

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, April 18, 2023, in the City Council Chambers, 1255 Marina Boulevard, Bullhead City, Arizona.

**CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor D’Amico called the meeting to order at 5:30 p.m. and invited Pastor Chelsea Edwards of Spirit Life Church to deliver the invocation. Council Member Head led the assembly in the Pledge of Allegiance to the Flag.

**ROLL CALL**

Council Present

Alfonzo, Brummett, D’Amico, Head, Hecht, Lizarraga, Ring

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**

1. Proclamation declaring Tuesday, April 18, 2023, as “National Linemen Appreciation Day.”

Mayor D’Amico read the proclamation and presented it to Chief Operating Officer Jon Martell and some members of the Mohave Electric Cooperative lineman team.

**OPEN CALL TO THE PUBLIC**

Mayor D’Amico opened the call to the public.

Steven Lee from Voices for Freedom discussed numerous current political events.

Pastor Steven of Praise Chapel on behalf of Food for Families provided information on the food handout events that were coordinated with the help of numerous volunteers. He said they wanted to move the location of the monthly food distribution event from the City Council Chambers to their current facility.

Pam Fite from the Daughters of the American Revolution thanked the city for allowing the volunteers to help with the food distribution events.

Chelsea Edwards, pastor at Spirit Life Church, discussed the results of an anonymous survey taken during the latest food distribution event.

Grace Telsner said she had called the city regarding an item that was discussed at a recent Council meeting regarding removing high water use trees and the grant program for partial cost reimbursement through the water conservation program. She said she was informed by the city that no such program existed.

Joya Kaye from the Foster Care Review Board discussed opportunities for volunteer services for the organization.

Sue Demarco provided information on events to raise funds for Saving Animals In Need Together.

Julie Hassett provided information on the successful 2022-2023 Colorado River Concert performance season.

Nicole Tracy from Make Bullhead Better thanked the city for hosting and holding the food distribution events over the past eight months.

Ron Duvall invited the community members to attend a free financial course to be held at the Desert Shores Community Baptist Church.

Pamela Smith invited the public to attend the Colorado River Republican Women's Club luncheon to be held on April 19th.

Jessica Ashmore from Serenity Hospice and Home Health thanked the public for attending their recent grand opening event and for the opportunity to introduce their organization to the public.

Jason Newlin thanked the Council for promoting common sense safety practices on the river. He said he participated in the food distribution events and said the need was obvious as to the number of people that patiently waited in line.

Mary Vocca from St. Vincent de Paul thanked the city for allowing them to use the facilities for the food distribution events.

Scotty McClure said the city's transit system was the worst system he had ever seen. He said the large flag flying at Walmart was not put up correctly. He said the drain at Wendy's flooded every few days.

Eva Corbett invited the public to attend the Mohave High School Choir's fund raising event on April 27th.

Charles Duponte asked about the amount of county tax dollars going to the city, and how to get businesses to move into the city. He asked if TWN would repair the streets torn up from construction.

Having no one else present requesting to speak, Mayor D'Amico closed the call to the public.

#### **AGENDA MODIFICATIONS**

None

**WAIVER MOTION**

**MOTION:** Vice Mayor Brummett made a motion to waive the reading in full of all ordinances and resolutions presented for adoption at this meeting. Council Member Alfonzo seconded the motion.

**VOTE:** AYES: Alfonzo, Brummett, D'Amico, Head, Hecht, Lizarraga, Ring  
NAYS: None ABSENT: None

**MOTION CARRIED**

**MANAGER'S REPORT**

City Manager Cotter said, in response to a comment made at the call to the public, the city took care of hundreds of calls each week, and said there was an app to report graffiti or potholes. He apologized if a call was missed. He said the water conservation program discussed at the last Council meeting pertained only to large water users and homeowner associations.

1. Wet Well at Lift Station 16-2 Updates

Utilities Director Clark displayed photos of the wet well construction and a piece of the material used in the wet well preservation project. He said the work would include the installation of a new lining in the wet well that was impervious to hydrogen sulfide gas. He said the new material should last approximately 80 years.

2. Legislative Update

Mayor D'Amico said the HB 2375 state land transfer had been signed by the Governor and the land at the Veterans' Peninsula was now owned by the city. He said they worked very hard on getting this bill passed.

