

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, June 3, 2025, in the Council Chambers, 1255 Marina Blvd., Bullhead City, Arizona.

CALL TO ORDER

Mayor D'Amico called the special meeting to order at 1:00 p.m.

ROLL CALL

Council Present

Alfonzo, Dallman, D'Amico, Head, Newlin, O'Neill, Ring

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Debie Ogden

UTILITIES DIRECTOR: Mark Clark

DISCUSSION ITEM 1:00 P.M.

Discussion regarding the annual funding for The Legacy Foundation Christine Stamper Center for Help & Hope, operated by Catholic Charities.

City Manager Cotter said this item is to discuss the issues that came up during the budget meeting, and said everyone is aware of the conversations that took place during the meeting. He said everyone is aware of the issues of homelessness in the community and how the city is addressing those issues. He said today's focal point is the funding for Catholic Charities. He said this meeting is not about anything that happens at the parks, on the bus, or at veterans court. He said this discussion is meant to be focused on funding Catholic Charities and the \$127,000 that is in the proposed budget.

Kathy Peterson, Executive Director for Northern Arizona, said they are very grateful for the funding and support the Council has provided over the years. She said they are here today specifically to talk about the Legacy Foundation Christine Stamper Center for Help and Hope. She said they provide 57 beds of emergency shelter, 40 beds for individual men and women, and eight beds for veterans. She said they also have a separate secured area to house up to three families. She said they provide hot meals with the help of Chef John and his army of volunteers and said they could not run the center without volunteers. She said they usually serve a continental breakfast, lunch and a hot dinner and said people do not have to be staying at the shelter to receive a free meal. She said they offer seating inside the shelter and on the back porch, and said the back porch is used as a cooling station when it gets really hot because they have misters. She said they have kennels on the back porch so people can keep their pets in a cool area as well. She said they also give the animals food and water. She said they have a laundry room, showers, and a group of computers and Wi-Fi that their guests can access, and said they are open 24 hours a day, seven days a week.

Olivia McCormick said she is in attendance to speak as a member of the Board of Trustees. She said Catholic Charities covers all diocese and parishes in northern and central Arizona. She said it is unusual for a person in the north region to be a chairperson. She said she has been on the Board of Trustees for six years, and said she is finishing her first year as a member of the Board. She said they

are proud to say they passed accreditation since 1988 and continue to do so. She said they recently went through a very extensive deep dive into their financial reporting and their policies and procedures so that the Board has a full understanding of how their multi-functioning 26 programs and 400 plus employee organization runs. She said she wanted the Council to know that they are a trusted organization, and said she is very proud to be a part of it. She said one of the things she loves doing the most is being an ambassador for Catholic Charities Services.

Paul Mulligan, President and CEO of Catholic Charities Community Services, said he has been with Catholic Charities for 10 years. He said they are located all over Arizona, and said they are a charity 501 C3 organization with an independent Board of Directors. He said the Board is one hundred percent invested, and all board members give financially to their work. He said they are also associated with a group called Catholic Charities USA. He said they are not a parent organization of any sort and said they operate independently. He said he is a member of Board of Catholic Charities USA, and said it is a network membership organization. He said they offer benefits and professional development to members throughout the country. He said there are 167 other Catholic Charities around the country. He said the organization the city partnerships with is Catholic Charities Community Services in Phoenix and said it is their headquarters that covers central and northern Arizona. He said their funding is a mix of sources that has been historically principally government funded. He said they have a lot more donors and foundation engagement in their work now than they ever had before. He said they have annual audits, special audits that they perform, and some self-imposed audits. He said their entire leadership team is very invested in doing things right by following their contracts and getting validation from third parties. He said it is important for them as a good partner in the community to follow the law. He said they are monitored by federal contracts, and said all funds that come to Catholic Charities support Catholic Charities. He said they are called Catholic Charities, but they do not pay dues to the Catholic Church. He said they get support from parishioners around central and northern Arizona, and the Diocese of Phoenix, and said they fund the work that is happening in the Bullhead shelter. He said they also get funding from the Center for Help and Hope, and said they are grateful that they can partner with the BHHS Legacy Foundation. He said because of the partnerships with the city and the Legacy Foundation they now have many resources they can tap into and develop a more stable and successful outcome. He thanked the city for being incredible partners and said it is very rare for a shelter to operate 24-7. He said the funding they receive from the city mainly goes towards helping them stay open 24/7.

Rebecca Vaughn, Community Relations Coordinator and Shelter Operations Manager, said from June 1, 2024 to May 31, 2025 the shelter has provided the following: served 84,000 meals compared to 25,000 meals served in 2021-2022; 15,570 bed nights; nearly 3,000 bed nights and 14 families served and given a 90-day stay in the shelter; and made 33,000 connections with people and offered them various services. She said last year the city approached them in late July and asked if there a way they can increase their bed capacity. She said they opened their back patio that is equipped with misters and were able to sleep additional people. She said it worked well even though they did it on the fly. She said the plan for this year is to sleep an additional 25 people indoors when the temperature reaches 115 degrees. She said along with that change, they extended their hours from 6:00 p.m. to 8:00 p.m. She briefly spoke about two success stories that involved people who used the shelter and their resources to find jobs and permanent housing.

Kathy Peterson, Executive Director for Northern Arizona, said Catholic Charities have been serving in Mohave County for over 20 years. She said in 2016 they were asked to take over the day resource center that was located on Highway 95. She said it was not a big space, and said they were crammed

in the space like sardines. She said they had conversations with community members, other nonprofits, mental health providers, county supervisors, the City of Bullhead City, and the BHHS Legacy Foundation. She said she heard numerous times that Bullhead City needed an emergency shelter. She said they put their heads together and with the help of a lot of local funding partners, they were able to pull it off. She said she wanted to close by reminding the Council of their mission statement, which is “helping our community's most vulnerable with self-solutions that permanently improve lives.”

