

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, June 18, 2024, in the Council Chambers, 1255 Marina Blvd., Bullhead City, Arizona.

CALL TO ORDER

Mayor D'Amico called the special meeting to order at 3:30 p.m.

ROLL CALL

Council Present

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

Council Absent

Head

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Debie Ogden

FINANCE DIRECTOR: Robert Drexler

DISCUSSION ITEM(S)

1. Budget amendments for program expenditures for the end of FY 2024.

Finance Director Drexler said during the year-end process, staff will go through all expenditures, outstanding purchase orders, and any last minutes purchases for each line item in the budget. He said staff will then research to see if any budget amendments will be needed for each department and the total budget. He said he wanted everyone to understand that staff is not raising the budget, they are simply moving funds from one account into another account.

Finance Director Drexler said last year, the Police Department planned on receiving a new boat through the grant process. He said the boat was backordered and it was not received until this fiscal year. He said staff needed to adjust the budget to cover the expenditure.

Finance Director Drexler said the city came into some property during the EPCOR takeover and said a budget amendment was needed to pay the outstanding property taxes on the properties.

Finance Director Drexler said the Parks Department did not have a lot of savings to cover overages. He said when staff went through the process of taking over EPCOR, they examined all the city accounts and realized EPCOR was undercharging some of the accounts. He said now that the correct charges are being made to the proper accounts, the cost has become more than anticipated. He said another change to the Parks Department budget is the additional cost of refuse due to more homeless cleanups.

Finance Director Drexler said another budget amendment is for the Victim Services Department. He said the grant year is October 1-September 30. He said during last years budget process, they did not know the amount of the grant, so staff budgeted the same amount as the previous year. He said the city was awarded more money than was budgeted for, so they are moving the funds from Legal Services to Victim Services to maximize the grant usage.

Finance Director Drexler said another budget amendment is for city vehicles. He said they decided to purchase the vehicles this year instead of next year because of significant savings in this years budget.

Finance Director Drexler said this year, staff plans on adding an additional \$6-7 million to the general fund.

MOTION: Council Member Ring made a motion to adjourn the special meeting and convene into executive session at 3:42 p.m. Council Member Alfonzo seconded the motion.

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

MOTION CARRIED

EXECUTIVE SESSION

MOTION: Council Member Ring made a motion to adjourn from executive session and the special meeting at 4:25 p.m. Council Member Lizarraga seconded the motion.

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

MOTION CARRIED

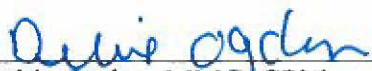
ADJOURNMENT

Mayor D'Amico declared the special meeting adjourned at 4:25 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 18th day of June 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of June 2024.



Debie Ogden, 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 Special Meeting on Tuesday, June 18, 2024, in the Council Chambers, 1255 Marina Blvd., Bullhead City, Arizona.

CALL TO ORDER

Mayor D'Amico called the special meeting to order at 5:30 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: Debie Ogden

FINANCE DIRECTOR: Robert Drexler

DISCUSSION ITEM(S)

1. **WAIVER MOTION:** Motion to waive the reading in full of all ordinances and resolutions presented for adoption at this meeting.

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

2. **PUBLIC HEARING:** Discussion and possible action in accordance with A.R.S. § 42-17104. Now is the time for any taxpayer to appear and be heard in favor of or against any of the proposed expenditures before the Fiscal Year 2024-2025 Final Budget for the City of Bullhead City, Arizona, is adopted. (Finance Director Drexler)

City Manager Cotter said the city has the most transparent budget that can be found locally. He said staff is presenting a balanced budget, and said the reserve account is healthy.

Mayor D'Amico opened the public hearing.

Jason Newlin said Bullhead City has created a business friendly environment over the past 10 years, and said he liked living in a city that funds the police department. He said he felt that the additional funds were needed for right turn lanes, and said he expected the roads to become much safer and efficient with the addition of the right turn lanes. He said the previous owners of the water system did not take care of it. He said the city has been performing repairs as things break, and said the city needed to keep the water and wastewater systems in good working order. He said the Food for

Families Food Bank expansion is needed, and said he was happy to see the Bullhead City athletic fields in the budget. He said this is a great budget and asked the Council to approve it.

