

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, February 17, 2026, in the Council Chambers, 1255 Marina Blvd., Bullhead City, Arizona.

**CALL TO ORDER**

Mayor Head called the special meeting to order at 3:30 p.m.

**ROLL CALL**

Council Present

Alfonzo, Dallman, Head, Newlin, O'Neill, Ring, Smith

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Debie Ogden

FINANCE DIRECTOR: Robert Drexler

PUBLIC WORKS DIRECTOR: Angie Johnson

UTILITIES DIRECTOR: Mark Clark

**DISCUSSION ITEM(S)**

1. Discussion only regarding the transfer of city-owned land located in the Black Mountain Range to federal ownership and acquiring strategically located federal parcel(s) along Highway 95 into city ownership to support economic development and long-term commercial planning.

City Manager Cotter said this item concerned the transfer of land donated to the City as part of the Black Mountain Range property. He explained that the transfer process needed to be completed and requested guidance from the Council regarding a possible land exchange.

Assistant City Manager Pruitt said the transfer process began in 2019 and explained that the federal government requires a land exchange process when property is to be transferred to a municipality. He said as part of that process, the city must identify land of equal value to exchange for federal land. He said the Black Mountain Range property, consisting of approximately 1,100 acres in the Black Mountains, was donated to the city by Don Laughlin in 2015. He said the property near Community Park was identified as the preferred exchange parcel. He said the federal government would conduct an appraisal to determine the value of the city's property. He said while the Black Mountain Range property encompassed 1,100 acres, it did not carry the same value as the property identified near Community Park. He said staff was not seeking a final decision at this time but was requesting direction from the Council regarding how to proceed and what information should be presented at a future meeting.

City Manager Cotter said the Council had several options, including proceeding with the land exchange, selling the land, or taking no action. He said the primary benefit of the exchange would be that the city would obtain ownership of approximately one-half to one acre of land near Community Park. He explained that the city currently leases the land at Community Park under a public purpose lease, which carries significant restrictions. He said under the terms of the lease, the city cannot sell the property, construct a commercial building, outsource concessions operations, or sublease the

property. He said if the city were to own the parcel outright, it would allow the city to sublease a portion, allow a private business to construct improvements, or sell the land if desired. He said the ideal parcel for the exchange would be located just off Laughlin Ranch Boulevard along Highway 95. He said the city previously received approximately \$1 million from the sale of the house and bunker located on the Black Mountain Range property, and those funds were reinvested into Community Park. He said while staff had hoped to obtain more than a small parcel through the exchange, ownership of even a smaller parcel would provide the city with full control over its future use and development.

Council Member Newlin asked who hired the appraiser. Assistant City Manager Pruitt said the federal government selected the appraiser. Council Member Newlin asked if the 0.65-acre parcel near Community Park had been identified by the city or the federal government. City Manager Cotter said the city had originally identified acreage along Highway 95 near Community Park as potential exchange property, noting the most viable locations were off Laughlin Ranch Boulevard on either side of the highway. Council Member Newlin suggested the city hire its own appraiser. Assistant City Manager Pruitt explained that the federal government would not accept an appraisal conducted outside of its standardized federal appraisal process.

Vice Mayor Alfonzo said he was in favor of the land swap and said it was a fantastic piece of property.

Council Member Ring said she was in favor of the land swap.

Council Member Dallman said she agreed with the land swap and felt the prime property would be very beneficial to the city.

Council Member Smith said she was disappointed in the amount the city received from the sale of the house and bunker. City Manager Cotter said staff had hoped for a higher amount, but the appraisal was approximately \$1 million. He explained that the extreme terrain and limited access to the property negatively impacted its value, noting that Mr. Laughlin had accessed the property by helicopter. Council Member Smith also expressed disappointment regarding the length of time the federal government took to complete the appraisal and said she was in favor of proceeding with the land exchange.

Mayor Head said given the difficulty in accessing the property, he understood how access limitation reduced its value, particularly to potential investors. He expressed support for the land exchange, noting that current lease restrictions limited what the city could do with the property. He said owning the parcel would allow the city to pursue improvements that would benefit the entire community, not just Community Park.

City Manager Cotter said he and staff would proceed with the land exchange with the federal government and bring the item back for formal Council approval at a future meeting. He explained that once the land exchange was complete, the 1,100 acres comprising the Black Mountain Range property would become federal land and be incorporated into the Lake Mead National Recreation Area. He said as a result, the donation originally made by Mr. Laughlin would ultimately facilitate the city's acquisition of the new parcel while also adding approximately 1,100 acres to federal public lands for the benefit of all United States residents.

2. Discussion only regarding proposed fee changes to the Comprehensive Fee Schedule effective July 1, 2026

City Manager Cotter said this was the annual review of the Comprehensive Fee Schedule and noted that the city was required by law to post the proposed schedule on its website at least 60 days prior to final adoption.

Finance Director Drexler explained that as part of the annual budget process, departments submit proposed changes to the fee schedule for Council review. He said this year the Development Services, Recreation, and Utilities Departments had submitted proposals. He said Development Services proposed a one percent increase in its fees to keep pace with inflation.

Vice Mayor Alfonzo asked what methodology was used to determine the other proposed increases. Finance Director Drexler said the departments recommended a nominal annual increase of one percent to avoid imposing larger increases at a later date on permit applications.

Finance Director Drexler said the Recreation Department proposed adding a rental fee for churches and non-profit organizations to use the pavilion at Gary Keith Park. He said the proposed fee was \$150 per day due to the pavilion's large size and its status as a newly constructed facility.

Vice Mayor Alfonzo asked what expenses the \$150 fee would cover. Public Works Director Johnson said the fee would cover costs associated with opening the park and restrooms, as well as cleaning, maintenance, and trash removal.

Council Member Smith asked if the fee covered utilities as well. Public Works Director Johnson answered affirmative.

Council Member O'Neill said he was not in favor of charging churches for the use of city venues, noting that they had historically not been assessed rental fees. He expressed a desire to revisit the proposed fee amount, and said churches could potentially assume responsibility for locking and unlocking the gates and restrooms, as well as cleaning the facility after use.

Council Member Dallman said she is concerned about the fee because a lot of the non-profits are raising money that is given back to the city for programs and amenities.

