

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, April 21, 2026, in the City Council Chambers, 1255 Marina Boulevard, Bullhead City, Arizona.

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Mayor Alfonzo called the meeting to order at 3:30 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

DISCUSSION ITEM(S)

1. Energy Efficiency Audit Follow-Up from the May 7, 2024 Regular Council Meeting.

Assistant City Manager Kajirwa said the city issued a request for qualifications in 2023 to identify opportunities for energy efficiency improvements across City Hall and other municipal facilities. He said at the time grant funding was widely available, particularly for solar energy projects. He said the city explored solar options, including existing installations such as solar-covered parking areas, and conducted a site visit to the City of Mesa to evaluate how similar projects were implemented. He explained that after further analysis staff determined that solar power was not a viable option for the city based on available grant funding and project feasibility. He said staff returned to Council in 2024 and received approval to contract with Schneider Electric to conduct a comprehensive assessment. He said Schneider Electric evaluated all city facilities between March and November 2024, including reviewing engineered plans and utility data. He said the initial project cost was estimated at \$24 million, however staff refined the scope and prioritized improvements to focus on the most cost-effective projects. He said by removing certain components and identifying work that could be completed in-house, the estimated cost was reduced to approximately \$12 million.

Brandon Woodward of Schneider Electric said the proposal aligns with the Council's priorities of prosperity, progress, and projects by identifying opportunities to generate savings and reinvest them into city improvements. He said Schneider Electric has extensive experience working with municipalities to identify cost savings and funding opportunities. He explained the analysis identified more than \$24 million in projected utility overpayments over time, along with opportunities to modernize approximately \$12 million in city infrastructure without negatively impacting the budget. He said the city's current annual utility expenditures total approximately \$1.7 million, consisting of approximately 75 percent electricity, 10 percent solar, 11 percent water, and 3 percent natural gas. He explained the approach would involve reallocating inefficiencies in utility spending toward capital improvement priorities, infrastructure upgrades, and operational budget relief. He said the plan includes exploring additional funding sources such as federal grants, utility rebates, and revenue-

generating opportunities, and said Schneider Electric would return to Council with a finalized scope, guaranteed pricing, and projected savings.

Mr. Woodward outlined three primary areas of improvement: LED lighting retrofits, building automation systems, and Schneider Electric service solutions. He explained building automation upgrades would include replacing existing thermostats with advanced systems, allowing staff to remotely monitor and control energy usage more efficiently. He described proposed LED lighting upgrades for both interior and exterior applications, noting benefits such as longer lifespan, improved uniformity, and reduced energy consumption. He said converting streetlights to LED would enhance visibility and safety while reducing light pollution with potential savings of up to 65 percent on metered fixtures. He said LED sports field lighting could support the city's sports tourism efforts by reducing maintenance costs and improving lighting quality, including potential upgrades at Firebird Field to meet higher-level athletic standards.

Mr. Woodward said approximately \$12 million in improvements had been identified and that multiple implementation approaches were considered, including phased options over several years. He explained an alternative approach would allow the project to be self-funded by capturing utility savings and applying them toward project costs, enabling earlier completion without relying on existing budget allocations. He estimated that the city could realize approximately \$500,000 to \$600,000 in annual utility savings over the life of the equipment.

Council Member Smith asked about the expected lifespan of the proposed improvements. Mr. Woodward said the lifespan would vary by equipment but is estimated to be approximately 20 years. Council Member Smith asked if the projected \$23.9 million in savings would occur over that 20-year period. Mr. Woodward answered affirmative.