Vice Mayor Alfonzo asked Mr. Mulligan if he was referring to grants or contracts for services when he stated they have government contracts. Mr. Mulligan said some contracts are grants that are awarded through their agency and some are actual contracts. He said they have a contract with the VA which is a federal agency to operate a 76 bed veterans shelter in Phoenix. Vice Mayor Alfonzo asked how many people are currently housed at the shelter. Ms. Peterson said there are currently 57 people housed at the shelter. Vice Mayor Alfonzo asked how much food is donated by organizations such as DOT Foods and local churches. Rebecca Vaughn, Community Relations Coordinator and Shelter Operations Manager, said they get a monthly delivery from St. Mary's Food Bank. She said they have a new relationship with DOT Foods and said last year was the first year they received a large donation from them to purchase food and said they are working with them again this year to do the same. Vice Mayor Alfonzo asked how much food they receive from local churches. Ms. Vaughn said the main church they receive food from is Desert Shores Baptist Church. She said they bring them sandwiches to be placed in the sack lunches regularly during the week. Vice Mayor Alfonzo asked if they are an independent organization from the Catholic Church. Mr. Muller answered affirmative. Vice Mayor Alfonzo asked if they receive allocations or any type of funding from the Catholic Church. Mr. Muller answered affirmative. He said they have an annual appeal and this year they asked for \$1 million, but the funds have not been awarded yet. Vice Mayor Alfonzo asked how much money they have received from the Catholic organization. Mr. Muller said they have received \$950,000. Vice Mayor Alfonzo asked how many people they have on staff. Mr. Muller said they have 38 paid staff members. Vice Mayor Alfonzo asked how many volunteers they had. Ms. Vaughn said they use 7 volunteers daily, and said they have a pool of 34 volunteers.

Council Member O'Neill said he was contacted by one of their volunteers after the last city council meeting and was invited to serve meals at the shelter. He said he served meals on a Sunday night and had interactions with the veterans program at Catholic Charities. He said the people are outstanding and the gentleman that visits veterans in the parks is a great guy. He said when he arrived, he was given a walk through the whole facility. He said he served meals and washed dishes and, saw how the whole layout works. He said he volunteers at Praise Chapel and currently oversees the men's home. He said there is a lot of overlap between the men's home at Praise Chapel and Catholic Charities. He asked Community Relations Coordinator Rebecca Vaughn if they send people to Praise Chapel when their facility is full. Ms. Vaughn answered affirmative. Council Member O'Neill said he looks forward to returning to the shelter and serving more meals. Council Member O'Neill asked if the Catholic Charities in the City is involved with bringing undocumented immigrants into Bullhead City and housing them, or do they just share the name Catholic Charities. Ms. Vaughn said they have nothing to do with illegal immigration. She said that is why she wanted to make sure the Council and the public understood that they are separate entities that comprise the network. She said the only thing they have in common with that organization is a desire to serve people, but they do it differently. She said they serve the people here in Bullhead City, and said they will help anyone that walks through their doors.

Council Member Newlin said he has been to the shelter a few times, and said he is always very impressed with the staff and volunteers. He said he has the agreement between Bullhead City and Catholic Charities Community Services in Support of the Legacy Foundation. He read a paragraph that states “contractor agrees that it will not provide tentage or supplies to the homeless population, either presenting on the center or not that would facilitate the creation of outdoor living spaces unless the individual is attempting to obtain a seriously mental ill diagnosis and is not enrolling, or is enrolled, in contractors Path Federal Assistance Program and is engaged with the goal of long-term permanent housing. This prohibition does not prevent contractor from conducting outreach to the homeless in efforts to offer services available at the center.” He asked City Manager Cotter if tent camping is allowed in Bullhead City. City Manager Cotter said tent camping is allowed at Davis Camp, but you must pay a fee or have a pass to be allowed to camp. Council Member Newlin said he is concerned with the words “unless the individual is attempting to obtain a seriously mental ill diagnosis and is enrolling, or is enrolled, in contractors Path Federal Assistance Program and is engaged with the goal of long-term permanent housing.” He said in the last four years he has cleaned up approximately ten homeless camps along Miracle Mile and some have had tents. He asked if Catholic Charities is handing out free tents. Sandi Flores, Northern Arizona Senior Program Manager, said what Council Member Newlin is referring to is their Path Program. She said it is a federal program through the Substance Abuse and Mental Health Services Administration. She said Path stands for Projects for the Assistance in Transition from Homelessness. She said the Path Program is an outreach program, and those individuals are tasked with going out into the community and locating individuals who are experiencing homelessness. She said their target population is individuals with a serious mental illness that is either undiagnosed or they are not currently receiving treatment. She said their goal is to engage them, connect with them, bring them into the shelter, and connect them to additional services. She said the reason that clause is there is because a lot of times people who have a serious mental illness, trauma, or substance abuse issues might not go to a communal shelter so they can stay off the grid. She said they do hand out supplies such as hygiene kits and water to engage individuals with the focus of bringing them in and slowly try to engage them further and offer assistance. She said one of the big things the Path Program does is educate individuals and make sure they are aware of laws stating where they can and cannot be. Council Member Newlin said his biggest concern is putting an undue burden on property owners, managers, and people trespassing on private property and public spaces. He said the language in the contract needs to be looked at. He said there should be some very strong communication with any individuals the employees encounter because he has seen tents throughout the city and has cleaned up multiple homeless sites. City Manager Cotter said every person with a tent needs to know there is zero tolerance for camping in city limits. He said if any church or charitable organization is handing out tents, those tents are removed from all public property. He said this is a contractual issue that they could discuss. He said he thought it came from Catholic Charities that they have a Path Program. He said they are trying to get mentally ill people off the street, which is something they all want, but how do you do that? He said sometimes it may be giving them hygiene kits or something else, but there is zero tolerance for camping in city limits, whether their contract says it or not, the city is not allowing it.

