

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, September 17, 2024, at 3:00 p.m. in the Council Chambers, 1255 Marina Blvd., Bullhead City, Arizona.

CALL TO ORDER

Mayor D'Amico called the special meeting to order at 4:00 p.m.

ROLL CALL

Council Present

Alfonzo, D'Amico, Head, Lizarraga, Ring

Council Absent

Hecht, Lettman

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Debie Ogden

UTILITIES DIRECTOR: Mark R. Clark

DISCUSSION ITEM(S)

1. Discussion regarding water and wastewater projects.

City Manager Cotter said there are some significant items on tonight's agenda dealing with water and wastewater and said Utilities Director Clark has a presentation explaining those items to Council. He said these are investments in our infrastructure and can confirm resources are available in the Enterprise Fund.

Utilities Director Clark said he will present some of the larger projects planned for this fiscal year and projects that have been recently completed. He said the Section 10 Water Reclamation Plant (WRP) was originally built in 1991 and upgraded to process 2 million gallons per day (MGD) in 1999. He said the plant was again expanded in 2004 to process 4 MGD. He said this third expansion will bring the plant to a design capacity of 6 MGD. He said in 2021, the plant had reached 80 percent capacity and Arizona Department of Environmental Quality (ADEQ) informed the City that there must be a Facility Plan in place once the plant reaches 80 percent capacity.

Utilities Director Clark explained the Facility Plan. He said the headworks and Parshall flume projects were previously approved by Council and are ready to begin. He said the additional aeration basin project will be presented at tonight's regular meeting. He said the new blower buildings have been designed and they are waiting for funding to start construction. He said the additional clarifier was approved in August. He said the additional digester will be designed next year and built the following year. He said the additional reuse pump station was completed a couple of months ago, allowing effluent water to be pumped from the plant directly into the river. He said an additional tertiary disk filter and UV filtration system will be the last phase of the Facilities Plan.

City Manager Cotter said even though we are ready to pump effluent into the river, we will not do so until the city is paid for it either by Central Arizona Project (CAP) or someone else. He said if anyone is interested in purchasing reclaim water to contact Utilities Director Mark Clark.

Utilities Director Clark showed a map of the Section 10 WRP showing the locations of each component of the Facilities Plan. He said the headworks is where the sewage comes in and debris such as wood, rocks, bowling balls and toys are removed. He said the headworks have odor control equipment next to the building. He showed a slide of the damage rags and debris causes the headworks. He said aeration basin 1 pumps air into the sewage to produce aerobic bacteria to process the sewage. He said the additional aeration basin will be next to basin 1. He said the consent order from ADEQ states the City must repair the oxidation ditch of cracks and rehab the concrete. He said this cannot be done until the new aeration basin is complete because that is where the sewage will have to go during oxidation ditch repairs.

Utilities Director Clark explained the deterioration of the wet well walls in the 18-1 Lift Station. He said the 16-2 and 18-2 Lift Stations have been rehabbed and 18-1 is in the worst shape due to the high levels of hydrogen sulfide gas. He said the rebar is in the process of rust removal and when complete the 5 inches of concrete that has eroded can be replaced.

Utilities Director Clark said the 24-1 and 2 well site is complete, and said they are waiting for ADEQ approval. He said the old 24-1 well used to produce about 1,500 gallons a minute but had dropped to less than 800 gallons per minute. He said the second well was constructed because he anticipated a problem. He said the 20-1 well site is located along Riverview Drive and the design is being finalized with a transmission line to be installed from the 20-1 well site to the Big Bend well site. He said this will be the best producing well in the city and will produce between 3,000 and 4,000 gallons per minute and will be a backup to the 24-2 well. He said the transmission line will continue up North Oatman Road and will be called the 780 Tank. He said the reservoir at the car dealership will be removed and the new million-gallon tank will be built on Black Mountain Road to serve all of Riverbend and Holiday Shores and will serve as backup for the 24 well. He said the city has received federal funding for drilling a new 7-1 well site. He said this will be the backup well for the Fox Creek, Desert Foothills, Sunridge, Punto de Vista and Lake Mohave Highlands areas.

Utilities Director Clark said one of the completed projects is the Merrill Avenue Capital Repair project. He said the ductile iron pipe under the highway was severely corroded and had to be replaced. He said the El Paso Road ductile iron was installed sunburned 20 – 30 years ago and had deteriorated in numerous places. He said the transfer pumps from the 24 and 10 wells were approximately 30 years old and were replaced at the end of their useful life.

Utilities Director Clark said there are many issues with the water system that need to be repaired. He said repairs are expensive, but it is to ensure the citizens have water. He said the water is tested over 3,000 times to make sure the water is safe to drink, and said repairs and improvements will continue. He said the water system is very complex due to the many changes in elevation we have in the city. He added that the 48 pressure zones, 94 pressure valves and 2,000 fire hydrants must be maintained daily.