Mr. Woodward said Schneider Electric had worked with the city's financial advisors to evaluate how the project could be incorporated into a future revenue bond structure, utilizing projected utility savings to fund the improvements. He said rather than continuing to allocate funds toward utility overpayments, those funds could be redirected to repay the project costs. He said approximately \$24 million in projected utility overpayments could be leveraged, with about \$12 million used to fund immediate infrastructure improvements and the remaining amount resulting in positive cash flow over 20-25 years. He explained by statute, all costs associated with the project including debt service must be offset by guaranteed savings and said if the projected savings are not realized, Schneider Electric would reimburse the city for the difference. He said the project includes significant upgrades to city facilities, parks, and buildings, as well as improvements to roadway safety and visibility through LED lighting. He said the project would also provide staff with tools to improve operational efficiency and reduce energy consumption, while supporting broader goals such as economic development and sports tourism. He emphasized the overall approach enhances the city's budget by redirecting funds currently spent on utility inefficiencies into infrastructure improvements and long-term savings.

Council Member O'Neill asked if city staff would perform the LED lighting improvements or if Schneider Electric would complete the work. Mr. Woodward said Schneider Electric would develop the solution, make recommendations, perform the installation, and provide a guarantee on the results. Council Member O'Neill asked if the cost of approximately \$11 to \$12 million would be required upfront or spread over time. Mr. Woodward clarified that \$11 to \$12 million represents the total cost of the proposed improvements. Council Member O'Neill asked if approval of the project would

require the city to issue a check for that amount at the outset. City Manager Cotter said that would not be the recommended approach and explained the project would be structured around energy efficiency savings. He said the city already budgets for utility expenses, including electric and natural gas costs. He said funds currently allocated for utility payments could be redirected toward the project, as the improvements would reduce overall utility expenses. Council Member O'Neill asked for confirmation that if projected savings were not realized, Schneider Electric would cover the difference. Mr. Woodward confirmed that the savings are guaranteed and that the company would reimburse the city if necessary. Council Member O'Neill asked if the automated system would control multiple elements such as streetlights and lighting on the sports fields. Mr. Woodward clarified the building automation system would specifically apply to heating and cooling systems within the city's largest facilities, as identified in the project scope.

Council Member Newlin asked if the work would be subcontracted. Mr. Woodward said the building automation system would be completed by Schneider Electric, while streetlight improvements would be subcontracted through a Request for Proposals (RFP) process. Council Member Newlin asked if the city would determine the color of the LED streetlights or if that decision would be made by Schneider Electric. Mr. Woodward said options would be presented and staff would collaborate to select the preferred color and brightness. He said sample lights could be installed for evaluation prior to final selection. Assistant City Manager Kajirwa said aesthetic considerations would be addressed later in the process, and that the current focus is on the energy savings associated with replacing the lighting. Council Member Newlin asked why the audit process took longer than expected. Assistant City Manager Kajirwa explained that over the past two years, the project had not been a priority but has since become more urgent. City Manager Cotter added staff had initially been directed to research solar energy options and said those efforts indicated that solar was not cost-effective under current conditions. He said the city engaged a national firm to further analyze solar feasibility and better understand why it was not viable despite the region's high solar exposure. He explained that without substantial federal or state subsidies solar would not generate sufficient power to meet the city's needs, particularly for energy-intensive facilities like wastewater treatment plants. He said under current conditions, solar would not provide a favorable return on investment.

Vice Mayor Alfonzo asked which items were removed from the original project scope. Mr. Woodward explained certain components were eliminated based on return on investment considerations. He said while replacing air conditioning systems could provide energy savings, the primary need was operational rather than financial. He said the return did not justify inclusion in the program and said as a result, chiller replacements were removed, along with solar-related components. Assistant City Manager Kajirwa said electric vehicle charging stations and Smart City infrastructure were also removed, as well as solar-covered parking, revenue-generating projects, and projects that would have relied solely on grant funding. Vice Mayor Alfonzo asked if the project cost included labor, materials, and equipment. Mr. Woodward answered affirmative. Vice Mayor Alfonzo inquired about backup systems in the event of power outages. Mr. Woodward said there would be no backup power for individual streetlights due to the high cost and said the building automation system would retain data during power interruptions.

