

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, November 7, 2023, in the Council Chambers, 1255 Marina Blvd., Bullhead City, Arizona.

CALL TO ORDER

Mayor D'Amico called the special meeting to order at 3:00 p.m.

ROLL CALL

Council Present

Alfonzo, D'Amico, Head, Hecht, Lettman, Lizarraga, Ring

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Susan Stein

UTILITIES DIRECTOR: Mark Clark

DISCUSSION ITEM

1. Report on the Bullhead City Water Master Plan.

Utilities Director Clark said the City Council approved the creation of the water master plan in February 2022. He said the deliverables included: development of a GIS base map for the city with gap analysis, layered with water mains, hydrants, production facilities, reservoirs, pressure zones, and pressure reducing valve stations. He said other layers, such as sewer facilities, could be added as additional layers; the development of a hydraulic model to be used for system integration, assistance in mapping pressure zones, assess new development and for future long-term planning. He said the deliverables also included the development of a waterline replacement program; assessment, the development of a water demand study; analysis of system deficiencies, sour of supply analysis, pressure zone conversions, system integration planning, air release valve requirement, fire flow analysis and a capital improvement plan.

Utilities Director Clark said this was the city's first water master plan. He said the first part of the plan was to produce a base GIS map with one-foot contours of the entire city. He said there were layers of mapping that showed economic opportunity zones, qualified census tracts, existing water mains, valves, meters, pressure reducing stations, and wells. He said within the entire water system; there were four operating systems: North Mohave, Lake Mohave Highlands, Mohave Main, and Desert Foothills. He said the plan would assist in the water main replacement program. He said there were 27 miles of acrylonitrile butadiene styrene pipe, 87 miles of asbestos cement pipe, 8 miles of ductile iron pipe, 181 miles of polyvinyl chloride pipe, and 7 miles of other or unknown. He said the older piping was not of the same higher quality as the more recently installed piping. He said they conducted an analysis of all systems, pumps, motors, electrical equipment, storage tanks, and wells. He said they discovered that 53 percent of the system was in great shape, 25 percent was in acceptable condition, 5 percent was in satisfactory condition, and 17 percent was not satisfactory. Utilities Director Clark said they developed a land study using the city's general plan. He said they looked at the layout of the current population. He said the population growth had been calculated at approximately one percent per year, with build-out in 2090. He said their existing demand was

averaging 6.7 million gallons per day, in 2030 the demand would be 8 million gallons per day, in 2040 the demand would be 9.5 million gallons, and at build-out, 23 million gallons per day. He displayed a chart showing the city's population growth versus water usage. He said the city experienced a water usage savings since the conservation program was initiated. He said the city's system was very complex due to numerous elevation changes. He said before the city took over the system, there was an average water loss of 20 percent; and said now that the city had taken over the system, the amount of water loss had been cut in half. He said most of the water loss came from main breaks, fire department usage, and hydrant flushing.

Utilities Director Clark said they created maps of each of the four systems displaying system deficiencies. He said they needed to create redundancy and additional storage capacity. He said EPCOR had the system for many years and did not upgrade the wells. He said there was a total of 21 wells within the city. He said five wells in the southern half of the city were producing more than 1,000 gallons per minute, which was much more than the wells in the northern part of the city. He said they would be looking at surface water treatment from the river. He said they were planning on performing system integration that included installing pressure reducing valves and creating more efficiencies. He said they would use gravity as much as possible in lieu of electricity for water flow.

Utilities Director Clark said the Mountain View reservoir tank in the River District area was scheduled to be taken out of service when the Rancho Colorado system was completed. He said the Bullhead 5 well site and booster station was also scheduled to be taken out of service. He said Laredo Village well 1 and well 2 were low producers and would be targeted to be taken out of service. He said the Pegasus Ranch booster pumps, Mohave booster station, Riverview Mall booster station, and the Lake Mohave Highlands well site would also be retired. He said they would re-use any components they could when those systems were taken down and removed.

Utilities Director Clark said they also looked at fire flow improvements. He said they identified the primary fire flow deficient areas and would address them in the near future. He said there were some fire hydrants out of service, and said they hired a technician to maintain and flush all of the 2,500 hydrants in the system.