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

3. Discussion and possible action to adopt Resolution No. 2024R-29, establishing the Final Budget for Fiscal Year 2024-2025 for the City of Bullhead City, Arizona. (Finance Director Drexler)

MOTION: Vice Mayor Head made a motion to adopt Resolution No. 2024R-29, establishing the Final Budget for Fiscal Year 2024-2025 for the City of Bullhead City, Arizona. Council Member Hecht 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 5:38 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 18th day of June 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of June 2024.



Debie Ogden, 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, June 18, 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 Pastor Earl Johnson of Spirit Life Church to deliver the invocation, and 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.

Tom Brady said he volunteered to be the Chairman of the Yes on 416 Committee because he felt it is very important and vital for the community to pass it. He said it was important for him to dispel some of the patently false information that Scotty McClure and others in the community are saying. He said he has seen signage, social media, letters to the editor, and online videos where Mr. McClure and his followers are stating that Proposition 416 is going to increase taxes if not now, then in the future. He said nothing could be further than the truth. He said Proposition 416 is not asking for a tax increase now or in the future, and said the city is prohibited from doing so without a vote of the people. He said any talk about Proposition 416 being a tax increase is false. He explained the 3 different taxes Bullhead City imposes. He said Bullhead City does not impose a property tax. He said property taxes are under the control of the County and the State.

Steven Lee spoke about clot shots and a doctor that can turn off the instructions of the clot shot that effectively create blood clots and turn off your immune system and alter your DNA.

Barbara Pape said the Colorado River Republican Women’s Club will have their July luncheon at Chaparral County Club.

Robert Ensley said he is representing the Noon Kiwanis Club. He said they have hosted the Cornfest event for the past seven years, and said they are concerned because another event offering some of the same types of activities will take place on the same weekend as Cornfest. He said their event is to raise funds and to give the money back to the community. He said he did not know where the competing event's funds will be going, but it will not be going to the community. He said they were frustrated because they spoke with city staff about it and said they felt dismissed. He said Bullhead City is a small community, and said two big events should not be scheduled for the same day.

Sue DeMarco said she is representing S.A.I.N.T. (Saving Animals in Need Together). She said their spay and neuter vouchers are still available. She said so far this year 330 vouchers have been issued and \$11,000 was spent to help 75 pets with emergency assistance. She said they also pull one pet from the shelter every Monday and speak about it on the KNACK radio station. She said an event will take place on July 4th at the Laughlin Ranch Golf Course. She said Swanty's Chrysler is sponsoring the 50/50 raffle for the event. She said on July 12th the Mimosa Mosaic for Mutts event will take place at Vista Del Sol.

Jim Fuller read a Scripture from the Bible and expressed his support for Ashley Gerich.

Jon Deese said he wanted to introduce himself because he is running for Precinct 3 Constable.

Nick Parsons said tomorrow at 3:00 he will be speaking about the basics of solar power at the Mohave County Library.

Pamela Smith said the Bingo and Burgers event will take place on June 24th at Chaparral Country Club.

Gary Quick said more people are adding solar power to their homes. He said solar companies are now supplying energy to the grid. He said homeowners are responsible for the maintenance and upkeep of their panels, and said they are also responsible for any damage the solar panels may cause to their homes.

Gary Genovese spoke in favor of the Mohave Valley Peak Power Plant that is currently being proposed in Mohave Valley. He said this item will be heard at the July 1st Board of Supervisors meeting. He said the power plant is needed to help alleviate brown outs and black outs during the summer.

Scotty McClure said he was upset because Tom Brady left before he had a chance to speak about his previous comments. He said people needed to study the sample ballot and Proposition 416.

