

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, May 5, 2026, in the Council Chambers, 1255 Marina Blvd., Bullhead City, Arizona.

CALL TO ORDER

Mayor Dallman called the special meeting to order at 4:00 p.m.

ROLL CALL

Council Present

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

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Debie Ogden

ASSISTANT CITY MANAGER: Edigar Kajirwa

DEVELOPMENT SERVICES DIRECTOR: Saritti Chooniyom

PLANNING MANAGER: Johnny Loera

DISCUSSION ITEM(S)

Discussion regarding a General Plan Amendment to areas east of the Bullhead Parkway and encompassing Laughlin Ranch and south to the Fox Creek development.

Planning Manager Loera said this item has the potential to be a major general plan amendment to the Laughlin Ranch area. He said the master plan for Laughlin Ranch included thousands of acres, and said it stretched from the eastern boundary of the city and to the east almost to Fox Creek. He said the area they will be discussing today is south of Laughlin Ranch Boulevard heading towards Fox Creek.

Shelby Duplessis of Diversified Future gave a PowerPoint presentation regarding the proposed General Plan Amendment and a market-aligned development strategy. She said the proposal would be incorporated into the General Plan Update scheduled for voter consideration in the 2026 General Election. She explained the proposal would redistribute approximately 4,400 acres within the existing Laughlin Ranch due to limited residential absorption over the past 20 years. She said a shift toward employment uses, while still maintaining significant commercial and residential areas. She said the plan envisioned the creation of a mixed-use downtown area within Laughlin Ranch that would integrate shopping, dining, entertainment, and residential uses in a walkable environment, including the potential for a grocery store and higher-paying employment opportunities intended to attract higher-end businesses and users. She said the proposal included reducing residential land use by approximately 1,500 acres, resulting in a reduction of about 13,260 residential units and an estimated population reduction of 25,832 people. She said the addition of approximately 2,614 acres designated for light industrial and employment district uses would significantly reduce overall water consumption. She said the plan included five public schools to serve projected residential demand, while additional school areas would remain in the northern portion of the development. She said the proposal included a future fire and police station, as well as open space areas along washes, parks, and trail systems.

Ms. Duplessis said the proposed land use changes were projected to reduce daily traffic trips by more than 100,000 trips per day due to reductions in residential development and golf course uses. She said the proposal was projected to reduce annual water consumption by approximately 493.6 million gallons, based on reductions in residential, commercial, and golf course water demand.

Ms. Duplessis discussed the projected costs and fiscal impacts of development. She said reduced residential demand would lessen the need for high-cost municipal services, including police, fire, schools, and park maintenance, due to a smaller projected population and reduced associated uses. She said the proposal would increase stable tax revenue through employment-generating uses, which would also support additional housing demand and related secondary economic activity such as schools, healthcare, shopping, entertainment, dining, and grocery services. She said the proposed employment uses would strengthen the city's fiscal position and were projected to generate approximately \$10 million to \$20 million in tax revenue from employment-related taxes alone, based on baseline estimates without identified end users.

Ms. Duplessis addressed environmental and open space considerations and said the proposal would reduce land disturbance because industrial and employment uses typically require a smaller development footprint than large residential subdivisions. She said the plan would expand and enhance trail systems, eliminate the second golf course to further reduce water consumption, and preserve approximately 3,597 acres of open space and trails, equating to roughly 58 acres of open space per 1,000 residents. She said the area currently experiences significant ATV use along existing trail systems and said the proposal also contemplated a future shooting range intended to provide a safer and more suitable environment for recreational shooting activities.

Ms. Duplessis said the proposal would also reduce sewer demand due to lower residential density and the reduced water usage associated with industrial development, particularly closed-loop industrial systems, which generally generate less sewer demand than residential uses. She said the proposal would increase the city's tax base, reduce public service costs, and improve the jobs-to-housing balance by creating additional employment opportunities that would generate demand for housing. She estimated the industrial uses could create approximately 10,000 jobs, in addition to secondary employment opportunities related to shopping, dining, grocery services, construction, and other supporting services. She said the proposal would still retain approximately 4,379 acres designated for residential use and 565 acres designated for commercial use.

Council Member O'Neill asked when Laughlin Ranch was originally developed. Ms. Duplessis said the major general plan for the area was completed in 2005. Council Member O'Neill asked if there were currently any schools within the first phase of the development. Ms. Duplessis said there were not. Council Member O'Neill said there was a fire station that had opened the previous year and observed that the presentation identified several future school facility locations. Ms. Duplessis said staff would work with the city to identify future facility needs and locations.

Council Member O'Neill asked if the proposed industrial and commercial areas would be gated. Ms. Duplessis said the commercial areas and trail systems would remain open to the public. Council Member O'Neill asked if the trail system would be extended to Silver Creek and remain publicly accessible. Ms. Duplessis confirmed that it would.

Council Member O'Neill said the discussion regarding recycled water suggested the possibility of data center development and asked if that type of use was being considered for the area. Ms. Duplessis

said it was one potential consideration and said there was currently significant national demand for such development. She said prospective users had already visited the property and identified potential targeted industries including aerospace and defense electronics, AI hardware and edge computing, high-tech and advanced manufacturing, semiconductor packaging and testing, and medical device and biotechnology manufacturing.

Council Member O'Neill said he believed the proposal was an overall good plan, provided the area remained accessible for public use and recreation. He said a shooting range on that side of town would be beneficial and said many residents in the McCormick area had expressed a desire for a grocery store.

Council Member Newlin asked if the proposed open space and trail systems would remain open to the public. Ms. Duplessis confirmed they would and said there would be no restriction limiting access to residents only.

Council Member Newlin asked if the estimate of 58 acres of open space per 1,000 residents was based on the total population of Bullhead City. Ms. Duplessis said the estimate was based only on the projected population within the proposed development area, estimated at approximately 11,200 residents. She explained the figures were projections that could vary depending on future zoning densities and said higher population estimates were used to avoid underestimating the need for open space. She added the proposal would provide nearly seven times the required amount of open space. Council Member Newlin stated he was supportive of the proposed land use plan.

Vice Mayor Alfonzo asked if a traffic study had been completed to evaluate potential impacts on traffic and road infrastructure, particularly in relation to proposed light industrial and aerospace uses. Ms. Duplessis said a traffic study had not yet been completed, but a traffic engineer had been consulted regarding traffic volumes, roadway layouts, and proposed land uses. She said a formal traffic study would be conducted once a preferred plan was identified and said the study would be completed prior to future meetings on the proposal. Vice Mayor Alfonzo said it would be difficult to fully evaluate the proposal without understanding the overall traffic impact. He said the type of light industrial uses could significantly affect roadway conditions due to heavy truck traffic and associated wear on existing roads. Ms. Duplessis said future analyses would include pavement recommendations based on anticipated industrial traffic and roadway demands.