City Manager Cotter said the smaller ramadas at other parks required minimal staff preparation, whereas the larger pavilion at Gary Keith Park required significantly more staff time to prepare for events. He said if the pavilion continued to be provided at no charge to non-profit organizations, it would likely be reserved by non-profits every weekend. He said by implementing a rental fee for non-profits, it would create greater opportunity for for-profit vendors to reserve the facility.

Council Member Newlin asked how far in advance the entity needs to book the pavilion at Gary Keith Park. Recreation Superintendent Heath said they prefer at least one week but if a non-profit comes to them on short notice, they will do everything they could to work with them. He said the fee for the pavilion now is \$1,000 but is waived for non-profits. He said the pavilion is an extremely popular venue. Council Member Newlin asked how far in advance can the pavilion be reserved. Recreation Superintendent Heath said no more than 12 months before the event. Council Member Newlin said he agrees with having the fee in place.

Vice Mayor Alfonzo asked if non-profits are asked to provide liability insurance. Recreation Superintendent Heath said insurance requested for private parties is required for larger events like concerts. He said all churches have liability insurance with the city. Vice Mayor Alfonzo said he agrees with the \$150 fee and said many of the non-profits and churches in Bullhead receive a lot of money from the city, so the fee is reasonable.

Council Member O'Neill asked what public events had been held at the pavilion, stating that he was aware only of the Live Nativity and a concert. Recreation Superintendent Heath responded that, in addition to those events, there had been three other large concerts, numerous church services and events, as well as Sunrise and Easter services.

Council Member Smith asked if the fee schedule were adopted, would the city retain the ability to waive the fee if desired. City Manager Cotter explained that the language within the fee schedule reflected policy decisions made over the years. He said Council could add or remove language to provide discretion to waive fees for certain non-profits or specific circumstances; however, such authority could not be added after the fees are adopted without amending the schedule.

Mayor Head said it would be prudent to include language allowing the opportunity to waive the fee. He said if the waiver provision were included, Council could later choose not to exercise it, but if the language were deleted, it could not be reinstated without further action.

City Manager Cotter said he and staff would work with the City Attorney on the appropriate language and said Council could revisit the fee schedule when it was presented during the budget meeting.

City Attorney Emery clarified that the fee schedule adopted in July for Fiscal Year 2026–2027 would not be changed at that time. He explained that Council could add a new fee or increase an existing fee in the future; however, any such change would require compliance with the 60-day public notice process.

Finance Director Drexler said proposed changes to the Comprehensive Fee Schedule included a revision to the Floodplain Variance Fee and the removal of the Utilities Transfer Fee. He said some fees were consolidated or clarified due to overlap between wastewater and water services, and language throughout the schedule had been updated for consistency. He said staff proposed increasing the late payment fee from 1.5 percent to 5 percent of the outstanding balance. He said the language under the Sale of Reclaimed Water had been revised to authorize the City Manager or his designee to establish rates based on the cost of maintaining and delivering reclaimed water, as well as usage levels at the time. He said a new fee had been proposed to recover costs associated with cleaning sewer lines impacted by fats, oils, and grease (FOG) on a per-incident basis, and additional changes had been made to Fire Protection Service Fees.

Council Member Smith requested clarification regarding the proposed line-cleaning fee. Utilities Director Clark said certain restaurants had improperly discharged fats, oils, and grease into the sewer system, resulting in blockages and multiple sewer overflows. He said staff could typically trace the source of grease buildup by following the blockage within the line. He said the proposed fee would recover the costs of staff time and equipment required to clean affected lines and address related spills. He explained pumping fees were being increased due to frequent failure by some restaurants to properly maintain their grease traps. He said the lost water fee was intended to recover costs when

contractors damaged water lines resulting in water loss, and that responsible parties would be charged for the volume of water wasted.

**Council Member Newlin made a motion to adjourn the special meeting and convene into executive session at 4:11 p.m. Vice Mayor Alfonzo seconded the motion.**

**VOTE:** AYES: Alfonzo, Dallman, Head, Newlin, O'Neill, Ring, Smith  
NAYS: None ABSENT: None

**MOTION CARRIED**

**EXECUTIVE SESSION**

Annual evaluation of the City Clerk. Arizona Revised Statutes § 38-431.03(A)(1).

**MOTION:** Council Member Newlin made a motion to adjourn from executive session and the special meeting at 5:15 p.m. Council Member Dallman seconded the motion.

**VOTE:** AYES: Dallman, Head, Newlin, O'Neill, Ring, Smith  
NAYS: None ABSENT: Alfonzo

**MOTION CARRIED**

**ADJOURNMENT**

Mayor Head declared the special meeting adjourned at 5:15 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 February 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of February 2026.

  
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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, February 17, 2026, in the City Council Chambers, 1255 Marina Boulevard, Bullhead City, Arizona.

**CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Head called the meeting to order at 5:30 p.m. and invited Pastor Stephen Brown of Praise Chapel to deliver the invocation. Mayor Head led the assembly in the Pledge of Allegiance to the Flag.

**ROLL CALL**

Council Present

Alfonzo, Dallman, Head, Newlin, O'Neill, Ring, Smith

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Debie Ogden

INTERIM POLICE CHIEF: Daniel Sharp

FINANCE DIRECTOR: Robert Drexler

PUBLIC WORKS DIRECTOR: Angie Johnson

UTILITIES DIRECTOR: Mark R. Clark

HUMAN SERVICES DIRECTOR: Jeff Tipton

DEVELOPMENT SERVICES DIRECTOR: Billy Chooniyom

**PRESENTATIONS AND PROCLAMATIONS**

Administration of Oath of Office – New City Magistrate Rod Gilleo

Judge Steve Moss swore in City Magistrate Gilleo and was presented with his judicial robe by Mrs. Gilleo.

**OPEN CALL TO THE PUBLIC**

Mayor Head opened the call to the public.

Steven Lee said the country faces serious domestic challenges at every level of government and urged continued vigilance from the Council and the public. He described how a proposed requirement to install automatic sprinkler systems in condominiums was opposed for three years but later added to the fire code.

Barbara Pape said she desired to see commercial airline services restored to levels previously available in 2008. She encouraged cooperation among the City Council, City Staff, the County Board of Supervisors, and Mohave County to work collaboratively toward restoring those services.