Council Member Lizarraga asked if the plant currently produces 6 million gallons. Utilities Director Clark said currently the Section 10 WRP produces 4 million gallons a day and the Section 18 WRP produces 2 million gallons a day. Council Member Lizarraga asked if there was a goal to be reached or is the upgrade dictated by the population. Utilities Director Clark said it is dictated by both population size and amount of sewage treated at the plants. He said the Section 10 plant is almost to capacity and they are redirecting flows to the Section 18 plant while they upgrade the Section 10 plant.

Vice Mayor Alfonzo asked if the odor control system was large enough to handle the odors. Utilities Director Clark said the motor blows air into the chamber where bacteria and the charcoal carbon filter eliminate the odors.

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

2. Discussion regarding the CityCentre Development.

City Manager Cotter said the developer of CityCentre bought state land in the center of town and has been working with the city for a couple of years to create one of the nicest developments in the state. He said the focus was on creating a downtown core. He said the lots along Highway 95 are high value and said restaurants want to be on the highway. He said the developer is present to explain the need for the exemptions.

Jake Kwarta of Mantle Investments LP said he was representing the applicant and showed a PowerPoint presentation. He said the project is on approximately 250 acres located in the center of the city. He said the parcel is surrounded by schools, parks, city facilities, and is in the city's commercial corridor. He said the development is designed to foster a sense of community and be a true community destination. He said the plan is in line with the General Plan so no major plan amendments are necessary.

Mr. Kwarta said the project envisions twelve development units across five different zoning districts that include multi-story commercial, hospitality, and residential buildings along "Main Street;" highway-oriented commercial spaces along Highway 95; and hotels, single-family homes, build-to-rent and multi-family residential units, townhomes, modular housing, workforce housing, a medical campus and living facilities, luxury RV accommodations, indoor multi-story self-storage with outdoor boat and RV options, and other uses driven by market demands.

Mr. Kwarta said the main street corridor will be walkable with retail, restaurants, and offices all located within this district, like McCulloch in Lake Havasu City, downtown Bisbee, or Boulder City. He said the primary entrance to the development will be off Highway 95 and have a water/art feature in a roundabout. He said 1,000 dwelling units are planned, bringing potentially more than 2,000 citizens living in the development. He said traffic concerns will be addressed by adding a third southbound lane on Highway 95 three-hundred feet south of Marina Boulevard and end at North Oatman Road. He said an interior road will extend North Oatman Road west to the main entrance and eventually to Riverview Drive. He said a road will be built parallel to the highway for drivers to use as an alternative north/south roadway. He said he feels the location, scale, and momentum of this project will help facilitate development of others in the area and create value throughout the surrounding neighborhoods.

Jason Sanks of Berens Blonstein PLC spoke on behalf of the applicant and continued the presentation. He said the conceptual plan was developed from base code standards for the different zoning districts. He said the intersection of Marina Boulevard and Highway 95 is a growth area designed to be the focal point of the city, combining civic facilities with the community's primary retail development. He said communities that are bisected by a highway have great commercial frontage, but it also makes it difficult to find a meaningful place to gather or walk. He explained the Development Unit Exhibit as part of the conceptual plan. He said it is a breakdown of the various uses envisioned for the site:

apartments, single-family homes, senior campus, built-to-rent modular homes, luxury RV park, storage units, town homes, commercial units, and “Main Street” style development. He said because this is a large parcel, there will not be one single use.

Mr. Banks said a third lane will be on the south side of the highway for ingress and egress into the development. He said they are working with the city on traffic engineering. He said in advance of the actual zoning case, the conceptual plan identifies the land uses that are appropriate for the development and to make the project successful over the long term. He said he expects to present the zoning applications and the development agreement to the Planning and Zoning Commission within the next week.

Vice Mayor Alfonzo asked if there will be sidewalks on Highway 95. Mr. Sanks said they will install additional sidewalks and the existing sidewalks will be improved. Vice Mayor Alfonzo asked where the brass feature would be located. Mr. Sanks said it will be located at the circle on Main Street.

Council Member Lizarraga asked if there will be bike lanes. Mr. Sanks said there is a greenbelt through the entire development along the natural gas line location. He said this will be open space for bike paths and walking paths. Council Member Lizarraga asked if the streets will be wide enough for the many tourists we get with RV's and boats. Mr. Sanks said they have done a traffic study and do not anticipate any traffic concerns.

Ali Salass, property owner, joined the meeting via video call. He said the conceptual plan came from feedback and discussions with City staff, stakeholders, architects, and planners. He started to explain the 3 goals of the development when connection was lost.

City Manager Cotter said this is a large project that had a lot of feedback from staff. He said he and the Mayor and Council wanted to bring the conceptual plan to the Planning and Zoning Commission so they could give additional feedback. Planning Manager Loera said the applicant was asking for a deviation to the single-family lot sizes from 60 feet x 100 feet to 40 feet by 100 feet. He said the applicant has been speaking with home builders that have built on smaller lots to be more obtainable to residents.

Pamela Smith said she is bothered by the 37 exceptions included in the conceptual plan. She said if the plan is approved with the exceptions, the developer will plan the project in that way. She said she feels they will not have the option of saying no at the application stage. She said she does not like the heights of the buildings because it will block views. Mayor D'Amico said the approval of the conceptual plan does not mean everything will be approved when presented. City Manager Cotter said the applicant will be working with developers with specific requirements and this will be discussed at each request.

