



MISSION STATEMENT

“IT IS THE GOAL OF THE CITY OF BULLHEAD CITY TO ENHANCE THE QUALITY OF LIFE AND PROMOTE A SENSE OF COMMUNITY TO RESIDENTS BY PROVIDING QUALITY PUBLIC SERVICES IN A RESPONSIBLE, EFFICIENT AND EFFECTIVE MANNER.”

ACTION AGENDA
REGULAR COUNCIL MEETING
BULLHEAD CITY COUNCIL
TUESDAY, APRIL 21, 2026, 5:30 P.M.
CITY COUNCIL CHAMBERS
1255 Marina Boulevard, Bullhead City, Arizona

Note: The Bullhead City Council receives staff reports and recommendations, plus supporting documentation from staff for all of the items on the agenda several days prior to the meeting date. Individual City Council Members contact staff with any questions regarding agenda items. As a result of this preparation, items that appear to be routine will typically be handled very quickly, and discussions on disputed or questionable items can begin from a position of general understanding. All information provided to the Council, including meeting agendas and Council packets, are available for public view not later than 24 hours before the meeting in the City Hall lobby as well as posted on the Bullhead City website: bullheadcityaz.gov, under “Agendas and Meetings”.

CALL TO ORDER

ROLL CALL

Pursuant to Bullhead City Municipal Code, Section 2.04.230, if one or more members of the Council are unable to be present in person at a scheduled Council meeting, that member may participate in the meeting by telephone or video conference.

INVOCATION

Pastor Tim Eighmy, Community Lutheran Church

PLEDGE OF ALLEGIANCE

PRESENTATIONS AND PROCLAMATIONS

None

CALL TO THE PUBLIC

Call to the public is available for citizens wishing to address the Council on issues within the jurisdiction of the city but not listed on the agenda. Comments must be limited to three (3) minutes or less unless speaking on behalf of a group of citizens that are present, and then the time is five (5) minutes. A maximum of thirty (30) minutes is allocated for call to the public. Citizens wishing to address an item already on tonight's agenda should wait until that item is announced. At the conclusion of the call to the public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the Council cannot discuss or take legal action on matters not already on the agenda.

AGENDA MODIFICATIONS

Any items to be withdrawn from, or moved to, the appropriate place on the agenda.

WAIVER MOTION

Motion to waive the reading in full of all ordinances and resolutions presented for adoption at this meeting.

MANAGER'S REPORT

1. Summer Camp
2. Right Turn Lane at Safeway
3. Right Turn Lane on Highway 95/Marina
4. Summer Water Safety
5. City Leadership Program Graduation

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

CONSENT AGENDA

CONSENT AGENDA (Item 1-2) All items appearing on the consent agenda will be approved with one motion and without separate discussion unless a Council Member so requests.

1. Approve the minutes of the April 7, 2026 Regular Council Meeting. (City Clerk Ogden)
2. Approve RESOLUTION NO. 2026R-8 authorizing the abandonment of the 16-foot public utility and drainage easement that lies within the parcel of land located at 1496 Arena Court and described as Block 9, Lot 16 of Buena Vista Unit 4, Tract 1148, Section 16, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION: APPROVED CONSENT AGENDA ITEMS 1-2 AS PRESENTED.

HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

None

ACTION ITEMS

Other Business

3. Two separate motions by Council: 1) Motion to approve the procedure of appointing the Mayoral position from only those Council Members not currently running for re-election (Council Members O'Neill, Newlin, and Dallman) and utilizing a paper ballot for determining a majority vote; and 2) Motion to appoint a Council Member to temporarily serve in the position of Mayor effective immediately and concluding upon the seating of the Mayor elected in the 2026 election cycle. (City Manager Cotter)

ACTION: 1) APPROVED THE PROCEDURE OF APPOINTING THE MAYORAL POSITION FROM ONLY THOSE COUNCIL MEMBERS NOT CURRENTLY RUNNING FOR RE-ELECTION (COUNCIL MEMBERS O'NEILL, NEWLIN, AND DALLMAN) AND UTILIZING A PAPER BALLOT FOR DETERMINING A MAJORITY VOTE; AND 2) APPOINTED KAREN DALLMAN TO TEMPORARILY SERVE IN THE POSITION OF MAYOR EFFECTIVE IMMEDIATELY AND CONCLUDING UPON THE SEATING OF THE MAYOR ELECTED IN THE 2026 ELECTION CYCLE.