Gina and Carrie, representing the Beat the Heat Women's Retreat, a nonprofit 501(c)(3) organization, said they had hosted a free annual women's retreat since 2020 and the event had grown significantly. They said they were seeking donations and sponsorships to continue offering the retreat at no cost to

participants. They emphasized the importance of providing a free day of support and appreciation for women in the community.

Will Lee said he has safety concerns at the Silver Copper Crossing Bridge. He recommended the addition of a bike lane for accessing the trail between Highway 95, the Field House, and Needles Parkway and offered his assistance based on his professional experience.

Stephen Brown said the Bullhead Regional Food Bank will host a “31 Days of Giveaways” fundraiser during which daily prize drawings would be conducted on Facebook. He reported that the Food Bank had recently served more than 1,200 families in one week, averaging nearly 300 families per day of operation, and thanked the Council and community for their continued support.

Scotty McClure said there was only one earphone available, and said more are needed. He said he plans to contact the Attorney General regarding alleged election interference and being denied permission to rent space at Community Park while GOP members were allowed to use it. He said he was unable to obtain a complaint form at the Board of Supervisors office and objected to meeting procedures that prevent him from commenting on certain matters until the next meeting.

Larry Tunforss responded to Mr. McClure’s comments, recalling when Mr. McClure opposed Proposition 416, he appeared on Mr. Tunforss’s radio show with then-Mayor Tom Brady, and the measure could not be removed because it was already on the ballot. He had suggested Mr. McClure pursue a new proposition instead. He defended Assistant City Manager Kajirwa, noting the significant contributions he has made to the city, and criticized the idea that someone should not be hired because they were not born in the United States. He said it was unfortunate that people could make unchecked claims during the public comment period.

Maria Stanowski announced that the Colorado River Republican Women will hold a luncheon on March 4th at the Chaparral Country Club and Restaurant.

Harvey Pryor said he was representing the Bullhead RC Club and announced the Bullhead RC Off Road Race on February 22nd, March 14th and March 28th at the Optimum Center. He said the Fun Fliers will be having an exhibition on February 19th at Fox Creek Junior High School. He challenged Council and staff to a fun race at the RC track.

Having no one else present requesting to speak, Mayor Head 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 Smith seconded the motion.**

**VOTE: AYES: Alfonzo, Dallman, Head, Newlin, O’Neill, Ring, Smith NAYS: None**

**MOTION CARRIED**

## **MANAGER'S REPORT**

### 1. Utility Rate Discounts – Water/Wastewater; No Deadline to Apply

City Manager Cotter said a letter regarding utility rate discounts had been mailed by a third-party and explained that delivery to households occurred after the date referenced in the letter. He said the letter encouraged eligible residents to apply for the discounts by February 1st, as that was when the new utility rates took effect. He clarified that there was no deadline to apply for the available discounts.

### 2. Weeds/Code Enforcement

City Manager Cotter said recent rains had resulted in significant weed growth throughout the city. He said he had spoken with the Building Official and Code Enforcement staff and directed them to focus over the next couple of months on encouraging residents to address weed abatement. He acknowledged that additional time would likely be needed this year and indicated that staff would make efforts to avoid issuing citations unless conditions rose to the level of a fire hazard.

### 3. Election Information – July 21 Primary

City Clerk Ogden said Governor Hobbs signed House Bill 2022 under an emergency clause on February 6th, changing the date of the 2026 primary election from August 4th to July 21st. She said the deadline to register to vote in person for the primary election was June 22nd, and said early voting would begin on June 24th, and early ballots would be mailed on the same date. She said the deadline to request a ballot by mail is July 10th, and the final day to vote early in person is July 17th. She said additional information was available on the Mohave County website under the voter registration page and on the city's election page.

### 4. Wells Fargo to Safeway Right Turn Lane

City Manager Cotter said the Council had attended the groundbreaking ceremony and said the roadway project had commenced. He explained that a third lane would be added along Highway 95, extending from the Wells Fargo Bank south to the intersection past Safeway, including the creation of a new double right-turn lane onto Highway 95 from Safeway. He said the construction would occur at night but would still impact traffic, and he requested the community's patience during the process. He said the police department would enforce the new 30-mile-per-hour speed limit through the construction zone. He said the project was expected to take approximately 60 to 90 days to complete.

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

Council Member Ring said tickets are available for the History of Rock and Roll event that will be held on February 20th at the Optimum Community Center.

Council Member Smith encouraged those with mail-in ballots to physically drop them off at the library during early voting so there is less delay in counting votes.

Mayor Head said the streetlights will be temporary removed along the construction area on Highway 95 in front of the Safeway Shopping Center and reminded the public to drive safe and use their headlights.

**ITEMS WITHDRAWN FROM CONSENT AGENDA**

City Clerk Ogden said corrections needed to be made to the minutes that are on the Consent Agenda, so a motion to approve would be a motion to approve as amended. She made the following corrections: February 3, 2026 Special Meeting Minutes page five, paragraph six, replace Council Member Stallman with Council Member Dallman; February 3, 2026 Regular Meeting Minutes page two, paragraph four, replace ribbon with rebound; page two, paragraph five, replace P5 with PFLAG; and page two, paragraph four, replace three with five.

**CONSENT AGENDA**

**Council Member Smith made a motion that Items 1-2 on the Consent Agenda be approved in accordance with the reports, certifications and recommendations furnished each Council Member and without further discussion, as amended. Council Member Newlin seconded the motion.**

**VOTE: AYES: Alfonzo, Dallman, Head, Newlin, O’Neill, Ring, Smith NAYS: None**

**MOTION CARRIED**

Items on the Consent Agenda were approved as follows:

1. Approve the minutes of the February 3, 2026 Special and Regular Council Meetings. (City Clerk Ogden)
2. Accept the dedication of public utility easement for parcels shown on Plats Book 40, Page 29, Section 16, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

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

None

**BOARD/COMMISSION/COMMITTEE APPOINTMENTS**

None

**PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS**

3. **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 6 (Bar) liquor license and interim permit Job No. 374615 submitted by Michael Raymond Kaffer Jr. for O’Leary’s Pub located at 1063 Highway 95, Bullhead City, AZ. (City Clerk Ogden)

City Manager Cotter said staff has reviewed the application and has no concerns or questions.

