

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, June 7, 2022, in the Council Chambers, 1255 Marina Blvd., Bullhead City, Arizona.

CALL TO ORDER

Mayor Brady called the special meeting to order at 4:00 p.m.

ROLL CALL

Council Present

Brady, Brummett, D'Amico, Head, Hecht, Lizarraga, Wegmann

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Susan Stein

DISCUSSION ITEM(S)

1. Discussion on Short Term Rentals and a review of the City of Scottsdale's Short-Term Rental Ordinance.

City Manager Cotter said typical short term rentals were home rentals of a short duration. He said the city could not ban short term rentals, and said the State of Arizona had taken that authority away from cities. He said they were hopeful that additional leverage would be given to cities to allow more local control in the near future. He said the Council would discuss the ordinance passed by the City of Scottsdale. He said that ordinance had withheld the scrutiny of legislators over time, and the ordinance was a good example to follow. He said Scottsdale had approximately 7,000 short term rentals and Bullhead City had about 400 rentals. He said noise from short term rentals was a primary complaint, as well as parking and trash.

City Manager Cotter reviewed Scottsdale's ordinance language. He said the city required contact information for the property owner and emergency contact information. He said the emergency response time was within one hour. He said the rentals must comply with federal, state, and local laws, rules and regulations related to public health, safety, sanitation, solid waste, hazardous waste, tax privilege licensing including advertising requirements, traffic control, pollution control, noise, property maintenance, and nuisance abatement. He said the properties were subject to taxation. He said no rental may be used for commercial, industrial manufacturing, retail, restaurant, event center, banquet center, weddings, housing sex offenders, operating a sober living home, selling liquor or controlled substances or pornography, and adult oriented businesses.

City Attorney Emery discussed the violation provisions. He said Scottsdale's ordinance enforced civil penalties if a property owner did not respond in a timely manner. He said under state law, the Department of Revenue would be notified. He said the penalties could be imposed as revenue. He said the state statute allowed cities to enforce certain things such as protecting the public health and safety, adopting and enforcing residential use and zoning ordinances; if the ordinance was applied in the same manner as other property classified as residential properties.

City Manager Cotter said any restrictions imposed would have to apply to the whole neighborhood. He said the ordinance was a first step to hold property owners accountable for short term rentals. He said this was an ongoing issue that many communities were grappling with in Arizona.

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

Scotty McClure spoke in support of the proposed ordinance, and said he did want the same thing to happen to the city that happened in Sedona. He said complaints should be monitored and private owners need to be protected.

Ken Parrillo said he operated Laughlin Bullhead Vacation Rentals, and had provisions in place for renters to sign a local 5-page contract to protect the city. He spoke in support of the proposed ordinance.

Dale Collins said he was a former Council Member and Planning and Zoning Commissioner, and said he had significant experience in home owner association management. He said currently there were numerous short term rental problems in HOAs. He said the proposed ordinance was a minimal start, and suggested looking into the background of what the City of Scottsdale had done prior to the passage of the ordinance. He said all TPT rentals were required to file a tax license with the state.

Emily Dotter spoke in support of the proposed ordinance. She said there was a problem with trash from rentals in her neighborhood. She said there was also a problem with people dangerously operating privately owned jet skis that were included with the home rental.

Bob Schoen said he lives at the Pinnacle in Laughlin Ranch, and said they had addressed almost all of the issues, including trash. He said the project was designed for short and long term rentals, and said there were solutions for these types of problems.

Harvey Pryor said the operation of private jet skis should not be allowed in the rental agreements, and said it would be difficult to know if a renter was a sex offender. He said the trash issue could be referred to the Health Department.

City Manager Cotter said rental watercraft operation from a non-commercial location was against the law.

A short term rental property owner from Camino del Rio spoke in support of the proposed ordinance. He said he installed security cameras around his house, and said noise meters were available as a phone app. He said controlling his rental house was so much easier with those tools.

Scott Thompson from Palo Verde Meadows said the area had a continuing safety problem with short term renters. He said they were trying to get their buoys approved, and said drivers were speeding through the area.

Ryan Dumka from Desert Concierge Management said they managed 30 rentals in the area. He said they had experienced zero issues with owners and renters. He said there were common sense things that could be done to manage the properties.

Ken Parrillo suggested forming a committee with management companies and private rental operators in order to share their operational ideas and solutions for short term rental properties.

