

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, October 15, 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 Tim Eighmy of Community Lutheran Church 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, Lettman, Lizarraga, Ring

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Debie Ogden

POLICE CHIEF: Captain Jason Harms for 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 Wednesday, October 23, 2024 as “Walk Away from Drugs Day” in Bullhead City.

Mayor D’Amico read the proclamation and presented it to members of the Bullhead City Police Department.

**OPEN CALL TO THE PUBLIC**

Mayor D’Amico opened the call to the public.

Steven Lee spoke about prescription drug abuse and encouraged people to vote.

Diana Lestat, Lecturing Knight Officer, said the Bullhead City Elks Lodge is holding a Halloween Children’s March event on October 26 and invited the public to attend.

Rick McMiller said Highway 95 in Fort Mohave and Mohave Valley has reflective disks and Bullhead City does not. He asked the city to consider installing reflective disks along Highway 95 in Bullhead City because it is hard to see the lane striping at night without them.

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

Shawn Regan announced his father passed away. He said Arizona Veteran K-9 Services is going to host Operation Gold Star Kids and Operation Check A Vet, and said sponsorship is needed.

Eva Corbett spoke about a pet costume contest that is taking place on October 19 at Tractor Supply.

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

### **AGENDA MODIFICATIONS**

None

### **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 Ring seconded the motion.**

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

NAYS: None ABSENT: None

### **MOTION CARRIED**

### **MANAGER'S REPORT**

City Manager Cotter said a large clean-up event will be held this Saturday at the Motor Vehicle Department. He said the Fire Department and Mohave County are partnering to accept household hazardous waste, and said the City and Republic Services are teaming up to accept large bulky items. He said an electronics recycling company from Las Vegas is also participating, and said they will accept old electronics.

#### **I. Red Light Enforcement**

Captain Harms said for two weeks the Bullhead City Police Department conducted extra enforcement focusing on red light runners. He said officers were posted at various locations along Highway 95 during peak travel times, and said they also had public safety messages posted on their social media sites, electronic billboards, and radio public service announcements. He said they also showed a video to Mohave High School students that emphasized the importance of stopping at red lights.

Sergeant Espanosa said 83 officers were utilized, totaling 166 hours from September 23-27 and September 30-October 4. He said during that time, police officers conducted enforcement at the intersections of Highway 95 and Riverview, Highway 95 and Thunderstruck, Highway 95 and Ramar, and Highway 95 and Marina. He said officers conducted 135 traffic stops, issued 112 citations, and investigated 2 collisions. He said 77 of the citations were for running a red light, 60 citations for non-red light running, issued 23 warnings, made 9 arrests, and impounded 1 vehicle for 90 days. He said other citations consisted of speed violations, mobile device violations, equipment violations, pedestrian crosswalk violations, and turn violations. He said warnings consisted of lane use violations, registration violations, equipment violations, and red light violations. He said the arrests consisted of misdemeanors and felony warrant arrests, forgery arrest, traffic offences, and false reporting to law enforcement.

Council Member Lizarraga asked if this was a statewide or local effort. Sergeant Espanoza said this was a local effort based on citizens' complaints.

Council Member Hecht asked if certain intersections encountered more red light runners and asked if there were certain times of the day when stops were at their highest and lowest. Sergeant Espanoza said the data was not broken down by intersection, and said the hours fluctuated, there was no specific time as to when it was the busiest or slowest. Council Member Hecht asked if the majority of traffic offences were committed by locals or people from out of town. Sergeant Espanoza said he does not have data showing where the violators were from.

## 2. BARC (Animal Shelter) Project Update

Human Services Director Tipton gave a brief update on the new animal shelter facility and showed a brief video of work that is currently underway inside the building.

## 3. Colorado River Historical Museum Grand Opening Phase 3

City Manager Cotter said the grand opening for Phase 3 took place on Friday. He said the community was very happy with the completed project, and said this will be a great place for them to take in and store donations.