Council Member Ring said she appreciated the effort to preserve open spaces keeping the area as natural as possible. She expressed support for the proposed commercial development and said she believed the overall proposal was a good idea.

Council Member Smith asked if residents of Laughlin Ranch had been informed about the meeting. Ms. Duplessis said they had not and said the item was only a workshop discussion and that no formal application had been submitted. Council Member Smith said she would like to hear feedback from residents and asked if the presentation slides could be emailed to the Council because she was unclear about the proposed location of the downtown area. Ms. Duplessis answered affirmative.

Council Member Smith asked if the projected traffic reduction was approximately 100,000 fewer vehicle trips. Ms. Duplessis clarified the projection was approximately 128,000 fewer trips and confirmed the estimate was based on a comparison between the previous General Plan and the newly proposed land use plan.

Mayor Dallman thanked Ms. Duplessis for the presentation and said several of her questions had already been addressed by other Council Members. She emphasized the importance of notifying residents in the area so they could provide input on the proposal. She expressed support for the projected \$10 million to \$20 million in tax revenue generation and the proposed reduction in water usage. Ms. Duplessis said additional details would be provided to explain how the projected tax revenue estimates were calculated. Mayor Dallman said she looked forward to reviewing the proposal further in the future.

Assistant City Manager Kajirwa said the city was currently updating its General Plan and the proposal aligned with the project timeline. He said the city was still in the community engagement and public outreach phase and said the item would return to the Council for approval at the end of June before being submitted to voters. He said developments of this type were becoming more common in communities throughout Arizona and Nevada due to changing market conditions and economic trends. He said socioeconomic factors also played a significant role in the proposal. He said city staff had been working closely with the consultant regarding water issues and said the Arizona Governor's Office had issued a press release concerning an agreement among Arizona, California, and Nevada related to Colorado River water reductions in the Lower Basin. He said Arizona was proposing reductions of approximately 700,000 acre-feet, California approximately 450,000 acre-feet, and Nevada approximately 50,000 acre-feet. He said Utilities Director Clark had recently participated in productive discussions with the Arizona Department of Water Resources (AWDR) which would allow the city to utilize certain previously established water assets. He said communities such as Phoenix Metro were experiencing similar development trends focused on balancing quality of life with employment growth and economic development.

Planning Manager Loera said it was important to remember the Council could only consider the application when it formally came forward, which was anticipated to occur in October. He said the Planning and Zoning Commission would likely review the item in August or September. He explained approval of a General Plan amendment would not automatically change zoning classifications, and the existing underlying zoning would remain in place. He said the applicant would later need to submit a Planned Area Development (PAD) request and pursue rezoning of individual parcels from their current residential or open space zoning designations to proposed light industrial, commercial, and residential uses consistent with the plan.

Council Member Smith asked if a final approval in October would still allow sufficient time for the item to be included in the General Plan on the ballot. Assistant City Manager Kajirwa said the General Plan does not directly control zoning and instead serves as a long-range framework guiding the city's development over the next ten years. He said Council feedback would be considered in the General Plan update, which was expected for approval in June, and clarified that the proposed amendment itself would not be incorporated into that General Plan update. He said the item would return to Council in October through the normal review process and the amendment would be considered separately and would not be a component of the June General Plan update or ballot measure.

Council Member Smith asked if the proposed Laughlin Ranch changes would be included on the ballot or only the standard General Plan update would be presented. Planning Manager Loera said due to timing and the fact that the city was currently completing its 10-year General Plan Update, the intent was to incorporate at least the land use plan component of the proposal, specifically the map showing industrial, commercial, and residential areas into the General Plan document. He said there were still multiple upcoming opportunities for review, including additional Planning and Zoning

Commission meetings and three commission hearings prior to Council consideration of the 10-year General Plan update. He said if the land use plan was approved but not incorporated into the General Plan update, the resulting documents would be inconsistent, which would create issues when the General Plan is ultimately presented to voters in November.

City Attorney Emery said the inclusion of items in the General Plan is ultimately a policy decision of the City Council. He said the situation was somewhat unique because a major plan amendment was being proposed at the same time the city was preparing a ballot measure for General Plan approval. He said if the Council were to approve the conceptual plan and direct that it be incorporated into the General Plan proposal, it could be included in the version presented to voters. He said the developer should still proceed with the formal General Plan amendment process to preserve that entitlement path because there is always a possibility the General Plan could fail and would require resubmittal in a future election. He said the dual tracks available are the Council could choose to incorporate the proposal into the General Plan update for ballot consideration or allow it to proceed separately through the formal amendment process.

Council Member Smith asked for clarification on whether the land use component of the proposal could proceed through the review process in time to be included in the General Plan scheduled for the November ballot. City Attorney Emery said the land use component was already effectively in that stage of consideration. Council Member Smith summarized that if the land use changes were incorporated into the General Plan for voter consideration, and the General Plan were not approved by voters, the applicant could still proceed through an alternative approval path if residents in the project area supported it. City Attorney Emery confirmed that was possible, and clarified the city was not directing that course of action.

Planning Manager Loera explained the proposal would be presented to the Council in October, followed closely by the General Plan ballot measure in November. He stated that the two processes would occur back-to-back. He said if the Council approved the amendment in October, it could move forward independently; however, if the General Plan ballot measure were not approved by voters, the existing General Plan would remain in effect until the next election cycle.

Mayor Dallman said the clarification provided was helpful and that she understood the explanation.

City Attorney Emery clarified that if the General Plan were not approved by voters, the document would revert to the previously existing General Plan and remain in place until a future plan was approved. Council Member Smith reiterated her understanding that the amended land use plan would still come before the Council in October, prior to the November election. Planning Manager Loera said if the Council approved the amendment, it would become part of the city's existing General Plan that is currently in effect. Council Member Smith asked if it would be preferable to incorporate the land use changes into the General Plan being presented to the public. City Attorney Emery said this was one of the options available and said the process was designed to maximize public participation both through the Council review process and the General Plan election, which represents the highest level of public input.

Council Member O'Neill said the original approved plan for the Laughlin Ranch area included development consistent with another golf course. He asked if the proposal was intended to modify that existing plan by replacing the proposed additional golf course with the new mixed-use concept.

He said he supported revising the original plan in favor of the updated proposal. Planning Manager Loera confirmed Council Member O'Neill's understanding was correct.