4. Discussion and possible action concerning the findings of the Greenlight traffic study for Ramar Road dated April 8, 2026 and provide direction for staff regarding speed limit mitigation options. (Public Works Director Johnson)

ACTION: THIS ITEM WAS TABLED.

PROCEDURES FOR PUBLIC COMMENT ON PUBLIC HEARING ACTION ITEMS

Members of the public are invited to speak on public hearing action items. To give everyone an opportunity to speak, please observe the following: (1) state your name clearly for the record; (2) you may address the Council one time on each public hearing action item for a maximum of three minutes; and (3) groups must designate one spokesperson to speak on behalf of the group for a maximum of five minutes.

BOARD/COMMISSION/COMMITTEE APPOINTMENTS

None

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS

None

Building, Planning and Zoning Items

5. **PUBLIC HEARING:** Discussion and possible action to approve 1) the final plat for The Olive Garden, Tract 5181; 2) the water allocation in the amount of 3.2 acre-feet; and 3) authorizing the Mayor to sign the final plat. (Development Services Director Chooniyom)

ACTION: APPROVED 1) THE FINAL PLAT FOR THE OLIVE GARDEN, TRACT 5181; 2) THE WATER ALLOCATION IN THE AMOUNT OF 3.2 ACRE-FEET; AND 3) AUTHORIZED THE MAYOR TO SIGN THE FINAL PLAT AS PRESENTED.

6. **PUBLIC HEARING:** Discussion and possible action to approve the preliminary plat for a project known as Hideaway Haus, located at 405 Lee Avenue, and described as Bullhead City Unit 1, Block 4, Lots 18 through 22, Section 1, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION: APPROVED THE PRELIMINARY PLAT FOR A PROJECT KNOWN AS HIDEAWAY HAUS, LOCATED AT 405 LEE AVENUE, AND DESCRIBED AS BULLHEAD CITY UNIT 1, BLOCK 4, LOTS 18 THROUGH 22, SECTION 1, T20N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

7. **PUBLIC HEARING:** Discussion and possible action to adopt RESOLUTION NO. 2026R-9 approving an amendment to P24-001, Resolution 2024R-19, extending the conceptual plan approval for an additional 2 years for a project known as “Emerald Bay” which is generally located at the southwestern end of the Bullhead Parkway and west of Highway 95, and described as portions of Sections 2 & 3, T19N, R22W and Section 32, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION: ADOPTED RESOLUTION NO. 2026R-9 APPROVING AN AMENDMENT TO P24-001, RESOLUTION 2024R-19, EXTENDING THE CONCEPTUAL PLAN APPROVAL FOR AN ADDITIONAL 2 YEARS FOR A PROJECT KNOWN AS “EMERALD BAY” WHICH IS GENERALLY LOCATED AT THE SOUTHWESTERN END OF THE BULLHEAD PARKWAY AND WEST OF HIGHWAY 95, AND DESCRIBED AS PORTIONS OF SECTIONS 2 & 3, T19N, R22W AND SECTION 32, T20N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

8. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2026-5 by reference, approving an amendment to Title 17, Chapter 17.06, General District Requirements, of the Bullhead City Municipal Code concerning building heights and setbacks for accessory structures in residential districts; and adopting RESOLUTION NO. 2026R-10 declaring the code amendment a public record. (Development Services Director Chooniyom)

ACTION: ADOPTED ORDINANCE NO. 2026-5 BY REFERENCE, APPROVING AN AMENDMENT TO TITLE 17, CHAPTER 17.06, GENERAL DISTRICT REQUIREMENTS, OF THE BULLHEAD CITY MUNICIPAL CODE CONCERNING BUILDING HEIGHTS AND SETBACKS FOR ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS; AND ADOPTING RESOLUTION NO. 2026R-10 DECLARING THE CODE AMENDMENT A PUBLIC RECORD AS PRESENTED.

Bid Awards, Contracts, Intergovernmental Agreements, and Purchases


None

Council Requested Items

None

ADJOURNMENT

Dated this 22nd day of April 2026.



Debie Ogden, MMC, CPM
City Clerk

Legal advice: In accordance with Arizona Revised Statutes § 38-431.03, the Bullhead City Council, upon a duly passed motion, may enter executive session for legal advice with the public body's attorney on any agenda item.

Accessibility to meetings and programs: Pursuant to the Americans with Disabilities Act (ADA), the City of Bullhead City endeavors to ensure the accessibility of all its programs, facilities and services to all persons with disabilities. If you need an accommodation for this meeting, please contact the Human Resources Department at (928) 763-0153 at least twenty-four (24) hours prior to the meeting so an accommodation may be arranged.