Mayor Head asked if the applicant was present. City Clerk Ogden said the applicant was informed of tonight’s meeting but were not present.

Mayor Head opened the public hearing. Having no one present wishing to speak, Mayor Head closed the public hearing.

**Council Member Ring made a motion to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the application for a Series 6 (Bar) liquor license and interim permit Job No. 374615 submitted by Michael Raymond Kaffer Jr. for O’Leary’s Pub located at 1063 Highway 95, Bullhead City, AZ. Council Member Smith seconded the motion.**

**VOTE: AYES: Alfonzo, Dallman, Head, Newlin, O’Neill, Ring, Smith NAYS: None**

**MOTION CARRIED**

**ACTION ITEMS**

**Building, Planning and Zoning Items**

4. **PUBLIC HEARING:** Discussion and possible action to approve an amendment to S06-027, Stipulation No. 10 to allow the applicant additional time to record the final plat for the first phase of a project known as The Heights at Laughlin Ranch and described as a portion of Sections 4 and 9, T20N, R21W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said this was the first of a two-part request for The Heights at Laughlin Ranch, and said the request was for an extension of time to file the final plat. He said this was the fifth extension for the subdivision, and said this is the first requested by the current property owners. He said the applicant was working with Don Anderson of Anderson-Nelson, who had completed much of the engineering work in Laughlin Ranch, and anticipated that improvement plans could be ready within six months if the extension were approved.

Planning Manager Loera said The Heights is located north of Laughlin Ranch Unit 3 and would be accessed via private streets within Laughlin Ranch, with access from Hilo Drive on the east and Cochrane Drive on the west. He said the original plat, approved in 2007, provided for 185 single-family residential lots ranging in size from approximately 8,200 square feet to more than 30,000 square feet.

Planning Manager Loera explained that the original Laughlin Ranch development plan designated the parcel as Medium Density Residential, allowing up to six units per acre, and the proposed density of 2.4 units per acre for 185 lots was well below the maximum allowed and consistent with the original development intent. He said the ordinance included a requirement that the Laughlin Ranch Homeowners Association (HOA) provide written consent for use of Laughlin Ranch private streets to access the subdivision. He said concerns about street width were raised, and said the private streets were constructed at 28 feet wide at the request of the original Laughlin Ranch developer and do not meet the city’s 32-foot wide standard for public streets. He said a landscaped buffer parcel owned by the HOA would be maintained along Cochrane Drive, with the narrowest point approximately 17 feet from the rear property lines of adjacent lots. He said concerns had been raised regarding sewer capacity and explained that Don Anderson and Utilities Director Clark confirmed that sewer capacity was adequate to serve the development. He added sufficient water capacity currently exists and plans are in place to provide additional capacity to accommodate future development. He said the Planning and Zoning Commission had recommended approval of the extension request and the applicant was available via Zoom to answer questions.

Vice Mayor Alfonzo asked if the homes are going to be single-family homes, town homes, or patio homes because those are generally within 3,000 to 6,000 square feet. Planning Manager Loera said they are standard single-family homes with standard setbacks of 20 feet in the front, 5 feet on each side and 15 feet in the rear.

Vice Mayor Alfonzo asked about the target demographic. Planning Manager Loera said the applicant was not the developer and would complete the process before selling the property to a developer who would construct the homes. He noted the challenging topography would make development costly, and the lots would likely be higher-priced. City Manager Cotter added that, per the Laughlin Ranch HOA, the city monitored short-term rentals which were generally not allowed in the community.

Vice Mayor Alfonzo asked about home sizes. Planning Manager Loera said specific sizes had not been provided but would be required to meet HOA minimum square footage standards.

Vice Mayor Alfonzo asked if comparisons had been made to determine if smaller homes on the proposed lots would align with the character of Laughlin Ranch. Planning Manager Loera said the proposed lot sizes ranged from approximately 8,000 square feet to over 30,000 square feet. Vice Mayor Alfonzo asked what the average lot size is in Laughlin Ranch and whether the proposal was consistent with the overall development. Planning Manager Loera said the average lot size was approximately 12,000 square feet, although lot sizes varied throughout the community. He said nearby phases included larger custom home lots, while areas such as The Canyons included smaller lots with homes generally ranging from about 1,700 to 2,000 square feet. He said other planned developments, such as The Pinnacle, included smaller lots with duplex-style homes.

Vice Mayor Alfonzo asked about HOA fees. Planning Manager Loera said that information was not available at this time. Vice Mayor Alfonzo asked if the development complied with the Laughlin Ranch Master Plan. Planning Manager Loera said the designation allowed up to six units per acre and confirmed the proposal was consistent with the original plan.

Vice Mayor Alfonzo asked if smaller lots would impact surrounding property values. Planning Manager Loera clarified there were no proposed lots as small as 6,000 square feet. He explained the originally approved D8 zoning required minimum lot sizes of 8,000 square feet with 80 feet in width and 100 feet in depth, but some approved lots did not fully meet those dimensional standards. He said the smallest lot was approximately 8,200 square feet, fewer than ten lots were under 9,000 square feet, and the average lot size for the 185 lots was approximately 12,000 square feet.

Mayor Head opened the public hearing. Having no one present wishing to speak, Mayor Head closed the public hearing.

**Council Member Newlin made a motion to approve an amendment to S06-027, Stipulation No. 10 to allow the applicant additional time to record the final plat for the first phase of a project known as The Heights at Laughlin Ranch and described as a portion of Sections 4 and 9, T20N, R21W, Bullhead City, AZ. Council Member Dallman seconded the motion.**

**VOTE: AYES: Alfonzo, Dallman, Head, Newlin, O'Neill, Ring, Smith NAYS: None**

**MOTION CARRIED**

5. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2026-1, approving a zoning density change from R1L-PAD (Residential: Single-Family Limited, Planned Area Development) to R1L-D6 (Residential: Single-Family Limited with a minimum of 6,000 square feet of land per unit) for parcels of land described as a portion of Sections 4 and 9, T20N, R21W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said the density zoning change was requested because the original R1L-D8 designation did not meet district requirements. He said of the 185 proposed lots, eight were under 9,000 square feet, 34 were between 9,000 and 10,000 square feet, and the remaining 143 lots exceeded 10,000 square feet. He explained the zoning correction was necessary to bring the subdivision into compliance, as the original 2007 zoning designation had been applied in error. He noted the Planning and Zoning Commission recommended approval of the request.