## 4. Special Event and Sports Tourism Season

City Manager Cotter said we are entering our sports and tourism season. He said it is their goal to have at least 1 sporting event each weekend, minus the holidays and have many community events. He said they are looking forward to a busy season, and said they expect the numbers from total tourism and sporting events to be greater this year compared to last year.

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

Vice Mayor Alfonzo said early voting ballots were mailed on October 9; October 25 is the last day to request a ballot be mailed; October 29 is the last day to mail in your ballot; November 1 is the last day for in person early voting; and Election Day is on November 5. He encouraged all citizens to vote.

Council Member Hecht said there is a free drive-thru food distribution event that is taking place on Saturday at the Bullhead City Regional Food Bank, and said volunteers are needed for Friday.

Council Member Lettman asked if City Manager Cotter can give an update on the community garden and the WIFA grant for water conservation at the next meeting. City Manager Cotter answered affirmative.

Council Member Lizarraga wished everyone a safe and happy Halloween.

Council Member Head said the Los Matadors 28th Annual Golf Classic for charity will take place on November 1 at the Laughlin Ranch Golf Course.

**ITEMS WITHDRAWN FROM CONSENT AGENDA**

None

**CONSENT AGENDA**

**Council Member Head made a motion that Item Nos. 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.**

**MOTION CARRIED**

Items on the Consent Agenda were approved as follows:

1. Approve the minutes of the September 17, 2024 Special Council Meeting and the October 1, 2024 Regular Council Meeting. (City Clerk Ogden)
2. Approve and direct the City Manager to establish a one-time payout for employees to redeem up to 40 hours of personal time and up to 40 hours of vacation time, 80 hours maximum, for hours accrued. (Assistant to the City Manager Pruitt)
3. Accept the dedication of 2 feet of right-of-way along Black Mountain Road including .33 acre-feet of water allocation to serve the one additional lot. (Development Services Director Chooniyom)

**PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA**

None

**BOARD/COMMISSION/COMMITTEE APPOINTMENTS**

None

**PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS**

None

**ACTION ITEMS**

**Building, Planning and Zoning Items**

4. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2024-27, approving the request for a zoning map change from C2 (General Commercial) to R2MF-D3 (Residential: Multiple-Family with a density of 3,000 sq. ft. of land per unit) for a .15-acre parcel of land located at 2197 Riviera Boulevard and described as Riviera Marina Village Tract 1008, First Amended, Lot 613, Section 19, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planner Loera said the structure that is located on this property is a duplex that was permitted in 1981 by Mohave County. He said at that time, Mohave County zoned the property for commercial use which would allow for a multi-family structure to be built. He said when the city incorporated, the parcel was zoned for C2 (General Commercial) which created a legal non-conforming status because the city's zoning would not allow for a stand-alone duplex structure to be built. He said the applicant

is requesting the property be rezoned to R2MF-D3 which will bring the property into compliance. He said this change would also allow the applicant to rebuild if there was ever a need.

Vice Mayor Alfonzo said he felt that this change would assist the current property owner and any future owners. He said the change would also fit into the common scheme of the area.

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

**MOTION CARRIED**

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 Ordinance No. 2024-27, approving the request for a zoning map change from C2 (General Commercial) to R2MF-D3 (Residential: Multiple-Family with a density of 3,000 sq. ft. of land per unit) for a .15-acre parcel of land located at 2197 Riviera Boulevard and described as Riviera Marina Village Tract 1008, First Amended, Lot 613, Section 19, T20N, R22W, Bullhead City, AZ. Council Member Ring seconded the motion.**

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

**MOTION CARRIED**

5. Discussion and possible action to adopt ORDINANCE NO. 2024-28, by reference, approving amendments and additional to Title 15, Chapter 15.6, Floodplain Regulations of the Bullhead City Municipal Code; and adopting RESOLUTION NO. 2024R-49, declaring the code amendment a public record. (Development Services Director Chooniyom)

City Manager Cotter said staff met with the Arizona Department of Water Resources Floodplain Management Division and said they provided some comments to the city's code. He said the comments are included in the council packet, and said staff will answer any questions regarding the modifications.

