

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, January 16, 2024, in the City Council Chambers, 1255 Marina Boulevard, Bullhead City, Arizona.

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

Vice Mayor Head called the meeting to order at 5:30 p.m. and invited Jerry Duke from the Christian Growth Fellowship to deliver the invocation. Council Member Lizarraga led the assembly in the Pledge of Allegiance to the Flag.

**ROLL CALL**

Council Present

Alfonzo, D'Amico (via telephone), 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**

Vice Mayor Head opened the call to the public.

Diane Hernandez from the River Cities Community Theater Group requested the Council to consider the addition of a fully functioning theater at the Optimum Community Center.

Harold Smith from Veterans in Motion said they wanted to form a community coalition in order to provide local veterans a much needed Veterans Community Center in Bullhead City. He asked that the City Council work with their organization to make it happen.

Terry Skinner provided information on upcoming performances offered by the Colorado River Concert Association.

Eva Corbett invited the public to attend an upcoming Mohave High School Choir fundraising event.

Bo Hellams from the Bullhead Area Chamber of Commerce provided information on the new "Discover Colorado River Valley" program for promoting tourism.

Scotty McClure said the Council Members would get a \$208 raise in January. He said the property located at 1301 Riverfront had a three-story garage built there. He said he thought the city allowed only two-story buildings in that area. He said he was not happy with the direction the local newspaper was heading.

Pamela Smith invited the public to attend the Colorado River Women's Republican Club luncheon to be held on February 7th.

Sean Regan provided information on the Arizona Veterans K-9 Services program.

Having no one else present requesting to speak, Vice Mayor Head closed the call to the public.

### **AGENDA MODIFICATIONS**

**MOTION:** Mayor D'Amico made a motion to table Agenda Item No. 7 for consideration at the February 20, 2024, Regular Council meeting. Council Member Alfonzo seconded the motion.

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

**MOTION CARRIED**

### **WAIVER MOTION**

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

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

**MOTION CARRIED**

### **MANAGER'S REPORT**

#### 1. Police Department - Fireworks Activity Report

Police Chief Trebes provided fireworks activity reports from December 29th through January 1st. He said 42 calls were received and said they were able to seize some illegal fireworks.

#### 2. Community Garden Update

Assistant City Manager Edigar Kajirwa provided a report on the status of the community garden. He provided background information on how the project came to life in 2021. He said the main goal was social connectedness, community wellness, improving health, and the quality of life. He said a non-profit organization was formed with bylaws and administrative regulations.

### 3. Municipal Pool and Gym Closures

City Manager Cotter said the pool would be closed in early February through March for repairs to the pool decking and the gym floor would be under construction from February through March.

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

Council Member Hecht said she recently attended the opening session of the House and heard the State of the State address in Phoenix. She extended condolences to the family of Dave Lords.

Council Member Lettman thanked everyone that supported and attended the Slab O Rama event. He gave a shout-out to the Bullhead Area Chamber of Commerce for bringing the new website, "Discover Colorado River Valley" in order to promote regional tourism.

Mayor D'Amico said he met with State representatives to request an additional \$10 million in funding for more right-of-ways along Highway 95, a land transfer at the Nature Center, and an amendment to the state animal abuse law.

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

None

### **CONSENT AGENDA**

**MOTION:** Council Member Hecht made a motion that Items No. 1 through 3 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 Regular City Council Meeting held on January 2, 2024. (City Clerk Stein)
2. Adoption of Resolution No. 2024R-01 amending the Housing Rehabilitation Program Guidelines. (Human Services Director Tipton)
3. Ratification of the Finance Director's execution of the Audit Engagement Letter with Baker Tilly dated May 15, 2023, in an amount not to exceed \$70,000.00. (Finance Director Drexler)