Council Member Dallman said the shelter is doing a fabulous job. She said she has toured the facility multiple times but has not volunteered. She said she has delivered food from another organization because they had an excess amount. She asked President and CEO Paul Mulligan if their annual audits are internal, and if not, who does them. Mr. Mulligan said an independent firm does their audits. He said as an organization making a certain amount of revenue through the IRS, they are required to undergo audits. He said they also undergo single audits because of the nature of some of their federal programs. Council Member Dallman asked if they would be open to attending a council

meeting a couple of times a year and giving a brief report. Ms. Vaughn said they would like to give quarterly reports at a council meeting.

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

Scotty McClure said Catholic Charities needs to put up a fence in the back of their property to keep people from trespassing.

Pamela Smith asked for clarification when it was stated earlier in the meeting that they extended their hours to stay open until 8:00 p.m. and they also said they are open 24/7. Kathy Peterson, Executive Director for Northern Arizona, said they are open 24/7, but the day resource center is not. She said people that come to get resources during the day must leave at 8 p.m. because they do not have enough beds for everyone. She said their 57 beds stay full almost every night, so they have staff there 24/7 because people are sleeping at the facility.

City Manager Cotter said there is still a council action item on this funding. He said the funding is currently in the budget, and said tonight the Council are going to be asked to approve the preliminary budget. He said that would be the appropriate time to modify the budget. He said staff is bringing the budget back for final approval at a subsequent meeting. He said staff can bring the new contract with Catholic Charities to renew the funding at the next council meeting. He said there is language in the agreement that has been there for a few years. He said he talked to Council Member Ring about it and said she asked if we could have some additional reporting requirements added. He said all of that is fair game. He said what would come back for the Council to consider at the next meeting is to consider changes to the contract that Council Member Newlin brought up. He said the Council will still be voting on this outside of the budget at a future meeting. He said there are still two items the council must vote on. One is the adoption of the budget, and one is the adoption in concurrence with a new contract.

DISCUSSION ITEM 2:00 P.M.

Discussion regarding proposed city water and sewer rates and discount programs.

City Manager Cotter said this conversation is a follow-up from the previous work session where they discussed the potential of increasing water and wastewater rates as well as discussing possible discounts. He said when the city took over EPCOR, the discounts that were in place were honored, but no new customers were allowed to sign up. He said tonight he wanted to talk about those discounts and the application of the discounts.

Assistant City Manager Kajirwa said some of the major challenges they are facing are in the international market and supply issues, and said they are seeing increases in raw materials and energy costs. He said they are seeing approximately 15-18 percent increase in energy costs across the board and there is instability with the supply chain. He said COVID had an impact on the supply chain and said they are still seeing supply issues. He said some materials currently have a lag time of 36 weeks to 1 year. He said in mid-April the tariffs were talked about and in recent days the new administration mentioned doubling the levy on steel and aluminum imports from 25 percent to 50 percent, and said the levy begins tomorrow. He said they anticipate this having a large impact on upcoming projects. He said other challenges they are facing are many systems are approaching the end of their 50-76 year life spans, leading to frequent water main breaks and water loss; manufacturers are preferentially

focusing on high-turnover, higher margin materials versus specialty goods or engineering application materials; there is a skilled labor gap in manufacturing; competition with other high skill construction and system providers competing for limited resources; complex direct/indirect factors causing direct cost increases across nearly all sectors; and inflation/escalation. He said Utilities Director Clark told him that one of the wells they projected to die two years from now is dying right now. He said they were going to replace it in fiscal year 2027, but now they must reanalyze everything and find out how they are going to cover the area to ensure increased redundancy and adequate water supply. He said the material gap ties into the supply chain issues, and said they cannot get the materials fast enough. He said they are seeing a 40 percent decrease in manufacturing personnel. He said most people who are in the field are coming into retirement and it is very difficult to get new employees with that kind of skill level. He said skilled employees come with a higher cost and higher wages which also affects the operating expenses. He said a good example of this is the meter prices. He said meter prices have gone up approximately 10-15 percent. He said they have hardly seen any price decreases when it comes to project supplies and project cost. He said they are seeing individual projects being impacted by increases of approximately 22-52 percent.

Utilities Director Clark briefly explained Utility Enterprise Funds. He said enterprise funded operations are financed from funds generated by water and sewer operations only. He said debt issued by enterprise funds can be backed by enterprise fund revenue if there is revenue to support the debt, and said water and sewer enterprise funds do not receive general fund monies. He said in Chapter 13.07.170 of the city code states "utility rates shall be established to recover at least the cost of providing each utility service, including services ancillary thereto, and to maintain adequate fund reserves for each utility to provide for reasonably expected variations in the cost of providing the utility service, as well as variations in the demand for such utility service". He said they are not there yet, and said they are not even covering their costs. He said they do need a rate increase, and said it is up to the Council to decide how much the rate increase will be. He said Bullhead City water rate considerations are as follows: consolidate the Mohave and Northern Mohave rate structures, both base rates and water basic services (volumetric rates); to consolidate the current interim rate surcharge into the water basic service charge (volumetric rates); and to phase in the overall rate increase for all customers over a 3-year period. He said they have spent over \$9 million since the city took over EPCOR water making the following improvements: drilled wells 24-2 and 20-1; replaced the Big Bend Acres well; replaced wells 16-1, LR-1, 9, 10, and 3; replaced the Desert Foothills well; repaired the south reservoir Site 3; cleaned 7 reservoirs; repaired 95 PRV stations; installed new PRV station; repaired over 1,590 water breaks; installing 320 new fire hydrants; drilling new well 6-1 (fiscal year 2025-2026); constructing 1.25mg reservoir next year (fiscal year 2025-2026). He said they have made the following water improvements: installing hundreds of new water meters and new water system valves; constructing new booster stations and new transmission mains; constructing additional reservoirs; developing water system redundancy; interconnecting water systems; and rehabilitating reservoirs. He showed a slide that showed the water revenue and expenses which included the rate increase, year of the rate increase, revenue from the rate increase, expenses, net income, and debt repayment.