Utilities Director Clark said the capital improvement plan included projects all over the city. He said they were now "playing catch up" to make up for 20 years of neglect. He said they had a detailed ten-year plan that would provide a really good start for a solid working system for the public. He reviewed the developer driven capital projects, and said they had details on each of the proposed projects. He said most of the facilities were needed at the north side of the city because there was less production there. He provided information on the ten-year capital improvement budget. He said master plans were usually updated every ten years.

Council Member Hecht asked about the projects that could be completed if the city received the \$300 million grant.

Utilities Director Clark said currently there was \$40 million worth of projects that would be paid for by the grant. He said other projects that were planned for 2024, 2025, and 2026 could be moved forward.

City Manager Cotter said the city had owned the system for two years and had not raised the rates.

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

MOTION: Vice Mayor Head made a motion to adjourn the special meeting and convene into executive session at 4:03 p.m. Council Member Ring seconded the motion.

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

MOTION CARRIED

EXECUTIVE SESSION

2. Discussion or consultation pursuant to Arizona Revised Statutes § 38-431.03(A)(3)&(7) for legal advice with the city attorney and/or direction to the City Manager concerning the possible agreements for economic development within the Bullhead City area.

MOTION: Council Member Hecht made a motion to adjourn from executive session and the special meeting at 5:09 p.m. Council Member Alfonzo seconded the motion.

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

MOTION CARRIED

ADJOURNMENT

Mayor D'Amico declared the special meeting adjourned at 5:09 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 November 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of November 2023.


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, November 7, 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 Lionel Grant of the First Southern Baptist Church of Mohave Valley to deliver the invocation. Mayor D'Amico led the assembly in the Pledge of Allegiance to the Flag.

ROLL CALL

Council Present

Alfonzo, D'Amico, Head, Hecht, Lettman, 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: Robert Drexler

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 D'Amico opened the call to the public.

Steven Lee spoke about the importance of maintaining political freedoms at all levels of government.

Donna Doyel said she represented the people that signed the change.org Facebook petition regarding animal cruelty. She said the animals did not have a voice and stricter laws throughout the city, county, and state were required to protect them. She said more had to be done regarding a recent animal cruelty incident that went viral on social media. She said she would continue to strive for change.

Sue Demarco said she supported Ms. Doyel. She discussed the importance of joining a Neighborhood Watch group.

Kimberly Warren said she volunteered at the Friends of Mohave County Animal Shelter and had seen hundreds of animal cruelty cases. She asked that citizens work together in order to stop this activity as animals were suffering all over the community.

Sean Regan invited the public to attend a golf tournament for the benefit of local animal organizations to be held on December 2nd, and a fund raiser at Black Bear Diner on November 13th. He asked the Council to work on changing the law for felony charges on animal abuse cases.

Julie Hassett provided information on upcoming Colorado River Concert Association performances.

Grace Telsner discussed an issue with the city's rebate process for the purchase of a new toilet.

Captain John Birks asked for volunteers to assist the Salvation Army with their holiday campaign.

Harvey Pryor said the BATS buses stopped service at 6:00 p.m. which made it impossible for people riding the buses to get home. He said he assisted the city with a dumping incident in order to keep the desert clean.

Christine Bennett invited the public to attend the La Tea Das' Christmas showcase to be held on November 24th.

Scotty McClure said he was running for District 2 Supervisor. He said the gold fringe surrounding the American flag currently standing in the Council Chambers was unauthorized by statute. He asked that a real American flag replace it. He said he wanted a fence constructed behind the homeless shelter.

Chris Morgan said he was the new chairman of the Board of the Food Bank. He said he was running for District 5 County Supervisor.

Tiffany Hunter said she hoped the woman in the animal abuse video would be prosecuted, as she had seven dogs at her residence.

Gary Genovese provided information on the holiday ham fund raising event to support the Colorado River Museum and Historical Society.

Eva Corbett invited the public to attend a pro-life bunco fundraising event at her church.