### **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**

4. **PUBLIC HEARING.** Discussion and possible action to adopt Ordinance No. 2024-01 approving a zoning map change from PL (Public Lands) to MU (Mixed-Use) with C2 (General Commercial) and R2MF (Residential Multiple-Family) uses for a parcel of land located at 1600 Highway 95 and described as a portion of Govt. Lot 10, Section 12, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said the current zoning of the parcel was Public Lands, as it was held under Arizona State Land ownership until September 2022, when it was purchased by Elio Khalife of Legacy Commercial Real Estate, LLC. He said a zoning map change was required in order for a private developer to utilize the land. He said the property owner was requesting the zoning be amended to Mixed Use with General Commercial and Residential Multiple-Family uses for a development to be known as the Anthem Travel Center. He said the project required the re-routing of Merrill Avenue and Rio Rancho Boulevard, and the addition of a new signalized intersection at Anthem Drive and Highway 95. He said the west side of the highway would include two hotels, a condominium tower, and two restaurant pads; and the east side of the highway would include a large fueling station with convenience store, a retail pad, a restaurant pad, and a two-story storage building. He said the improvements would be made under a separate agreement with the developer.

Elio Khalife, project developer, and Greg Simonoff, SMS Architects, provided a PowerPoint presentation regarding the proposed project. Mr. Simonoff reviewed the site plan, and said the goal would be to provide a better waterfront experience for the public and continue the direction of what was currently being planned for the area.

Council Member Lettman asked about the reference about “things” to be addressed at the wash located at the southwest portion of the site.

Planning Manager Loera said the engineers were currently working on the site improvements, and said the drainage would be addressed in the near future following the zoning change.

Council Member Alfonzo said the city needed this project in order to bring revenue and employment to the area. He asked if there were commitments from restaurants, fast food, and retail stores.

Mr. Khalife said there was a lot of interest and demand for the great restaurant/building pads that Bullhead City would offer.

Council Member Hecht asked about the timeline for the project, and asked about future employment that would be offered.

Mr. Khalife said the project was moving along and should begin sometime this summer or fall. He said they would hire as many local contractors and staff as possible.

Council Member Lettman asked what was planned to be built to separate the existing condos.

Mr. Khalife said they were looking at installing landscaping and parking areas at that spot.

Vice Mayor Head opened the public hearing.

Sean Reagan spoke in support of the project, and said he was concerned about the traffic flow and safety.

Dave Lander, president of the Edgewater Condominium HOA, said they were concerned about the fuel docks planned to be installed next to their private beach, as it could be very dangerous. He said he would like a wrought iron fence installed between the property line and the proposed hotel parking area.

Scotty McClure said he hoped a traffic light and right turn lanes would be installed for safer traffic flow. He said EV charging stations should not be allowed due to the fire hazards.

Chris Hadatt spoke in favor of the proposed project and the new traffic light that would eliminate the hazards of using Merrill to access the highway.

Bo Hellams said the Bullhead Area Chamber of Commerce was in full support of the project.

Dave Turnquist asked if it was possible to connect the east side at the back of Merrill Avenue to Laughlin Ranch Boulevard.

Having no one else from the public requesting to speak, Vice Mayor Head closed the public hearing.

**MOTION:** Council Member Lizarraga made a motion to adopt Ordinance No. 2024-01 approving a zoning map change from PL (Public Lands) to MU (Mixed-Use) with C2 (General Commercial) and R2MF (Residential Multiple-Family) uses for a parcel of land located at 1600 Highway 95 and described as a portion of Govt. Lot 10, Section 12, T20N, R22W, Bullhead City, AZ. Council Member Hecht seconded the motion.

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

**MOTION CARRIED**

5. **PUBLIC HEARING.** Discussion and possible action to adopt Resolution No. 2024R-02 approving an Amendment to the Land Use Plan of the Bullhead City General Plan to change the land use designation from Medium Density Residential to High Density Residential for a 9.80 acre parcel of land located at 2350 Silver Creek Road and described as the southeast quarter of the northeast quarter of the northeast quarter of Section 24, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said the property owner was requesting the general plan designation be changed from Medium Density Residential to High Density Residential to allow the application for a zoning map change from the current Residential Single Family Limited zoning to a Planned Area Development overlay with underlying General Commercial and Residential Multiple-Family uses. He said the owner planned to apply for permits to develop a high-end enclosed boat and RV storage facility along the Silver Creek frontage, and an apartment complex of approximately 112 units along the southern portion of the parcel. He said the current designation allowed up to 6 residential uses per acre, and the developer was proposing a density of approximately 12 units per acre.