Teri Tomlinson said during tonight's invocation, Pastor Earl Johnson read a prayer by Abraham Lincoln. She said in the prayer, it was stated that we should be mindful of manners. She said it is embarrassing because it is not happening now, nor did it happen with the previous speaker. She said all elected officials should be treated with respect.

Jason Newlin said the Food for Families food distribution event will take place this Saturday at 590 Hancock Road, and said volunteers are needed.

Eva Corbett said the 80th Republican Picnic will be held at Hualapai Mountain Park on June 29th.

Chris Morgan said he is the Chairman for the Bullhead Regional Foodbank. He said they distribute over two million pounds of food annually and serve over 100,000 people. He said he was in favor of the proposed Mohave Electric Peak Power Plant.

Aaron Fox said he is a Bullhead City resident and homeowner. He said he has solar power in his home, and said the City does make money from people who install solar because it increases their property value. He said with an increased home value comes increased property taxes, thereby the city does profit from people who install solar.

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

AGENDA MODIFICATIONS

None

WAIVER MOTION

MOTION: Vice Mayor 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. Respond to city comment at the last city council meeting regarding treatment of a dog

Police Chief Trebes said at the last city council meeting, a member of the public said an animal control officer mistreated a puppy. He said he watched the bodycam video of the incident, and said all accusations are false. He said the animal control officer was never rude to the person that was turning in the puppy, nor did they mistreat the puppy in any way. He said he spoke with the person that made the accusation and said they viewed the bodycam video. He said the person making the accusations agreed that the officer acted in a professional manner and never mistreated the puppy. He said the person that made the accusation told him they will attend the next council meeting and publicly apologize and set the record straight. He said the person did not show up to tonight's meeting. Mayor D'Amico said he also watched the bodycam video and said he was happy with the interaction he saw.

2. Bridge Grand Opening June 7

City Manager Cotter said the new bridge is officially open, and said the grand opening ceremony was fantastic. He showed a short video of the grand opening event.

3. New Soccer Stadium for City and Mohave Community College

City Manager Cotter said the new soccer stadium opened last week. He showed a short video highlighting the groundbreaking ceremony. He said the Mohave Community College men's and women's soccer will be played at the field as well as championship games for the city and promotional soccer tournaments. He said a \$250,000 grant was received from the Arizona Office of Tourism for some of the improvements. He thanked Medhi Azarmi and Butch Redmond for volunteering with the project. He said the city does own the stadium and the fields, and said the college will use the facility for their home games and practices.

4. Bullhead City Recreation Summer Camp

Public Information Officer Covert said this is the second year in a row the recreation department has offered a summer camp series. He said the program will run from May 28-June 28 and said over 30 camps have been offered. He said science camp will be offered for the next two days at a reduced rate and basketball camp will be offered for half price. He said he spoke with several of the parents and said they are extremely pleased with the camps and the security measures staff have taken with the children and the parents.

5. City Incorporation Celebration – 40 years

City Manager Cotter said a community party will take place on August 25th at Community Park to celebrate the City's 40th incorporation anniversary. He said more information about the event will be presented at a later date.

6. Cooling Stations

City Manager Cotter said the following cooling stations are open: The Legacy Foundation Christine Stamper Center for Health and Hope is located on Oatman Road; the Salvation Army is located at 1461 Palma Road; and the Bullhead Senior Campus is located on Trane Road. He said the city government monitors the heat throughout the summer, and said cooling centers and shelters have been set up in the past as needed. He said additional cooling centers will be established when there are three days of sustained heat of 120 degrees or more. He said in the event of a power outage, the city will work with Mohave Electric to find out how long the power may be out for. He said if the power is expected to be out for a long period of time, the city is prepared to set up a cooling station and a shelter if needed.

7. TWN Presentation

Jeremy Brunk said he was representing TWN Communications. He said they are scheduled to begin installing their fiberoptic networks in Bullhead City on June 24th. He said work will begin on Hancock Road north to the river and on the northwestern side of Highway 95. He gave a brief PowerPoint presentation showing the areas where work will begin, some of the equipment that will be used, and the finished product.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

Council Member Hecht said the War Zone Boxing Club will have their grand opening on July 6th. She said she was in favor of the Mohave Electric Peaker Project. She said she was glad that all summer camp events were successful.