Mel Stein said he likes the project, and said this will affect the city for decades. He said he is concerned with the modifications as well. He said that is why the Planning and Zoning Commission approved the plan without any modifications.

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

Jason Newlin said he supports the intention of the design but does not agree with the request for a 25 percent reduction in commercial parking requirements. He said he does not support reduced lot sizes

without seeing future drawings. He said he does support walkability in the development. He asked where on the map is a freight yard and trucking commercial scale as mentioned in the highlighted sections. He said he does like the idea of a stadium with less than 5,000 seating capacity but does not see where it is on the plan. He said he does not want to frustrate the developer and asks if it is best to tighten things up now while the developer is here, or approve the plan with the clear understanding that some specific elements may be denied.

Scotty McClure said this is not a plan, but a change to the zoning and planning requirements. He said there is drainage through the site and asked if pipes will be installed before construction of the 72-foot buildings. He said to make sure there are enough handicap parking spaces.

City Manager Cotter said the plan is to make the development work for both the developer and community. He said when each modification request comes for approval, discussions can be had for approval or disapproval. He said there is no guarantee any of this will happen, and said they will never let any business build without adequate parking. He said development will be market driven and with what is best for the community.

Mayor D'Amico said ADA parking requirements are the law and cannot be changed. He said he would like to see building heights decrease from 5 stories to 4.

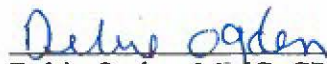
ADJOURNMENT

Mayor D'Amico declared the special meeting adjourned at 4:27 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 17th day of September 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10th day of October 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, September 17, 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 Strehen Brown from Praise Chapel to deliver the invocation. Mayor D’Amico led the assembly in the Pledge of Allegiance to the Flag.

ROLL CALL

Council Present

Alfonzo, D’Amico, Head, Hecht (via telephone), Lizarraga, Ring

Council Absent

Lettman

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Debie Ogden

POLICE CHIEF: Captain Harms for 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

1. Proclamation declaring the week of September 17-23, 2024, as “Constitution Week” in Bullhead City.

Mayor D’Amico read the proclamation and presented it to members of the Daughters of the American Revolution.

OPEN CALL TO THE PUBLIC

Mayor D’Amico opened the call to the public.

Steven Lee said he spoke with Supreme Court Clerk John Eastman, and said Mr. Eastman liked some of his ideas. He said transparency is needed in all forms of government. He said small towns across the country are being invaded by illegal immigrants, and said the city needs a plan of action.

Barbara Pape said the Colorado River Republican Women’s Club is holding a luncheon at the Chapparral County Club on October 2nd. She gave voting information and encouraged everyone to vote.

Pamela Smith said the Daughters of the American Revolution will be holding a dedication ceremony at Veterans Memorial Park on October 12.

Cindy Frizelle said a ceremony will be held at the Elks Lodge on September 20th for POW/MIA Recognition Day. She said Mayor D'Amico will be speaking and invited the public to attend.

Gene O'Neill said he was involved in a bicycle accident over the weekend and praised Exceptional Hospital for the great care he received. He said he has some ideas about bicycle safety and will be discussing them in the future.

Scotty McClure said he attended the Board of Supervisors meeting yesterday and said they are going to start supporting Walter Sparr. He said Pamela Smith submitted a public records request to Mohave County regarding Valerie Medina and said he is going to report it to the Grand Jury.

Julie Hassett spoke about the Colorado River Concert Association's upcoming season.

Janice Johnston said the PRIDE Center will have a booth at the Suicide Walk that is taking place this Saturday.

Nick Parsons said the city needs to have an indoor location for people that want to fly their drones during windy days. He said the Biden/Harris administration is giving away \$7.5 billion to build fast charging stations all over the country and they were only able to build 8 stations because funds ran out. He said he can build a charging station using only solar on Route 66.

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

AGENDA MODIFICATIONS

Item Number 21 was removed from the agenda.

WAIVER MOTION

Vice Mayor Alfonzo made a motion to waive the reading in full of all ordinances and resolutions presented for adoption at this meeting. Council Member Head seconded the motion.

VOTE: AYES: Alfonzo, D'Amico, Head, Lizarraga, Ring

NAYS: None ABSENT: Hecht, Lettman

MOTION CARRIED

MANAGER'S REPORT

1. Boys and Girls Club of the Colorado River Annual Report

Autum Boyle-Robinson, CEO of the Boys and Girls Club of the Colorado River gave a brief annual report. She thanked the Council for approving a \$50,000 donation to the local Boys and Girls Club. She said not only does the Boys and Girls Club offer kids a safe place to go after school, but they also employ members of the community. She said they use part of the grant money to pay employees, and can keep the cost of their services low by using part of the donation funds. She said they are currently serving approximately 1,100 children with direct services, and approximately 400 children through outreach programs. She said the Boys and Girls Club is doing well overall, but they are being

affected by inflation. She said several fundraisers are coming up and said all funds raised are kept in the community.