Council Member Newlin asked with regards to the slide, it shows the debt repayments go from \$5.5 to \$8 million and asked why it escalated so dramatically. Utilities Director Clark said the column is not just the debt to purchase the system. He said additional capital projects are also included. Council Member Newlin asked if he knew what the interest rate would be. Utilities Director Clark said right now it is looking at about 4.5 percent, and said they are hoping it comes down in a few years. He said they have borrowed money from the general fund to keep them operating because they are currently

running in the red, and said the only entity that was willing to lend them money is the city. He said they are borrowing money from the general fund and said it is not forgivable debt, and said they ultimately must pay it back. He said the operating expenses by department are as follows: operations are approximately 49 percent and debt is 38 percent; billing is 6 percent; and inter-departmental is 6 percent.

Council Member Newlin asked if there was a schedule or repayment plan to the general fund. Utilities Director Clark said currently there is not a schedule or repayment plan to the general fund because they do not know when they will be operating in the black. He said that will depend on the rate increase the Council approves. He said if the Council approves the proposed 19, 14, 14 schedule, they could be in the black in three years. He said if the Council approves something else, it could take them much longer to get out of debt, and they would have to continue borrowing from the general fund. City Manager Cotter said the rate structure that is being introduced tonight and the percentage rates they are showing are the rates they need right now.

Utilities Director Clark showed slides that showed the proposed Bullhead City residential water base rates and water volumetric rates for each jurisdiction in the city and the breakdown from 2026-2028. City Manager Cotter said if residents were still with EPCOR Water, they would currently be paying more than the city's proposed increase.

Assistant City Manager Kajirwa said the Utility Assistance and Discount Program (UADP) is designed to support income-eligible households, disabled veterans, and active service members by receiving the burden of increased utility rates. He said the program ensures equitable access to essential services, promotes financial stability for vulnerable residents, and honors military service to our county and state. He said they are proposing eligible residents may apply for monthly discounts on their water and wastewater utility bills. He said approved applicants may combine discounts if they meet the criteria for more than one qualifying category, and said the monthly maximum discount is \$20.00. He said the U.S. Federal Poverty Guidelines will be used to determine financial eligibility for the UADP, and said once submitted, residents need to allow 30 days to process their application. He said the monthly discounts are as follows: Arizona low income can receive a \$10.00 monthly discount; Arizona Active Duty/Deployed service members can receive a \$10.00 monthly discount; and disabled veterans can receive a \$10.00 monthly discount. Council Member O'Neill asked what the disability cutoff is. Assistant City Manager Kajirwa said there is no cutoff. Assistant City Manager Kajirwa said the eligibility requirements are as follows: applicants must be a Bullhead City Utilities customer with an active residential account in their name; applicant must re-apply annually to remain eligible; applicant must notify the Utilities Department within 30 days if they no longer qualify; account must be current and in good standing; only one application per household will be accepted; and if the account gets disconnected for non-payment, the discount will be void for one year from initial application date. He said the city will continue to offer high water bill consideration and utility payment plans. He said staff will do audits periodically to ensure that individuals who are utilizing the discount program meet the guidelines.

City Manager Cotter said in theory, someone's bill could actually go down under the rate increase if they qualify for the discount programs. He said when the city took over EPCOR, the rates and the discounts were froze because nobody knew what the future would hold. He said if the city is going to raise rates, it would be appropriate to bring back the discount program. Assistant City Manager Kajirwa said there are currently 206 individuals on the discount program, and said they expect to see a huge influx of applications once everything is set in stone. City Manager Cotter said they expect to

see a lot of applicants because the community has a poverty rate of 15-20 percent, and said the process is very simple.

Utilities Director Clark said with regards to the wastewater increase, the increase will take place over a 3 year period and the increase will be spread evenly over all customer classes. He said they have been spending a lot of money on the wastewater system and said they were a bit remiss in capital improvements to the system. He said since 2021, they had to spend over \$17 million on wastewater operations in addition to what they had to spend on the water system. He said the good thing is they have not borrowed from the general fund for the wastewater improvements because they had the revenue to cover it. He said the proposed rate increase is 9 percent over the next 3 years.

Council Member Newlin said at the last meeting, there were discussions about partnering with the Central Arizona Project and asked City Manager Cotter if he had any discussions with them. City Manager Cotter said there are some discussions the Council will be able to have in the future when they start to look at potential revenue sources. He said one potential source of revenue is reclaimed water. He said time and technology are going to present things like should the city recycle it and drink it, or should it be put into a pipe in the river and have a resource to sell. He said there are a lot of opportunities with reclaimed water, and said as of today the city does not know what all the options for reclaimed water are. He said the city also has water entitlement rights that they may look into in the future. He said those things are not in factor today, but they can be in the future. He said when the city took over EPCOR Water, as part of the purchase the city acquired some core assets outside of the city. He said he and Utility Director Clark have been discussing the possibility of selling those assets to Bermuda Water.

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

Scotty McClure said he will qualify for a \$10 discount because he is a disabled veteran and spoke about discounts other utilities offer.

Council Member Head made a motion to adjourn the special meeting and convene into executive session at 3:12 p.m. Council Member Ring seconded the motion.

VOTE: AYES: Alfonzo, Dallman, D'Amico, Head, Newlin, O'Neill, Ring

NAYS: None ABSENT: None

MOTION CARRIED

EXECUTIVE SESSION

1. Discussion or consultation for legal advice with the City Attorney concerning the Chaparral Golf Course. Arizona Revised Statutes § 38-431.03(A)(3).
2. Legal update with the City Attorney concerning various matters of current litigation. Arizona Revised Statutes § 38-431.03(A)(3).
3. Annual review of City Attorney, Garn Emery. Arizona Revised Statutes § 38-431.03(A)(1).

Note: No legal action will be taken by the City Council during the Executive Session.