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

AGENDA MODIFICATIONS

None

WAIVER MOTION

MOTION: Vice Mayor Head 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, D’Amico, Head, Hecht, Lettman, Lizarraga, Ring
NAYS: None ABSENT: None

MOTION CARRIED

MANAGER’S REPORT

1. Veterans’ Parade

City Manager Cotter said the annual parade would be held on November 11th.

2. Animal Cruelty Incident

Police Chief Trebes said the Police Department responded to a recent animal cruelty incident. He said Animal Care and Welfare officers responded, watched a video, checked the dog, and then cited the woman for animal cruelty. He said she was also cited for having more than three dogs at the residence and not licensing the dogs. He said the Animal Care and Welfare officers did everything they could legally do. He said the dog belonged to the woman’s brother, and said he did not want the dog taken away. He said they went back the next day and checked on the dog again and it seemed fine. He said they had no legal authority to take the dog away. He said an animal cruelty felony charge would include subjecting any animal to cruel mistreatment which includes torture, serious physical injury, or killing an animal in a manner that causes protracted suffering to the animal. He said it required serious physical injury to charge a person with a felony as well as animals. He said the action would not sustain a felony charge. He said he was willing to take calls from groups with serious issues within the community any time. He said he would look into and correct any of the individual allegations mentioned in the petition, and said he was not aware of any of the situations. He said they were there to provide the best service that citizens deserved. He said he stood by his personnel and believed they did the right thing in this situation.

City Manager Cotter said they wanted to explain to the public exactly what happened in this incident. He said he was disappointed that most of the individuals that came to the call to the public had left and did not hear the explanation.

3. City Summer Youth Employment

City Manager Cotter said the city hired 68 local teens between the ages of 14 and 18 to work during the summer. He said their average summer earnings was \$5,600; and said the experience provided a valuable opportunity for these individuals.

MAYOR AND COUNCIL MEMBERS’ REPORTS ON CURRENT EVENTS

Council Member Hecht provided information on upcoming community events.

Vice Mayor Head congratulated Mohave High School football team on winning their games.

Mayor D'Amico said he would like to schedule a question and answer meeting with the city and the animal welfare organizations.

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

MOTION: Vice Mayor Head 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 Alfonzo seconded the motion.

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

MOTION CARRIED

Items on the Consent Agenda were approved as follows:

1. Approval of the Minutes of the Special City Council meeting held on September 19, 2023; the Minutes of the Regular City Council Meeting held on September 19, 2023; the Minutes of the Regular City Council Meeting held on October 3, 2023; and the Minutes of the Regular City Council Meeting held on October 17, 2023. (City Clerk Stein)
2. Approval of the Replat of Sun Mission Business Plaza, Tract 5126, northeast corner of Bullhead Parkway and Camino Real Boulevard. (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

None

Bid Awards, Contracts, Intergovernmental Agreement, and Purchases

3. Discussion and possible action to: 1) approve the Real Property Purchase and Sales Agreement dated November 7, 2023, between the City of Bullhead City and Bullhead City School District No. 15; 2) authorize the City Manager's execution of the agreement; and 3) direct the City Manager or designee(s) to implement the agreement in accordance with the terms and intent thereof. (City Manager Cotter)

City Manager Cotter said the community center had been under a long-term lease with the Bullhead City School District for the past ten years. He said the center had evolved into becoming a hub of city activity for its citizens in the form of various avenues of recreation and sports, community events, and served as the location for various nonprofits. He said the center was in need of significant repairs and renovation and without the city's ownership; it was not advisable to make the capital improvements needed. He said the school district obtained an appraisal for the three parcels that made up the center facility and its parking areas, and was advised the appraisal returned a fair market value of \$1.9 million. He said opportunities existed that would provide benefits to the city, the school district, and the community as a whole. He said the proposed methods of compensation consisted of resurfacing the parking lot, constructing a short extension of Calle De Mercado, a dedicated public right of way that would lead into the teaching housing development, the waiver of one year's worth of water supply, and investment into the athletic fields associated with the middle school. He said the cost of the city-supplied improvements under currents totaled \$1,636,265. He said the school district appeared to be willing to consider the in-kind provision of services as a fair market value given for the property. He said the school district would consider adoption of the agreement, after City Council approval; at their board meeting on November 9th.

