

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, May 21, 2024, 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 Captain John Birks from the Salvation Army to deliver the invocation. Council Member Lettman 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: Debie Ogden

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.

Denise Atwater-Vallon from Daughters of the American Revolution (DOAR) asked the Council to consider approving the addition of a coehorn mortar statue at Veteran’s Memorial Park during a future council meeting.

Barbara Pape said the Colorado River Republican Women’s Club meeting will take place at Chaparral County Club on June 5th.

Linda Saldana said a veterans remembrance event will take place on May 27th at Veterans Park. She said a free barbeque will take place at the American Legion after the event.

Martin Prector asked that funds be added to the FY 24/25 budget to repair the splash pad at the small dog park in Rotary Park.

Janice Johnston said she is a volunteer at the Bullhead City Pride Center. She said on June 8th they will be having a one time event called “Pride Without Borders”. She said they are still looking for a

location to have a commemorative painted rock garden for the Trans Day of Remembrance in November.

Scotty McClure expressed his dissatisfaction with the City's budget process, and said the city is spending too much money. He said he did not agree with City Manager Cotter including another Assistant City Manager position in the proposed budget.

Teri Tomlinson from the BHHS Legacy Foundation thanked Mayor D'Amico and all Council Members for doing their jobs in growing the city and providing many new amenities. She said she did not want the public portion of the meeting to end in anger and hateful comments.

Gary Genovese said the Mohave County Republican Central Committee will be holding their 80th annual picnic at the Hualapai Mountain Park on June 29th.

Eva Corbett said Debbie Miller will be at the Colorado River Museum on May 22nd to talk about Olive Oatman. She said Donna Hill will be having a fundraiser for the K-9 Search and Rescue Team on May 22nd at Black Bear Diner. She said the Red Wave Rally will take place at Community Park on May 24th.

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

City Manager Cotter asked Police Chief Trebes to speak about the missing girl case.

Police Chief Trebes said the police department received a call about a missing 11-year-old female runaway in the 300 block of Lee Avenue on Thursday, May 16th. He said officers were on scene within a few minutes and began searching for the missing girl. He said within the first hour they contacted Mohave County Search and Rescue and the DPS helicopter flew in from Phoenix to help with the search. He said desert areas were searched on foot and by using off road vehicles. He said they canvassed neighborhoods and went door to door asking residents for permission to search their properties. He said they looked in vehicles, boats, trailers, vegetation, homeless camps, unsecured doors, and contacted registered sex offenders. He said the Bullhead City Fire Department and the Arizona Department of Wildlife used their boats to search up and down the Colorado River. He said

they contacted the National Center for Missing and Exploited Children to advise them of the situation to get additional resources if necessary. He said they contacted the Las Vegas Metropolitan Police Department and said they helped by searching in Nevada. He said all casino properties were notified, flyers were handed out to nearby businesses, posted on social media and all electronic billboards. He said they also spoke with the girl's friends and searched places she was known to visit. He said Mohave County Emergency Management assisted with the activation of Code Red and the IPAWS System for emergency mass notifications, and said CERT also responded. He said Mohave County Search and Rescue deployed a tracking dog with a scent detection from Lake Havasu City and the Mohave County Department of Public Safety and the Fort Mohave Mesa Fire Department helped with drone searches. He said after approximately 42 hours into the search, a resident in the area called and said they located the missing juvenile on their back porch. He said the missing juvenile was transported to WARMC to get checked out and CPS came to take custody of the juvenile. He said every agency they worked with did a fantastic job, and said they are very lucky to have such a great working relationship with each of them. He said the investigation is ongoing.

1. 24/25 Budget Overview

City Manager Cotter briefly explained the budget process. He said Mayor D'Amico held a public comment opportunity at the end of the meeting and said no one from the public asked to speak. He said the proposed budget will be brought before the Council two more times before the final adoption and said anyone from the public will have an opportunity to address the Council during those meetings. He said additional staff in various departments was added to the proposed budget, but nowhere in the budget is there an additional Assistant City Manager position.

City Manager Cotter said a local vendor is hired to wash the BATS buses and some of the vans and said the vendor charges \$75.00 per vehicle. He said the interior and exterior of the vehicles are washed and the inside of all vehicles are sanitized. He said the city gets reimbursed 58 percent of the cost through ADOT and said ADOT audits the city annually.