Assistant to the City Manager Pruitt said the passage of HB 2375 was a significant accomplishment. He said the resurfacing of Highway 95 from bridge to bridge was approved and the bid was higher than anticipated. He said the Mayor and staff would travel to Winslow to fight to make sure that funding came through and the work was done according to the original time frame. He said the funding for right turn lanes along Highway 95 was in process, and said they were working with the Legislature to get \$15 million for the project. He said HB 2543 included \$1.5 million for the resurfacing of Hancock Road, had passed all the committees, and was at the Senate for a vote.

3. Spring Special Event Update

Public Information Officer Mackenzie Covert provided information on upcoming sports tournaments, grand openings, and community events scheduled to be held over the next two months.

#### 4. Summer Recreation Program Registration

Public Information Officer Covert provided registration information for summer camp classes.

Mayor D'Amico called for a break at 6:40 p.m. and reconvened the meeting at 6:48 p.m.

Vice Mayor Brummett left the meeting at 6:40 p.m.

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

Council Member Hecht extended her condolences to the families of the high school students lost in a car accident. She said the Duck Derby raised about \$29,000 for the River Fund.

Council Member Ring said she was pleased that Praise Chapel was taking over the food distribution program.

Mayor D'Amico said he and staff met with the Arizona Department of Transportation regarding numerous issues; including the synchronization of the highway traffic signal lights, which had been accomplished.

#### **ITEMS WITHDRAWN FROM CONSENT AGENDA**

None

#### **CONSENT AGENDA**

**MOTION:** Council Member Alfonzo made a motion that Items No. 1 through 4 on the Consent Agenda be approved in accordance with the reports, certifications and recommendations furnished each Council Member and without further discussion. Council Member Ring seconded the motion.

**VOTE:** AYES: Alfonzo, D'Amico, Head, Hecht, Lizarraga, Ring  
NAYS: None ABSENT: Brummett

#### **MOTION CARRIED**

Items on the Consent Agenda were approved as follows:

1. Approval of the Minutes of the Regular Council Meeting held on April 4, 2023. (City Clerk Stein)
2. Adoption of Resolution No. 2023R-14 approving an Intergovernmental Agreement between the Mohave County Flood Control District and the City of Bullhead City for the disbursement and use of funds for flood control projects within Bullhead City during Fiscal Year 2023-2024. (Public Works Director Johnson)

3. Acceptance of the Special Warranty Deeds for parcels A, B, and C and Mohave County Assessor Parcel Numbers 220-15-030D, 220-15-031K, and 220-15-031J respectively, in regards to the acquisition of the real property to be developed as the City's new animal shelter; and direct the City Manager to take all actions consistent with finalizing the transaction. (City Manager Cotter)
4. Approve the purchase of two Polaris off-highway vehicles from Anderson Powersports under Arizona State Parks Grant Agreement ASPT #552304 in the amount of \$70,175.18 as shown under the order dated April 6, 2023; and authorize the City Manager to issue payment. (Police Chief Trebes)

**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**

5. Discussion and possible action to adopt Ordinance No. 2023-11 by reference, approving an amendment to Chapter 17.26, Commercial and Industrial Districts, Title 17 of the Bullhead City Municipal Code; and adopt Resolution No. 2023R-15 declaring the code amendment a public record. (Development Services Director Chooniyom)

Planning Manager Loera said the zoning code currently allowed a limited number of uses, including banks, barber/beauty shops, clinical laboratories, daycare center, laundromats, massage therapists, and others that provided retail and services to the surrounding neighborhoods. He said the limited number of allowed uses created a hardship for property owners in this zoning classification. He said the proposed amendment would add professional offices as a permitted use. He said other uses that generated heavy volumes of traffic and noise would still be prohibited.

Mayor D'Amico asked if anyone from the public wanted to speak. No one from the public spoke.

**MOTION:** Council Member Lizarraga made a motion to adopt Ordinance No. 2023-11 by reference, approving an amendment to Chapter 17.26, Commercial and Industrial Districts, Title 17 of the Bullhead City Municipal Code; and adopt Resolution No. 2023R-15 declaring the code amendment a public record. Council Member Hecht seconded the motion.

**VOTE:** AYES: Alfonzo, D'Amico, Head, Hecht, Lizarraga, Ring  
NAYS: None ABSENT: Brummett

**MOTION CARRIED**

6. Discussion and possible action to adopt Ordinance No. 2023-12 approving the request for a zoning map change from R1MH-D6 (Residential: Single-Family Manufactured Home District with a density of 6,000 sq. ft. of land per unit) to R1MH-D3 (Residential: Single-Family Manufactured Home District with a density of 3,200 sq. ft. of land per unit) for a parcel of land located at 950 Sandy Beach Drive and described as Lot 367 of Colorado Riviera No. 2, Section 19, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said the applicant was proposing to split the property and build a small single family dwelling on each piece of property of approximately 1,000 square feet with a two-car garage. He said the Planning and Zoning Commission recommended approval with a 4-2 vote.