Mayor Brady said Cindy Crawford, a property owner, contacted him and said she had an issue with the ordinance language designating a person to respond within one hour.

City Manager Cotter said staff would bring the draft ordinance back for the Council's consideration at a future meeting.


ADJOURNMENT

Mayor Brady declared the special meeting adjourned at 5:04 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 7th day of June 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of June 2022.



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, June 7, 2022, 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 Earl Johnson of Spirit Life Church to deliver the invocation. Council Member Brummett led the assembly in the Pledge of Allegiance to the Flag.

ROLL CALL

Council Present

Brady, Brummett, D'Amico, Head, Hecht, Lizarraga, Wegmann

Council Absent

None

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

PRESENTATIONS AND PROCLAMATIONS

None

OPEN CALL TO THE PUBLIC

Mayor Brady opened the call to the public.

Barbara Pape said the city's evacuation route was affected by the construction of the new medians and said there was no way to get out of the area of Sterling and Central.

Dan Alfonzo provided some ideas to assist in the shortage of bus drivers.

Steven Lee requested that the city review the political sign laws. He requested that Merced Drive be re-paved as that stretch of road was very rough.

William Shepherd said the water company drained their tanks in front of his home at 1687 Talc Road and wanted it cleaned up.

Eva Corbett invited the public to attend the annual Republican picnic on July 16th, and provided information on various upcoming fundraising events.

Emily Turness invited the public to attend a meeting for positive community building at the public library on June 23rd. She said they wanted to make Bullhead City a "Golden Rule City."

Regina Guarisco provided some ideas to improve river safety and help the community.

Gary Genovese provided information on upcoming fundraising events to help local animal support groups.

Scotty McClure provided information for citizens to beware of a scam letter being sent to residents. He said for the first time, he received a copay bill from the VA for his medications.

Harvey Pryor said the RC club membership was growing every week. He said he would like the watercraft rental companies to provide safety assistance on the water, and for the watercraft to have GPS.

Pamela Smith said false accusations were being posted on some social media accounts by a few political candidates. She said the city did not authorize any candidate forums.

Bo Hellams thanked the city for providing an excellent swim lesson program and the Kiwanis Club for funding it.

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

AGENDA MODIFICATIONS

None

WAIVER MOTION

MOTION: Vice Mayor 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, Head, Hecht, Lizarraga, Wegmann
NAYS: None ABSENT: None

MOTION CARRIED

MANAGER'S REPORT

1. ICSC Retail Convention

City Manager Cotter said Mayor Brady, Vice Mayor D'Amico, Councilmembers Hecht and Wegmann, and city staff attended the convention. He said the city's booth had hundreds of contacts and said the city was pursuing many of those development opportunities worth hundreds of millions of dollars in city revenue for years to come.

2. Homeless Encampment Cleanups

City Manager Cotter said the city had cleaned up 12 homeless camps since Memorial Day. He said the city would not tolerate any homeless camps. He said the homeless shelter was now open 24

hours each day and offered many opportunities for people to get help, and said there was a need for volunteers.

3. Summer River Safety Program

City Manager Cotter said the wristband program was working and the businesses were complying with the ordinance. He said the new commercial launch ramp, swim beach areas and buoys were operating with very few complaints. He said having a sheriff's boat at Davis Camp was a gigantic help. He said they would begin issuing reminders and citations that glass was not allowed on the beach.

Police Chief Trebes said the new no-wake zone was a huge benefit for safety of everyone on the river. He said they worked with various partners in the development of the no-wake zone, and said signs were installed.

Human Services Director Tipton discussed temporarily ending the green line bus route. He said they were facing a driver shortage and said the routes should be back to the normal schedule soon.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

Council Member Wegmann invited the public to attend an upcoming Chamber mixer. She said she would be celebrating her graduation tomorrow from the Colorado River Women's Council Leadership Program 2022.

Council Member Hecht provided information on upcoming community fundraising and other events. She said volunteers were needed at the Laughlin Food Pantry.