Council Member Dallman made a motion to adjourn from executive session and the special meeting at 4:38 p.m. Council Member Ring seconded the motion.

VOTE: AYES: Alfonzo, Dallman, D'Amico, Head, Newlin, O'Neill, Ring
NAYS: None ABSENT: None

MOTION CARRIED

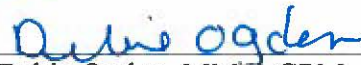
ADJOURNMENT

Mayor D'Amico declared the special meeting adjourned at 4:38 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 3rd day of June 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of June 2025.



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, June 3, 2025, in the City Council Chambers, 1255 Marina Boulevard, Bullhead City, Arizona.

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor D'Amico called the meeting to order at 5:30 p.m. and invited Pastor Earl Johnson from Spirit Life Church to deliver the invocation. Council Member Ring led the assembly in the Pledge of Allegiance to the Flag.

ROLL CALL

Council Present

Alfonzo, Dallman, D'Amico, Head, Newlin, O'Neill, Ring

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Debie Ogden

POLICE CHIEF: Robert Trebes

FINANCE DIRECTOR: Robert Drexler

PUBLIC WORKS DIRECTOR: Angie Johnson

UTILITIES DIRECTOR: Mark R. Clark

HUMAN SERVICES DIRECTOR: Jeff Tipton

DEVELOPMENT SERVICES DIRECTOR: Saritti Chooniyom

PRESENTATIONS AND PROCLAMATIONS

1. Proclamation declaring the month of June 2025 as "Elder Abuse Awareness Month" in Bullhead City.

Mayor D'Amico read the proclamation. A representative from WACOG was not present to receive the proclamation.

2. Proclamation declaring June 14, 2025 Flag Day in Bullhead City.

Mayor D'Amico read the proclamation and presented it to members of the Bullhead City Elks Lodge.

3. Report by Optimum Communications.

A representative from Optimum Communications was not present. No report was given.

OPEN CALL TO THE PUBLIC

Mayor D'Amico opened the call to the public.

Ken Ogata said he is representing the Bullhead Pickleball Club and non-member players. He said the Bullhead Pickleball Club is a non-profit organization and has over 200 members. He said they are requesting the city to build a shade structure at the Rotary Park pickleball courts and to help arrange

for permanent indoor play. He said the summer sun is relenting, and said all players that use the facility would be grateful to have a shaded area. He said many tournaments are played at Rotary Park as well as the Golden Games. He said the tournaments bring in many people from other areas and contribute their tax dollars to the city and local businesses. He said their club has raised over \$15,000 towards the goal of the structure. He said they are asking the city to build the structure and said they would be happy to contribute. He said in the coming month, they will be working on proposals and obtaining additional funding from local service organizations. He said they would also like to request that the city begin work on an indoor facility, and said they are no longer allowed to play at the Optimum Community Center. He said the facility was open to pickleball players year round on weekday mornings, as well as Tuesday and Thursday evenings for open play and free training was provided by the club. He said since they have not been allowed to play at the Optimum Community Center they have been shuffled around between the Boys and Girls Club and Mohave High School. He said the facilities, while they are kind enough to provide them, are not ideal as they are primarily used for children as they were intended. He said they are not allowed to play at the Boys and Girls Club when schools let out, and said they will have limited use at the Mohave Accelerated Learning Center gymnasium. He said the hours are limited to 9:00 a.m. until noon Monday through Friday until sometime in July. He said permanent indoor facilities are provided for players in both Kingman and Lake Havasu City, and said they felt that Bullhead City would benefit from this as well. He said the club would greatly appreciate the use of the gym at the Optimum Center as before until the new building is completed. He asked them to be put on next month's agenda to give them an opportunity to obtain a proposal for shade structures and have the Council give them further guidance on how to proceed for a permanent indoor facility.

Barbara Pape spoke about the upcoming Colorado River Republican Women luncheon to be held at Chaparral Country Club on June 4th.

Pamela Smith spoke about the upcoming Burgers and Bingo event that is being held at Chaparral Country Club on June 23rd.

Paula Hamby spoke about cuts that are happening to Veterans Affairs. She said staffing is being cut to the Suicide Hotline and social services. She urged everyone to contact their representative and ask that the cuts be stopped.

Scotty McClure spoke about a man that broke into his home. He said there is no enhancement of charges law in the State of Arizona and said he is going to fight to get the law changed.

Trudy Miller spoke about a misleading article that was in Saturday's edition of the Mohave Valley Daily Newspaper regarding cuts to Medicaid.

Eric Alarcon spoke in opposition of the city closing local washouts. He said he felt that the two washouts that were recently closed could be desirable and safe with proper repairs and maintenance. He proposed purchasing the washout on Riverfront Drive and rezone the land to be used as a local waterway. He said if this was done, the area would be protected, and citizens would be able to use the area to swim and fish. He said the Holiday Shores area does not have a park so this would be very beneficial to area residents.

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

AGENDA MODIFICATIONS

None

WAIVER MOTION

Vice Mayor Alfonzo made a motion to waive the reading in full of all ordinances and resolutions presented for adoption at this meeting. Council Member O'Neill seconded the motion.

VOTE: AYES: Alfonzo, Dallman, D'Amico, Head, Newlin, O'Neill, Ring
NAYS: None ABSENT: None

MOTION CARRIED

MANAGER'S REPORT

1. Memorial Day Weekend Statistics

Police Chief Trebes said they had a lot of extra help on the river over Memorial Day weekend. He said Arizona Game and Fish, Nevada Department of Wildlife, and Mohave County Sheriff's Department also had boats on the river. He said there were 6 OUI arrests and 6 non-injury accidents. He said Bullhead City has zero tolerance for any kind of reckless operation on the river, including operating under the influence. City Manager Cotter said he visited the parks over the holiday weekend and said the lifeguards, beach security, park rangers, parks maintenance staff, and the police department performed at a very high level. He said so far, the city has collected just under \$100,000 in parking revenue. He said the city rents the Chamber of Commerce building minus their business offices, and turn the entire downstairs into a convenience store and the upper level conference room is used solely as a police outpost. He said they are hoping that the parking revenue will bring in upwards of \$750,000 this summer, and said those funds will go back into the park for additional improvements. He said staff is in the final stages of completing the ADA wheelchair ramp located south of the Bullhead Belle. He said at a previous meeting the Council said they would like to have an ADA wheelchair ramp where people in wheelchairs could still enjoy the river. He said the ramp is designed for one to five units and said it is going to be a great amenity.