2. Labor Day Weekend River Statistics

Captain Harms said the Labor Day weekend river statistics are as follows: 15 vehicle accidents, and one resulted in a fatality; 29 criminal arrests; 4 DUI's and 4 OUI's

3. River Summer Statistics

Captain Harms said the river summer statistics are for a period starting on May 1st to today. He said the river summer statistics are as follows: 771 calls for service; 19 OUI's; and 2 watercraft accidents.

4. Update on Cameras in City Parks

Recreation Superintendent Heath said staff is very grateful that the Council approved this program, and said they are already reaping the benefits of parks safety. He said 9 cameras have been installed in Rotary Park, 5 cameras in Community Park, and 4 additional cameras that are part of the portable camera system. He said one arrest has already been made directly because of the cameras, and said the cameras are proving to be very beneficial.

5. Skate Park Rehabilitation

City Manager Cotter said the skate park at Rotary Park is currently being rehabilitated. He said they put the project out to bid, but the bids came in above cost. He said they hired local people who are currently working to make it safe for the public.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

None

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

Council Member Head made a motion that Items 1-3 on the Consent Agenda be approved in accordance with the reports, certifications and recommendations furnished each Council Member and without further discussion. Vice Mayor Alfonzo seconded the motion.

VOTE: AYES: Alfonzo, D'Amico, Head, Hecht, Lizarraga, Ring

NAYS: None **ABSENT:** Lettman

MOTION CARRIED

Items on the Consent Agenda were approved as follows:

1. Approve the minutes of the September 3, 2024 Special Work Session and Regular City Council Meetings. (City Clerk Ogden)
2. Adopt RESOLUTION NO. 2024R-43 authorizing the abandonment of the 16-foot public utility easement that lies within the parcels of land described as Lots 6 through 17, Block 11 of Tierra Grande Tract 4023-C, Section 19, T20N, R21W, Bullhead City, AZ. (Development Services Director Choomiyom)
3. Adopt RESOLUTION NO. 2024R-44 appointing and directing the City Finance Director, Robert Drexler, to submit the Annual Expenditure Limitation Report for fiscal years 2023, 2024, and 2025. (Finance Director Drexler)

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 Area Transit System (BATS) Commission for one (1) term expiring on September 30, 2025 and one (1) term expiring on September 30, 2026. There are two applicants and two open seats. (City Clerk Ogden)

Mayor D'Amico asked if the applicants would like to address the Council.

Cindy Frizelle said she is happy to serve on the Commission. She said she felt she is valuable to the community by serving on the Commission.

Livia Hendrickson said she has worked with Cindy Frizelle in her work with Nation's Finest. She said through her work at Nation's Finest, she was able to learn about the need for expanded transportation in the community. She said she has worked with the homeless, the less fortunate, and the elderly population and said she has found that they struggle to get to resources and get around town in general. She said she is very passionate about helping those who are struggling with the current transit system, and said she looked forward to being on the Commission.

Council Member Head made a motion to appoint Livia Hendrickson to serve on the Bullhead Area Transit Commission for a partial term effective immediately, and expiring on September 30, 2025. Council Member Ring seconded the motion.

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

MOTION CARRIED

Council Member Head made a motion to appoint Cindy Frizelle to serve on the Bullhead Area Transit System (BATS) Commission to fill a full term effective September 30, 2024 and expiring on September 30, 2026. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

5. Discussion and possible action to appoint one (1) citizen to serve on the Planning and Zoning Commission to fill a partial term expiring on June 30, 2025 or June 30, 2026. There is currently one applicant and two open seats. (City Clerk Ogden)

Mayor D'Amico asked Mr. Kraemer if he would like to address the Council.

Mr. Kraemer said he has spent approximately 41 years in public service as a city forester and a city manager. He said the Planning and Zoning Commissioners do a very important job. He said he would like to serve on the Commission because he is very excited about the way the city is moving forward and growing and said he would like to be a part of it. He said there are some very large projects coming up and he would like to bring his expertise and many years of experience to the Commission.

Council Member Ring made a motion to appoint Boyd Kremer to the Planning and Zoning Commission for a term beginning September 30, 2024 and expiring on September 30, 2026. Commission Member Lizarraga seconded the motion.

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

MOTION CARRIED

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS

6. PUBLIC HEARING: Discussion and possible action to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the application for a new Series 12 (Restaurant) Liquor License and Interim Permit Job No. 302965 submitted by Jared Michael Repinski for Voodoo Cove located at 2247 Clearwater Drive, Bullhead City, AZ. (City Clerk Ogden)

City Manager Cotter said Voodoo Cove took over the Covue Restaurant location and said they have invested a lot of time and money into the building. He said staff is recommending approval of this item.

Mayor D'Amico asked if the applicant would like to speak. The applicant did not want to speak.

Mayor D'Amico said he and his family had reservations at the restaurant and said something happened at the restaurant and they had to close. He said the owner had no idea he was the mayor, and said the business owner called him to make a reservation for another day and offered to comp their meal. He said the business owner truly cares about his customers and wished them success.