Council Member Smith asked how many lots were affected by the frontage requirement. Planning Manager Loera said the narrowest lot was 65 feet wide and 30 lots did not meet the R1L-D8 frontage requirement.

Council Member Smith asked if approval of the new R1L-D6 zoning would allow a future developer to create 6,000-square-foot lots. Planning Manager Loera said a developer could pursue that, but it would require a new preliminary plat and Council approval.

Council Member Newlin asked for clarification on the number of nonconforming lots. Planning Manager Loera confirmed that 30 lots did not meet the R1L-D8 frontage requirement, measuring approximately 65 to 73 feet wide, but are compensated with additional depth. He said the smallest lot was approximately 8,200 square feet.

Council Member Newlin asked if the developer could proceed with the remaining compliant lots if the R1L-D6 zoning was not approved. Planning Manager Loera said the developer would need to revise improvement and grading plans, which would delay the project and increase costs. Council Member Newlin expressed concern that R1L-D6 zoning could allow increased density in the future and stated he would support the request if a stipulation were added prohibiting reduction of lot sizes from those shown on the preliminary plat.

Mayor Head opened the public hearing.

Janice Johnston said the applicant was on Zoom and asked if this item was not approved, what the applicant would have to go through.

Rick Albin said he is the property owner. He said the request was intended to return the project to its originally approved plan and development intent, which did not include building smaller homes, but would allow certain cul-de-sac lots to have minimum frontages of 60 to 65 feet in order to comply with the existing plan. He said if the plat were not approved, the project would need to be redesigned, requiring additional time and resources, and the lots could remain vacant while feasibility was reevaluated.

City Manager Cotter said adding a stipulation to prevent smaller lot sizes would not negatively affect the developer and would clarify Council's intent to approve the project as presented.

Council Member Newlin said residents were concerned that approval of R1L-D6 zoning could allow smaller lots in the future, and said Mr. Albin indicated the property owner had no objection to such a stipulation.

Council Member Smith clarified that Mr. Albin was the property owner, not the developer, and expressed concern that a future developer could seek to change lot sizes. She suggested a zoning overlay to protect the affected lots and preserve overall lot size consistency.

City Manager Cotter said the recorded final plat and HOA requirements would make altering lot sizes difficult, and the applicant had indicated no intent to reduce lot sizes. City Attorney Emery explained that once approved, the preliminary plat could not be substantially changed without returning to Council for approval, although zoning changes could be pursued through a separate public process. Council Member Smith stated she would not support the item without protections for lot sizes.

**Council Member Newlin made a motion to adopt ORDINANCE NO. 2026-1, approving a zoning density change from R1L-PAD (Residential: Single-Family Limited, Planned Area Development) to R1L-D6 (Residential: Single-Family Limited with a minimum of 6,000 square feet of land per unit) for parcels of land described as a portion of Sections 4 and 9, T20N, R21W, Bullhead City, AZ, with the stipulation that lots on the preliminary plat cannot be reduced in size. Council Member O’Neill seconded the motion.**

Council Member Newlin asked if an overlay district would apply to the preliminary plat. Council Member Smith shared an example from a prior agricultural community where an overlay district was used to allow residential properties to have horses or animals similar to surrounding agricultural properties, while prohibiting animal-keeping businesses on residential lots. She stated it is Council’s responsibility to approve the preliminary plat once it is finalized and presented for recording, and if it does not meet the conditions of the Council’s motion, it would not be approved. Council Member Newlin proposed approving the plat with a stipulation that no lots shown on the preliminary plat be reduced in size, and Mayor Head confirmed his motion included that condition.

**VOTE: AYES: Alfonzo, Dallman, Head, Newlin, O’Neill, Ring, Smith NAYS: None**

**MOTION CARRIED**

- PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2026-2, approving the request for a zoning map change from C1 (Commercial: Neighborhood Sales and Service) to C2 (General Commercial) for a .82-acre portion of a parcel of land located at 3801 Highway 95, and described as Rio Lomas Unit 4, Tract 1206, Block E, Lots 2 and 3, Section 11, T19N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said the site was located at the southwest intersection of Highway 95 and Central Avenue and consisted of three lots. He said the corner lot was already zoned C2, but the two southern lots were zoned C1 and required rezoning to C2 to accommodate the proposed project. He said Council had approved C2 zoning for the site in 2022 for the Big O Tires project, which was later abandoned. He said the current request was to allow construction of a three-story, air-conditioned indoor storage facility with a 24,000-square-foot footprint. He added the architectural design would meet or exceed code requirements for buildings along major arterials, and said the Planning and Zoning Commission had recommended approval.

Rob Sampson of Selberg Associates said he was representing Milestone Land Company Air Zone LLC. He presented the proposal for a three-story, climate-controlled, indoor storage facility totaling approximately 72,000 square feet. He said the project would include enhanced landscaping, a 35- to 40-foot buffer from Highway 95, and architectural finishes exceeding minimum code requirements. He said the facility would include solar power features and climate-controlled loading areas, and the multi-story design provided efficient land use while minimizing traffic impacts compared to other commercial uses.

Vice Mayor Alfonzo asked if there would be some type of a wall separating the storage facility from the adjoining neighborhood. Mr. Sampson answered affirmative.

Vice Mayor Alfonzo asked if it would be difficult making a left turn from Central Avenue. Mr. Sampson said traffic concerns already exist and this project has a very low impact use for a commercial property, and added a retail establishment or restaurant would have higher traffic impact.

Vice Mayor Alfonzo asked if there was adequate parking. Mr. Sampson answered affirmative.

Council Member Smith said she presumed that the developer has done their due diligence regarding another storage unit.

Mayor Head expressed concern about the amount and appearance of glass on the front of the proposed storage facility, stating that similar buildings appeared unseemly. He asked if alternative glass or architectural treatments could be considered. Mr. Sampson said the applicant was open to incorporating architectural elements, such as darker glass, to improve the building's aesthetics.