Assistant City Manager Kajirwa said if the Council wanted the proposed amendment to be included in the General Plan for public review and input prior to the ballot, it would need to be incorporated into the current General Plan update process. He explained this would require review and approval by the Planning and Zoning Commission following a public hearing by June 4th. He said if that occurred, the item could then return to the Council on June 16th for approval as part of the General Plan Update. He said the updated General Plan, including the incorporated amendment, would be what is presented to the public for the November ballot vote.

Council Member Newlin asked if the land use plan would need to be incorporated by June 4th to be approved by June 16th. Assistant City Manager Kajirwa answered affirmative.

Council Member Smith asked if this timing requirement applied if the intent was to include the land use plan in the General Plan being presented to voters in November. Assistant City Manager Kajirwa answered affirmative. Council Member Smith asked if the proposal could alternatively proceed as an amendment to the existing General Plan instead. Assistant City Manager Kajirwa stated that this was another available option.

ADJOURNMENT

Mayor Dallman declared the special meeting adjourned at 4:41 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 5th day of May 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of May 2026.


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, May 5, 2026, in the City Council Chambers, 1255 Marina Boulevard, Bullhead City, Arizona.

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Dallman called the meeting to order at 5:30 p.m. and invited Pastor Malcom Moberly from Valley Christian Church to deliver the invocation. The Mohave High School ROTC Color Guard presented the colors and Mohave High School Choir Students Haley Hulem, Miley Anderson, and Nikki Franco sang the National Anthem. Liam Woodard, Retired U.S. Army led the assembly in the Pledge of Allegiance to the Flag.

ROLL CALL

Council Present

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

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter
CITY ATTORNEY: Garnet Emery
CITY CLERK: Debie Ogden
POLICE CHIEF: Paul George
FINANCE DIRECTOR: Robert Drexler
PUBLIC WORKS DIRECTOR: Angie Johnson
HUMAN SERVICES DIRECTOR: Jeff Tipton
UTILITIES DIRECTOR: Mark R. Clark

PRESENTATIONS AND PROCLAMATIONS

1. Retirement of Military Banners Presentation by the Tri-State Military Moms, Inc.

Mayor Dallman presented "Welcome Home" certificates to the retiring military members. Members of the Tri-State Military Moms read the biographies of each member, and the retired banners were presented.

2. Employee recognition: Donza Erickson's receipt of the Arizona Attorney General's Distinguished Service Award for Advocacy and Direct Services (Victims' Rights and Assistance).

City Attorney Emery presented Donza Erickson with the Arizona Attorney General's Distinguished Service Award for Advocacy and District Services. Ms. Donza briefly explained the job duties and responsibilities of the Victim Services Department.

Mayor Dallman called for a short break at 6:00 p.m. and reconvened the meeting at 6:15 p.m.

OPEN CALL TO THE PUBLIC

Mayor Dallman opened the call to the public.

Paul Bunn, Commandant of the Marine Corps League Detachment #887, announced Bullhead City has its own Young Marine Unit named The River City Young Marine Unit. He said their first meeting will be held on May 15th, and said graduation will take place on October 3rd. He said there are currently two recruits who have signed up and one recruit is transferring from another unit.

Jackie Miller said the Colorado River Republican Women would like to thank Laughlin Ranch for hosting the BINGO event that was held on April 23rd. She said they raised \$1,752.00 and said the funds will go toward their scholarship fund. She invited the public to attend the Colorado River Republican Women luncheon on May 6th at Chaparral Golf Course and Restaurant. She said there will be a candidate forum for LD30 on June 9th at Praise Chapel.

Jennifer Gallego asked if the city has thought of partnering with existing businesses to offer after-hours veterinary services. Mayor Dallman said Council Members cannot respond during call to the public and said this is something staff can look into. Ms. Gallego said her background is workforce development and recruitment and offered to help the city find a veterinarian.

Lauren Diaz thanked the city and the Arizona Department of Transportation for the continued support of the Tri-State Military Moms Banner Program. She said the banners mean a lot to military families and said seeing their family members on the banners bring them a sense of comfort and pride during difficult times. She said the banners remind family members that their loved ones are seen, appreciated, and not forgotten. She said family members carry the weight of missing their loved ones every day and seeing their faces around town somehow makes the distance seem a little smaller and their absence a little easier to bear.

Scotty McClure said the city needed to do something about nominating petitions. He said in 2024 Grace Hecht signed her own nomination petition twice, once electronically and once on her written petition. He said City Clerk Ogden needed AI software to verify that petitions are signed only once.

Bud Korn spoke about traffic safety issues on Meadows Drive. He said if you are exiting the Palo Verde Medical Plaza on the far west side, you will be blocked by the center median. He said because of this, people are driving on the wrong side of the street for half a block so they can cut over and get on the right side of the street. He said a simple solution to this problem would be to cut the center divider approximately 30-40 feet.

Having no one else present requesting to speak, Mayor Dallman 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 Newlin seconded the motion.

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

MOTION CARRIED

MANAGER'S REPORT

1. Introduce New Chief of Police Paul George

City Manager Cotter introduced new Chief of Police Paul George and gave a brief background of his experience in law enforcement. He said the following meet and greet events will be held: Chaparral Golf Course and Restaurant on May 7th at 5:30 p.m.; May 8th at El Charro Mexican Restaurant beginning at noon; and Laughlin Ranch on May 8th beginning at 4:00 p.m.

Chief George said he was happy to be in Bullhead City, and said the staff is great. He encouraged the public to attend the meet and greet events and said he looked forward to working with everyone.

City Manager Cotter thanked Interim Police Chief Danny Sharp for his service throughout the recruitment process.

Interim Police Chief Sharp said it has been a pleasure to be Bullhead City's Interim Police Chief. He thanked the Council and the community for their support and said city staff have been great to work with. He said it has been an honor to lead the men and women of the Bullhead City Police Department and said Bullhead City has some of the best officers in the country.

2. America 250 Events

City Manager Cotter said a River 250 Anchor and Aces Lake Poker Run will take place at Katherine's Landing on May 16th and said the city and Findlay Auto will be putting on an event at the Bullhead Belle on July 1st. He said more special events will be announced in the future. He said the Freedom 250 Museum will be coming to the Anderson Fieldhouse in June. He thanked Council Member Smith for getting the exhibit to come to Bullhead City.

3. La Plaza Motel Demolition

City Manager Cotter showed photos of the La Plaza Motel demolition site. He said the property has been an eyesore for many years and said the site should be fully cleaned up in a couple of weeks.