2. Summer Camp

Public Works Director Johnson said staff has completed the first week of Summer Camp, and said they are currently in week two. She said so far they have 700 registered campers and are on track to surpass last years total of 703 registered campers. She said they are currently accepting registrations for weeks 3, 4, and 5. She said people can register on the city's website or at the Anderson Fieldhouse Monday through Thursday from 8:00 a.m. until 4:00 p.m.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

None

ITEMS WITHDRAWN FROM CONSENT AGENDA

Council Member Dallman removed Agenda Item 2 and declared a conflict of interest.

CONSENT AGENDA

Council Member Head made a motion that Items 1 and 3 on the Consent Agenda be approved in accordance with the reports, certifications and recommendations furnished each Council Member and without further discussion. Vice Mayor Alfonzo seconded the motion.

VOTE: AYES: Alfonzo, Dallman, D'Amico, Head, Newlin, O'Neill, Ring
NAYS: None ABSENT: None

MOTION CARRIED

Items on the Consent Agenda were approved as follows:

1. Approve the minutes of the May 6, 2025 Regular and Special Council Meetings. (City Clerk Ogden)
3. Approve: 1) the final plat for Sunbeam Drive Townhomes; 2) the financial assurance through the subdivision bond; and 3) authorize the mayor to execute required documents on behalf of the City. (Development Services Director Chooniyom)

PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

2. Approve: 1) the final plat for Montano Ridge Estates Tract 5165, Unit 2; 2) acceptance of the cash financial assurance through the Subdivision Assurance Agreement Montano Ridge Estates Tract 5165 Unit 2; 3) the water allocation in the amount of 26.55 acre-feet; and 4) authorize the mayor to execute the final plat on behalf of the City. (Development Services Director Chooniyom)

Council Member Dallman declared a conflict of interest and left the dais.

Planner Loera said this item is a request for the Council to approve the final plat for a project known as Montano Ridge Estates. He said the project is located south of the Bullhead Parkway and Silver Creek intersection. He said this request will add an additional 79 lots and 5 parcels, all of which will be owned by the homeowners association. He said the improvements will be complete in the next few weeks at which point they will get the full release of their financial assurance. He said they are asking for the final plat to be approved so they can get the map recorded and start selling the lots.

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

Council Member Head made a motion to approve: 1) the final plat for Montano Ridge Estates Tract 5165, Unit 2; 2) acceptance of the cash financial assurance through the Subdivision Assurance Agreement Montano Ridge Estates Tract 5165 Unit 2; 3) the water allocation in the amount of 26.55 acre-feet; and 4) authorize the mayor to execute the final plat on behalf of the City. Vice Mayor Alfonzo seconded the motion.

VOTE: AYES: Alfonzo, D'Amico, Head, Newlin, O'Neill, Ring
NAYS: None ABSENT: None ABSTAINED: Dallman

MOTION CARRIED

Council Member Dallman returned to the dais.

BOARD/COMMISSION/COMMITTEE APPOINTMENTS

None

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS

None

ACTION ITEMS

Building, Planning and Zoning Items

Bid Awards, Contracts, Intergovernmental Agreement, and Purchases

4. Discussion and possible action to approve the Bullhead City Middle School Athletic Fields Purchase and Installation Agreement with Play It Safe Playgrounds and Park Equipment of Mesa, Arizona, in an amount not to exceed \$151,789.30, and authorize the City Manager to execute the Agreement and issue resultant payments. (Public Works Director Johnson)

City Manager Cotter said the Optimum Community Center, formerly the Suddenlink Community Center, formerly the Mountain View Elementary School, was given to the city outright in exchange for slurring and fixing some of the schools parking lots and partnering with the school on a new athletic facility located across from the Boys and Girls Club. He said there is currently a football field, softball field, parking lot, playground, and potentially a bathroom in the future. He said the partnership with the school district allocated it to the city and said part of the city's investment is equipping and setting up the park. He said this item is part of agreement the city has with the school district. He said as part of the agreement, the city will have full utilization of the park when it is not being used for school purposes. He said every Monday through Thursday at 3:00 it becomes a city park as well as Friday, Saturday and Sunday.

Vice Mayor Alfonzo asked if the equipment has a warranty. Public Works Director Johnson said there is a one year warranty after the project is completed.

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

Council Member Newlin made a motion to approve the Bullhead City Middle School Athletic Fields Purchase and Installation Agreement with Play It Safe Playgrounds and Park Equipment of Mesa, Arizona, in an amount not to exceed \$151,789.30, and authorize the City Manager to execute the Agreement and issue resultant payments. Council Member Ring seconded the motion.

VOTE: AYES: Alfonzo, Dallman, D'Amico, Head, Newlin, O'Neill, Ring
NAYS: None ABSENT: None

MOTION CARRIED

5. Discussion and possible action to approve a construction contract with McCormick Construction Company of Bullhead City, Arizona, for the Highway 95/Mohave Drive Southbound Right Turn Lane Project in an amount not to exceed \$414,370.00, and authorize the City Manager to execute the Contract and issue resultant payments. (Public Works Director Johnson)

City Manager Cotter said as part of the city's budgetary process and the State of Arizona's budgetary process, \$8 million was allocated to Bullhead City for right turn lanes. He said this item is for a new right turn lane to be located at Highway 95 and Mohave Drive using the funds the city received from the state.