Mayor D'Amico gave a brief presentation regarding political campaign sign laws. He said all signs must contain a name and contact information. He said no signs can be placed on school district property or federal property. He said ADOT is no longer allowing political signs in their right of way, and said right of way locations varies on Highway 95. He said if someone places a campaign sign on private property, they must get consent from the property owner. He said signs can be placed on the City rights of way, but they cannot be placed in a center median.

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

MOTION: Council Member Lettman made a motion that Item Nos. 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 Ring 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 June 4, 2024. (City Clerk Ogden)
2. Approve the Fourth Amendment to the Memorandum of Agreement between the City of Bullhead City and Catholic Charities Community Services in support of the Legacy Foundation Christine Stamper Center for Help & Hope, effective July 1, 2024, and authorize the City Manager to execute the Agreement on behalf of the City and to take all actions to effectuate the intent of the Agreement. (Human Services Director Tipton)
3. Approve the "River Fund Transportation Assistance Grant" with the River Fund, Inc., in the amount of \$50,000 to assist the homeless in Bullhead City with transportation needs, and to authorize the City Manager to execute the agreement and to take all actions necessary for the implementation of the Agreement. (Human Services Director Tipton)

PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

None

BOARD/COMMISSION/COMMITTEE APPOINTMENTS

4. Discussion and possible action to appoint two (2) citizens to serve on the Bullhead City Board of Adjustment for a two-year term beginning on July 1, 2024, and expiring on June 30, 2026. (City Clerk Ogden)

City Clerk Ogden said there are two applicants to fill two seats.

Jaclyn Edge expressed her interest in being appointed to the Board.

Council Member Ring asked Ms. Edge if she has missed any meetings. Ms. Edge said she has not missed any meetings.

City Clerk Ogden read the names marked on each of the Council Member's ballots.

MOTION: Council Member Lettman made a motion to appoint Robert Schoen to serve on the Board of Adjustment to fill a two-year term beginning on July 1, 2024, and expiring on June 30, 2026. Council Member Alfonzo seconded the motion.

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

MOTION CARRIED

MOTION: Council Member Lettman made a motion to appoint Jaclyn Edge to serve on the Bullhead City Board of Adjustment to fill a two-year term beginning on July 1, 2024, and expiring on June 30, 2026. Council Member Alfonzo seconded the motion.

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

MOTION CARRIED

5. Discussion and possible action to appoint three (3) citizens to serve on the Bullhead City Parks and Recreation Commission for a two-year term beginning on July 1, 2024, and expiring on June 30, 2026. (City Clerk Ogden)

City Clerk Ogden said there are three applicants to fill three seats. She said she sent an email to each applicant reminding them about tonight's meeting. She said she received a response from Amanda Amann, Livia Hendrickson, and David Jenkins stating they had prior engagements and were not able to attend the meeting tonight. She said all applicants did express interest in serving on the Commission.

Heather Petrillo expressed her interest in serving on the Commission.

Council Member Ring asked Ms. Petrillo if she has missed any meetings. Ms. Petrillo said she missed one meeting because she got married.

City Clerk Ogden read the names marked on each of the Council Member's ballots.

MOTION: Council Member Hecht made a motion to appoint Heather Petrillo to serve on the Bullhead City Parks and Recreation Commission for a two-year term beginning on July 1, 2024, and expiring on June 30, 2026. Council Member Ring seconded the motion.

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

MOTION CARRIED

MOTION: Council Member Hecht made a motion to appoint Wanda Strosnider to serve on the Bullhead City Parks and Recreation Commission for a two-year term beginning on July 1, 2024, and expiring on June 30, 2026. Council Member Ring 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 appoint four (4) citizens to serve on the Bullhead City Planning and Zoning Commission for a two-year term beginning on July 1, 2024, and expiring on June 30, 2026. (City Clerk Ogden)

City Clerk Ogden said there at four applicants to fill four seats.