City Manager Cotter explained prior lighting installations at Rotary Park and said while those systems initially included warranties, many components have aged and require replacement. He emphasized the importance of ensuring that any new installations include comprehensive warranties for fixtures and equipment.

Vice Mayor Alfonzo asked if the project team would pursue available grant opportunities. Mr. Woodward said Schneider Electric's national grants team would work with the city to identify and apply for applicable funding sources. Vice Mayor Alfonzo requested clarification on the project timeline and phasing. Mr. Woodward said rather than implementing improvements over a three- to five-year phased approach, the city could consider incorporating the project into a future bond to allow for immediate implementation. He said the proposal was developed without assuming grant funding and said any grants received would provide additional financial benefit. Assistant City Manager Kajirwa added the phased approach was originally structured around anticipated grant timelines, with Phase 1 including projects less likely to receive grant funding, and later phases including projects more suitable for grant applications. Vice Mayor Alfonzo asked if residential streets would be included in the lighting improvements. Assistant City Manager Kajirwa said they would be included and said the initial priority would be Highway 95, with the intent to pursue additional funding for neighborhood street improvements in the future.

Council Member Ring said staff and the consultants had done a thorough job on the analysis and said she was not surprised that solar was not a viable option. She said she supported the proposed improvements to Highway 95, particularly in enhancing safety, and acknowledged the potential for cost savings.

Council Member Dallman asked if the Council's direction was to proceed with the project all at once or implement it in phases and if that decision was influenced by funding considerations and the potential to secure future grants. City Manager Cotter said the approach depends largely on financing. He said any upfront cost would ultimately be borne by the city and likely through a bond with repayment coming from the same funds currently used for utility expenses. He said interest rates are a significant factor for a project of this size, and a phased approach such as implementing \$3 to \$4 million over several years could provide flexibility. He said completing the entire project upfront could limit eligibility for grants, as funding opportunities are typically not available after work has already been completed. Council Member Dallman said she favored pursuing grant opportunities. She asked if the estimated \$661,000 in annual savings was based on completing the entire project at once. Mr. Woodward said the projected utility savings would be realized regardless of whether the project is completed all at once or in phases. Council Member Dallman asked if a breakdown of savings by phase was available. Assistant City Manager Kajirwa said multiple scenarios had been evaluated and said some savings would be reduced if the project is spread over time. He said a three-phase approach may be the most practical and emphasized that the key decision is how the project will be funded either incrementally or through bonding. Council Member Dallman said aligning the project phases with grant opportunities would likely be the most beneficial approach for the city.

Council Member Smith said it appeared some phases would not generate immediate savings if implemented incrementally and said the projected \$661,000 in annual savings seemed to remain the same whether the project was completed all at once or in phases. Mr. Woodward clarified the full \$661,000 in annual savings would be realized once all improvements are completed. He explained if the project is phased, the city would not see the full savings immediately but would gradually realize increased savings as each phase is implemented, ultimately reaching the same total once the entire project is complete. Council Member Smith asked if city staff could complete the LED streetlight improvements along Highway 95. Assistant City Manager Kajirwa said staff has the capability to perform the work however timing is a key factor. Mr. Woodward said while much of the work could technically be completed in-house, it may not be as cost-effective due to labor costs and the extended timeframe required. City Manager Cotter said staff does not have the capacity to take on a project of

that scale in addition to their existing responsibilities. Council Member Smith asked about plans to reduce utility costs at the wastewater treatment facilities. Mr. Woodward said LED lighting upgrades would be included at those facilities but noted that the largest utility costs are associated with the pumping and treatment processes. He indicated those areas could be evaluated further for additional efficiency improvements.

City Manager Cotter said if any members of the public believe solar energy could be a viable option for Bullhead City, they are encouraged to contact him and share their findings. He said while the technology may exist, the city has not identified a solution that is currently feasible under existing conditions.