4. Summer Camp

City Manager Cotter said there are currently 776 campers signed up for various camps, and said additional camps have been added due to popularity. He encouraged the public to go online to view the available camps and to register.

5. Fox Creek – Southwest Gas Project

City Manager Cotter said Arizona Pipeline, on behalf of Southwest Gas, is preparing to install new gas main and service lines. He said work will be performed in the area between Adobe and Canyon. He said notice to the effected residents will be given by Arizona Pipeline and Southwest Gas.

6. General Plan Public Participation Plan

City Manager Cotter said a general plan that guides Bullhead's land use is required by law. He said the general plan will go to the voters for approval at the General Election. He said the city is required to take the general plan to the voters every 10 years by law. He said opportunities for public participation will be held at the Planning and Zoning Commission Meeting in May, and a Council Meeting in June. He said other public forums will be announced at a future date and said the general plan can be viewed on the city's website.

7. Acknowledge David Heath, Outgoing Recreation Superintendent

City Manager Cotter said Recreation Superintendent Heath is leaving his employment with the city after 22 years because he has been hired to be the CEO of the Boys and Girls Club. He presented Mr. Heath with a Certificate of Recognition, a picture signed by staff members, and a bull statue for his new office.

Recreation Superintendent Heath thanked City Manager Cotter and the Council. He said it has been incredible to work with the public and city staff. He said he appreciates everyone's support throughout the years. He said Bullhead City is the best community in the nation, and said he is proud to say he has lived in Bullhead City his entire life.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

Council Member Smith said the Freedom 250 Museum is coming to Bullhead City on June 17-19 at the Anderson Fieldhouse. She said this is a once in a lifetime opportunity and encouraged the public to attend.

Council Member O'Neill said he has volunteered with the Praise Chapel's Discipleship Program for the past year and a half. He said the program is basically a homeless camp for men and said they have decided not to continue the program. He said for the past month he has been helping men get back on their feet and helping them leave Bullhead City. He said he is currently helping approximately 10 men, which is down from approximately 50. He thanked the River Fund for helping him get people bus rides, and said this morning he was able to put 3 people on buses. He thanked Catholic Charities and the citizens that helped him financially to purchase the things they needed throughout the years. He said all the program participants are going to better places and said some are returning to their families. He said a lot of the men in the program volunteered with the food program at the Bullhead Food Bank and said this is going to leave them short of volunteers. He said they are in drastic need of volunteers, especially on Thursday nights.

Mayor Dallman said the Rotary Club's Burro Barbeque event was phenomenal. She encouraged the public to attend any nonprofit events because the money that is raised goes right back into the community. She encouraged the public to visit the Mohave County Library to see the historic flags that are on display.

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

Council Member Newlin 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. Council Member Smith seconded the motion.

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

MOTION CARRIED

Items on the Consent Agenda were approved as follows:

1. Approval of the Minutes of the Special City Council Meeting held on April 21, 2026; and the Minutes of the Regular City Council Meeting held on April 21, 2026. (City Clerk Ogden)
2. Accept the Grant and Dedication 10-foot Public Utility Easement Portion of Section 19, T20N, R22W (APN 218-04-001) in the vicinity of 2011 Bermuda Dr. Bullhead City. (Development Services Director Chooniyom)

PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

None

BOARD/COMMISSION/COMMITTEE APPOINTMENTS

3. Discussion and possible action to approve the City Manager's designee as one of the initial two-year terms and appointing Rodney Head to a four-year term as the citizen representative on the Local Public Safety Board. (City Manager Cotter)

City Manager Cotter said the city needs to reconstitute the Local Public Safety Board. He said the Board makes determinations related to the administration of certain benefits law enforcement employees receive under the Arizona State Safety Personnel Retirement Board. Mayor Dallman asked if anyone from the public wanted to speak on this item.

Former Mayor Rodney Head said he served as chairman for the Board for 12 years and said he is willing to serve on the Board again.

Council Member Newlin said Former Mayor Rodney Head will be appointed to a 4-year term and asked what will happen when he becomes mayor after the 2026 General Election. City Attorney Emery said there will be an adjustment after the election because he will no longer be able to serve in that position.

Council Member Newlin made a motion to approve the City Manager's designee as one of the initial two-year terms and appointing Rodney Head to a four-year term as the citizen representative on the Local Public Safety Board. Council Member Smith seconded the motion.

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

MOTION CARRIED

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS

4. **PUBLIC HEARING:** Discussion and possible action to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the application for the owner/location transfer of a Series 7 (Beer and Wine Bar) Liquor License Job No. 386947, submitted by Michael Raymond Kaffer Jr. for Elevate Hookah Lounge, located at 1142 Highway 95, Bullhead City, Arizona. (City Clerk Ogden)

Council Member O'Neill asked if the business owner was present.

Bechara Georges said he is the business owner.

Council Member O'Neill asked Mr. Georges what a hookah lounge is. Mr. Georges said a hookah is flavored molasses tobacco that is served out of a hookah. He said a hookah has a water filled base the purifies the tobacco, and said the tobacco has a very low amount of nicotine. He said smoking hookah is seen as a cultural and social thing and said they do not force their customers to smoke hookah. He said his business is a very upscale but affordable lounge. He said they also offer coffee, beer, wine and smoothies. He said a hookah lounge is a place to hang out. He said they also have board games people can play at no charge, and said his lounge offers a good way to keep people off the streets and give them something to do.

Mayor Dallman opened the public hearing. Having no one present wishing to speak on this item, Mayor Dallman closed the public hearing.

Council Member Newlin made a motion to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the application for the owner/location transfer of a Series 7 (Beer and Wine Bar) Liquor License Job No. 386947, submitted by Michael Raymond Kaffer Jr. for Elevate Hookah Lounge, located at 1142 Highway 95, Bullhead City, Arizona. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

ACTION ITEMS

Building, Planning and Zoning Items

None

Bid Awards, Contracts, Intergovernmental Agreement, and Purchases

5. Discussion and possible action to approve the Amendment to the Agreement for Municipal Court Construction for Audio/Video Equipment Upgrades with Redmond Construction, increasing the original contract amount of \$37,444.78 to \$57,777.78. (City Magistrate Gilleo)

City Manager Cotter said he and Finance Director Drexler have no concerns or questions about the financial impact of this item.

Vice Mayor Alfonzo asked what a low voltage floor box was. City Magistrate Gilleo said there are only two microphones in the courtrooms; one on his bench and one on the witness stand because there is no electricity under the counsel tables. He said the low voltage electricity boxes will allow electricity at both counsel tables and provide additional inputs for his bench, the witness stand, and the clerk. He said the state is moving toward mandating digital evidence and that will require electricity compatibility at the tables to allow for additional computers.