Council Member O'Neill expressed concern that glare from the glass could affect drivers due to the sun's position. Mr. Sampson said the applicant would evaluate that concern.

Mayor Head opened the public hearing.

Barbara Pape asked if a turn lane could be installed in the area. Mayor Head said it could be addressed during the planning process and Planning Manager Loera confirmed that access would be from Central Avenue. Public Works Director Johnson added that southbound turn lanes for Central, Sterling, and Rising Sun had been completed.

Having no one else wishing to speak, Mayor Head closed the public hearing.

**Council Member Smith made a motion to adopt ORDINANCE NO. 2026-2, approving the request for a zoning map change from C1 (Commercial: Neighborhood Sales and Service) to C2 (General Commercial) for a .82-acre portion of a parcel of land located at 3801 Highway 95, and described as Rio Lomas Unit 4, Tract 1206, Block E, Lots 2 and 3, Section 11, T19N, R22W, Bullhead City, AZ. Council Member Ring seconded the motion.**

**VOTE: AYES: Alfonzo, Dallman, Head, Newlin, O'Neill, Ring, Smith NAYS: None**

**MOTION CARRIED**

7. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2026-3, approving an amendment to Z23-012, Ordinance No. 2024-01, Stipulation No. 5, to allow the applicant additional time to obtain building permits for parcels of land located at 1600 Highway 95 and described as a portion of Government Lot 10, Section 12, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said the request was for an extension of time for the Merrill Avenue project, which the Council had approved for rezoning in 2024. He said the approximately 18-acre site, formerly state land, had been rezoned from Public Lands to Mixed Use to allow for the construction of two hotels, a condominium tower, restaurant pads, a fueling station, and a storage facility. He said the Merrill Avenue improvements had been completed and plans for the fueling station had been approved, although the permit had not yet been picked up. He said the developer anticipated securing a contractor and financing and obtaining the permit within the next several months. He said the extension was needed because the approval was nearing expiration and added the Planning and Zoning Commission had recommended approval.

Mayor Head opened the public hearing.

Scotty McClure asked that the traffic signal at Merrill Avenue and Highway 95 be synchronized.

Having no one else wishing to speak, Mayor Head closed the public hearing.

**Council Member Ring made a motion to adopt ORDINANCE NO. 2026-3, approving an amendment to Z23-012, Ordinance No. 2024-01, Stipulation No. 5, to allow the applicant additional time to obtain building permits for parcels of land located at 1600 Highway 95 and described as a portion of Government Lot 10, Section 12, T20N, R22W, Bullhead City, AZ. Council Member Dallman seconded the motion.**

**VOTE:** AYES: Alfonzo, Dallman, Head, Newlin, O’Neill, Ring, Smith NAYS: None

**MOTION CARRIED**

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

8. Discussion and possible action to approve the purchase of a replacement EcoVerde Odor Control Unit for Lift Station 18-1 from EcoVerde LLC, in the amount of \$354,440.00 plus applicable taxes and tariffs, and authorize the City Manager to issue resultant payments. (Utilities Director Clark)

Utilities Director Clark said the request was for the purchase of an odor control unit for Lift Station 18-1, located across from Community Park. He said the lift station had recently undergone a major rehabilitation and upgrade, and the existing odor control unit had failed near the completion of that work. He said the EcoVerde units used throughout the city are designed to remove hydrogen sulfide gas from the sewer system to prevent its release into the air. He said the new system would include both an air scrubber to remove hydrogen sulfide gas and an activated carbon polishing filter to eliminate additional odors, combining both components into a single odor control system.

Vice Mayor Alfonzo asked if the vendor was a sole manufacturer due to the proprietary design. Utilities Director Clark answered affirmative.

Vice Mayor Alfonzo asked about the expected lifespan of the unit. Utilities Director Clark explained that the units are constructed of fiberglass, which can degrade over time due to UV exposure, but typically last between 15 and 20 years.

Vice Mayor Alfonzo asked what would happen if the proprietary manufacturer went out of business. Utilities Director Clark said while the design is proprietary, the materials are not, and replacement materials could be obtained from other vendors if necessary.

Council Member O'Neill asked how quickly the odor control unit could be installed, noting he had received numerous complaints about sewer odors. Utilities Director Clark explained that the design phase, including sizing, typically takes 2 to 3 weeks. He said once the design is complete, there would be an additional 12-week lead time to receive the unit.

Mayor Head asked if anyone from the public wanted to speak on this item.

Janice Johnston asked if there would be a warranty for 5 or 10 years. Utilities Director Clark said there are different warranties for different components of the unit. He said the main structure itself is warranted for 12 months and the other components are 4 or 5 years.

**Council Member Smith made a motion to approve the purchase of a replacement EcoVerde Odor Control Unit for Lift Station 18-1 from EcoVerde LLC, in the amount of \$354,440.00 plus applicable taxes and tariffs, and authorize the City Manager to issue resultant payments. Council Member Dallman seconded the motion.**

**VOTE: AYES: Alfonzo, Dallman, Head, Newlin, O'Neill, Ring, Smith NAYS: None**

#### **MOTION CARRIED**

9. Discussion and possible action to: 1) approve the construction contract with McCormick Construction Company of Bullhead City, Arizona for the State Route 95 at Central Avenue to Ricardo Avenue Median Removal and Paving Plan project in an amount not to exceed \$128,836.00 and to authorize the City Manager or designee to execute the contract and issue resulting payments on behalf of the city; and 2) transfer \$128,836.00 from the city's General Fund contingency to transportation capital project fund. (Public Works Director Johnson)

City Manager Cotter said over the past few years, the City Council debated and ultimately voted to take over Highway 95 from the State of Arizona. He said one key reason was local control, allowing the city to manage the main arterial roadway, including simple actions like flying banners over the highway, which was previously prohibited under state ownership. He said local control also allows the city to maintain the roadway, address potholes, provide business access, and manage safety features such as center lane medians. He said the city had previously objected to the medians installed by the state, citing accidents in the area, and believed their removal would improve safety and benefit local businesses.