Council Member Smith asked what the cost to the city would be if no action is taken on the project. City Manager Cotter said the city has already entered into a contract with Schneider Electric and would still be responsible for paying for their services. Council Member Smith stated that she would not support issuing a bond for the project.

Vice Mayor Alfonzo asked whether artificial intelligence was used in structuring the project management approach. Mr. Woodward responded that AI is incorporated into certain software and program tools utilized in the project.

Council Member O'Neill compared the consultant cost to a vehicle diagnostic fee and said the \$150,000 paid for the analysis was similar to paying for an evaluation that can be applied toward the overall project if it proceeds. He said the expense would not be wasted if the city moves forward with implementation and said it contributes to identifying solutions and potential savings. He said while the study identified up to approximately \$24 million in potential savings, those savings would likely be reduced over a longer period if the project is implemented in phases. He said he did not support solar and expressed concern about having city staff perform the work in-house because it would require a significant additional workload and overtime for tasks outside their typical scope. He indicated a preference for utilizing experienced contractors who specialize in lighting installation. Mr. Woodward said the current streetlight fixtures along Highway 95 have an estimated lifespan of approximately three to four years, whereas the proposed LED fixtures are expected to last up to 25 years. He said this would significantly reduce the need for city staff to perform frequent replacements and maintenance associated with the existing lighting system.

Assistant City Manager Kajirwa said he recommended the city consider a phased approach over approximately three years and structure the project to be self-funding through realized utility savings. He said the city could move forward with the project from a financial standpoint, but it would need to be balanced against other city priorities and operational demands. He said under a bond scenario at an estimated interest rate of 4.25 percent, annual payments would begin at approximately \$160,000, increase to roughly \$300,000 to \$400,000 around years 10 through 12, and then decrease as savings are realized and applied toward debt repayment over time.

Mr. Kajirwa said there is an argument for completing the project all at once and he recommended consideration of competing priorities and financial timing. He compared the decision-making process to purchasing a vehicle, emphasizing the importance of weighing upfront costs against long-term affordability and operational needs.

City Manager Cotter said Council Member Smith was not in favor of bonding, leaving a pay-as-you-go approach as a potential option which could involve multiple phases. He said the project could be divided into several components such as converting highway lighting to LED and that costs, current energy usage, and projected savings could be calculated to develop a financial model. He said funding could come from sources other than borrowing or grants and provided an example in which a \$1 million investment could yield \$2 million in savings over 20 years. He said there were multiple approaches to consider. He suggested directing staff to refine the proposal and return with an updated presentation at a workshop in approximately 60 days.

Council Member Smith asked why the bond estimates were based on the full \$12 million project cost. City Manager Cotter explained that Schneider Electric would be required to guarantee the projected savings and that the contract would be based on the full scope of work without assuming grant funding. He said adjustments could occur as details are refined and said the company must be confident in the projections presented to the Council. Council Member Smith reiterated her opposition to basing the analysis on the full \$12 million when the project would be implemented in phases.

Council Member O'Neill asked how quickly updated cost estimates based on current pricing could be prepared. Mr. Woodward responded that it would take approximately 30 days. Council Member O'Neill suggested returning within that timeframe with updated projections and said total costs could vary significantly from prior estimates.

City Manager Cotter highlighted key considerations, particularly the option of borrowing funds and using savings from electricity and utility costs to repay potential bonds. He said this analysis would need to be further developed by Assistant City Manager Kajirwa and Mr. Woodward, including whether the project would be implemented as a single effort or in phases. He said these details would require additional study and there was sufficient momentum to continue evaluating the proposal. He concluded that Council supported conducting a more in-depth analysis to ensure that any approach is financially sound and provides a clear benefit to the community.

Council Member Dallman said she agreed with Council Member O'Neill's suggestion to return with updated information within approximately one month, or as soon as feasible. She expressed support for a three-phase approach and requested a detailed breakdown of each phase. She asked staff to provide projected annual savings for each phase, including how much would be applied toward bond repayment if that financing option is pursued, or how quickly funds could be reimbursed if drawn from contingency reserves. She emphasized the importance of understanding the cost savings and repayment timeline for each phase.