Gary Genovese and Pamela Smith expressed their interest in serving on the Commission.

MOTION: Vice Mayor Head made a motion to appoint Gary Genovese to serve on the Bullhead City Planning and Zoning Commission for a two-year term beginning July 1, 2024, and expiring on June 30, 2026. Council Member Ring seconded the motion.

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

MOTION CARRIED

MOTION: Vice Mayor Head made a motion to appoint Pamela Smith to serve on the Bullhead City Planning and Zoning Commission for a two-year term beginning July 1, 2024, and expiring on June 30, 2026. Council Member Ring seconded the motion.

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

MOTION CARRIED

MOTION: Vice Mayor Head made a motion to appoint Mathew DeFave to serve on the Bullhead City Planning and Zoning Commission for a two-year term beginning July 1, 2024, and expiring on June 30, 2026. Council Member Ring seconded the motion.

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

MOTION CARRIED

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS

None

ACTION ITEMS

Building, Planning and Zoning Items

7. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2024-18, approving the request for a zoning map change from C2 (General Commercial) to R1L (Residential: Single-Family Limited) for a parcel of land located at 1674 Havasupai Drive and described as Colorado River Estates Re-Amended, Lot 150 of Section 26, T20N. R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said this parcel is located on the south side of Havasupai Drive and approximately a quarter mile from the Miracle Mile intersection. He said this lot is the last commercial zoned lot on Havasupai Drive. He said if this item is approved, the owner plans to build a site built home on the parcel. He said they did receive a letter from an adjoining property owner on the commercial side stating that if this item is approved, it will have an impact on the commercial side. He said it will require the commercial property owner to install a screen fence, and said it would also change the setbacks a small amount if the property were developed.

Vice Mayor Head asked what the owner of the commercial property will have to do if this item was approved. Planning Manager Loera said the property owner would have to install a 6-foot screened wall between the two properties and would require 5-foot setbacks. Mayor D’Amico asked if the owner of the commercial lot currently has plans to develop the lot. Planning Manager Loera said the owner of the commercial lot currently does not have any plans to develop the lot.

Mayor D’Amico opened the public hearing.

Pamela Smith said she and at least one other member on the Planning and Zoning Commission received a letter from another neighbor expressing their support for this item.

Steve Moraca said he is the property owner. He said when he purchased the property, it was listed as residential, but also had C2 zoning attached to it. He said he is requesting the zoning to be changed so he can build a house on the property.

Jason Newlin said he is the property owner that reached out to Planning and Zoning Commission Chairwoman Smith. He said he is in favor of this item.

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

MOTION: Council Member Ring made a motion to adopt Ordinance No. 2024-18, approving the request for a zoning map change from C2 (General Commercial) to R1L (Residential: Single-Family Limited) for a parcel of land located at 1674 Havasupai Drive and described as Colorado River Estates Re-Amended, Lot 150 of Section 26, 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

8. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2024-19, approving a zoning map change from R2MF (Residential: Multiple-Family District) to R1L-PAD (Residential: Single-Family Limited – Planned Area Development) and approving the preliminary plat for a project known as Sunbeam Drive Townhomes and described as Block 10, Lots 1 through 5, First Revised Plat of Sun Ridge Estates, Tract 4042A, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said this project is made up of five parcels covering approximately 5 acres in the Sunridge Estates subdivision. He said the current zoning is multi-family which will allow up to 80 units. He said the owner is requesting the zoning change because he believes that the site is better suited for a single-family development. He said the applicant plans to develop 36 single-family townhome lots. He said if this item is approved, staff will bring the final plat drawings before the Council for their approval at a later date.