Public Works Director Johnson said the contract with McCormick Construction is for the removal of the center median between Central Avenue and Ricardo Avenue. She said the project was advertised on January 14th, 21st, and 28th, with bids opened on February 4th and said McCormick Construction was the lowest bidder. She said work was expected to start within the next week or two and take approximately two weeks to complete, including milling, paving, and temporary striping. She said permanent striping would be installed 30 days after the temporary striping.

Council Member O'Neill expressed support for the median removal but raised concerns about traffic flow at the corner where the proposed storage facility is planned. He noted potential conflicts for vehicles turning left to head north, since a traffic signal could not be added due to the existing signal at Corwin. City Manager Cotter said the issue could be reviewed and added to the city's ongoing list of Highway 95 traffic considerations.

Vice Mayor Alfonzo asked if there were any issues with the proposal dated September 9th, 2026, which was valid for 30 days. Public Works Director Johnson said there would not be any issues.

Council Member Ring said she will be glad when the medians are gone.

Mayor Head asked if anyone from the public wanted to speak on this item.

Blaze Haley expressed concern that vehicles turning left from Central Avenue often stop in the middle of Highway 95, and the existing median blocks their view, which could increase the risk of accidents.

Scotty McClure said the city should have extended the median removal all the way to Long Avenue initially, noting that doing it in segments will require additional advertising.

**Council Member Newlin made a motion to: 1) approve the construction contract with McCormick Construction Company of Bullhead City, Arizona for the State Route 95 at Central Avenue to Ricardo Avenue Median Removal and Paving Plan project in an amount not to exceed \$128,836.00 and to authorize the City Manager or designee to execute the contract and issue resulting payments on behalf of the city; and 2) transfer \$128,836.00 from the city's General Fund contingency to transportation capital project fund. Vice Mayor Alfonzo seconded the motion.**

**VOTE: AYES: Alfonzo, Dallman, Head, Newlin, O'Neill, Ring, Smith NAYS: None**

## **MOTION CARRIED**

### **Other Business**

10. Discussion and possible action to authorize budget amendments from General Fund general services contingency to the Marketplace Chaparral Golf Course in the amount of \$650,000.00. (Finance Director Drexler)

City Manager Cotter said the budget amendment was to fund golf course operations through July 1st and represented the maximum estimated amount needed to cover wages, benefits, utilities, and other operational expenses. He said the amendment also accounted for deferred maintenance and facility needs identified by staff. He said actual expenditures were expected to come in under the amended

amount and emphasized that golf course revenues were currently covering most operating expenses. He said increased play due to improved course conditions and planned restaurant menu revisions were expected to generate additional revenue.

Council Member Dallman said she had recently played the golf course and observed that the fairways were in much better condition. She commended staff for their work and noted additional improvements were still needed, and said she was in favor of the budget amendment. Mayor Head asked if anyone from the public wanted to speak on this item. No one spoke.

**Council Member Dallman made a motion to authorize budget amendments from General Fund general services contingency to the Marketplace Chaparral Golf Course in the amount of \$650,000.00. Vice Mayor Alfonzo seconded the motion.**

**VOTE:** AYES: Alfonzo, Dallman, Head, Newlin, O'Neill, Ring, Smith NAYS: None

### **MOTION CARRIED**

11. Discussion and possible action to approve RESOLUTION NO. 2026R-1, requesting the Mohave County Airport Authority to appoint a city council member to the Board of Directors for an existing vacancy; requesting amendment of Airport Authority bylaws to permanently provide for two Board of Directors seats to city representatives. (City Manager Cotter)

City Manager Cotter said the city has a significant interest in the local airport, which serves hundreds of thousands of visitors annually and supports the local economy through charter flights, special events, and other aviation activities. He said the city is ready to move forward in partnership with Mohave County and the Airport Authority by increasing its involvement, including appointing a City Council Member to serve on the Airport Authority Board. He said Assistant City Manager Pruitt had been appointed president of the Airport Authority and Mohave County had also named new board members. He said bylaw changes and other revisions are anticipated, and the city's involvement would help improve transparency, protect airport employees, and safeguard community assets. He emphasized the airport's importance as a major economic driver tied to tourism and stated the city is committed to supporting its long-term success. He said representatives from Laughlin casino properties remain actively involved with the Airport Authority, and the city's proposed action would strengthen partnerships with Mohave County and the Airport Authority while supporting economic development and future air service.

Mayor Head asked if anyone from the public wanted to speak on this item.

Barbara Pape asked if appointing a City Council Member to the Airport Authority Board could be construed as a conflict of interest. City Manager Cotter said bylaw changes may be required to accommodate city and county representation, but staff did not believe the appointment of an elected official or staff member would constitute a conflict of interest. He said the intent was to strengthen partnerships, improve transparency, and provide support to the Airport Authority. He said the position would be unpaid and would require an annual appointment by the City Council, allowing Council to review or change the appointment each year.

Janice Johnston expressed support for the airport and said she believed the increased involvement would improve transparency. She asked if the Airport Authority could decline the city's request. City

Manager Cotter said the Airport Authority could theoretically deny the request, but the city believed its partnership with Mohave County and the Airport Authority would support the effort. He added recent board member resignations, financial concerns, and leadership changes highlighted the need for stronger collaboration and partnership to support the airport's operations and long-term success.

Scotty McClure expressed concern about a lack of transparency regarding representation from Harrah's and the Riverside on the Airport Authority Board, saying he had only recently learned they had been represented for years. He said transparency should have been communicated earlier and emphasized the importance of those entities and charter flights to the airport's financial stability. He expressed support for Council Member O'Neill's involvement, and he said representatives appointed to the Airport Authority should report back to the public more frequently than once per year.