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

**MOTION:** Council Member Lizarraga made a motion to adopt Resolution No. 2024R-02 approving an Amendment to the Land Use Plan of the Bullhead City General Plan to change the land use designation from Medium Density Residential to High Density Residential for a 9.80 acre parcel of land located at 2350 Silver Creek Road and described as the southeast quarter of the northeast quarter of the northeast quarter of Section 24, T20N, R22W, Bullhead City, AZ. Council Member Ring seconded the motion.

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

**MOTION CARRIED**

6. **PUBLIC HEARING.** Discussion and possible action to adopt Ordinance No. 2024-02 approving a zoning map change from R1L (Residential Single-Family Limited) to PAD (Planned Area Development) with underlying C2 (General Commercial) and R2MF (Residential Multiple-Family) uses for a 9.80 acre parcel of land located at 2350 Silver Creek Road and described as the southeast quarter of the northeast quarter of the northeast quarter of Section 24, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

City Manager Cotter said a traffic study would be conducted for the proposed development. He said the Calle de Mercado traffic would be diverted onto a private driveway to Silver Creek Road, and there would be a back gate for emergency response purposes.

Planning Manager Loera said the applicant planned to apply for permits to develop a high-end storage facility along the Silver Creek Road frontage and an apartment complex on the southern half of the parcel. He said the storage complex would consist of 75 total units, with the end units including a second floor/mezzanine studio apartment; and the apartment complex would consist of

112 units across 9 two-story buildings. He said the stipulation to not extend public access all the way through to Calle de Mercado was added at the Planning and Zoning Commission meeting.

Elio Khalife, project developer, and Rob Sampson from Selberg Associates, provided a PowerPoint presentation regarding the proposed project.

Council Member Lizarraga asked if a wall would be constructed at the back of the project at Calle de Mercado.

Mr. Sampson confirmed that a six-foot buffer wall would be installed at this location.

Vice Mayor Head opened the public hearing.

Pamela Smith confirmed the stipulations recommended by the Planning and Zoning Commission: installation of a six-foot block wall and removing the emergency entrance.

Grace Telsner requested the Council to keep the seniors in mind for future planning.

Ken Goetz asked if the teachers' housing was moving forward. City Manager Cotter confirmed.

Larry Tunforss spoke in opposition to the rezone request.

Ed Norris spoke in opposition to the rezone request.

Sharon Bischoff spoke in opposition to the rezone request.

Bob Boyd spoke in opposition to the rezone request.

Sean Regan spoke in opposition to the rezone request.

Susan Norris spoke in opposition to the rezone request.

Laurie Ford spoke in opposition to the rezone request.

Having no one else from the public requesting to speak, Vice Mayor Head closed the public hearing.

Mr. Khalife confirmed the proposed project would not devalue; but increase, the current adjoining neighborhood property values.

Council Member Ring said the area needed to be developed and she was in support of the project.

Council Member Lizarraga said he did not see single-family homes being built on that site; and said if this project was not approved, a different project would be coming before them in the future.

Mayor D'Amico said this development would be one of the better projects to be built there.

**MOTION:** Council Member Ring made a motion to adopt Ordinance No. 2024-02 approving a zoning map change from R1L (Residential Single-Family Limited) to PAD (Planned Area Development) with underlying C2 (General Commercial) and R2MF (Residential Multiple-Family) uses for a 9.80 acre parcel of land located at 2350 Silver Creek Road and described as the southeast quarter of the northeast quarter of the northeast quarter of Section 24, T20N, R22W, Bullhead City, AZ, to include the Planning and Zoning Commission's recommendation for the installation of a six-foot block screen wall along the property line, removal of the emergency gate and installation of a turnaround. Council Member Lizarraga seconded the motion.