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

MOTION: Council Member Lizarraga made a motion to adopt Ordinance No. 2024-19, approving a zoning map change from R2MF (Residential: Multiple-Family District) to R1L-PAD (Residential: Single-Family Limited – Planned Area Development) and approving the preliminary plat for a project known as Sunbeam Drive Townhomes and described as Block 10, Lots 1 through 5, First Revised Plat of Sun Ridge Estates, Tract 4042A, 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

9. **PUBLIC HEARING:** Discussion and possible action to adopt RESOLUTION NO. 2024R-30, approving an amendment to the Land Use Plan of the Bullhead City General Plan to change the land use designation from Park/Open Space to High Density Residential for a 1.19 acre parcel of land located at 490 Riverview Drive and described as a portion of Government Lot 1, Section 25, T20N, R23W, Bullhead City, AZ. (Development Services Director Chooniyom)

City Manager Cotter said Items 9 and 10 are for the same parcel and project, but two separate items and motions are needed.

Planning Manager Loera said this parcel is an odd piece of land that runs along Rotary Park. He said the only way to access this property is through an easement that runs along the north side of Rotary Park. He said the parcel used to be government owned, and said at some point it was sold to private parties and has changed hands several times. He said the General Plan designation was never changed, and said it is still designated as Park/Open Space. He said to change the zoning, the General Plan needs to be changed to High Density Residential.

Mayor D'Amico asked if the applicant was present.

Alejandro Binguochea said he is the property owner and the applicant. He said they purchased the property almost a year ago, and said they would like to change the zoning from commercial to multi-family residential.

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

MOTION: Council Member Lizarraga made a motion to adopt Resolution No. 2024R-30, approving an amendment to the Land Use Plan of the Bullhead City General Plan to change the land use designation from Park/Open Space to High Density Residential for a 1.19 acre parcel of land located at 490 Riverview Drive and described as a portion of Government Lot 1, Section 25, T20N, R23W, 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

10. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2024-20, approving the request for a zoning map change from C2 (General Commercial) to R2MF-D2 (Residential: Multiple-Family with a density of 2,000 square feet of land per unit) for a 1.19 acre parcel of land located at 490 Riverview Drive and described as a portion of Government Lot 1, Section 25, T20N, R23W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said this item goes along with Item 9. He said city records show that at some point the parcel was rezoned to General Commercial, and said the applicant is requesting to change it to Residential Multiple-Family. He said the applicant plans to build up to 25 townhomes across 4 buildings. He said the buildings will be up to 30 feet high, and said they are planning to build carports instead of garages. He said the only access to the property is through a Bureau of Land Management

easement that runs along the north end of Rotary Park and would have to be tied into Riverview Drive to provide access to the site. He said the fire department will approve the plan with the stipulation that it meets the fire code regulations for fire truck turnarounds.

Council Member Alfonzo asked Planning Manager Loera if he has received any objections from residents in the area. Planning Manager Loera said staff sends letters to all property owners within a 300-foot radius of the proposed project and said staff has not received any feedback. Council Member Alfonzo asked Planning Manager Loera if he thought the project would cause traffic congestion in the area. Planning Manager Loera said the only access to the project will be through the easement.

Mayor D'Amico said there would be a lot of units on one acre and said he was concerned about what would happen if there was a fire. He said he felt better knowing that fire sprinklers will be installed. Mayor D'Amico said he was concerned about the right of way access because they would have to enter into a lease with the Bureau of Land Management for continued use of the right of way. He said the road into the property is rough and said he would like the road to be paved. Planning Manager Loera said the road will have to be paved.

Mr. Bingochea said the area will be paved and cleaned up. He said they were asked if they could save one of the trees and said they will do everything possible to either move the tree to a different location or donate it. He said they currently have paperwork pending with the Bureau of Land Management to lease the right of way for 50 years. He said they tried to purchase the easement, but they meet only 2 of the 3 requirements, and said the federal government is not interested in selling the land at this time.

Mayor D'Amico said he would be in favor of this item if it was stipulated that the right of way be paved. Mr. Bingochea said the plans that were submitted showed the right of way is paved up to the cul-de-sac.

