



MISSION STATEMENT

“IT IS THE GOAL OF THE CITY OF BULLHEAD CITY TO ENHANCE THE QUALITY OF LIFE AND PROMOTE A SENSE OF COMMUNITY TO RESIDENTS BY PROVIDING QUALITY PUBLIC SERVICES IN A RESPONSIBLE, EFFICIENT AND EFFECTIVE MANNER.”

ACTION AGENDA
REGULAR COUNCIL MEETING
BULLHEAD CITY COUNCIL
TUESDAY, MAY 21, 2024, 5:30 P.M.
CITY COUNCIL CHAMBERS
1255 Marina Boulevard, Bullhead City, Arizona

Note: The Bullhead City Council receives staff reports and recommendations, plus supporting documentation from staff for all of the items on the agenda several days prior to the meeting date. Individual City Council Members contact staff with any questions regarding agenda items. As a result of this preparation, items that appear to be routine will typically be handled very quickly, and discussions on disputed or questionable items can begin from a position of general understanding. All information provided to the Council, including meeting agendas and Council packets, are available for public view not later than 24 hours before the meeting in the City Hall lobby as well as posted on the Bullhead City website: www.bullheadcity.com, under “Meetings and Videos.”

CALL TO ORDER

ROLL CALL

Pursuant to Bullhead City Municipal Code, Section 2.04.230, if one or more members of the Council are unable to be present in person at a scheduled Council meeting, that member may participate in the meeting by telephone or video conference.

INVOCATION

Captain John Birks, Salvation Army

PLEDGE OF ALLEGIANCE

PRESENTATIONS AND PROCLAMATIONS

None

CALL TO THE PUBLIC

Call to the public is available for citizens wishing to address the Council on issues within the jurisdiction of the city but not listed on the agenda. Comments must be limited to three (3) minutes or less unless speaking on behalf of a group of citizens that are present, and then the time is five (5) minutes. A maximum of thirty (30) minutes is allocated for call to the public. Citizens wishing to address an item already on tonight’s agenda should wait until that item is announced. At the conclusion of the call to the public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask staff to review a matter or may

ask that a matter be put on a future agenda. However, members of the Council cannot discuss or take legal action on matters not already on the agenda.

AGENDA MODIFICATIONS

Any items to be withdrawn from, or moved to, the appropriate place on the agenda.

WAIVER MOTION

Motion to waive the reading in full of all ordinances and resolutions presented for adoption at this meeting.

MANAGER'S REPORT

1. 24/25 Budget Overview
2. June 7 Bridge Grand Opening
3. Summer Safety Programs

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

CONSENT AGENDA

CONSENT AGENDA (Items No. 1 through 3) All items appearing on the consent agenda will be approved with one motion and without separate discussion unless a Council Member so requests.

1. Approval of the Minutes of the Regular City Council Meeting held on May 7, 2024. (City Clerk Ogden)
2. Approve the release of financial assurance for Canyon Trails at Fox Creek, Tract 5190, Unit 9, that was approved through Property Escrow Agreement recorded under Mohave County Fee No. 202109600, and to accept the required improvements into the City system for maintenance. (Development Services Director Chooniyom)
3. Approve the amendment to Section 2015 of the Bylaws of the Public Transportation Commission City of Bullhead City, Arizona, concerning commission member approval of minutes; and further, directing that all active commission bylaws be amended to reflect the same changes. (City Attorney Emery)

ACTION: APPROVED CONSENT AGENDA ITEMS 1 THROUGH 3 AS PRESENTED.

HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

PROCEDURES FOR PUBLIC COMMENT ON PUBLIC HEARING ACTION ITEMS

Members of the public are invited to speak on public hearing action items. To give everyone an opportunity to speak, please observe the following: (1) state your name clearly for the record; (2) you may address the Council one time on each public hearing action item for a maximum of three minutes; and (3) groups must designate one spokesperson to speak on behalf of the group for a maximum of five minutes.

