



THREE CITIES, ONE VOICE.

## MEETING MINUTES

**Regular Meeting of the Tri-City Council  
Wednesday, January 17, 2024, at 10:00 a.m.  
Bullhead City Council Chambers  
1255 Marina Blvd. Bullhead City, AZ**



**City of  
Bullhead City, Arizona**

Steve D'Amico, Mayor  
Rodney Head, Vice Mayor



**Lake Havasu City, Arizona**

Cal Sheehy, Mayor  
Cameron Moses, Vice Mayor



**City of Kingman, Arizona**

Ken Watkins, Mayor  
Cherish Sammeli, Vice Mayor

### **CALL TO ORDER**

The meeting was called to order to Chairman Mayor Watkins at 10:00 a.m.

### **1. Pledge of Allegiance**

### **2. Roll Call and Introduction of Special Guests**

(\* Present via remote conference)

#### Lake Havasu City

##### Council Present

Cal Sheehy, Mayor  
Michele Lin, Councilmember  
Jeni Coke, Councilmember

##### Staff Present

Jess Knudson, City Manager  
Anthony Kozlowski, Assistant to the City Manager  
Kelly Williams, City Clerk

#### Bullhead City

##### Council Present

Rodney Head, Vice Mayor  
Grace Hecht, Councilmember  
Dan Alfonzo, Councilmember  
Juan Lizarraga, Councilmember  
Tami Ring, Councilmember  
Rich Lettman, Councilmember

##### Staff Present

Toby Cotter, City Manager  
Edigar Kajirwa, Assistant to the City Manager  
Travis Pruitt, Assistant to the City Manager  
Sue Stein, City Clerk  
Debie Ogden, Deputy City Clerk



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Robert Trebes, Police Chief  
Jason Harms, Police Captain  
Karen Spletzer, Administrative Analyst



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### City of Kingman

#### Council Present

Ken Watkins, Mayor

#### Staff Present

Grady Miller, Interim City Manager  
Annie Meredith, City Clerk

### Others Present

Hildy Angius, Mohave County Supervisor  
Travis Lingenfelter, Mohave County Supervisor  
Lydia Durst, County Recorder\*  
SueAnn Mello County Treasurer  
Dr. Chad Kingsley, County Department of Health  
Kevin Adam, Rural Transportation\*  
Todd Steinberger, Arizona Dept. of Transportation  
Tom Belshe, Executive Director Arizona League of Cities and Towns\*  
Tom Savage, Arizona League of Cities and Towns\*  
David Diaz, LHC Planning and Zoning Commission Chair  
Doc Wininger, Allo Communications  
David Hollingsworth, Allo Communications  
Mike Horton, Allo Communications  
Linda Alfonzo, Citizen  
Sara Hall\*

### 3. **Call to the Public**

Chairman Watkins opened the call to the public. Having no one present requesting to speak, Chairman Watkins closed the call to the public.

### 4. **Approval of the Minutes of the October 24, 2023, Tri-City Council Meeting**

Mayor Sheehy moved to approve the October 24, 2023, Tri-City Council Meeting Minutes as presented. Vice Mayor Head seconded the motion. A vote was taken on the motion with all in favor. **MOTION CARRIED.**



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### 5. Updates from Mohave County Board of Supervisors and other Elected Officials

County Supervisor Angius said they were going into budget session soon and it would include difficult decisions. She said she visited the Legislature and learned that the state was coming after the counties during the budget sessions. She said some misinformation was going around regarding the proposed MEC plant in Fort Mohave. She said the project was approved 4-1 and it would not come back for a re-vote. She said the public would have more time to comment and the process was involved. She said they discussed moving the call to the public to the end of their meetings. She said some changes to their agendas would probably be made in the future.

County Supervisor Lingenfelter discussed the lengthy process for the development of the proposed MEC power plant in Fort Mohave. He said the State of Arizona was provided \$991 million of federal funding for the installation of fiber broadband service in rural areas. He said the county and cities received \$154 million of that funding, which created hundreds of jobs with an average wage of \$60K per year. He said Holly Irwin from LaPaz County and he went to the Legislature to support the water issues. He said a coalition was formed to sue the Bureau of Reclamation for green lighting the Queen Creek Colorado River water transfer. He said oral arguments were held last week with their attorneys. He said the Attorney General's office would stand with them in opposition. He said the judge's decision was expected by the end of February and it would probably be appealed. He said if this case was lost, a precedent would be set as more areas would try to take as much water as they could, and that was the reason they were fighting this so hard. He said their State representatives would try to drop bills in the Senate that would support rural water security.