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

**MOTION CARRIED**

7. **PUBLIC HEARING.** Discussion and possible action to adopt Ordinance No. 2024-03 approving a zoning map change from R1L (Residential Single-Family Limited) to M1 (Industrial General Limited) for a 3.94 acre parcel of land located at 2210 Rancho Colorado Boulevard and described as a portion of Section 13, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Agenda Item No. 7 was tabled for consideration at the February 20, 2024, Regular Council Meeting.

**MOTION:** Mayor D'Amico made a motion to table Agenda Item No. 7 for consideration at the February 20, 2024, Regular Council meeting. Council Member Alfonzo seconded the motion.

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

**MOTION CARRIED**

Vice Mayor Head called for a short break at 7:48 p.m. The meeting reconvened at 8:00 p.m.

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

8. Discussion and possible action to approve the Construction Contract with Sun Country Floors, Inc., of Mesa, Arizona, through Sourcwell Contract #031022-GER in an amount not to exceed \$228,448.17 for the rehabilitation of the gymnasium floor at the Optimum Community Center; and authorize the City Manager to execute the contract and issue resulting payments. (Public Works Director Johnson)

Public Works Director Johnson said the project would include removing the existing gymnasium flooring and replacing it with the Focus Fixed Resilient System, and the new court would be laid out for basketball, pickleball, and volleyball. She said funds were included in the capital improvement budget.



Parks and Recreation Supervisor Heath provided a sample of the new flooring. He said the materials were long-term safe for users, and any equipment brought out would not destroy the floor.

Council Member Hecht asked about the selection of roll-out or carpet pads in order to protect the floor.

City Manager Cotter said they selected the option to use carpet pads as it was necessary to maintain the integrity of the floor.

Council Member Alfonzo asked about the warranty and average life span of the floor.

Public Works Director Johnson said the floor had to be maintained on an annual basis. She said courts lasted about 20 years, and the standard warranty was one year.

Vice Mayor Head 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 Construction Contract with Sun Country Floors, Inc., of Mesa, Arizona, through Sourcewell Contract #031022-GER in an amount not to exceed \$228,448.17 for the rehabilitation of the gymnasium floor at the Optimum Community Center; and authorize the City Manager to execute the contract 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**

9. Discussion and possible action to approve the Agreement for Professional Engineering Design Services with West Coast Civil, Inc. for the South Supply Pipelines Project in an amount not to exceed \$343,865.00; and authorize the City Manager to execute the agreement and issue resulting payments. (Utilities Director Clark)

Utilities Director Clark said the engineering design plan was for the installation of a new water transmission main to route the 20-1 well, currently under construction, to the aging Big Bend Acres well site. He said the plan would include a new transmission main from Big Bend Acres to a new reservoir site at an elevation of 780 feet. He said the installation would also accommodate the future addition of a pipeline from the river to the 20-1 well site. He said the construction plan would consist of a project map and design drawings to show the complete horizontal alignment and initial vertical alignment of the new pipes along with the surrounding utilities and right-of-ways. He said West Coast Civil would provide support with meetings, coordination, related application submissions, traffic control plans, bids, and construction. He provided printed details on the project goals and benefits, ten-year capital funding costs, locations, and proposed improvements.

Council Member Lettman asked if this was a competitive bid process.

Utilities Director Clark said this was a professional services contract, and said West Coast Civil was the entity that created the city's water master plan. He said the city would save a lot of time and not have to pay more to educate another firm on the water system.

Vice Mayor Head 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 Agreement for Professional Engineering Design Services with West Coast Civil, Inc. for the South Supply Pipelines Project in an amount not to exceed \$343,865.00; and authorize the City Manager to execute the agreement 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**

10. Discussion and possible action to adopt Resolution No. 2024R-03 authorizing submission of a grant application to the Arizona Department of Housing SFY24 State HTF Owner Occupied Emergency Housing Repair. (Human Services Director Tipton)

Human Services Director Tipton said funds would be used for basic emergency repairs when the assisted housing units had one or more hazardous conditions that threatened the health and safety of the occupants. He said this was a competitive grant for which the city could apply to receive \$250,000 for construction and administration of funds. He said all homes assisted would be owner-occupied, single family residents. He said no match was required from the city.