Public Works Director Johnson said this item is for approval to enter into a contract with McCormick Construction to install a new southbound right turn lane at Highway 95 and Mohave Drive. She said the proposed new turn lane is approximately 300 feet long and will include new curb and gutter, sidewalk, and signal pole relocation, all of which will help improve the safety at this intersection. She said they advertised the project on April 2nd, April 9th, April 16th, and April 23rd, and said bids were opened on May 14th. She said 16 vendors downloaded the project and 3 bids were received. She said McCormick Construction was the low bidder.

Vice Mayor Alfonzo said AJP Electric submitted a bid in the amount of \$502,549.30 and Combs Constructions submitted a bid in the amount of \$616,000.00

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

Scotty McClure asked if construction would take place at night. Public Works Director Johnson said they will work during the day when they can, and will work at night when they need to. Mr. McClure asked when construction on the right turn lane by Safeway will start. Public Works Director Johnson said the project is currently in the design phase.

Council Member Newlin made a motion to approve a construction contract with McCormick Construction Company of Bullhead City, Arizona, for the Highway 95/Mohave Drive Southbound Right Turn Lane Project in an amount not to exceed \$414,370.00, and authorize the City Manager to execute the Contract and issue resultant payments. Vice Mayor Alfonzo seconded the motion.

VOTE: AYES: Alfonzo, Dallman, D'Amico, Head, Newlin, O'Neill, Ring
NAYS: None ABSENT: None

MOTION CARRIED

6. Discussion and possible action to approve the agreement for the Bullhead City Animal Resource Center animal housing with Tristar Metals, Inc., dba Direct Animal Products, in the amount of \$523,772.00 plus applicable taxes, and authorize the City Manager to execute the agreement and issue resulting payments. (Human Service Director Tipton)

Human Services Director Tipton said the Council approved the Bullhead City Animal Resource Center conceptual design on July 18, 2024 with animal housing as a key feature of the new shelter. He said this item is a crucial capital purchase and has a long lead time of approximately 18 weeks. He said ordering now ensures construction can be completed this fall. He said the Fiscal Year 2025-

2026 budget will reflect this amount along with additional funding necessary to complete the construction and capital components of the project. He said this item has been budgeted and is anticipated to be approved through the upcoming budget process. He said Shelter Manager Alison Harms is also in attendance and Reese Chatterton from Direct Animal Products is joining via telephone. He said Mr. Chatterton is their project partner. Shelter Manager Harms said Direct Animal Products specializes in durable, fully customizable veterinary-grade enclosures, all fabricated in Texas. She gave a slideshow presentation showing how they plan to use Direct Animal Products in the new shelter. She said when you walk into BARC, there will not be a traditional front door separating visitors from the animals. She said the space will feel more like a pet store environment—open, welcoming, and friendly. She said when you enter, visitors will see the cat area, showcasing their custom cat condos. She said the units are designed not just for functionality, but also for the comfort and enrichment of the cats, and said they plan to be able to house over 111 cats. She said the condos feature interconnected portholes which allow the cats to move between compartments, and said the feature allows cats to have access to more space or allows staff to separate areas for shy or bonded cats. She said the cat enclosures are unique in that they allow movement both vertically and horizontally and left and right. She said the design is also very versatile. She said as an example, two cats can enjoy up to six individual "condos," giving them plenty of space but if there is only one cat, it can be configured as one large enclosure. She said each unit includes a private litter box area, a hiding space, and a perching area which are important features since cats naturally love to perch and feel secure. She said the enclosures are also designed so the public can view the cats without being able to reach in and potentially disturb or harm them, which helps keep both the animals and visitors safe. She said the facility can house up to 24 small dogs and is part of a significant expansion, increasing overall capacity from 31 to over 88 dogs. She said the open-concept lobby with large windows creates a welcoming and spacious environment. She said the small and large dogs will be housed separately, with design considerations for noise and stress levels. She said the kennels will feature side ventilation, plexiglass, rotating food and water dishes for staff safety, removable bottom trays for cleanliness, and said the stainless steel doors ensure durability against cleaning chemicals. She said the veterinary area will include a dedicated dog nursery to support pregnant dogs and puppies in a stress-free environment until adoption. She said the facility will also feature two large indoor enrichment rooms with adjustable, lockable walls and glass panels for added safety—suitable for training and activities. She said the major equipment will be sourced from Direct Animal Products with a 10-year warranty, while smaller or third-party items will have standard one-year manufacturer warranties.

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

Vice Mayor Alfonzo made a motion to approve the agreement for the Bullhead City Animal Resource Center animal housing with Tristar Metals, Inc., dba Direct Animal Products, in the amount of \$523,772.00 plus applicable taxes, and authorize the City Manager to execute the agreement and issue resulting payments. Council Member Newlin seconded the motion.

VOTE: AYES: Alfonzo, Dallman, D'Amico, Head, Newlin, O'Neill, Ring
NAYS: None ABSENT: None

MOTION CARRIED

Other Business

7. Discussion and possible action to adopt ORDINANCE NO. 2025-7 by reference, approving an amendment to Section 8.08.110; Unreasonable Noise, of Title 8, Nuisances, of the Bullhead City Municipal Code; and adopt RESOLUTION NO. 2025R-26, declaring the code amendment a public hearing. (City Attorney Emery)

City Manager Cotter said the city already had an ordinance in place that addressed this issue. He said state law changed so the city must amend the existing code. He said the amended timeline is May 1st to October 15th.

Council Member Newlin said he is in favor of the amendment because Bullhead City gets extremely hot during the summer months.

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

Vice Mayor Alfonzo made a motion to adopt Ordinance No. 2025-7 by reference, approving an amendment to Section 8.08.110; Unreasonable Noise, of Title 8, Nuisances, of the Bullhead City Municipal Code; and adopt Resolution No. 2025R-26, declaring the code amendment a public hearing. Council Member Ring seconded the motion.