Assistant City Manager Kajirwa said he would coordinate with Mr. Woodward and return to the Council within 30 to 60 days with a more detailed presentation. He invited any additional questions or direction from the Council and said he would incorporate that feedback into a refined proposal.

Vice Mayor Alfonzo thanked Mr. Woodward and Assistant City Manager Kajirwa for their work on the presentation.

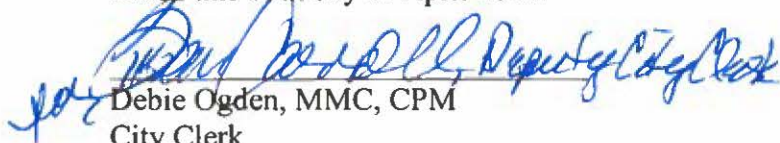
ADJOURNMENT

Vice Mayor Alfonzo declared the special meeting adjourned at 4:53 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 21st day of April 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 29th day of April 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, April 21, 2026, in the City Council Chambers, 1255 Marina Boulevard, Bullhead City, Arizona.

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Mayor Alfonzo called the meeting to order at 5:30 p.m. and invited Pastor Tim Eighmy with Community Lutheran Church to deliver the invocation. Council Member O'Neill 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

INTERIM POLICE CHIEF: Daniel Sharp

FINANCE DIRECTOR: Robert Drexler

PUBLIC WORKS DIRECTOR: Angie Johnson

HUMAN SERVICES DIRECTOR: Jeff Tipton

DEVELOPMENT SERVICES DIRECTOR: Billy Chooniyom

PRESENTATIONS AND PROCLAMATIONS

None

OPEN CALL TO THE PUBLIC

Vice Mayor Alfonzo opened the call to the public.

William Fleager, representing the Bullhead City Community Emergency Response Team (CERT), explained the CERT program was originally developed by the Los Angeles Fire Department following its study of the 1985 Mexico City earthquakes. He said since 1993, emergency preparedness and safety training has been made available through the Federal Emergency Management Agency (FEMA), and CERT programs have been established in all 50 states. He said the Bullhead City CERT was established in 2012 and is sponsored by the Bullhead City Fire Department. He said CERT members receive free training in a variety of areas, including disaster preparedness, fire suppression, medical response and first aid, search and rescue, disaster psychology, team organization, and the Incident Command System, as well as participation in disaster simulation exercises. He said monthly CERT meetings are held at Fire Station No. 1, located at 1260 Hancock Road, on the second Thursday of each month at 5:30 p.m., and encouraged community members to participate.

Mary (last name not provided) said the Bullhead City CERT focuses on day-to-day community support and preparedness, assisting where needs are greatest. She said members support firefighters on scene, install smoke detectors and Knox Boxes for senior citizens, provide first aid stations, assist with toy drives and community events, and educate the public on preparedness and safety.

Dennis Rogers with the Bullhead City Elks Lodge spoke about the need for blood donations and announced their Blood Drive will be held at the Elks Lodge on May 19th from 9:00 a.m. to 1:30 p.m.

Diana Lestat, Loyal Knight of the Bullhead City Elks Lodge, spoke about their upcoming Memorial Day Chili Cook-off event that is taking place on May 25th at the Bullhead City Elks Lodge from 12:00 p.m. to 4:00 p.m.

Carol Nelson spoke about the Colorado River Republican Women Bingo event that is taking place on April 23rd at Laughlin Ranch. She said the Colorado River Republican Women Lincoln Day dinner will be held on April 25th at the Optimum Community Center and said their monthly meeting is May 6th at 11:00 a.m. at Chaparral Country Club Restaurant.

