BLOCK SCREEN WALL AT COMMUNITY PARK (PROJECT 22-P-005) IN THE AMOUNT OF \$121,575.00; AUTHORIZED THE CITY'S PURCHASE OF SCREEN WALL MATERIALS IN THE AMOUNT OF \$190,425.00, WITH A TOTAL PROJECT CONTINGENCY OF \$25,000; AND AUTHORIZED THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE CONTRACT AND ISSUE RESULTING PURCHASE ORDERS AND PAYMENTS.

12. Discussion and possible action to approve the application to the Arizona State Land Department for the acquisition of the Right of Way for the Landon Drive Extension; and authorize the City Manager to submit the Right of Way application and accompanying documentation. (City Manager Cotter)

ACTION APPROVED THE APPLICATION TO THE ARIZONA STATE LAND DEPARTMENT FOR THE ACQUISITION OF THE RIGHT OF WAY FOR THE LANDON DRIVE EXTENSION; AND AUTHORIZED THE CITY MANAGER TO SUBMIT THE RIGHT OF WAY APPLICATION AND ACCOMPANYING DOCUMENTATION.

Other Business

13. Discussion and possible action to adopt RESOLUTION NO. 2022R-10 designating a housing development area within the city; and further, authorizing the City Manager to issue loans of \$250,000 per developer, and enter into appropriate security agreements with developers for the funds upon demonstration of the award of funding necessary for the proposed developments. (City Manager Cotter)

ACTION ADOPTED RESOLUTION NO. 2022R-10 DESIGNATING A HOUSING DEVELOPMENT AREA WITHIN THE CITY; AND FURTHER, AUTHORIZING THE CITY MANAGER TO ISSUE LOANS OF \$250,000 PER DEVELOPER, AND ENTER INTO APPROPRIATE SECURITY AGREEMENTS WITH DEVELOPERS FOR THE FUNDS UPON DEMONSTRATION OF THE AWARD OF FUNDING NECESSARY FOR THE PROPOSED DEVELOPMENTS.

14. Discussion and possible action to adopt ORDINANCE NO. 2022-14 by reference, approving an amendment to Chapter 15.44, "Manufactured Homes, Mobile Homes, Modular Homes, and Park Trailers," of the Bullhead City Municipal Code concerning installation permits for these structures; and adopt RESOLUTION NO. 2022R-11 declaring the code amendment a public record. (Development Services Director Chooniyom)

ACTION ADOPTED ORDINANCE NO. 2022-14 BY REFERENCE, APPROVING AN AMENDMENT TO CHAPTER 15.44, "MANUFACTURED HOMES, MOBILE HOMES, MODULAR HOMES, AND PARK TRAILERS," OF THE BULLHEAD CITY MUNICIPAL CODE CONCERNING INSTALLATION PERMITS FOR THESE STRUCTURES; AND ADOPTED RESOLUTION NO. 2022R-11 DECLARING THE CODE AMENDMENT A PUBLIC RECORD.

15. Discussion and possible action to adopt ORDINANCE NO. 2022-15 by reference, approving an amendment to Chapter 17.16, "R1MH Residential Single-Family Manufactured Home District," of the Bullhead City Municipal Code concerning installation permits for manufactured homes; and adopt RESOLUTION NO. 2022R-12 declaring the code amendment a public record. (Development Services Director Chooniyom)

ACTION ADOPTED ORDINANCE NO. 2022-15 BY REFERENCE, APPROVING AN AMENDMENT TO CHAPTER 17.16, "R1MH RESIDENTIAL SINGLE-FAMILY MANUFACTURED HOME DISTRICT," OF THE BULLHEAD CITY MUNICIPAL CODE CONCERNING INSTALLATION PERMITS FOR MANUFACTURED HOMES; AND ADOPT RESOLUTION NO. 2022R-12 DECLARING THE CODE AMENDMENT A PUBLIC RECORD.

16. Discussion and possible action to approve that the City Manager, or designee, apply for RAISE (Rebuilding American Infrastructure with Sustainability and Equity) grant funding and any other grant opportunities that would assist and contribute to the desired Bullhead Parkway improvements. (City Manager Cotter)

ACTION APPROVED THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR RAISE (REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY) GRANT FUNDING AND ANY OTHER GRANT OPPORTUNITIES THAT WOULD ASSIST AND CONTRIBUTE TO THE DESIRED BULLHEAD PARKWAY IMPROVEMENTS.

17. Discussion and possible action to adopt RESOLUTION NO. 2022R-13 approving an amended paid holiday schedule. (City Manager Cotter)

ACTION ADOPTED RESOLUTION NO. 2022R-13 APPROVING AN AMENDED PAID HOLIDAY SCHEDULE.

Council Requested Items

None

ADJOURNMENT

Dated this 16th day of March 2022.



Susan Stein, MMC, CPM
City Clerk