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

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

VOTE: AYES: Brady, Brummett, D'Amico, Head, Hecht, Lizarraga, Wegmann
NAYS: None ABSENT: None

MOTION CARRIED

Items on the Consent Agenda were approved as follows:

1. Approval of the Minutes of the Special Council Budget Meeting held on May 9, 2022; the Minutes of the Special Council Budget Meeting held on May 10, 2022; and the Minutes of the Regular Council Meeting held on May 17, 2022. (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 approve the construction contract with T. R. Orr, Inc., of Kingman, Arizona, for the construction of a new restroom in Rotary Park in the total amount of \$124,375.00; and authorize the City Manager or his designee to execute the contract and issue resulting payments. (Public Works Director Johnson)

Public Works Director Johnson said the new restroom would be located next to the snack bar at the Little League field tri-plex off Riverview Drive. She said the original bid came in rather high and all bids were rejected. She said they went back out to bid in April and the project came in as originally estimated. She said the contract was for construction services only and all fixtures and block would be procured by the city.

Council Member Brummett asked about the number of restrooms.

Public Works Director Johnson said the women's restroom included two stalls and the men's included one stall and one urinal.

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

Steven Lee said the price seemed very high. He suggested using a portable trailer with restrooms in order to save on the cost.

City Manager Cotter said those buildings were running from \$40,000 to \$70,000. He said vandalism was a problem in the parks, and said the facilities had to be constructed using materials that would last a long time.

Scotty McClure said more stalls were needed, and asked if the city could build it for less.

Pamela Smith asked about the cost of the materials and fixtures.

Public Works Director Johnson said the cost of materials and fixtures was just under \$15,000.

Regina Guarisco asked if the restrooms would be handicapped accessible.

Public Works Director Johnson confirmed the structure would be handicapped accessible.

Council Member Hecht asked if a changing table would be included.

Public Works Director Johnson said the law required it.

MOTION: Council Member Wegmann made a motion to approve the construction contract with T. R. Orr, Inc., of Kingman, Arizona, for the construction of a new restroom in Rotary Park in the total amount of \$124,375.00; and authorize the City Manager or his designee to execute the contract and issue resulting payments. Council Member Lizarraga seconded the motion.

VOTE: AYES: Brady, Brummett, D’Amico, Head, Hecht, Lizarraga, Wegmann
NAYS: None ABSENT: None

MOTION CARRIED

3. Discussion and possible action to approve the “Lift Station 16-2 Wet Well Rehabilitation Project Number 23-U-001” construction contract with Kay Constructors, LLC, of Goodyear, Arizona, in the amount of \$1,389,806.00; and authorize the City Manager to execute the contract, issue resultant payments, and take all actions consistent with the implementation of the contract. (Utilities Director Clark)

Utilities Director Clark said the wet wells at the lift station had experienced significant corrosion due to H₂S gas and would continue to corrode unless the process was halted and the structures were repaired. He said the project included bypassing pumping of the wastewater flows at each wet well, removal of all deteriorated concrete from the sides of each well, the placement of new interior polymer walls, and filling the annular space with a concrete mixture that was not susceptible to the H₂S gas. He said the lift station structure should last another 50 years after rehabilitation. He said Kay Constructors LLC submitted the lowest bid.

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

MOTION: Council Member Lizarraga made a motion to approve the “Lift Station 16-2 Wet Well Rehabilitation Project Number 23-U-001” construction contract with Kay Constructors, LLC, of Goodyear, Arizona, in the amount of \$1,389,806.00; and authorize the City Manager to execute the contract, issue resultant payments, and take all actions consistent with the implementation of the contract. Council Member Hecht seconded the motion.

VOTE: AYES: Brady, Brummett, D’Amico, Head, Hecht, Lizarraga, Wegmann
NAYS: None ABSENT: None

MOTION CARRIED

4. Discussion and possible action to approve the “Agreement for Provision of Senior Meals” with the Bullhead City Hospital Corporation, dba Western Arizona Regional Medical Center. (Human Services Director Tipton)

Human Services Director Tipton said WARMC had been providing services since July 2011 when the city took over the Senior Nutrition Center. He said the meal rate of \$3.92 had been steady since 2015. He said due to food and supply costs, WARMC would be increasing their cost to \$5.24 per meal which was a breakeven cost with no profit. He said WARMC also donated water, fruit cups, and applesauce and provided holiday meals for Thanksgiving and Christmas. He said it was recommended in the best interest of the city to renew this agreement.

Council Member Brummett said they were very thankful for the services that WARMC provided.

Council Member Wegmann said WARMC and WACOG helped the homebound with an incredible program.

Vice Mayor D'Amico thanked all of the volunteers that made this program possible.