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

Council Member Lizarraga made a motion to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the application for a new Series 12 (Restaurant) Liquor License and Interim Permit Job No. 302965 submitted by Jared Michael Repinski for Voodoo Cove located at 2247 Clearwater Drive, Bullhead City, AZ. Council Member Ring seconded the motion.

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

MOTION CARRIED

7. PUBLIC HEARING: Discussion and possible action to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the application for a Series 5 (Government) Liquor License Job No. 298055 submitted by Toby Cotter for the Optimum Community Center located at 2380 Third Street, Bullhead City, AZ. (City Clerk Ogden)

City Manager Cotter said this is the second public hearing for this item. He said this liquor license will be used at the Optimum Community Center and the gymnasium. He said it was determined that the best use of the facility would be to allow people to bring in their own food and have the kitchen be a warming and cooling type kitchen. He said they are recommending that all alcohol consumption is through the city. He said staff feels that customers bringing in their own alcohol is not in the city's best interest. He said staff is requesting a liquor license so the city can have stringent controls over the alcohol and serve by State Statute. He said this location has been used for special events for many years, and said people are always requesting to have alcohol at their events.

Mayor D'Amico said there will not be an open bar at this location all the time. City Manager Cotter said alcohol will be served upon request.

Mayor D'Amico opened the public hearing.

Janice Johnston said she has used the facility many times for special events and asked if people will be able to bring in their own alcohol and the city will manage the disbursement of it, or will the city provide the alcohol. City Manager Cotter said people will not be allowed to bring in their own alcohol, and said any alcohol sales or consumption would have to go through the city.

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

Vice Mayor Alfonzo made a motion to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the application for a Series 5 (Government) Liquor License Job No. 298055 submitted by Toby Cotter for the Optimum Community Center located at 2380 Third Street, Bullhead City, AZ. Council Member Lizarraga seconded the motion.

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

MOTION CARRIED

ACTION ITEMS

Building, Planning and Zoning Items

8. PUBLIC HEARING: Discussion and possible action to adopt ORDINANCE NO. 2024-22 approving the request for a zoning map change from R2MF (Residential: Multiple-Family) to RP-PAD (Residential Park – Planned Area Development) for an 18.55 acre parcel of land located at 1625 Goldrush Road and described as Parcel A of the Parcel Plat recorded in Book 37, Page 96, Section 25, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planner Loera said the applicant would like to rezone this parcel of land from multi-family to residential park planned area development for a manufactured home rental park. He said the applicant is proposing to develop a manufactured home rental community of approximately 124 units. He said the parcel would not be subdivided, and would remain a single parcel. He said the developer would retain ownership of all manufactured home spaces, common areas, streets, etcetera. He said the applicant is planning to include a dog park, swimming pool, administration/recreation building, and pickleball courts. He said the applicant does not believe the landscape buffer that is typically required along the perimeter of the park is necessary because the park is bordered by an Mohave Electric yard to the north, a 100-foot wide wash to the south, and an existing RV park to the east. He said the applicant is requesting 3-foot screening along the southern boundary because the lots offer nice views. Vice Mayor Alfonzo said he was in favor of this item because there is currently a housing shortage. He said this development will fit with the common scheme of the area.

Council Member Ring asked what would happen if this item was approved and years from now they wanted to rezone the parcel. Planner Loera said if the parcel is developed as a park, the zoning could be used to subdivide the park and sell the parcels. He said once the project is complete, no other zoning would fit that use.

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

Council Member Ring made a motion to adopt Ordinance No. 2024-22 approving the request for a zoning map change from R2MF (Residential: Multiple-Family) to RP-PAD (Residential Park – Planned Area Development) for an 18.55 acre parcel of land located at 1625 Goldrush Road and described as Parcel A of the Parcel Plat recorded in Book 37, Page 96, Section 25, T20N, R22W, Bullhead City, AZ. Council Member Lizarraga seconded the motion.

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

MOTION CARRIED

9. Discussion and possible action to adopt ORDINANCE NO. 2024-23 by reference, approving an addition to Title 16, Chapter 16.36, General Subdivision Guidelines of the Bullhead City Municipal Code; and adopting RESOLUTION NO. 2024R-45 declaring the code amendment a public record. (Development Services Director Chooniyom)

Planner Loera said staff is proposing this amendment after receiving concerns from the community regarding the use of straw hay bales for temporary erosion and sediment control. He said when a new multi-phase subdivision is built, some of the phases being built may require protection from upstream floodwaters. He said straw hay bales and other organic materials are sometimes included in the registrant’s recommendations, but they are meant to be used only temporarily while construction gets underway on future phases of the project. He said the hay bales tend to break down, rot, and fall apart over time. He said staff is requesting the code be amended so that they are changed out every 3 months.

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

Council Member Lizarraga made a motion to adopt Ordinance No. 2024-23 by reference, approving an addition to Title 16, Chapter 16.36, General Subdivision Guidelines of the Bullhead City Municipal Code; and adopting RESOLUTION NO. 2024R-45 declaring the code amendment a public record. Council Member Ring seconded the motion.