**Council Member Smith made a motion to approve RESOLUTION NO. 2026R-1, requesting the Mohave County Airport Authority to appoint Council Member Gene O'Neill to the Board of Directors for an existing vacancy; requesting amendment of Airport Authority bylaws to permanently provide for two Board of Directors seats to city representatives. Vice Mayor Alfonzo seconded the motion.**

**VOTE: AYES: Alfonzo, Dallman, Head, Newlin, O'Neill, Ring, Smith NAYS: None**

**MOTION CARRIED**

12. Discussion and possible action to approve a letter, its execution by the Mayor, and its submission to the Bureau of Reclamation on behalf of the city as part of the public comment period for the Environmental Impact Statement for Operational Guidelines and Strategies for Lake Powell and Lake Mead. (City Manager Cotter)

City Manager Cotter said the Environmental Impact Statement (EIS) addresses strategies and guidelines for water management from Lake Powell and Lake Mead to downstream users, including Bullhead City. He said a 45-day public comment period is currently open online through the U.S. Bureau of Reclamation website, allowing residents and interested parties to submit comments. He highlighted concerns regarding the timing of water releases from Davis Dam, emphasizing that flows occurring overnight could have significant impacts on Bullhead City. He said the Bureau specifically identifies Bullhead City as potentially affected by their decisions by stating "Arizona municipalities potentially affected by the alternatives include Arizona municipalities along the Colorado River that have river water delivery contracts, such as Lake Havasu City, Yuma and Bullhead City". He said a letter from the Mayor had been included in the packet for signature to formally submit the City's comments.

Utilities Director Clark explained the history of water management from Lake Mead, Lake Mohave, and Lake Havasu, noting that Lake Mohave and Lake Havasu serve as balancing reservoirs. He said daily releases from Lake Mead are adjusted based on inflows, but since 2007, Lake Mead's elevation had dropped significantly, prompting the creation of the 2007 guidelines intended to last 20 years. He said subsequent programs including the Drought Contingency Plan (DCP) and three additional plans helped reduce water loss but did not restore the river's capacity. He said the Colorado River's natural flow averages 9–13 million acre-feet per year, whereas the original 1920's compact allocated 15 million acre-feet to the upper and lower basins, with an additional 1.5 million acre-feet allocated to Mexico in 1944. He said Arizona has taken mandatory cuts since 2007, but the Upper Basin states

have resisted mandatory reductions, treating the compact as a guideline. He said the draft Supplemental Environmental Impact Statement (SEIS) released in 2025 is concerning, citing a worst-case scenario of a 10,000-acre-foot loss for Arizona, and criticized the Bureau of Reclamation and Department of Interior for delaying a decision and forcing the seven basin states into negotiations. He said Colorado has been the lead in the Upper Basin negotiations, refusing mandatory cuts, and warned that any adopted alternative by January 1, 2027, would negatively affect Arizona. He emphasized ongoing coordination with the Central Arizona Project, Agribusiness and Water Council, Mohave County, and other stakeholders to submit comments on the SEIS, and stressed the need to push for adjustments, additional deadlines, or fair resolutions to protect Arizona's water rights.

Vice Mayor Alfonzo expressed support for the letter to the Bureau of Reclamation, stating it highlighted the economic and community impacts of proposed water management decisions and the importance of maintaining stable river conditions.

Council Member Smith noted she had read a letter from Congressmen Andy Biggs and another U.S. Representative urging corrections to the proposed plan and stated she fully supported the city's submittal.

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

Mayor Head stated that he had long been aware of the ongoing water issues, noting that it is critical for the city to remain engaged and actively advocate on the matter. He confirmed he would be happy to sign the letter if Council approved it.

**Council Member Dallman made a motion to approve a letter, its execution by the Mayor, and its submission to the Bureau of Reclamation on behalf of the city as part of the public comment period for the Environmental Impact Statement for Operational Guidelines and Strategies for Lake Powell and Lake Mead. Council Member Smith seconded the motion.**

**VOTE: AYES: Alfonzo, Dallman, Head, Newlin, O'Neill, Ring, Smith NAYS: None**

#### **MOTION CARRIED**

13. Discussion and possible action to: 1) authorize the commencement of legal action to abate a public nuisance at 1978 Highway 95, Bullhead City, Arizona, which action would include all remedies, up to and including, the demolition of the structures on the property; and 2) directing the City Attorney and City Manager to engage in all actions necessary, including expenditure of funds for legal fees and other services to complete the abatement. (City Attorney Emery)

City Manager Cotter said the La Plaza Inn, located on the curve of Highway 95 just past Harbor Freight, had been vacant for over 20 years and had become a longstanding eyesore. He said many residents had expressed frustration with the owner for allowing it to remain derelict and explained that city staff had been working with the Building Official and City Attorney to address the situation.

City Attorney Emery said the Council had been briefed on the matter in Executive Session. He said unlike typical code enforcement abatements, this action involves real property and requires Council approval. He said the city intends to pursue legal action in Mohave County Superior Court to compel

the property owner to abate the nuisance, but if the owner fails to act, the city may seek a court order to abate the property itself.

Mayor Head said this action had been a long time coming, citing repeated unfulfilled promises from the owner, and supported proceeding with the next legal steps.

Council Member O'Neill said he agrees 100 percent.

Vice Mayor Alfonzo expressed full support for abating the La Plaza Inn, citing it as a serious health and safety concern and a long-standing public nuisance. Council Member Ring agreed.

Council Member Dallman said this was one of the first conversations she had with City Manager Cotter when she was elected to City Council and said she is in full support of abating the property.

Mayor Head asked if anyone from the public wanted to speak on this item.

Rob Sampson with Selberg Associates said the property owner had informed him of an ongoing construction project with an open building permit, and said there are disputes between the contractor and structural engineer over acceptable improvement remedies. He said he was present only to observe the Council's discussion.

City Manager Cotter emphasized that the Council would not discuss legal strategies during this meeting and confirmed the building permit had expired and the property's derelict conditions were documented in the meeting packet. He said any legal positions would be addressed in court.

**Council Member Smith made a motion to: 1) authorize the commencement of legal action to abate a public nuisance at 1978 Highway 95, Bullhead City, Arizona, which action would include all remedies, up to and including, the demolition of the structures on the property; and 2) directing the City Attorney and City Manager to engage in all actions necessary, including expenditure of funds for legal fees and other services to complete the abatement. Council Member Ring seconded the motion.**

**VOTE: AYES: Alfonzo, Dallman, Head, Newlin, O'Neill, Ring, Smith NAYS: None**

**MOTION CARRIED**

**COUNCIL REQUESTED ITEMS**

None

**ADJOURNMENT**

There being no further business to come before the Council, Mayor Head declared the meeting adjourned at 7:38 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 February 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 25th day of February 2026.

  
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Debie Ogden, MMC, CPM  
City Clerk