VOTE: AYES: Alfonzo, Dallman, D'Amico, Head, Newlin, O'Neill, Ring
NAYS: None ABSENT: None

MOTION CARRIED

8. **PUBLIC HEARING:** Discussion and possible action to adopt RESOLUTION NO. 2025R-27, adopting the tentative budget, adopting the estimated amounts required to meet the public expenses of the City of Bullhead City for the fiscal year 2025-2026, and authorizing and directing the publication of statements and schedules of the tentative budget, together with notice of hearing on said budget and notice of date of final adoption of said budget. (Finance Director Drexler)

City Manager Cotter said the budget workshop was held recently and thanked everyone who attended the meeting. He said very few changes were made during the budget workshop. He said during the budget hearing, the contingency was raised and additional funds were added to the Boys and Girls Club annual agreement subject to future conversations. He said there were discussions regarding Catholic Charities and the funding for the homeless shelter. He said another workshop was held this afternoon at 1:00 regarding the funding of Catholic Charities, and said it is subject to future conversations and action by the council at a future council meeting. He said during call to the public there was a request from Pickleball Nation to add a shade structure to the pickleball courts located at Rotary Park and they also asked what is happening at the Optimum Center. He said there is \$1 million in this budget that was taken out of one time capital to not only build three indoor pickleball courts, but other amenities as well. He said the city does not have the resources to make all the improvements and build all the amenities at once without borrowing money. He said the Optimum Center is a pay as you go process, and said the parking lot came first. He said to build the parking lot they first had to move a mountain which cost over \$2 million to expand the services that are offered there. He said the gym must be a revenue making facility where people can rent it out and have quinceaneras, weddings, sporting events and the community theater. He said the reason why pickleball cannot be

played inside the Optimum Center is because there is no capacity for it, and said at one time they were using the Optimum Center almost to full capacity. He said the city built two new covered pickleball courts outside and a plethora of new courts at Rotary Park that can be shaded. He said the city is currently planning for three indoor pickleball courts that will be owned by the city, not a private sector company that is going to charge an arm and a leg to play. He said he wanted to let Pickleball Nation know that the city is doing everything it can to take care of our pickleball players. He said there is no money in the budget to shade the pickleball courts at Rotary Park. He said from what he has heard, the pickleball players may be able to contribute \$15,000 to go towards installing a shade structure. He said the city has worked very hard to have one of the best budgets we have ever had. He said the city will be able to make improvements to infrastructure, water and sewer and do nice things in the community. He said because of everyone's hard work and efforts, they can talk about additional shade if that is council's desire.

Finance Director Drexler said there were a couple things he wanted to point out. He showed the ad that will be published in the paper in accordance with the state law, and said page two is left blank because the city does not levy any property taxes. He said there is a great overall summary of all the departments and funds on Schedule E starting on page 15.

Vice Mayor Alfonzo said since the city is already planning to build 3 indoor pickleball courts, the cost should be split 50/50 between the pickleball organizations and the city. City Manager Cotter said he was told that it will cost approximately \$150,000 to shade the pickleball courts. He said if the pickleball organizations could raise \$75,000 the city could match it. He said if they do not want to do that, 3 new indoor pickleball courts are in the upcoming budget.

Council Member Newlin said shading the pickleball courts is a good idea, but he is not interested in proposing a budget amendment.

Mayor D'Amico said perhaps this could be added next year. He said the city is looking into possibly raising water rates and said 3 indoor courts are already planned. He said he wanted to get back to basics. He said the reserve is healthy and said they wanted to keep it that way. He said there are 43,000 residents in Bullhead City and said there they have a lot to spread out and a lot of things need to be done. He said the city has already done a fare share for pickleball this year.

Council Member Head asked City Manager Cotter how much money is in contingency. City Manager Cotter said there is a total of \$52 million of all funds. Council Member asked if the city could use contingency funds if the pickleball organizations were able to raise a large amount of money to help pay for the shading. City Manager Cotter answered affirmative. He said if the expenditure is over \$50,000 it would have to come before the council for approval and there would be another opportunity to discuss this.

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

Jim Kennedy said they are not requesting to shade the pickleball courts. He said they are requesting to shade the small area between the courts so they will not have to stand in the sun when they are waiting to play. He said the shaded area will give them an area to congregate in and give them relief from the sun in between games. City Manager Cotter asked if they want only the seating area shaded. Mr. Kennedy answered affirmative. Public Works Director Johnson said it would probably cost around \$50,000 and said she would have to get measurements. City Manager Cotter said they will

have to budget for the total amount and when the pickleball organization reimburses the city for their half, they will put a line item in the revenue side of the budget.

Mark Kilroy asked when the 3 new indoor pickleball courts will be completed. City Manager Cotter said the funds will be available on July 1st and said they will complete the project as soon as possible. He said building the new pickleball courts will not be an easy process because they are going to use an old classroom and raise the roof 20 feet and then start building the courts.

Scotty McClure said the city never changes anything, but stuff continues to be added. He said the city does not need another code enforcement officer driving a new truck. He said he wanted to see more AI items in the budget next year.

Council Member Head made a motion to adopt Resolution No. 2025R-27, adopting the tentative budget, adopting the estimated amounts required to meet the public expenses of the City of Bullhead City for the fiscal year 2025-2026, and authorizing and directing the publication of statements and schedules of the tentative budget, together with notice of hearing on said budget and notice of date of final adoption of said budget with the amendment to add the cost of the shade covering for the pickleball courts located at Rotary Park. Vice Mayor Alfonzo seconded the motion.

VOTE: AYES: Alfonzo, Dallman, D'Amico, Head, Newlin, O'Neill, Ring
NAYS: None ABSENT: None

MOTION CARRIED

COUNCIL REQUESTED ITEMS

None

ADJOURNMENT

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 6:45 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 3rd day of June 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 23rd day of June 2025.


Debie Ogden, MMC, CPM
City Clerk