Council Member Lettman asked if this process is driven by the federal government or the state. City Manager Cotter said it is federally driven by various jurisdictional issues of the EPA and the federal government that get handed down to the state. City Attorney Emery said this is primarily driven by the flood map provisions. He said it is a matter of helping the residents who have a structure that will end up being non insurable.

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

**Council Member Hecht made a motion to adopt Ordinance No. 2024-28, by reference, approving amendments and additional to Title 15, Chapter 15.6, Floodplain Regulations of the Bullhead City Municipal Code; and adopting Resolution No. 2024R-49, declaring the code amendment a public record. Vice Mayor Alfonzo 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 approve the preliminary condominium plat for a project known as Toy Shack at Fox Creek, located on a parcel of land that is described as Brookfield at Fox Creek Unit 9, Tract 5184, Lot 1, Section 31, T20N, R21W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planner Loera said the existing storage facility is known as Adobe Parkway Boat and RV Storage. He said the applicant recently acquired the property and would like to create a storage condominium subdivision that would allow for individual storage units to be sold. He said everything outside of the building would be under a homeowners association.

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 approve the preliminary condominium plat for a project known as Toy Shack at Fox Creek, located on a parcel of land that is described as Brookfield at Fox Creek Unit 9, Tract 5184, Lot 1, Section 31, T20N, R21W, 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**

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

7. Discussion and possible action to adopt RESOLUTION NO. 2024R-50, approving the Support Services Agreement between the City of Bullhead City and the Bullhead City Metropolitan Planning Organization. (Assistant to the City Manager Pruitt)

City Manager Cotter said this is the supporting document between the city and the new Metropolitan Planning Organization. He said the MPO is required by the federal government because of the city's growth.

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 adopt Resolution No. 2024R-50, approving the Support Services Agreement between the City of Bullhead City and the Bullhead City Metropolitan Planning Organization. Council Member Lizarraga seconded the motion.**

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

**MOTION CARRIED**

8. Discussion and possible action to adopt ORDINANCE NO. 2024-29 by reference, approving an amendment to Title 3, Section 3.37.060, Authority of the City Manager in reference to grants, of the Bullhead City Municipal Code; and adopt RESOLUTION NO. 2024R-51, declaring the code amendment a public record. (Assistant City Manager Kajirwa)

City Manager Cotter said this item is in response to grant opportunities. He said the city's current process is prolonged and sometimes grant opportunities are lost because the grant application must be submitted very quickly. He said the proposed code will allow staff to apply for grants over \$50,000 without approval from the council, and said the council will still be required to accept any grant.

Mayor D'Amico said grant opportunities have been lost because of time constraints. He said sometimes grants are announced and there is a very short timeframe to submit applications which can be problematic because the council must approve the submittal of the grant first. He said the code amendment will allow staff to apply for grants without approval from the council, but approval will still be needed from the council to accept any grants.

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 adopt Ordinance No. 2024-29 by reference, approving an amendment to Title 3, Section 3.37.060, Authority of the City Manager in reference to grants, of the Bullhead City Municipal Code; and adopt RESOLUTION NO. 2024R-51, declaring the code amendment a public record. Vice Mayor Alfonzo seconded the motion.**

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

**MOTION CARRIED**

9. Discussion and possible action to approve and direct the City Manager to finalize a Capital Loan Agreement with Foothills Bank in a principal amount not to exceed \$6,000,000.00 in accordance with the terms of the Foothills Bank proposal letter dated October 2, 2024. (City Manager Cotter)

City Manager Cotter said the community approved Proposition 416 at the Primary Election. He said Proposition 416 goes into effect on July 1, 2025, and said a bridge is needed between now and then. He said the city is bringing in more money than is being spent, the budget is very conservative, and there is approximately \$50,000,000 in the city's reserve account. He said projects still need to be completed and equipment needs to be purchased, but cannot because of the current spending cap. He said to bridge the gap, he and Finance Director Drexler looked into a couple of opportunities to do just that. He said the best option is to borrow funds from a local bank.