Mayor D'Amico asked if anyone from the public wanted to speak.

Jim Roundtree said he was the builder and requested approval.

**MOTION:** Council Member Hecht made a motion to adopt Ordinance No. 2023-12 approving the request for a zoning map change from R1MH-D6 (Residential: Single-Family Manufactured Home District with a density of 6,000 sq. ft. of land per unit) to R1MH-D3 (Residential: Single-Family Manufactured Home District with a density of 3,200 sq. ft. of land per unit) for a parcel of land located at 950 Sandy Beach Drive and described as Lot 367 of Colorado Riviera No. 2, Section 19, T20N, R22W, Bullhead City, AZ. Council Member Head seconded the motion.

**VOTE:** AYES: D'Amico, Head, Hecht, Lizarraga, Ring  
NAYS: Alfonzo ABSENT: Brummett

**MOTION CARRIED**

7. Discussion and possible action to adopt Ordinance No. 2023-13 approving the request for a zoning map change from C2 (General Commercial) to R1L (Residential: Single-Family District) for parcels of land located at 650 and 660 Daffodil Drive and described as Colorado River Gardens No.1, Lots 93 and 94, Section 19, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said the home at 650 Daffodil Drive was built before the city incorporated. He said the county's commercial zoning was carried over, leaving the homes located on the south side of the street with legal non-conforming status. He said approval would bring the existing homes and vacant lots into legal conforming use and allow future residential development. He said the Planning and Zoning Commission unanimously recommended approval (6-0 vote).

Mayor D'Amico asked if anyone from the public wanted to speak. No one from the public spoke.

**MOTION:** Council Member Lizarraga made a motion to adopt Ordinance No. 2023-13 approving the request for a zoning map change from C2 (General Commercial) to R1L (Residential: Single-Family District) for parcels of land located at 650 and 660 Daffodil Drive and described as Colorado River Gardens No.1, Lots 93 and 94, Section 19, T20N, R22W, Bullhead City, AZ. Council Member Ring seconded the motion.

**VOTE:** AYES: Alfonzo, D'Amico, Head, Hecht, Lizarraga, Ring  
NAYS: None ABSENT: Brummett

## **MOTION CARRIED**

### **Bid Awards, Contracts, Intergovernmental Agreement, and Purchases**

8. Discussion and possible action to approve: 1) the purchase of a pressure reducing valve station from Prestige Worldwide Technologies, LLC. for \$85,542.00; 2) waiver of competitive bidding as authorized under Bullhead City Municipal code 3.37.030(D) as being in the best interests of the City due to the vendor's design of and familiarity with the detailed standard; and 3) authorize the City Manager to issue resultant payments. (Utilities Director Clark)

Utilities Director Clark said the city recently accepted the water facilities for Rancho Colorado. He said those facilities included a well, reservoir, and distribution mains. He said the pressure reducing station was necessary for the interconnection and integration into the Mohave Main Water system. He said the station would allow the facilities to provide service to the Desert Glen and River District areas. He said while providing service to these areas, the Utilities Department would also be able to eliminate old facilities that needed a great deal of maintenance. He said efficiencies would be gained by this project as well as the capability for supporting the River District area. He said all of the pressure reducing valves (PRVs) in the city had been evaluated by Prestige Technologies. He said Prestige won the bid for the evaluation contract, as well as the bid for the repair work contract on all of the valves and stations. He said Prestige also trained staff about how to maintain the facilities. He said they also used Prestige to help design the engineering standard detail no. 346. He said in the past, all of the PRVs were built by hand in the field. He said moving forward the PRVs would be built in a factory to precise specifications, and would provide a standardized and consistently built product that would allow better system operation.

Mayor D'Amico asked about the warranty and life span of the product.

Utilities Director Clark said the PRVs would last about 20 to 30 years, with a standard one-year warranty.

Council Member Alfonzo said staff was requesting emergency procurement and not soliciting bids for the purchase. He asked if this was a special situation.

Utilities Director Clark said they did not want to have a contractor build the valves in the field, but purchase a factory product built to specifications.