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

MOTION CARRIED

10. Discussion and possible action to adopt RESOLUTION NO. 2024R-46 approving the “CityCentre District” conceptual plan for an approximate 246 acre parcel of land located at 2541 Highway 95, and described as a portion of Section 20, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planner Loera gave a brief overview of the project. He said the project was introduced at the last Planning and Zoning Meeting and the Council had a work session today before the regular meeting. He said this item is to approve only the conceptual plan, and said the zoning portion of the project will come at a later date. He said eventually the zoning will include commercial, multi-family, single family, residential parks, and storage over the course of several development phases. He said this will eventually include improvements along Highway 95, a lane along the highway. He said the focus of

the project is to build a downtown area to create a sense of community and bring new businesses to Bullhead City. He said the conceptual plan is in conformance with the general plan. He said as part of the zoning the applicant will request several modifications such as building heights, setbacks, and lot sizes. He said none of the modifications are being considered tonight, and said only the conceptual plan is being considered.

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

Council Member Lizarraga made a motion to adopt Resolution No. 2024R-46 approving the "CityCentre District" conceptual plan for an approximate 246 acre parcel of land located at 2541 Highway 95, and described as a portion of Section 20, T20N, R22W, Bullhead City, AZ. Council Member Ring seconded the motion.

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

MOTION CARRIED

Bid Awards, Contracts, Intergovernmental Agreement, and Purchases

11. Discussion and possible action to ratify expenditures necessary under the Agreement for Emergency Bypass Pumping for the 10-1 Lift with Arizona Pump Resources, LLC. from \$49,000 to a total amount of \$137,359.85 and authorize the City Manager to issue resultant payments. (Utilities Director Clark)

Wastewater Manager Tim Fontenot said the pump replacement was necessary due to the failure of two pumps at the 10-1 lift station. He said the pumps at the 10-1 lift station failed and caused a small overflow condition approximately one block from the river. He said they had to act quickly because any spillage would have gone directly into the river.

Mayor D'Amico asked Wastewater Manager Fontenot to explain to the public how the cost increased from \$49,000 to \$137,359.85. Wastewater Manager Fontenot said the new pumps cost approximately \$90,000 and the balance was spent on a bypass pump.

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

Council Member Head made a motion to ratify expenditures necessary under the Agreement for Emergency Bypass Pumping for the 10-1 Lift Station with Arizona Pump Resources, LLC. from \$49,000 to a total amount of \$137,359.85 and authorize the City Manager to issue resultant payments. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

12. Discussion and possible action to approve the Agreement for Purchase and Maintenance for a 600k W Cat Diesel Generator in the amount of \$171,768.08, and authorize the City Manager to execute the contract and approve resultant payments. (Utilities Director Clark)

Water Manager Cory Henkle said the generator will serve as backup power for the 20-1 well site to keep it running in the event of a power outage. He said the new well is expected to produce 3,000-4,000 gallons of water per minute, and said this will be the largest producing well in the entire city. He said the cost also includes a 5-year warranty and 1-year of scheduled maintenance.

Mayor D'Amico asked where the generator will be located. Water Manager Henkle said the generator will be placed on site. He said the generator will be placed on a concrete pad and enclosed in a metal container rated for outdoor use.

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

Council Member Ring made a motion to approve the Agreement for Purchase and Maintenance for a 600k W Cat Diesel Generator in the amount of \$171,768.08, and authorize the City Manager to execute the contract and approve resultant payments. Council Member Lizarraga seconded the motion.

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

MOTION CARRIED

13. Discussion and possible action to approve the construction contract with Kay Constructors, LLC. to complete the improvements of the Section 10 Aeration Basin, Project No. 24-U-003, in an amount not to exceed \$8,938,046.91, and authorize the City Manager to execute the agreement and issue resultant payments. (Utilities Director Clark)

City Manager Cotter said a work session was held before this meeting to discuss the proposed improvements to the Section 10 aeration basin, and briefly spoke about the funding of this project.

Utilities Director Clark said this item is part of several projects that are taking place at Section 10. He said the improvements will increase the capacity of the plant to process approximately 2 million additional gallons per day, and said this is the first part of the expansion project of the plant. He said repairs to the oxidation ditch are needed and some of the equipment needs to be replaced. He said to make the needed repairs, the new aeration basin will allow them to switch from the old oxidation ditch to the new aeration basin.

Vice Mayor Alfonzo asked why the cost was reduced \$871,822.30. Utilities Director Clark said the winning bidder submitted a bid of approximately \$9 million. He said once staff got the price, they met with the bidder and did some value engineering to decrease the cost.

Mayor D'Amico asked if the cost will be paid from the enterprise fund or the general fund. Utilities Director Clark said most of the project will be paid with enterprise funds and the rest will be paid from the general fund.

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

Vice Mayor Alfonzo made a motion to approve the construction contract with Kay Constructors, LLC. to complete the improvements of the Section 10 Aeration Basin, Project No. 24-U-003, in an amount not to exceed \$8,938,046.91, and authorize the City Manager to execute the agreement and issue resultant payments. Council Member Lizarraga seconded the motion.