Council Member Smith asked if the compensation amount found in Attachment 1, paragraph 3 should be changed to reflect the new cost. City Attorney Emery said when an amendment is made, staff do not change the cost in the original contract. He said the cost is changed only on the amendment. Council Member Smith asked if it is normal to pay the bulk of the amendment before the work is completed. City Attorney Emery said it varies from job to job and said it may be a requirement based on materials or suppliers.

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

Scotty McClure said improvements needed to be made to the audio system. He said he is hearing impaired and has a hard time hearing when he is in the courtroom. City Manager Cotter said Magistrate Gilleo is committed to fixing the audio.

Council Member Ring made a motion to approve the Amendment to the Agreement for Municipal Court Construction for Audio/Video Equipment Upgrades with Redmond Construction, increasing the original contract amount of \$37,444.78 to \$57,777.78. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

6. Discussion and possible action to approve: 1) the "Agreement for Professional Engineering Services for Section 10 Water Reclamation Plant (WRP) Design of Solids Dewatering System" with Morrison-Maierle in an amount not to exceed \$250,000.00; and 2) the "Agreement for Professional Engineering Services for Section 10 Water Reclamation Plant (WRP) Design of UV Basin #2 and Rehab of UV Basin #1" with Morrison-Maierle in an amount not to exceed \$125,000.00; and 3) authorize the City Manager to execute the agreements and issue resultant payments. (Utilities Director Clark)

Utilities Director Clark said the first part of this item is a request for engineering services for two projects that will be included in the Capital Improvement Projects for fiscal year 2027/2028. He said staff have been in the process of upgrading the Section 10 Water Reclamation Plant to go from 4 million gallons a day capacity to 6 million gallons a day. He said there currently is not enough capacity in the water desludging system, and said the system is over 20 years old. He said the city is currently paying approximately \$250,000-\$280,000 annually to haul the sludge to the dump, and said they try to get as much water out of the sludge as possible because the dump charges by the pound. He said the new equipment will lower the cost of dumping the sludge because there will be less water in it which will save money every time they go to the dump. He said they are going to have a demonstration of a few different technologies to find which process works best to remove water from the sludge.

Utilities Director Clark said the second part of this item is to install an additional ultraviolet disinfection train at the Section 10 Water Reclamation Plant. He said the current train will not be able to handle 6 million gallons a day, so they need to put in an additional train, and said they are going to rehab the old train with new technology.

Vice Mayor Alfonzo asked if this item went out to bid. Utilities Director Clark said they did not go out to bid. He said Morrison-Maierle did the Section 10 facility plan and said there have been a lot of abandoned facilities over the years and they already know where they are located. He said if they were to bring in another engineering firm, it would take months just to get them trained before they could be of any help.

Council Member Smith said a Comprehensive Plan was done in 2022 and asked why the engineering was not done at that time. Utilities Director Clark said a Facilities Plan to upgrade the plant was completed in 2022. Utilities Director Clark said a facilities plan is a high-level plan. He said during the facilities plan phase, they look at all the different components of the entire plant and determine where the bottlenecks are. He said a facilities plan does not do the engineering of a specific item; it tells them where they need to build new items.

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

Council Member Newlin made a motion to approve: 1) the “Agreement for Professional Engineering Services for Section 10 Water Reclamation Plant (WRP) Design of Solids Dewatering System” with Morrison-Maierle in an amount not to exceed \$250,000.00; and 2) the “Agreement for Professional Engineering Services for Section 10 Water Reclamation Plant (WRP) Design of UV Basin #2 and Rehab of UV Basin #1” with Morrison-Maierle in an amount not to exceed \$125,000.00; and 3) authorize the City Manager to execute the agreements and issue resultant payments. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

7. Discussion and possible action to ratify the Agreement for Well 10 Pump Repair with Arizona Equipment Repair LLC. and increase the original contract amount of \$63,879.00 to \$67,772.86 to account for taxes. (Utilities Director Clark)

Utilities Director Clark said this well went down and they had to get it repaired right away. He said this item is for the repair of the wells pump and motor.

Council Member Smith thanked Utilities Director Clark for adding the taxes into the ratification.

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

Council Member Ring made a motion to approve ratifying the Agreement for Well 10 Pump Repair with Arizona Equipment Repair LLC. and increase the original contract amount of \$63,879.00 to \$67,772.86 to account for taxes. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

Other Business

8. **PUBLIC HEARING:** Discussion and possible action to adopt RESOLUTION NO. 2026R-11 authorizing submission of an application to the Arizona Department of Housing for State Housing Fund and HOME Investment Partnership Program grant funds. (Human Services Director Tipton)

Human Services Director Tipton said this is a competitive grant for which the city can apply to receive \$385,000.00. He said the city would receive \$350,000 for construction costs and \$35,000 for general administrative costs. He said the grant funds are to be used for moderate housing rehabilitation for low-income qualified homeowners in Bullhead City. He said the homes must be brought up to the applicable state and local codes and meet the state's housing standards. He said the Grant Committee reviewed the grant proposal and are recommending approval. He said there is no match for the funds.

Council Member Smith said on page 8 of 20 says "initiate project within 30 days" and asked if there is currently a waiting list. Human Services Director Tipton answered affirmative.

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

Council Member Newlin made a motion to adopt Resolution No. 2026R-11 authorizing submission of an application to the Arizona Department of Housing for State Housing Fund and HOME Investment Partnership Program grant funds. Council Member Smith seconded the motion.

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

MOTION CARRIED

9. Discussion and possible action to approve a budget amendment in the amount of \$155,000 from general fund general services contingency to the Facilities Capital Project Fund for the Rotary Park baseball field bathroom upgrades and to relocate a generator to City Hall. (Finance Director Drexler)

City Manager Cotter said staff have been very conservative on using any general fund contingency this year and said there is plenty of room in that account.

Mayor Dallman asked why it will cost \$125,000 to move a generator. Public Works Director Johnson said the generator is currently at the wastewater treatment plant. She said they will need to use a crane to lift the generator onto a trailer to transport it to City Hall. She said they also have to pour a concrete slab that will be approximately 12 inches thick with rebar underneath it. She said they will also have to put a block wall around the generator. She said most of the cost is the switch gear and a new panel

to tie the generator into City Hall. She said an electrical engineer must do a design from the generator to tie it into City Hall.

City Manager Cotter said for the last few years Council has been talking about the desire to have backup power at several locations throughout the city. He said the city has gone from having very little backup power to having a good system in place.