Mayor D'Amico asked if anyone from the public wanted to speak.

Bart Anderson asked how many times this contractor did not have to provide a bid, and asked if the price was competitive. He said he was not in favor of not soliciting bids.

Utilities Director Clark said the price was competitive.

Billy Pershing asked if the PRVs helped control pressure on city lines and homes.

Utilities Director Clark said the PRVs controlled pressure on the main lines of the system, and said each home had its own pressure reducing valve.

**MOTION:** Council Member Ring made a motion to approve: 1) the purchase of a pressure reducing valve station from Prestige Worldwide Technologies, LLC. for \$85,542.00; 2) waiver of competitive bidding as authorized under Bullhead City Municipal code 3.37.030(D) as being in the best interests of the City due to the vendor's design of and familiarity with the detailed standard; and 3) authorize the City Manager to issue resultant payments. Council Member Lizarraga seconded the motion.

**VOTE:** AYES: Alfonzo, D'Amico, Head, Hecht, Lizarraga, Ring  
NAYS: None ABSENT: Brummett

**MOTION CARRIED**

9. Discussion and possible action to adopt Resolution No. 2023R-16 approving an Intergovernmental Agreement between the City of Bullhead City and Mohave County for the purpose of continuing Mohave County administration of the housing assistance programs within Bullhead City in the amount of \$3,500.00 annually through June 30, 2025. (Human Services Director Tipton)

Human Services Director Tipton said the county took over the responsibility of administering the various housing assistance programs in 1998. He said the agreement continued the city's commitment to help defray the costs of housing assistance administration. He said the city would continue to provide the HUD certified inspections for Section 8 housing units located within the city limits.

Mayor D'Amico asked if anyone from the public wanted to speak. No one from the public spoke.

**MOTION:** Council Member Ring made a motion to adopt Resolution No. 2023R-16 approving an Intergovernmental Agreement between the City of Bullhead City and Mohave County for the purpose of continuing Mohave County administration of the housing assistance programs within Bullhead City in the amount of \$3,500.00 annually through June 30, 2025. Council Member Alfonzo seconded the motion.

**VOTE:** AYES: Alfonzo, D'Amico, Head, Hecht, Lizarraga, Ring  
NAYS: None ABSENT: Brummett

**MOTION CARRIED**



10. Discussion and possible action to approve a construction contract with McCormick Construction Inc. of Bullhead City, Arizona for the City-Wide Paving Project No. 2 in an amount of \$1,886,307.00; and authorize the City Manager or his designee to sign resulting documents and issue payments of behalf of the city. (Public Works Director Johnson)

Public Works Director Johnson said four roads would be reconstructed and repaved with 3 to 4 inches of asphalt. She said the roads were Camino del Rio, Marina Boulevard, Lakeside Drive, and Alona's Way. She said the roads were chosen due to their poor condition and because underlying water infrastructure did not need to be upgraded. She said two bids were received and McCormick Construction was the lowest bidder.

Council Member Hecht thanked the city for the excellent road work performed throughout the city.

Council Member Alfonzo said hiring a local contractor helped funds stay within the community, and said the completion date would be approximately at the end of June.

Public Works Director Johnson confirmed, and said some of the work would be done at night.

Scotty McClure said there should have been more than two contractors submitting bids, and asked if that number was comparable to last year.

Public Works Director Johnson said last year the city received three bids and paid approximately \$6.00 more per square yard this year.

Mayor D'Amico asked if anyone from the public wanted to speak.

Pamela Smith said she was concerned that other utilities might tear up the roads to install new infrastructure after re-paving.

Public Works Director Johnson said all of the new utilities should be coming off of Lakeside and Riverview Drives.

Billy Pershing asked if the city could perform the paving work.

City Manager Cotter said the law dictated the city to solicit bids for the paving projects.

**MOTION:** Council Member Alfonzo made a motion to approve a construction contract with McCormick Construction Inc. of Bullhead City, Arizona for the City-Wide Paving Project No. 2 in an amount of \$1,886,307.00; and authorize the City Manager or his designee to sign resulting documents and issue payments of behalf of the city. Council Member Lizarraga seconded the motion.

**VOTE:** AYES: Alfonzo, D'Amico, Head, Hecht, Lizarraga, Ring  
NAYS: None ABSENT: Brummett

**MOTION CARRIED**

**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 7:21 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 18th day of April 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 2nd day of May 2023.



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Susan Stein, MMC, CPM  
City Clerk