Council Member Alfonzo asked if this was an annual grant process.

Denise Bishop, Housing Specialist, said this grant was a one-time opportunity.

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

**MOTION:** Council Member Hecht made a motion to adopt Resolution No. 2024R-03 authorizing submission of a grant application to the Arizona Department of Housing SFY24 State HTF Owner Occupied Emergency Housing Repair. Council Member Ring seconded the motion.

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

**MOTION CARRIED**

11. Discussion and possible action to adopt Resolution No. 2024R-04 authorizing the submission and receipt of a grant from the National Park Service under the Outdoor Recreation Legacy Partnership Program. (Assistants to the City Manager Kajirwa and Pruitt)

Assistant City Manager Edigar Kajirwa said the program was a nationally competitive grant program targeting economically disadvantaged urban areas with no, or almost no, access to publicly available, close by, outdoor recreation. He said the Riviera and Rotary Park areas fell within the qualified census tract.

Assistant City Manager Kajirwa said some proposed enhancements would include various new amenities and developments such as a new splash pad, upgrades and expansions to the skate park/pump track, more public beaches, solar lighting, and new and improved walking paths with lighting and landscaping. He said grant funding in the amount of \$15 million would result in a \$7,500,000 match for the city. He said the application would be submitted to the Arizona State Parks and Trails Division for approval and submission on behalf of the city. He said all awarded funds would be used to add new amenities to Rotary Park and upgrade and/or expand existing amenities over a three-year period.

Assistant City Manager Travis Pruitt said staff had been looking at this grant over several years. He said the match could be spread across time and balanced by using partners. He said the contributions would be spread across three years.

Mayor D'Amico said he was in support of the grant. He said he met with the head of National Parks and believed the city had a good shot at receiving the grant.

Vice Mayor Head 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. 2024R-04 authorizing the submission and receipt of a grant from the National Park Service under the Outdoor Recreation Legacy Partnership Program. Council Member Alfonzo seconded the motion.**

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

**MOTION CARRIED**

### **Other Business**

12. Discussion and possible action to approve the city's use of the Secretary of State's "E-Qual" system for candidates to obtain nomination petition signatures online for all future elections. (City Clerk Stein)

City Clerk Stein said through "E-Qual," voters would be able to sign a candidate's petition electronically without having to sign in person. She said candidates were responsible for creating and managing their individual petitions online. She said there was no cost to the city for implementing the online program. She said Mohave County had approved the use of the system.

Council Member Alfonzo said he was opposed to the use of electronic signature gathering as candidates should get out and meet people in person in order to determine their wants and needs regarding current issues.

Council Member Lizarraga said he was in support of using both the online system and paper petitions in order to collect nomination petition signatures.

Council Member Ring discussed her opposition to using the online system.

Council Member Hecht said the county was currently using the system, and said it provided a higher level of voter verification.

Mayor D'Amico said the system was an additional tool for candidates to use for verification.

Council Member Lettman asked if the system was applicable for initiatives. City Clerk Stein said the online system was just for candidates at this time.

Vice Mayor Head asked if anyone from the public wanted to speak.

Scotty McClure spoke in favor of the online system.

**MOTION: Council Member Hecht made a motion to approve the city's use of the Secretary of State's "E-Qual" system for candidates to obtain nomination petition signatures online for all future elections. Council Member Lizarraga seconded the motion.**

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

**MOTION CARRIED**

**COUNCIL REQUESTED ITEMS**

None

**ADJOURNMENT**

There being no further business to come before the Council, the Vice Mayor declared the meeting adjourned at 8:45 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 16th day of January 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of February 2024.

*70* Rebecca Jordan, Deputy City Clerk  
Susan Stein, MMC, CPM  
City Clerk