Public Works Director Johnson said when the power goes out at City Hall, the servers only last for a couple of hours at best. She said when the servers go down, not only does City Hall lose internet services, but also the police department. She said this is one of the main reasons this generator is getting repurposed. She said there are also generators hooked up at the Senior Nutrition Center, but they are still waiting for a switchgear for them. She said she is hoping to get a backup generator at the old recreation building in the next 30 days. She said they have been trying to reuse some of the generators at city buildings so they will stay up and running during a power outage.

Vice Mayor Alfonzo asked if the generators run on gas or propane. Public Works Director Johnson said the generator has a 1,000-gallon diesel tank and said the generator will be big enough to power City Hall during a power outage.

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

Council Member Newlin made a motion to approve a budget amendment in the amount of \$155,000 from general fund general services contingency to the Facilities Capital Project Fund for the Rotary Park baseball field bathroom upgrades and to relocate a generator to City Hall. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

10. Discussion and possible to adopt RESOLUTION NO. 2026R-12 1) approving the sale, execution and delivery of water and wastewater system revenue obligations in an amount not to exceed \$13,000,000; 2) approving the form and authorizing the execution and delivery of necessary agreements, instruments and documents; 3) delegating authority to determine certain matters with respect to the foregoing; 4) declaring official intent to be reimbursed for certain expenditures; and 5) declaring an emergency. (Finance Director Drexler)

Finance Director Drexler said this item is a request to issue bonds not to exceed \$13 million. He said this is the first time the city has issued bonds pledging utility revenues instead of city excise taxes. He said this bond was part of the fiscal year 26/27 budget and was included in the rate adjustment calculations. He said Financial Advisor Mark Reader and Bond Attorney Paul Gayles are joining the meeting telephonically.

Financial Advisor Mark Reader said they have been working with city staff over the past couple of months in connection with the issuance of the bonds that would finance the public infrastructure Mr. Drexler just spoke about. He said they are working through the final credit ratings and final documentation. He said if this item is approved, they expect to be in the market in the next three weeks or so. He said the municipal bond market is in good shape given the geopolitical concerns and

some of the inflationary numbers. He said they are hoping they can get the city to a 4.5 percent interest rate.

Council Member Newlin said he brought the annual comprehensive financial report for fiscal year 2025 with him tonight. He said the water and wastewater bond information is on pages 52 and 53 and said it was important in his decision-making process. He said he does not support delaying capital improvements in the city water system and said doing so would likely lead to higher construction costs down the road. He said deferring an expense does not make it disappear. He said he felt that this is responsible infrastructure planning and said he will be voting in favor of this item.

Vice Mayor Alfonzo asked if there was a trustee and if so, how much the trustee will be getting paid annually and asked if the trustee's salary is based on an incremental basis, or will it be based on straight salary for the next 29 years plus COLA. Financial Advisor Reader said this is a traditional revenue bond type structure, and said the trustee is hired by the city. He said once the bonds are sold, the bond money is deposited with the trustee on the city's behalf to spend on the projects. He said the money is invested, interest is earned, and said the interest earned can be used to offset debt service payments or construction costs. He said there is a small annual fee associated with it, but it is a very minimal fee. Vice Mayor Alfonzo asked if they should look into a general obligation bond instead of a revenue bond and said a general obligation bond is not as risky as a revenue bond. Financial Advisor Reader said in order for the city to issue general obligation bonds, it would require voter approval, and said general obligation bonds are paid back from a property tax. He said it has never been an efficient approach for the city and said the way they design the water and wastewater system is to pay operating and maintenance expenses and debt service from the revenue of the two utilities. Vice Mayor Alfonzo asked what will happen if there is a downturn in the economy and the city's water and wastewater revenue declines. Financial Advisor Reader said the Bullhead City Water and Wastewater Enterprise funds are in extremely good shape. He said currently there is approximately \$13 million in cash flow coming off the revenues. He said the city went through the process to adjust the rates and charges over time to finance the capital improvement plan. He said there is approximately \$1.3 million in debt service and said after the bonds are sold there will be approximately \$8 dollars in revenue for every dollar of debt. He said that is considered substantially strong. He said each budget year the city will evaluate the revenues and expenditures of the utilities based on economic conditions. He said, if necessary, in the future, staff may have to consider rate adjustments if it is required. He said the city has done a very good job with the 3-5 year planning process, and said he thought there would be sufficient revenue to pay back the bonds they will be issuing. He said a decision would need to be made if something catastrophic were to happen in the world. He said perhaps rates may have to be adjusted or maybe the debt needs to be restructured. Vice Mayor Alfonzo asked if the city could terminate the bond and renegotiate the interest rate at any point in time. He said the 6 percent interest rate is very steep. Financial Advisor Reader said the city could not. He said all the numbers they have shown the Council are very conservative. He said the city is highly rated and respected in the marketplace. He said the interest will be market driven and said the current market interest rates are approximately 4.5 percent. He said provisions will be made that allows the city to pay down the debt over time and said they will be working with city staff to set those terms and conditions.

Council Member Smith said she wanted to confirm that the rate increase that has just passed included this \$13 million debt service and that the rates are not going to increase. Finance Director Drexler answered affirmative. Council Member Smith asked what will happen if this item is not approved. City Manager Cotter said if this item does not pass, the city will not borrow the money, and they will

not do the projects. Council Member Smith asked what “the sale of water” means. City Manager Cotter said as part of the analysis for the institutional investors, Utilities Director Clark put in our value of the water the city has, which is in the hundreds of millions of dollars. He said there is no intent to sell water, however if there was some sort of world crisis, the city could sell some water entitlements. He said no one wants to sell off the city’s water entitlements, but it is also telling the institutional investors that Utilities Director Clark thinks the city’s water entitlements are close to \$1 billion. Utilities Director Clark said he wanted to make sure it was understood that this was an asset the city has. Council Member Smith said the official intents have not been disclosed and asked what that means. Paul Gayles with Greenberg Traurig said he drafted the resolution and said that section of the resolution relates to using proceeds of this financing to reimburse the city of expenditures that have already been incurred. He said the specific section Council Member Smith mentioned says that the city, as a matter of practice, has not adopted resolutions like this to reimburse itself and then not actually follow through with the reimbursement. He said it is a technical requirement of the Internal Revenue Code and the regulations related to this item. Council Member Smith said she had a real problem approving bonds. She said she was voting no on this item because Proposition 416 was passed two years ago so theoretically the city should not need to more loans and/or bonds.