Council Member Hecht asked Mr. Bingochea why he chose to build the project at the proposed location and how the project will benefit the community. Mr. Bingochea said multi-family housing is needed in the area. He said he and his wife have been in the real estate business for over 20 years and said they have done everything from selling homes to flipping homes. Council Member Hecht said housing was needed in the community, and said she was glad Mr. Bingochea was investing in the community.

Council Member Lizarraga asked Mr. Bingochea how many parking spaces each unit will have. Mr. Bingochea said each unit will have two parking spaces.

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

MOTION: Council Member Hecht made a motion to adopt Ordinance No. 2024-20, approving the request for a zoning map change from C2 (General Commercial) to R2MF-D2 (Residential: Multiple-Family with a density of 2,000 square feet of land per unit) for a 1.19 acre parcel of land located at 490 Riverview Drive and described as a portion of Government Lot 1, Section 25, T20N, R23W, Bullhead City, AZ with the stipulation that the right of way be paved and fire sprinklers be installed. Council Member Ring 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

11. Discussion and possible action to approve the “Standard Multi-Tenant Office Lease – Net” between 2135monarchse, LLC, and the City of Bullhead City for a five (5) year-term for pest abatement lab space located at 2135 Highway 95 at a monthly rate of \$700.00 plus monthly operating expenses, currently at \$275.00; and authorize the City Manager to execute the lease and issue resulting payments. (Human Services Director Tipton)

City Manager Cotter said this item is for rental space for Dr. Michael Cavallaro of the Pest Abatement District.

Council Member Alfonzo said he visited the office space and asked Dr. Cavallaro if there will be any flammable chemicals or any chemicals that omit a strong odor stored at the location. Dr. Cavallaro said no such chemicals will be stored at the location.

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

MOTION: **Council Member Ring made a motion to approve the “Standard Multi-Tenant Office Lease – Net” between 2135monarchse, LLC, and the City of Bullhead City for a five (5) year-term for pest abatement lab space located at 2135 Highway 95 at a monthly rate of \$700.00 plus monthly operating expenses, currently at \$275.00; and authorize the City Manager to execute the lease 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

12. Discussion and possible action to 1) ratify the purchase of 720 residential Neptune Meters from Core & Main in the amount of \$218,433.60; and 2) find that given the integrated state of Neptune meters within the city utility system, that waiver of competitive bidding is authorized and in the best interests of the city pursuant to Bullhead City Municipal Code Section 3.37.020 (D). (Utilities Director Clark)

Utilities Director Clark said the city currently has approximately 22,000 Neptune meters in the system and said Core and Main was the sole supplier of Neptune Meters. He said Core and Main has purchased Dana Kepner and decided Core and Main will no longer carry Neptune meters. He said staff purchased a large quantity of meters to have in stock to get through the transition. He said they saved approximately \$50,000 by purchasing the meters when they did, and said the cost of the meters will probably increase by \$71.00 per meter. He said they usually keep approximately 200 meters in stock, and said they have enough so they will not have to order any more for a few months.

Mayor D'Amico asked who pays for the meters when there is a new development. Utilities Director Clark said the city pays for the meters.

Council Member Alfonzo asked if the city will be able to purchase similar meters when the current stock is depleted. Utilities Director Clark said they found out that Ferguson will be carrying Neptune meters so they will still have a supplier.

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 ratify the purchase of 720 residential Neptune Meters from Core & Main in the amount of \$218,433.60; find that given the integrated state of Neptune meters within the city utility system, that waiver of competitive bidding is authorized and in the best interests of the city pursuant to Bullhead City Municipal Code Section 3.37.020 (D). Council Member Alfonzo 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-31, approving the City's entry of an Intergovernmental Agreement with Mohave County for prisoner detention services and costs, and approving expenditures in the approximate amount of \$307,000.00. (City Manager Cotter)

City Manager Cotter said the proposed intergovernmental agreement allows the city to have its incarcerated individuals housed at the Mohave County Jail. He said the daily fee for a prisoner to be incarcerated is \$110.61 and a booking fee of \$91.89.