2. June 7 Bridge Grand Opening

City Manager Cotter said a bridge grand opening event will take place at 7:00 a.m. on June 7th. He said the public will have the opportunity to walk on the bridge before it opens at noon.

3. Summer Safety Programs

Police Chief Trebes said they have taken over the use of the Chamber of Commerce building for the summer season. He said police officers and resource officers will start patrolling the river soon, and said the beach safety team is ready to start patrolling along the shores. He said the Mohave County Sheriff's Office, Nevada Department of Wildlife, and Arizona Game and Fish will be assisting again this year.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

Council Member Hecht congratulated all the recent graduates. She thanked Jason and Kristy Newlin for their help with the food distribution event, and said 560 families received food.

Vice Mayor Head said he will not be able to attend the bridge grand opening event due to a prior commitment.

Mayor D'Amico thanked all agencies and members of the public who helped search for the missing juvenile. He said Clark County has officially named the second bridge "Silver Copper Crossings." He said Bullhead City did not have any input in the name.

Council Member Ring presented plaques to the Bullhead City Fire Department and the Bullhead City Police Department thanking them for their service. She presented Police Chief Trebes for a check in the amount of \$5,100 for the Shop With A Cop Program.

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

MOTION: Vice Mayor Head made a motion that Item 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 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)

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. 2024-11, 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)

Planning Manager Loera said the current property owners purchased the lot under the impression that it was zoned for residential use. He said the owners had their home designed and submitted permits. He said it was during that time that it was discovered the lot is zoned for commercial use, not residential. He said the development in the surrounding area is mainly residential.

Mayor D'Amico opened the public hearing. Having no one wishing to speak on this item, Mayor D'Amico closed the public hearing.

MOTION: Council Member Lizarraga made a motion 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. Council Member Alfonzo 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 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)

City Manager Cotter said a public hearing is required for Items 5-8. He said he and Planning Manager Loera will answer any questions.

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

MOTION: Council Member Ring made a motion 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. Council Member Alfonzo 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. 2024-13, 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)

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

MOTION: Council Member Lizarraga made a motion 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. Council Member Ring 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. 2024-14, 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)

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

MOTION: Council Member Lettman made a motion 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. Council Member Ring seconded the motion.

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

MOTION CARRIED

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)

Mayor D’Amico opened the public hearing. Having no one present wishing to speak, Mayor D’Amico closed the public hearing.

MOTION: **Council Member Lizarraga made a motion 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. Council Member Alfonzo seconded the motion.**

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

MOTION CARRIED

Bid Awards, Contracts, Intergovernmental Agreement, 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)

City Manager Cotter said the city has been progressing on the Landon Road project, and said the city needs to acquire four parcels of land. He said two of the parcels are owned by Steve Sodetz. He said they will still have to acquire a very small piece of land from a private owner, and said they will have to purchase the largest piece of land from the State of Arizona. He said the additional two parcels they need to purchase will come before the Council at a later date. He said the Landon Road connector will connect Highway 68 to the Parkway via Landon Road.

Mayor D’Amico said the road will help to alleviate traffic on north/south corridor, and said the sale price of the land is very fair.

Council Member Hecht said she agreed with Mayor D’Amico. She said she would like the road built as soon as possible.

Mayor D’Amico asked if anyone from the public would like to speak. No one from the public spoke.

MOTION: Council Member Alfonzo made a motion 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. Council Member Hecht 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 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)

Utility Director Clark said this project will be located at the Merrill Avenue and Highway 95 area. He said staff will be doing an interconnection between an 8 inch main that is running down Merrill Avenue and connect it to a 12 inch main running along Highway 95. He said the area is currently being fed by the 16-1 well located in the Buena Vista area. He said they are not getting great pressure in the area because the system was not designed to push water from the 16-1 well all the way up into the Original Bullhead area. He said by doing the interconnect, it will give the area a new permanent water supply from the new Rancho Colorado well. He said they are ready to move forward with the project once they receive a permit from ADOT.

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

MOTION: Council Member Lizarraga made a motion to approve the ratification of the construction contract with Premier Backhoe in the amount of \$70,146.72 for the Merrill Avenue/Highway 95 water main interconnection. Council Member Alfonzo seconded the motion.