Vice Mayor Alfonzo asked how they calculated the next 29 years of revenue for water and wastewater. Finance Director Drexler said 29 years is the maximum allowed. He said they typically look at 20 years when they are forecasting. He said he submits a forecast model to the rating agency. He said they know the rate increase was passed by the Council, beyond that is the 5-year forecast that he submitted which included the rate increase as well as a very modest growth of less than 1 percent. Vice Mayor Alfonzo asked how much interest the city will be paying over 20 years. Finance Director Drexler said it will depend on the interest rate they receive at the time of issuance. Finance Advisor Reader said they can work with the city to shorten the amortization if that is the desire. He said they worked very hard to make sure there was enough money for the capital improvement plan, while at the same time balancing the city’s revenue. He said the public infrastructure that is going to be built with the bond funds is going to last for over 30 years. He said that will allow future generations to help pay for some of the capital improvements to the water and wastewater system. He said they modeled this as an initial period of time because at some point in the future, given the improvements that are needed to the water and wastewater system over the years, additional bonds may be needed in the future. He said they are trying to balance the city’s revenues and keep them as reasonable as possible so they can limit the amount of debt service. Vice Mayor Alfonzo asked why they have to do this right away and asked why they cannot wait 60-120 days to see how the economy is. Financial Advisor Reader said they can wait 60-120 days if that is what the Council would like to do. He said he thought the city is probably going to award some construction soon for the improvements, and said when construction contracts are awarded, we want to have the financing in place. He said while we all deal with geopolitical concerns and interest rates, they will be thoughtful and measured and put the bonds on the market at the opportune time.

Council Member Newlin said he prefers this as a revenue bond. He said the cost would be in the rate increase that was already approved and not shifted to the taxpayer. He said on page 53 of the Annual Comprehensive Financial Report, there is the wastewater revenue series 2013 in the amount of \$16,845,000 and said that maturity date is in 2025. Council Member Newlin asked if that bond was already paid off. Finance Director Drexler said the bond will be paid off next month. He asked if the funds from Proposition 416 would apply to the city’s general fund and not the water and wastewater funds. City Manager Cotter said it would ultimately apply to all the funds and said borrowing would have counted against those funds. He said he did not have a chance to meet with Council Member

Smith and said if he did, he would have reminded her that the water department already owes the general fund over \$10 million. He said he and Finance Director Drexler have come to the point in time where water and wastewater must carry their own weight, and said the rate increase accomplishes that. He said the final debt for wastewater is going to be paid next month and they are almost to the point where wastewater could pay for their projects as they go. He said if this item is passed, the water department will be able to pay for projects as they go and not have to wait for multiple years to do the projects needed. He said although the general fund is healthy, it cannot keep carrying the water and sewer department. He said the Council could vote no on this item and they can use all the general fund on water and wastewater projects and not do anything else for the community. He said it is their goal to not continue taking money from the general fund, but they will if that is what the Council wants. He said staff thinks this is a better path forward for the community as a whole because the general fund is carrying a new senior center, a new animal shelter, and new pickleball courts just to name a few. He said if they must keep taking money from the general fund, the city will be right back where it was in 2010.

Council Member Newlin said he is in favor of this item because deferring expenses does not make them go away. He said there will be a lot fewer emergency repairs if the projects are completed in the next 2-5 years.

Council Member Smith said most people cannot just go out and get a loan if they decide to buy a new vehicle, they must save and plan for it. She said she does not want to take money from the general fund anymore and said she would like the water company to pay the general fund back as well as the current bond. She said she felt this was a philosophical difference. She said she worked very hard to get out of debt and said being debt free is very important to her as a person and as a city. She said she will not vote in favor of this item.

Mayor Dallman said most of her questions were already answered. She said she thought it was better to be prepared and have things taken care of up front because if you are putting Band-Aids on everything the city is not going to be able to handle any of it as it grows. She said she did not think the bond was a good idea when she first saw it and then realized it was going to be paid back by the enterprise funds, not by taxpayer rate increases. She said she thought it was necessary to do the projects and make them good and said the city will be able to handle all the general plans that are coming down the pipeline to improve the city and make it even better. She said she is in favor of this item.

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

Scotty McClure said he spearheaded the No on Proposition 416. He said he would rather have his rates increase again than go into financial debt. He said a bond proposal should be voted on by the residents.

Council Member Ring made a motion to adopt Resolution No. 2026R-12 1) approving the sale, execution and delivery of water and wastewater system revenue obligations in an amount not to exceed \$13,000,000; 2) approving the form and authorizing the execution and delivery of necessary agreements, instruments and documents; 3) delegating authority to determine certain matters with respect to the foregoing; 4) declaring official intent to be reimbursed for certain expenditures; and 5) declaring an emergency. Council Member Newlin seconded the motion.

VOTE: AYES: Dallman, Newlin, O'Neill, Ring, NAYS: Alfonzo, Smith

MOTION CARRIED

11. Discussion and possible action to: 1) Assignment of Contract for the Delivery of Colorado River Water from Mohave Water Conservation District to the City of Bullhead City between the United States Department of the Interior Bureau of Reclamation, the Mohave Water Conservation District and the City (Contract No. 9-07-30-W0012 Assignment); 2) Assignment of Subcontract No. 95-103 between Mohave County Water Authority and the Mohave Water Conservation District for Delivery of Colorado River Water to Bullhead City between the United States Department of the Interior Bureau of Reclamation, the Mohave Water Conservation District and the City (Subcontract No. 95-102 Assignment); 3) Amendment No. 2 to Subcontract No. 95-102 dated December 12, 1995 between the Mohave County Water Authority and Bullhead City, Arizona; 4) Assignment and Assumption of Subcontract between the Mohave County Water Authority and Mohave Water Conservation District to Firm future Supplies of Colorado Water between the Mohave Water Conservation District, the Mohave County Water Authority and the City; and 5) Authorizing and directing the Mayor to execute the agreements on behalf of the City and directing City staff to engage in all reasonable and necessary actions to implement the transactions. (City Attorney Emery)

Utilities Director Clark said the Mohave Water Conservation District was created before the city was incorporated. He said initially they received an entitlement of 1,800 acre-feet of water that covered the areas of Sun Ridge and Punto de Vista in the northern part of the city. He said later they received another contract for 3,000 acre-feet of water when the city bought its 6,000 acre-feet of Kingman water. He said the Mohave Water Conservation District bought 3,000 acre-feet of that water. He said the Mohave Water Conservation District does not have any members and the board no longer exists. He said he has been ordering water for the district and has been reporting water use for the district for many years. He said the district does have some bills to pay for the Multi-species Conservation Program and the Mohave County Water Authority fees. He said in addition to getting the water entitlements, the city will also receive approximately \$171,000 to cover those types of fees for a few years. He said 4,800 acre-feet of water will be moved under Bullhead City's entitlement and said that will move the city's entitlement from 24,000 acre-feet to 29,000 acre-feet.