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. 2024-11, approving the request for a zoning map change from C2 (General Commercial) to R1L (Residential: Single-Family Limited) for a 1.94 acre parcel of land located at 2373 N. Oatman Road and described as Colorado River Estates Re-Amended, Lot 56, Section 25, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION: ADOPTED ORDINANCE NO. 2024-11, APPROVING THE REQUEST FOR A ZONING MAP CHANGE FROM C2 (GENERAL COMMERCIAL) TO R1L (RESIDENTIAL: SINGLE-FAMILY LIMITED) FOR A 1.94 ACRE PARCEL OF LAND LOCATED AT 2373 N. OATMAN ROAD AND DESCRIBED AS COLORADO RIVER ESTATES RE-AMENDED, LOT 56, SECTION 25, T20N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

5. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2024-12, approving the request for amendments to Z22-002 and Z22-003, Ordinances 2022-06 and 2022-07 to allow the applicant additional time (two years) to obtain building permits for a parcel of land located at 3801 Highway 95 and described as Rio Lomas Unit 4, Tract 1206, Block E, Lots 2 & 3, Section 11, T19N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION: ADOPTED ORDINANCE NO. 2024-12, APPROVING THE REQUEST FOR AMENDMENTS TO Z22-002 AND Z22-003, ORDINANCES 2022-06 AND 2022-07 TO ALLOW THE APPLICANT ADDITIONAL TIME (TWO YEARS) TO OBTAIN BUILDING PERMITS FOR A PARCEL OF LAND LOCATED AT 3801 HIGHWAY 95 AND DESCRIBED AS RIO LOMAS UNIT 4, TRACT 1206, BLOCK E, LOTS 2 & 3, SECTION 11, T19N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

6. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2024-13, approving the request for an amendment to Z22-005, Ordinance No. 2022-13 to allow the applicant additional time (two years) to obtain building permits for a 47.5 acre parcel of land described as a portion of Section 1, T19N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION: ADOPTED ORDINANCE NO. 2024-13, APPROVING THE REQUEST FOR AN AMENDMENT TO Z22-005, ORDINANCE NO. 2022-13 TO ALLOW THE APPLICANT ADDITIONAL TIME (TWO YEARS) TO OBTAIN BUILDING PERMITS FOR A 47.5 ACRE PARCEL OF LAND DESCRIBED AS A PORTION OF SECTION 1, T19N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

7. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2024-14, approving an amendment to Z22-004, Ordinance No. 2022-08 to allow the applicant additional time (two years) to obtain building permits for a 5.26 acre parcel of land located at 328 Lee Avenue and described as a portion of Parcel B of Record of Survey Book 2, Page 28, Section 1, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION: ADOPTED ORDINANCE NO. 2024-14, APPROVING AN AMENDMENT TO Z22-004, ORDINANCE NO. 2022-08 TO ALLOW THE APPLICANT ADDITIONAL TIME (TWO YEARS) TO OBTAIN BUILDING PERMITS FOR A 5.26 ACRE PARCEL OF LAND LOCATED AT 328 LEE AVENUE AND DESCRIBED AS A PORTION OF PARCEL B OF RECORD OF SURVEY BOOK 2, PAGE 28, SECTION 1, T20N, R22W, BULLHEAD CITY, AZ. AS PRESENTED

8. **PUBLIC HEARING.** Discussion and possible action to adopt ORDINANCE NO. 2024-15, approving the request for an amendment to Z22-008, Ordinance No. 2022-25, to allow the applicant additional time (two years) to record the final plat for the first phase of a project to be known as The Trails of Black Mountain, described as portions of Sections 23 & 24, T20N, R22W. (Development Services Director Chooniyom)

ACTION: ADOPTED ORDINANCE NO. 2024-15, APPROVING THE REQUEST FOR AN AMENDMENT TO Z22-008, ORDINANCE NO. 2022-25, TO ALLOW THE APPLICANT ADDITIONAL TIME (TWO YEARS) TO RECORD THE FINAL PLAT FOR THE FIRST PHASE OF A PROJECT TO BE KNOWN AS THE TRAILS OF BLACK MOUNTAIN, DESCRIBED AS PORTIONS OF SECTIONS 23 & 24, T20N, R22W AS PRESENTED.

Bid Awards, Contracts, Intergovernmental Agreements, and Purchases

9. Discussion and possible action to approve the purchase of two parcels of real property from Steven Sodetz in the amount of \$26,000; authorizing the City Manager to prepare and execute a purchase and sales agreement; and to take all actions to complete the conveyance of the properties to the City. (City Manager Cotter)

ACTION: APPROVED THE PURCHASE OF TWO PARCELS OF REAL PROPERTY FROM STEVEN SODETZ IN THE AMOUNT OF \$26,000; AUTHORIZING THE CITY MANAGER TO PREPARE AND EXECUTE A PURCHASE AND SALES AGREEMENT; AND TO TAKE ALL ACTIONS TO COMPLETE THE CONVEYANCE OF THE PROPERTIES TO THE CITY AS PRESENTED.