Mayor D'Amico said the center was for the community's use. He said the facility was deteriorating and it needed repair. He said this was an excellent opportunity for the entire community.

City Manager Cotter said the hill east of the gym would be cut down in order to create 300 to 400 new parking spaces. He said the revitalization work would be done in phases.

Council Member Alfonzo asked if there would be restrictions on the sale of alcohol on the property, and if the facility could be used as a cooling center. City Manager Cotter said the city would have no restrictions on alcohol moving forward, and it would be used for a cooling center.

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

Donna Doyel asked if the non-profit organizations currently leasing the spaces would be asked to leave during the renovation work. City Manager Cotter said there was no plan in place at this time, and said there would be public discussions in the months to come.

Scotty McClure asked if permission from the FAA would be required. City Manager Cotter said they would work through the process and said they believed there would be zero issues in that area.

Sean Regan asked if the responsibility for the management of the center would remain with the Parks and Recreation Department. He said the city had to be fair with all the non-profit organizations.

MOTION: Council Member Lizarraga made a motion to: 1) approve the Real Property Purchase and Sales Agreement dated November 7, 2023, between the City of Bullhead City and Bullhead City School District No. 15; 2) authorize the City Manager's execution of the agreement; and 3) direct the City Manager or designee(s) to implement the agreement in accordance with the terms and intent thereof. Council Member Hecht seconded the motion.

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

MOTION CARRIED

4. Discussion and possible action to authorize use of Sourcewell Cooperative Purchasing Contract No. 031121-TTC for the lease-purchase of three Groundsmaster 4000-D Mowers, a Groundsmaster 3300 4WD Mower, a Groundsmaster 4500 Mower, a Workman HDX 2WD, a Multi-Pro Sprayer Accessory for the Workman, and a Turbo Vac TV60 RHD Mower from Simpson Norton Corporation of Goodyear, Arizona, in the total amount of \$557,758.81 plus interest through a capital financing lease-purchase agreement; and authorize the City Manager to finalize the lease-purchase agreement and execute all required documentation and issue resulting payments. (Public Works Director Johnson)

City Manager Cotter said these units would replace all of the mowers currently in the fleet that have reached the end of the lease and their useful life. He said there was a 12-month lead time, so the city would receive the equipment in the next fiscal year. He said the best deal for the city would be to lease the equipment through the end of useful life.

Public Works Director Johnson said this purchase was budgeted for the next fiscal year. She said a four-year warranty package was included, with a zero deductible.

Council Member Alfonzo asked if there were similar pieces of equipment available with a lower price, and asked if there was useful life in the equipment after the lease period ended.

Parks and Recreation Superintendent Heath said the cheaper equipment did not hold up well to the rugged conditions. He said the value of the equipment would not be worth much, if anything, for resale at the end of the lease.

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 authorize use of Sourcewell Cooperative Purchasing Contract No. 031121-TTC for the lease-purchase of three Groundsmaster 4000-D Mowers, a Groundsmaster 3300 4WD Mower, a Groundsmaster 4500 Mower, a Workman HDX 2WD, a Multi-Pro Sprayer Accessory for the Workman, and a Turbo Vac TV60 RHD Mower from Simpson Norton Corporation of Goodyear, Arizona, in the total amount of \$557,758.81 plus interest through a capital financing lease-purchase agreement; and authorize the City Manager to finalize the lease-purchase agreement and execute all required documentation and issue resulting payments. Council Member Alfonzo seconded the motion.

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

MOTION CARRIED

5. Discussion and possible action to adopt Resolution No. 2023R-50 authorizing the submission and receipt of Highway Safety Grant Agreement No. 2024-405d-008 to enhance DUI/Impaired Driving Enforcement; and authorizing the City Manager and Chief of Police to execute resulting documentation. (Police Chief Trebes)

Police Chief Trebes said the funds would support personnel services (overtime), employee related expenses, and portable breath tests in order to reduce the number of impaired drivers and driving related crashes through enforcement and education. He provided statistics on traffic violations.