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

MOTION CARRIED

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)

City Manager Cotter said in the past, at the request of some local contractors, the city did away with some of its regulatory requirements dealing with different types of fencing. He said some of the general contractors have asked for the code to be changed back.

Planner Loera said up until 2016, the city did require permits for most fences, walls, pool barriers, and retaining walls within setback areas of lots. He said since then, staff has heard from the

construction community that walls and fences are not being built in the correct locations and substandard work is being performed. He said the construction community has requested staff to reinstate the permit requirements so inspections will be made.

Council Member Hecht said she was in favor of this item, and said it will be helpful to property owners.

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

MOTION: Council Member Lizarraga made a motion 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. Council Member Ring seconded the motion.

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

MOTION CARRIED

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)

City Manager Cotter said staff are getting ready to equip the new building at the Senior Campus. He said they expect construction to be complete in July. He said staff decided to make all the purchases in this fiscal year so it will not be included in next year's contingency or budget cap.

Mayor D'Amico thanked Teri Tomlinson for the past, present, and future with the BHHS Legacy Foundation. He thanked Republic Services for their donation of televisions, Culver's for their \$500 donation, and Pam Pokorny for her \$1,000 donation.

Human Services Director Tipton said they have been receiving a lot of donations and thanked everyone for their donations. He said they are applying for several grants, and said the city has been approved for a \$50,000 grant from the BHHS Legacy Foundation.

Teri Tomlinson from the BHHS Legacy Foundation said this grant was probably the easiest and quickest grant they have ever approved. She said the Board was very happy that they were helping the seniors in the community.

Mayor D'Amico briefly explained how grant funds affect the budget and the budget process.

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

Scotty McClure asked if this is going to be part of the emergency shelter. City Manager Cotter said this item is for improvements to the Senior Center. He said there is a generator, and said if long term shelter was ever needed, they would work in conjunction with other agencies such as the Red Cross.

Council Member Lizarraga made a motion 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. Council Member Hecht seconded the motion.

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

MOTION CARRIED

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

Mayor D’Amico said an extensive work session was held regarding the Comprehensive Fee Schedule during a previous council meeting.

Council Member Alfonzo asked Utility Director Clark to explain some of the more costly changes to the fee schedule.

Utilities Director Clark said the fees people pay for their water have not changed. He said the only fees staff looked at changing are administrative fees, such as new service, after hour calls, and non-sufficient check return charges. He said the largest change is the service line installation fee. He said EPCOR was using existing customers to subsidize the cost for a new customer coming online, and said they did not feel it was right for existing customers to help pay for new customers. He said new customers should have to pay for what it costs the city to put in a new service line. He said the cost for the city to install a new service line is approximately \$7,900.00.

Council Member Lizarraga asked if the payment is one lump sum. Utilities Director Clark said it is one lump sum fee.

Mayor D’Amico asked if anyone wanted to speak.

Nick Parsons asked if he would have to pay the fee if he was to build a home on his lot. Utilities Director Clark said he would not have to pay the fee because the sewer line already exists.

Eva Corbett asked if the fee could be spread out over time. Utilities Director Clark said the full amount will be due, and said payments will not be permitted.

MOTION: Council Member Alfonzo made a motion to adopt Resolution No. 2024R-23, approving the Comprehensive Fee Schedule for Fiscal Year 2024/2025.

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

MOTION CARRIED

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

City Manager Cotter said he, Mayor D'Amico, and Council Member Lettman met with staff a few weeks ago to discuss cell coverage on the Parkway and the possibility of placing cell phone towers on City-owned property. He said when the city condemned EPCOR, we also received their assets, including various parcels of land and water tanks. He said the question is whether the Council would like the city to look into the possibility of placing cell phone towers on City-owned property.

Council Member Lettman said he would like to start the process of evaluating what the need is and determine if this is something the city should be involved in.

Mayor D'Amico said there is a need for better cell coverage on the Parkway. He said he was in favor of moving forward with this item.

It was the consensus of the Council to move forward with the possible utilization of City-owned property for cell tower locations.

COUNCIL REQUESTED ITEMS

None


ADJOURNMENT

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 6:44 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 21st day of May 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28th day of May 2024.



Debie Ogden, MME, CPM
City Clerk