10. Discussion and possible action to ratify the construction contract with Premier Backhoe in the amount of \$70,146.72 for the Merrill Avenue/Highway 95 water main interconnection. (Utility Director Clark)

ACTION: APPROVED TO RATIFY THE CONSTRUCTION CONTRACT WITH PREMIER BACKHOE IN THE AMOUNT OF \$70,146.72 FOR THE MERRILL AVENUE/HIGHWAY 95 WATER MAIN INTERCONNECTION AS PRESENTED.

Other Business

11. Discussion and possible action to adopt ORDINANCE NO. 2024-16 by reference, approving an amendment to Title 17, Chapter 17.06, General District Requirements of the Bullhead City Municipal Code concerning fences; and adopting RESOLUTION NO. 2024R-22 declaring the code amendment a public record. (Development Services Director Chooniyom)

ACTION: ADOPTED ORDINANCE NO. 2024-16 BY REFERENCE, APPROVING AN AMENDMENT TO TITLE 17, CHAPTER 17.06, GENERAL DISTRICT REQUIREMENTS OF THE BULLHEAD CITY MUNICIPAL CODE CONCERNING FENCES; AND ADOPTING RESOLUTION NO. 2024R-22 DECLARING THE CODE AMENDMENT A PUBLIC RECORD AS PRESENTED.

12. Discussion and possible action to: 1) accept the grant from BHHS Legacy Foundation in the amount of \$50,000; 2) authorize the transfer of up to \$130,000 from contingency for the purchases; and 3) authorize the City Manager to execute agreements, issue payments and engage in all other related activities to achieve the intent of acquiring the furniture, fixtures, appliances, computer equipment, games, décor, intercom system, and security cameras for the Senior Campus Expansion Project. (Human Services Director Tipton)

ACTION: ACCEPTED THE GRANT FROM BHHS LEGACY FOUNDATION IN THE AMOUNT OF \$50,000; 2) AUTHORIZED THE TRANSFER OF UP TO \$130,000 FROM CONTINGENCY FOR THE PURCHASES; AND 3) AUTHORIZED THE CITY MANAGER TO EXECUTE AGREEMENTS, ISSUE PAYMENTS AND ENGAGE IN ALL OTHER RELATED ACTIVITIES TO ACHIEVE THE INTENT OF ACQUIRING THE FURNITURE, FIXTURES, APPLIANCES, COMPUTER EQUIPMENT, GAMES, DÉCOR, INTERCOM SYSTEM, AND SECURITY CAMERAS FOR THE SENIOR CAMPUS EXPANSION PROJECT AS PRESENTED.

13. Discussion and possible action to adopt RESOLUTION NO. 2024R-23, approving the Comprehensive Fee Schedule for Fiscal Year 2024/2025. (City Manager Cotter)

ACTION: ADOPTED RESOLUTION NO. 2024R-23, APPROVING THE COMPREHENSIVE FEE SCHEDULE FOR FISCAL YEAR 2024/2025 AS PRESENTED.

14. **DISCUSSION ONLY.** Discuss opportunities for the possible utilization of City-owned property for cell tower locations. (City Manager Cotter)

DISCUSSION ONLY. NO ACTION WAS TAKEN ON THIS ITEM.

Council Requested Items

None

ADJOURNMENT

Dated this 22nd day of May 2024.



Debie Ogden, MMC, CPM
City Clerk

Legal advice: In accordance with Arizona Revised Statutes § 38-431.03, the Bullhead City Council, upon a duly passed motion, may enter executive session for legal advice with the public body's attorney on any agenda item.

Accessibility to meetings and programs: Pursuant to the Americans with Disabilities Act (ADA), the City of Bullhead City endeavors to ensure the accessibility of all its programs, facilities, and services to all persons with disabilities. If you need accommodations for this meeting, please contact the Human Resources Department at (928) 763-0153 at least twenty-four (24) hours prior to the meeting so accommodations may be arranged.