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

Scotty McClure confirmed that the senior meals would remain at a \$3 donation.

MOTION: Council Member Wegmann made a motion to approve the “Agreement for Provision of Senior Meals” with the Bullhead City Hospital Corporation, dba Western Arizona Regional Medical Center. Vice Mayor D’Amico seconded the motion.

VOTE: AYES: Brady, Brummett, D’Amico, Head, Hecht, Lizarraga, Wegmann
NAYS: None ABSENT: None

MOTION CARRIED

5. Discussion and possible action to adopt Resolution No. 2022R-29 approving the “Title VI Implementation Plan 2022” as it relates to transit/transportation service delivery and related activities as presented. (Human Services Director Tipton)

Transit Manager Michael Peluso said approval of the plan was a requirement for the 5311 grant. He said the changes presented were minor with added language with minor updates to email addresses and dates. He said the plan had been in effect since 2016.

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

Steven Lee asked what compliance was required and if any language changed in relation to equal opportunity.

Mayor Brady suggested that Mr. Lee read the agenda item ahead of time before asking questions.

Scotty McClure said he wanted bus stops at the Department of Motor Vehicles and the Senior Center.

MOTION: Council Member Lizarraga made a motion to adopt Resolution No. 2022R-29 approving the “Title VI Implementation Plan 2022” as it relates to transit/transportation service delivery and related activities as presented. Council Member Wegmann seconded the motion.

VOTE: AYES: Brady, Brummett, D’Amico, Head, Hecht, Lizarraga, Wegmann
NAYS: None ABSENT: None

MOTION CARRIED

Other Business

6. **PUBLIC HEARING.** Discussion and possible action to adopt Resolution No. 2022R-30 adopting the tentative budget, adopting the estimated amounts required to meet the public expenses of the City of Bullhead City for the fiscal year 2022-2023, authorizing and directing the publication of statements and schedule of the tentative budget, together with notice of hearing on said budget and notice of date of final adoption of said budget. (Finance Director Vera)

Finance Director Vera said by adopting the tentative budget, the Council would set the maximum limits for expenditures for fiscal year 2022-2023. He said once the tentative budget was adopted, the expenditures could not be increased upon final adoption; however, they could be decreased. He said the total expenditures for the fiscal year would not exceed \$159,028,721. He said the Council would adopt the final budget on June 21st.

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

MOTION: Council Member Wegmann made a motion to adopt Resolution No. 2022R-30 adopting the tentative budget, adopting the estimated amounts required to meet the public expenses of the City of Bullhead City for the fiscal year 2022-2023, authorizing and directing the publication of statements and schedule of the tentative budget, together with notice of hearing on said budget and notice of date of final adoption of said budget. Council Member Hecht seconded the motion.

VOTE: AYES: Brady, Brummett, D’Amico, Head, Hecht, Lizarraga, Wegmann
NAYS: None ABSENT: None

MOTION CARRIED

7. Discussion and possible action to determine the name of the newly acquired boat to be placed at Community Park. (City Manager Cotter)

Assistant to the City Manager Travis Pruitt thanked all of the citizens that provided suggestions for naming the boat through an online survey. He said the boat would be dry docked at Community Park and be made available for events, used as a snack bar, for meetings, and other functions consistent with the city’s parks and public purpose lease with the Bureau of Land Management. He said 240 names were submitted and the list was narrowed to five potential names: River Queen,

Freedom, Bullhead Belle, Liberty, and Generosity. He said the top five names were reviewed by the Parks and Recreation Commission at a public meeting on May 18, 2022, and the name, "The Bullhead Belle," was recommended.

Mayor Brady said he wanted to eliminate the word "The" in the name of the boat.

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

Billy Pershing confirmed the spelling of "Belle."

Bruce Schaff said he liked "Bullhead City Belle."

MOTION: Vice Mayor D'Amico made a motion to name the newly acquired boat to be placed at Community Park, "Bullhead Belle." Council Member Wegmann seconded the motion.

VOTE: AYES: Brady, Brummett, D'Amico, Head, Hecht, Lizarraga, Wegmann
NAYS: None ABSENT: None

MOTION CARRIED

COUNCIL REQUESTED ITEMS

None

ADJOURNMENT

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 6:52 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 June 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of June 2022.



Susan Stein, MMC, CPM
City Clerk