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

MOTION CARRIED

14. Discussion and possible action to approve the contract with Arizona Emergency Products #0038840 for the full upfit of five (5) patrol vehicles in the amount of \$138,517.70 and authorize the City Manager to execute the contract and issue resultant payments. (Police Chief Trebes)

Captain Harms said this item is for a contract with Arizona Emergency Products for the purchase and installation of the necessary equipment to upfit five Ford Utility SSV Expeditions with the police vehicle package, including all required equipment and services.

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

Barbara Pape said she was in favor of this item.

Council Member Lizarraga made a motion to approve the contract with Arizona Emergency Products #0038840 for the full upfit of five (5) patrol vehicles in the amount of \$138,517.70 and authorize the City Manager to execute the contract and issue resultant payments. Council Member Ring seconded the motion.

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

MOTION CARRIED

15. Discussion and possible action to adopt RESOLUTION NO. 2024R-47 approving the Intergovernmental Agreement entitled "Non-Criminal Justice User Agreement for Federal and State Access (fingerprint submission) between the Arizona Department of Public Safety and the Bullhead City Police Department" (Police Chief Trebes)

City Manager Cotter said this item is to approve an intergovernmental agreement with the Arizona Department of Public Safety and the Bullhead City Police Department, approving and regulating the police department's use of non-criminal justice information that is available through the Federal Bureau of Investigation's National Crime Information Center.

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

Vice Mayor Head made a motion to adopt Resolution No. 2024R-47 approving the Intergovernmental Agreement entitled “Non-Criminal Justice User Agreement for Federal and State Access (fingerprint submission) between the Arizona Department of Public Safety and the Bullhead City Police Department.” Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

16. Discussion and possible action to 1) approve the Construction Contract with Redmond Construction, LLC. for the Bullhead Regional Food Bank Expansion Project in the amount of \$976,061.00; 2) authorize the City Manager to execute the Agreement and to take all necessary actions for the implementation of the Contract; 3) adopt RESOLUTION NO. 2024R-48 for the commitment of local leveraged funds/resources; and, 4) authorize the transfer of \$157,694.00 from contingency funds as a city contribution to the project. (Human Services Director Tipton)

Human Services Director Tipton said this item is to approve a contract with Redmond Construction for the Bullhead Regional Food Bank Expansion project located at 590 Hancock Road. He said staff advertised for bids, and said 3 bids were received and Redmond Construction was the lowest bid. He said the Council approved the CDBG grant application and project at the June 20, 2023 meeting. He said the project will include a new metal building with concrete pad, rollup doors, a restroom, air conditioning, utilities, and will replace the existing driveway and additional hardscape. He said this project will allow the food bank to enhance the monthly food distributions.

Mayor D’Amico asked if anyone from the public wanted to speak on this item.

Chris Morgan, Chairman of the Bullhead Regional Food Bank said he is happy that Redmond Construction will be working on this project because they did the first phase of the project. He said this project will double the size of their current warehouse, allowing them to double the amount of food they can provide. Pastor Stephen Brown said the Bullhead Regional Food Bank is operated solely by volunteers. He said last year they were able to give away 2,300,000 pounds of food to the Bullhead area. He said over 100,000 people were served out of the food bank last year, and said 6,000 cars utilized the monthly drive thru food distribution program. He said they received a grant and are now able to deliver food to people with medical conditions who cannot leave their homes. He thanked Pastor Cates for starting this program. Pastor Cates briefly spoke about how he started the food bank and distributed food to those in need.

Janice Johnston asked if the city is providing funding for the project as a religious supportive effort, or for the community as a secular organization. City Manager Cotter said the next item on the agenda will show that the city has a long hold deed of trust over the property.

Scotty McClure said Council Member Hecht should abstain from voting on this item. He said she has a conflict of interest with this item because she used this program during her election.

Council Member Ring said the church has the food bank and a men’s and women’s shelter. She said they do a lot for the community with no recognition, and said they do it from the heart. She said this item is a very good thing for the community.

Council Member Ring made a motion to approve the Construction Contract with Redmond Construction, LLC. for the Bullhead Regional Food Bank Expansion Project in the amount of \$976,061.00; authorize the City Manager to execute the Agreement and to take all necessary actions for the implementation of the Contract; adopt Resolution No. 2024R-48 for the commitment of local leveraged funds/resources; and, authorize the transfer of \$157,694.00 from contingency funds as a city contribution to the project. Council Member Lizarraga seconded the motion.

Council Member Hecht said she is a volunteer for this program and receives zero compensation.

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

MOTION CARRIED

17. Discussion and possible action to approve the Bullhead Regional Food Bank Funding Agreement, Deed of Trust, and Promissory Note, and authorize the mayor to execute the agreements on behalf of the city. (City Attorney Emery)

City Attorney Emery said since the improvements are taking place with public funds on private property, the property owner, Bullhead Christian Center, must assure the guaranteed continued use of the facility for its intended purpose as a food bank for a period of twenty years. He said the \$900,000 is secured with the deed of trust. He said 5 percent is deducted per year that they operate under the intended use. He said at the end of twenty years, there is no money earned, however if the property were to be used for a different purpose, the city could foreclose on the property and regain the public funds.