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-50 authorizing the submission and receipt of Highway Safety Grant Agreement No. 2024-405d-008 to enhance DUI/Impaired Driving Enforcement; and authorizing the City Manager and Chief of Police to execute resulting documentation. Council Member Alfonzo seconded the motion.

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

MOTION CARRIED

6. Discussion and possible action to adopt Resolution No. 2023R-51 authorizing the submission and receipt of Highway Safety Grant Agreement No. 2024-PTS-011 to enhance the Selective Traffic Enforcement Program (STEP); and authorizing the City Manager and the Chief of Police to execute resulting documentation. (Police Chief Trebes)

Police Chief Trebes said the funds would support personnel services (overtime), employee related expenses, professional and outside services, and radar equipment in order to decrease speed related crashes and reduce the number of serious injury and fatal collisions through education, targeted speed enforcement details, and increased citations for speeding and aggressive driving.

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 Resolution No. 2023R-51 authorizing the submission and receipt of Highway Safety Grant Agreement No. 2024-PTS-011 to enhance the Selective Traffic Enforcement Program (STEP); and authorizing the City Manager and the Chief of Police to execute resulting documentation. Council Member Ring seconded the motion.

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

MOTION CARRIED

7. Discussion and possible action to approve the purchase of bulk sodium hypochlorite 12.5% from Hill Bros. Chemical Company in an amount not to exceed \$2.44 per gallon, and in a total annual amount not anticipated to exceed \$80,321.20; and authorize the City Manager to execute the agreement and issue resultant payments. (Utilities Director Clark)

Utilities Director Clark said this item was for the annual purchase of disinfectant. He said the purchase went out to bid and Hill Brothers Chemical Company submitted the lowest bid.

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

MOTION: Vice Mayor Head made a motion to approve the purchase of bulk sodium hypochlorite 12.5% from Hill Bros. Chemical Company in an amount not to exceed \$2.44 per gallon, and in a total annual amount not anticipated to exceed \$80,321.20; and authorize the City Manager to execute the agreement and issue resultant payments. Council Member Alfonzo seconded the motion.

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

MOTION CARRIED

8. Discussion and possible action to approve the purchase of 150, 150-pound cylinders of chlorine gas from Hill Bros. Chemical Company in an amount not to exceed \$1.86 per pound, and in a total annual amount not anticipated to exceed \$53,260.50, including taxes and delivery; and authorize the City Manager to execute the agreement and issue resultant payments. (Utilities Director Clark)

Utilities Director Clark said this item was for the annual purchase of chlorine for the water system. He said the purchase went out to bid and Hill Brothers Chemical Company submitted the lowest bid.

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 approve the purchase of 150, 150-pound cylinders of chlorine gas from Hill Bros. Chemical Company in an amount not to exceed \$1.86 per pound, and in a total annual amount not anticipated to exceed \$53,260.50, including taxes and delivery; and authorize the City Manager to execute the agreement and issue resultant payments. Vice Mayor Head seconded the motion.

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

MOTION CARRIED

9. Discussion and possible action to approve the "Professional Services Agreement for Primary Indigent Legal Defense" with Patrick G. Gann, Attorney at Law, Inc.; and authorize the City Manager to execute the agreement on behalf of the city, issue resulting payments, and take all actions consistent with the implementation of the agreement. (City Manager Cotter)

City Manager Cotter said Patrick Gann currently served as the interim public defender. He said an RFQ was issued which resulted in one application received from Mr. Gann. He said Mr. Gann was doing an exceptional job in providing these services to the city.

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 approve the "Professional Services Agreement for Primary Indigent Legal Defense" with Patrick G. Gann, Attorney at Law, Inc.; and authorize the City Manager to execute the agreement on behalf of the city, issue resulting payments, and take all actions consistent with the implementation of the agreement. Council Member Alfonzo seconded the motion.

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

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 7:08 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 November 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of November 2023.



Susan Stein, MMC, CPM
City Clerk