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

Council Member Smith made a motion to: 1) Assignment of Contract for the Delivery of Colorado River Water from Mohave Water Conservation District to the City of Bullhead City between the United States Department of the Interior Bureau of Reclamation, the Mohave Water Conservation District and the City (Contract No. 9-07-30-W0012 Assignment); 2) Assignment of Subcontract No. 95-103 between Mohave County Water Authority and the Mohave Water Conservation District for Delivery of Colorado River Water to Bullhead City between the United States Department of the Interior Bureau of Reclamation, the Mohave Water Conservation District and the City (Subcontract No. 95-102 Assignment); 3) Amendment No. 2 to Subcontract No. 95-102 dated December 12, 1995 between the Mohave County Water Authority and Bullhead City, Arizona; 4) Assignment and Assumption of Subcontract between the Mohave County Water Authority and Mohave Water Conservation District to Firm future Supplies of Colorado Water between the Mohave Water Conservation District, the Mohave County Water Authority and the City; and 5) Authorizing and directing the Mayor to execute the agreements on behalf of the City and directing City staff to engage in all reasonable and necessary actions to implement the transactions. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

12. Discussion and possible action to adopt RESOLUTION NO. 2026R-13 approving a street name change in the Laughlin Ranch community from Riverport Drive to Dave Lords Drive. (Assistant City Manager Pruitt)

Assistant City Manager Pruitt said this item is a request from the Laughlin Ranch Homeowners Association to change the street name of Riverport Drive to Dave Lords Drive. He said Riverport Drive is an offshoot of Laughlin Ranch Boulevard, just past the fire department. He said two physical addresses would be impacted by the name change. One property that would be affected is Glass Mountain LLC. which is associated with the Laughlin Ranch community and the other is a parcel owned by the fire department. He said the fire department is located on Laughlin Ranch Boulevard so the address would not change, but the parcel that sits on Riverport Drive would be affected. He said this is a private drive so the costs associated with the change would be paid by the HOA. He said the city would play a role in putting the information out to the public and letting the appropriate agencies know. He said usually when you are considering naming a street after a person, you consider the value the individual brought to the community.

Vice Mayor Alfonzo said he met David Lords several times and had many discussions with him. He said Mr. Lords was a pillar in his community and known for his work in Laughlin Ranch. He said he thought it was fitting and proper to dignify the Laughlin Ranch area by memorializing David Lord with honor for his contributions to the community.

Mayor Dallman asked if anyone wanted to speak on this item.

Bud Korn said he lives in Laughlin Ranch, and said Laughlin Ranch does not have a Homeowner's Association, they have an Owner's Association. He said there is one person that makes every decision in Laughlin Ranch and that is Ali Salass, who happens to be a resident of Laughlin Ranch. He said everything that happens in Laughlin Ranch, including this item, is the will of Ali Salass. He said he

has very different views of David Lords based on several interactions he had with him. He said Mr. Lords was not liked by everyone in Laughlin Ranch. He said Mr. Lords lived in Scottsdale, Arizona not Bullhead City. He said he named the community Laughlin Ranch because he did not care enough about Bullhead City to incorporate Bullhead City in the name; instead, the Laughlin family received the honor of having the nicest community in Bullhead City named after someone on the other side of the river. He asked if the city or Laughlin Ranch will be contacting all the mapping companies to get the street name changed.

Michelle Vandenberg said she is with HOAMCO and the Community Manager for Laughlin Ranch. She said the Board decided to honor Dave Lords since he did so many amazing things and basically created Laughlin Ranch. She said this was brought up at their 2025 annual meeting and said the homeowners that were in attendance were very interested in the idea and said this is their way of honoring him.

Council Member O'Neill said he does not care what the street names are because Laughlin Ranch is a private HOA and the streets are private property. He said he will not vote on this item. City Attorney Emery said Council Member O'Neill will have to vote aye, nay, or declare a conflict of interest. Council Member O'Neill said he had a conflict of interest. City Manager Cotter said Council Member O'Neill is correct; this is a private street. He said the HOA made a request and said there has been some comments on social media that are for naming the street after Dave Lords, and there are some comments from people that are opposed to it. He said another option is to table this item to allow for additional public input. Council Member O'Neill said he is going to vote no on this item because he did not care what they name the street because it is private property. He said it is nothing against Dave Lords or the HOA.

Council Member Newlin said a letter from the Laughlin Ranch Homeowners Association Board of Directors is included in the packet. He said the letter stated that the change was brought forward and supported by the Homeowners Association Board of Directors. He asked if Laughlin Ranch has a homeowners association. Michelle Vandenberg said she works for HOAMCO, and said they are the management company for Laughlin Ranch. She said there is a Board of Directors for the Laughlin Ranch Homeowners Association. She said there are three members on the board, and said the association is declarant ran, meaning the board is not ran by the homeowners.

Council Member Smith said she agreed with Council Member O'Neill. She said she visited Laughlin Ranch and spoke to several homeowners who asked her to approve this item. She said if the majority of the residents want the change, she has no problem with it.

Council Member Ring said Dave Lords did a lot for Bullhead City and said approving this item is the right thing to do.

Council Member Ring made a motion to adopt Resolution No. 2026R-13 approving a street name change in the Laughlin Ranch community from Riverport Drive to Dave Lords Drive. Vice Mayor Alfonzo seconded the motion.

VOTE: AYES: Alfonzo, Dallman, Newlin, Ring, Smith NAYS: O'Neill

MOTION CARRIED

COUNCIL REQUESTED ITEMS

None

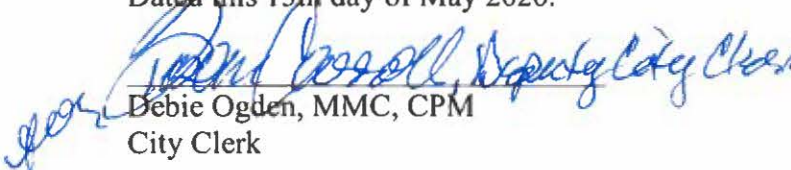
ADJOURNMENT

There being no further business to come before the Council, Mayor Head declared the meeting adjourned at 8:04 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 5th day of May 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of May 2026.


Debie Ogden, MMC, CPM
City Clerk