Council Member Alfonzo asked if the prisoner pays any part of the fees. City Manager Cotter said some pay part of the fees, and said it is very rare that the city recovers the entire cost.

Council Member Hecht said the cost to the city is very high, especially for repeat offenders. She complemented Hildy Angius on her efforts to get a facility built near the jail that will offer the help they need from existing services in the community.

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

MOTION: Vice Mayor Head made a motion to adopt Resolution No. 2024R-31, approving the City's entry of an Intergovernmental Agreement with Mohave County for prisoner detention services and costs, and approving expenditures in the approximate amount of \$307,000.00. Council Member Hecht seconded the motion.

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

MOTION CARRIED

Other Business

14. Discussion and possible action to approve the "Legacy Connection Assistance Grant" in the amount of \$35,000; authorizing the City Manager to execute the Agreement and issue payment; and further, authorizing the transfer of \$35,000 from contingency to fund the grant agreement. (Human Services Director Tipton)

Human Services Director Tipton said if approved, this item will help provide clothing, jackets, school uniforms, and school supplies to children in need in Bullhead City. He said the Legacy Connection was able to serve 4,896 children residing in the Bullhead City School District for Fiscal Year 2023-2024. He said programs such as Backpack Buddies and Coats for Kids are a growing segment of need, and said this allocation will help support the rising need and cost increase for area families and the most vulnerable youth.

Teri Tomlinson, Vice President of Legacy Foundation Program Development, thanked the city for helping to support their youth programs. She said the Backpack Buddies Connection Express kicked off in January 2024, and said they are estimated to serve 800 Bullhead City youths this upcoming academic year. She said from July 2023 through June 2024 they served 893 youth which is an increase of 72 percent compared to last year. She said the participation rate average is 92-96 percent compared to 36-40 percent in prior years. She said 1,400 pairs of pants were purchased with city grant funds, and said 1,786 were distributed to Bullhead City students. She said the cost per student has increased from \$80 to \$110 and said they are estimating they will spend approximately \$88,000 during the next academic year. She said the total number of Bullhead City youth served from July 2023 through June 2024 is 4,896.

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

MOTION: Council Member Ring made a motion to approve the "Legacy Connection Assistance Grant" in the amount of \$35,000; authorizing the City Manager to execute the Agreement and issue payment; and further, authorizing the transfer of \$35,000 from contingency to fund the grant agreement. Lizarraga seconded the motion.

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

MOTION CARRIED

15. Discussion and possible action to authorize budget amendments from the general fund general services contingency, general grants, general fund, legal services and parks and recreation capital to applicable departments and funds in the amount of \$1,067,708.00. (Finance Director Drexler)

City Manager Cotter said a workshop was held this afternoon regarding this item.

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 authorize budget amendments from the general fund general services contingency, general grants, general fund, legal services and parks and recreation capital to applicable departments and funds in the amount of \$1,067,708.00. Council Member Alfonzo seconded the motion.

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

MOTION CARRIED

16. Discussion and possible action to designate a Council Member to serve as Vice Mayor for the Fiscal Year 2024-2025, from July 1, 2024 through June 30, 2025. (City Clerk Ogden)

City Manager Cotter said City Code 2.08.030 requires a vice mayor and defines the process for designating a vice mayor. He said the vice mayor will serve the community in the absence of the mayor.

Mayor D'Amico asked any council member that is interested in serving as vice mayor to raise their hand. Council Member Alfonzo was the only one to raise his hand.

MOTION: Council Member Ring made a motion to designate Council Member Alfonzo to serve as Vice Mayor for the Fiscal Year 2024-2025, from July 1, 2024 through June 30, 2025. Council Member Hecht seconded the motion.

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

MOTION CARRIED

COUNCIL REQUESTED ITEMS

None

ADJOURNMENT

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 8:20 p.m.

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct record of the regular meeting of the City Council of the City of Bullhead City held on the 18th day of June 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 27th day of June 2024.



Debie Ogden, MMC, CPM
City Clerk