### 6. Update from Mohave County Department of Health – Dr. Chad Kingsley

Dr. Chad Kingsley invited the community to complete a community health needs assessment. He said they were promoting this opportunity through the end of February. He said vital records in Arizona were available online only from the State and must be sent via expedited service. He said Mohave County had a drop box service and one employee at this time. He said drop boxes will be provided to cities that would be checked twice per day with a quick turnaround time. He said a food truck bill and a "tamale" bill were introduced this year. He said they expected the bills to pass to include online sales that state the business was a "food cottage industry" and would be responsible for that food. He said the bills could create some loopholes for food trucks that could work a few different ways. He said COVID, RSV, and the flu continued to be passed around, and said no-cost vaccines were available. He said Mohave County was the highest in the state for hospitalizations last month.



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### 7. League of Arizona Cities and Towns: Legislative Update and Updated Elections Procedure Manual Review

Tom Belshe said they were keeping an eye out on the food tax and shared revenue that were important to cities and towns. He said they looked at the executive budget and there was nothing that concerned them at this time.



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Tom Savage said this was the tenth day of legislative session with more than 800 bills, and said at this time; staff had reviewed about 300 of them. He said they expected more introductions in the Senate with a bill drop deadline of January 29th. He said Governor Hobbs was not proposing to take away any shared revenue to balance the budget; however, the communities that received appropriations for transportation related projects between FY 2021 and FY 2024 might be a part of the actions proposed to address the budget deficit. He said some appropriations included were \$5 million to the Department of Public Safety for drug interdiction in border communities, a focus on extending the lower income housing tax credit to FY 2034 and increasing the yearly aggregate cap from \$4 million to \$8 million, a new mortgage assistance program funded with \$3 million from the general fund and \$10 million from the housing trust fund. He said the League was working on introducing at least five resolutions before the deadline. He said they were working on a bill package to address issues with non-licensed and non-compliance sober living homes. He said they would also address short-term rentals which would be an uphill battle. He said there had been successes in the past to address issues with party houses and neighborhood nuisances. He said they would propose a package that would allow cities and towns to impose related zoning restrictions and other restrictions on the number of short-term rentals. He said Representative Bliss proposed bills that aligned with the League's goal this session, and said HB 2488 was co-sponsored by Representative Biasiucci. He said there had been a lot of attention on the short-term rental issue but there were others that were in opposition. He said they would address improvement district legislation that would hopefully release some of the roadblocks that would make the process easier to form improvement districts. He said SB 1117 did not move forward last year, but this year HB 2570 sponsored by Representative Biasiucci proposed to restrict cities' authority to require the formation of HOAs, set minimum and maximum lot sizes for single family construction, and remove the ability to set aesthetic guidelines. He said HB 2584 proposed to pre-empt cities from prohibiting building materials that were allowed in the national model code for single-family construction. He said HB 2297 sponsored by Representative Biasiucci pre-empted the rezoning process on any building conversion from existing commercial to residential.





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Tom Savage said Representative Carbone introduced legislation as a rerun from last session that would allow for residential remodels that did not increase the square footage underneath the roof to be taxed at materials only rather than under the prime contracting specification. He said they would approach Representative Carbone to determine if he would discuss an alternative where residential remodel projects above \$100,000 or commercial remodels over \$1 million would be taxed under the prime contracting specification and projects under those thresholds be taxed at materials only. He said that would address a lot of the issues where tax revenue would be directed away from communities where the construction would be taking place.

Lake Havasu City Manager Knudson said the preemption bills would take away local control. He said the “chicken” bill last year was more symbolic of some of the other bills out there when it came to local control. He said cities and towns should have the ability to make the decisions that affected their communities on a local basis.

Tom Belshe said he understood their frustration and said the League would update the cities each week on the status of the bills. He encouraged having more conversations with their delegation regarding the bills of interest, and said he would be happy to provide talking points.

Assistant to the City Manager Kajirwa asked if Mr. Belshe could talk about the ADOT Smart Program. Mr. Belshe said he was not acquainted with this, and said they would look into it and provide a response.

### **8. Arizona Department of Transportation Update – Todd Steinberger**

Todd Steinberger said the repaving of Highway 95 in Bullhead City should be completed this spring. He said the I-40 project west of Kingman was underway, including bridgework and guard rail, and said paving should begin this spring. He said the East Kingman TI project was currently shut down due to weather and would pick up with the westbound bridge deck, and the Willow Creek bridge was currently under construction about 30 miles east of Kingman. He said pavement spot repair on US 93 near Dolan springs area and south of I-40 would begin in spring. He said the west Kingman interchange was out to bid in February. He said I-4 corridor preservation projects near the Havasu TI would begin in FY 2025-2026 dependent on funding. He said the preservation project near milepost 48 near Kingman was slated for FY 2025-2026.