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

Council Member Ring made a motion to approve the Bullhead Regional Food Bank Funding Agreement, Deed of Trust, and Promissory Note, and authorize the mayor to execute the agreements on behalf of the city. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

18. Discussion and possible action to approve the Construction Contract with Perco Rock Company of Cedar City, Utah for the State Route 95 and Merrill Avenue Intersection Improvements Project in an amount not to exceed \$3,334,273.00, and authorize the City Manager or his designee to execute the contract and issue resulting payment on behalf of the City. (Public Works Director Johnson)

Public Works Director Johnson said this item consists of closing the existing Merrill Avenue intersection north of the existing location with a new traffic signal, widening of Highway 95 to provide right turn lanes at the new intersection with driveway locations, and water and sewer

improvements. She said the work will consist of removal of existing pavement, curbing, sidewalk, new pavement, grading and drainage, vertical curb/gutter, ADA sidewalk ramps, signage, pavement marking, traffic signal equipment, street lighting, electrical conduit, water line, and landscape irrigation. She said bids were advertised and three bids were received, and said Perco Rock was the lowest bid.

Vice Mayor Alfonzo asked if the new intersection will be tore up once construction begins on the new project. Public Works Director Johnson said the developer is going to pay to have everything put in during construction so they can tie into the water and sewer off the right of way.

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

Elio Khalife said he is in favor of this item, and said they are ready to move forward with their project. He asked Public Works Director how long it will take Perco Rock to do the improvements. Public Works Director Johnson said she believed the contract is for six months. Mr. Khalife said they submitted all the plans for the new gas station two weeks ago, and said the architect is working with staff to make a few changes. He said they are moving forward with the Marriott Hotel to be located on the river. He said everything is moving forward very well.

Council Member Lizarraga made a motion to approve the Construction Contract with Perco Rock Company of Cedar City, Utah for the State Route 95 and Merrill Avenue Intersection Improvements Project in an amount not to exceed \$3,334,273.00, and authorize the City Manager or his designee to execute the contract and issue resulting payment on behalf of the City. Council Member Ring seconded the motion.

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

MOTION CARRIED

19. Discussion and possible action to accept the Grant and Dedication Right of Way in Fee Title and the Grant and Dedication Easement, all in connection with the City's State Route 95 and Merrill Avenue Intersection Improvements, Project No. 24-PW-001; and authorize staff and the City Attorney to make minor adjustments to the accepted dedications as final plans may dictate. (City Attorney Emery)

City Manager Cotter said this item goes with the previous item. He said this is for the necessary rights of way for sewer and drainage, and said they will be working with the developer to finalize everything in the next few days.

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

Council Member Lizarraga made a motion to accept the Grant and Dedication Right of Way in Fee Title and the Grant and Dedication Easement, all in connection with the City's State Route 95 and Merrill Avenue Intersection Improvements, Project No. 24-PW-001; and authorize staff and the City Attorney to make minor adjustments to the accepted dedications as final plans may dictate. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

Other Business

20. Discussion and possible action to ratify the application for, and acceptance of the award, for the FY2024 Economic Strength Projects Grant (ESP) from the Arizona Commerce Authority in the amount of \$500,000; authorize the City Manager to execute any required agreements with ACA/ADOT, and take all actions consistent with the implementation of the award. (Assistant to the City Manager Kajirwa)

Assistant to the City Manager Kajirwa said this item is to ratify and receive the grant that was awarded to the city from Arizona Commerce Authority. He said the funds will be utilized in connection to the CityCentre project for a deceleration lane on the western side of southbound Highway 95, between Marina Boulevard and Riverview Drive. He said before the grant is awarded, one of the things they look for is how many new jobs will be brought in, how many new jobs will be retained, and the capital investment and future outlook of the jobs they presented. He said staff partnered with the CityCentre organization for this grant because they will be bringing doing the development.

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

Vice Mayor Alfonzo made a motion to ratify the application for, and acceptance of the award, for the FY2024 Economic Strength Projects Grant (ESP) from the Arizona Commerce Authority in the amount of \$500,000; authorize the City Manager to execute any required agreements with ACA/ADOT, and take all actions consistent with the implementation of the award. Council Member Hecht seconded the motion.

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

MOTION CARRIED

21. Discussion and possible action to approve an application for up to \$20,000,000 in grant funds from the Environmental Protection Agency for the City's Solar Empowerment Initiative for energy cost reductions at a selected city water reclamation facility; and, if awarded, authorize the City Manager to execute any necessary grant acceptance for agreement and to take all actions consistent with the implementation of the grant. (Assistant to the City Manager Kajirwa)

This item was removed from the agenda. No discussion took place.

COUNCIL REQUESTED ITEMS

None


ADJOURNMENT

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 7:14 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 17th day of September 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of September 2024.



Debie Ogden, MMC, CPM
City Clerk