Finance Director Drexler said Foothills Bank has given the city an opportunity to borrow the needed funds with the option of paying the funds back early with no penalty. He said the other options they received included prepayment penalties. He said the best decision was to borrow from Foothills Bank because they would be the lowest cost for the city over the next year.

Mayor D'Amico thanked Foothills Bank for giving the city to pay back the loan early with no penalties. He said he would like the loan to be paid off in July 2025.

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 approve and direct the City Manager to finalize a Capital Loan Agreement with Foothills Bank in a principal amount not to exceed \$6,000,000.00 in accordance with the terms of the Foothills Bank proposal letter dated October 2, 2024. Council Member Lettman seconded the motion.**

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

**MOTION CARRIED**

10. Discussion and possible action to approve an Agreement for a Purchase of Precast Concrete Building for Electrical Support at 20-1 Well Site with Mountain West Precast, LLC., in the amount of \$74,939.47 and authorize the City Manager to execute the agreement and issue resultant payments. (Utilities Director Clark)

Utilities Director Clark said this is the second purchase for the new 20-1 well site. He said staff is requesting the Council to approve the purchase of a prefabricated concrete building to house the electrical equipment at the well site.

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 an Agreement for a Purchase of Precast Concrete Building for Electrical Support at 20-1 Well Site with Mountain West Precast, LLC., in the amount of \$74,939.47 and authorize the City Manager to execute the agreement and issue resultant payments. Council Member Ring seconded the motion.**

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

**MOTION CARRIED**

11. Discussion and possible action to approve an Agreement for Purchase and Maintenance of a C32 1250k W Cat Diesel Generator in an amount not to exceed \$361,388.57 and authorize the City Manager to execute the agreement and issue resultant payments. (Utilities Director Clark)

Utilities Director Clark said this item is a request to purchase a generator for the Section 10 Wastewater Treatment Plant. He said the Council previously approved the purchase of a generator,



and said the generator should be delivered within the next few weeks. He said it has taken approximately two years to get the generator delivered. He said the generator that is being delivered will power half the wastewater treatment plant. He said the existing generator that supplies backup power for a significant portion of the wastewater treatment plant is aging and should not be relied upon to provide support for critical processes. He said this generator will replace the existing generator, and said the generator will provide backup power to the plant blowers, aeration basin, and clarifier electrical equipment. He said without backup power to these critical functions, the wastewater treatment plant will not operate in the event of a power outage.

Mayor D'Amico asked if it will take two years to receive the generator. Utilities Director Clark said the generator is in stock and ready to be shipped.

Vice Mayor Alfonzo asked if the generator has a warranty. Utilities Director Clark said the generator has a 1-year warranty. Vice Mayor Alfonzo asked if an extended warranty is offered. Utilities Director Clark said they did not inquire about an extended warranty.

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

Gary Genovese asked if Mohave Electric supplies electricity to the plant, or will the plant get all its power from the generators. Utilities Director Clark said the plant uses electricity supplied by Mohave Electric, and said the generators will be used as a back up source of electricity should the power go out.

**Council Member Ring made a motion to approve an Agreement for Purchase and Maintenance of a C32 1250k W Cat Diesel Generator in an amount not to exceed \$361,388.57 and authorize the City Manager to execute the agreement and issue resultant payments. Vice Mayor Alfonzo seconded the motion.**

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

### **MOTION CARRIED**

#### **Other Business**

None

### **COUNCIL REQUESTED ITEMS**

None

### **ADJOURNMENT**

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 6:33 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 15th day of October 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 31st day of October 2024.



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Debie Ogden, MMC, CPM  
City Clerk