Bullhead City Council Member Hecht said everyone was thankful for the ADOT highway improvements in the city.



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Bullhead City Manager Cotter said ADOT had done a much better job over the past few years on the highways and roads. He thanked them for their commitment and urged them to keep the momentum going and fight for investment in infrastructure in Mohave County.



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Lake Havasu Mayor Sheehy thanked ADOT for the fantastic job and said everyone was super excited about the work that ADOT has been doing in their community.



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### 9. Rural Transportation Update – Kevin Adam

Kevin Adam said going into a deficit year clearly colored the direction of the session, and said revenue sharing and the potential for clawbacks were the primary concerns. He said not too many local transportation projects were multi-year, and there was not much potential for clawbacks. He said there were only two local projects where the IGAs with ADOT had not been signed yet in the eastern part of the state, and said the clawbacks should not impact Mohave County this year. He said they were introducing their priority project legislation, and said HB 2412 included all of those projects. He said it was important to have a platform to enable discussions about the un-met transportation needs out there and the impact on communities. He said reforms to the Arizona Smart Fund would provide state funding assistance to rural local governments to assist them in applying for and utilizing federal grant funding. He said the amount of federal funding available was unprecedented. He said HB 2318 would provide consistency as to the eligibility for the Smart Program and federal transportation grants and enabled ADOT to periodically balance the funds available among five different pots.



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### 10. Allo Fiber Update – Doc Wininger

Doc Wininger from Allo Fiber said ADOT had been a great partner to work with throughout the installation process. He provided a PowerPoint presentation. He said they currently had 1,600 employees: 59 in Kingman and 74 in Lake Havasu City. He said they were currently providing service in 40 markets: including Kingman, Lake Havasu City, Yuma, Yuma County, San Luis, Somerton, and Sierra Vista. He said ALLO had 160,000 customers companywide. He displayed a video of the "Big Cliff" construction project in Kingman. He said they had 13 bore rigs and 8 aerial crews working in Kingman, 9 live PONs (passive optical network) and construction occurring in 13 PONs. He said 7 additional PONs would be completed in 2024. He said there were 35 PONs in Kingman. He said the biggest challenge was the solid rock topography there that required slow drilling. He said their warehouse and office were located at the Kingman Airport and sales location on Stockton Hill Road. He said they supported 40 community events last year in Kingman.



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Doc Wininger said currently there were 8 bore rigs and 12 aerial crews working in Lake Havasu City. He said 18 PONs had been completed with construction occurring in 13 more PONs. He said there were a total of 57 PONs in Lake Havasu City, and said 50 would be completed in 2024. He provided the locations of their warehouse, office yard, and storefront. He said they supported 41 community events in Lake Havasu City.



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Lake Havasu City Mayor Sheehy said their experience with ALLO had been amazing and said they would do really great things in Arizona. He thanked ALLO for their investment in Lake Havasu City. He said their citizens now had more options.

Doc Wininger said their total investment in Mohave County was more than \$100 million.

### 11. Mayors' Reports – City Updates

Bullhead City Vice Mayor Head said the city had leased a former school facility for use as a community center. He said the city recently met with the School District and obtained ownership of that building. He said the building was in disrepair and the Council did not want to invest in a building until it was owned by the city. He said the city was rehabilitating and improving the facility to make it much better for the community. He said the repaving of Highway 95 was moving through the city now. He said a new development south of Community Park would include two upscale hotels, condominium project, and retail stores. He said a new fire station was being built. He said they hosted many sports tournaments that would attract teams from all over the country that would assist the local economy. He said Mayor D'Amico was on vacation.



**Lake Havasu City, Arizona**

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Lake Havasu City Mayor Sheehy said the city would invest in more infrastructure projects including an improved multi-use path around the interior of the island and two adjacent parking lots, and improved areas at the Site 6 boat launch facility. He said they recently opened their first Municipal Court House adjacent to the City Hall complex. He said they were working with Legislators to obtain funding for a second bridge to the island. He said a new executive director for "Go Lake Havasu" was hired. He said three council seats would be available during this election cycle. He said the balloon festival and fair would take place that weekend as well as more events every weekend to follow. He said a representative would attend a "Water Smart" conference in Phoenix that focused on planned water conservation and augmentation. He said they now have a trampoline park located at the Shops at Lake Havasu.



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Kingman Mayor Watkins discussed the Beale Street improvement project. He said the street would be narrowed to allow more walkability and offer more space for business use. He said phase 3 work had begun and said their downtown district would be much improved. He said the West Kingman traffic interchange work was on track. He said next week they would begin the interview process to hire a new city manager.



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### ADJOURNMENT

Chairman Mayor Watkins adjourned the meeting at 12:01 p.m.



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