Bob Arp spoke on behalf of Flotilla 92 of the U.S. Coast Guard and reminded everyone to wear their floatation device on our rivers and lakes. He said to tune up your boat and have all the safety gear onboard. He said the Coast Guard will do a safety check on request.

Dr. Soy Ramsmeer announced the opening of her AZ Health and Wellness Clinic in Bullhead City specializing in Type 2 diabetes disease prevention and management. She stressed the importance of diet and exercise to control Type 2 diabetes.

Mike Nesbitt, Athletic Director of the Boys and Girls Club, announced the summer basketball league for 5-18 year old students begins on June 8th. He said a basketball camp will be held on June 12 - 14 at the Boys and Girls Club and said open practice is on April 23rd at 7:00 p.m.

Paula Fontez Hambey encouraged the public to exercise their right to vote and be the peacemaker.

Tom Dallman announced the Bullhead City Rotary Club will be hosting the annual Burro Barbeque May 2nd at Community Park and encouraged the public to attend.

Grace Hecht expressed her appreciation to the Parks Department for their assistance with the Adult Egg Hunt. She also thanked Kristi McNeil for her help and for taking photographs at the event. She said Make Bullhead Better would be hosting a clothing exchange, including household goods, toys, and books at the Mohave County Library in Bullhead City on May 1st and May 2nd from 10:00 a.m. to 4:00 p.m. She announced a Community Baby Shower for mothers expecting between May and August would be held on June 18th at Laughlin Ranch from 5:00 p.m. to 7:00 p.m.

Diane Hernandez with River Cities Community Theater announced Ghost Light Youth Theater Company will be hosting a summer camp through the City of Bullhead City on June 22nd through June 26th. She thanked the Recreation Department and requested a permanent performing arts center be constructed at the Optimum Community Center.

Scotty McClure expressed concerns regarding an interaction with Council Member Ring prior to the start of the meeting, saying he felt the interaction was inappropriate. Mr. McClure spoke about a recent court proceeding in Lake Havasu City related to his challenge to Council Member Ring's nomination petitions. He said the case was dismissed on a technicality and he was not given the opportunity to present evidence. He further alleged irregularities in the nomination papers, including duplicate signatures and incomplete information, and expressed frustration these concerns were not considered.

Council Member Ring requested to respond to Mr. McClure's comments. She clarified his name as William Hoyt McClure and said he had the option to appear via Zoom for the referenced court proceeding. She said issues arose during the court hearing because of how the matter was handled, including the involvement of an individual that was not licensed to act in an official capacity on his behalf. She said the court did not permit that individual to speak, and she said Mr. McClure had relied on that person's guidance. She said the claims presented lacked supporting evidence and characterized prior statements as slanderous. She concluded by saying the case was dismissed.

Supervisor Rich Lettman announced the Mohave County Library would host "A Night at the Library" in celebration of America 250 on April 30th, featuring an evening of entertainment and patriotic activities. He said an exhibit of Revolutionary-era flags would be on display at the library from April 30th through June 13th and said approximately 30 tickets remained available at a cost of \$20.00 each.

Greg Valdez said his band would be performing at Katherine's Landing for the America 250 celebration on May 16th at 3:00 p.m. He said in recognition of the 100th anniversary of Route 66, he would be headlining an event in Topock on May 3rd. He commented on a recent drowning incident and said individuals involved were not wearing life vests. He said such safety measures cannot be enforced in all cases and suggested that an annual memorial or awareness event could help promote water safety.

Having no one else present requesting to speak, Vice Mayor Alfonzo closed the call to the public.

AGENDA MODIFICATIONS

None

WAIVER MOTION

Council Member Newlin made a motion to waive the reading in full of all ordinances and resolutions presented for adoption at this meeting. Council Member Dallman seconded the motion.

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

MOTION CARRIED

MANAGER'S REPORT

1. Summer Camp

City Manager Cotter said the theme for this year's summer camp is "A Star-Spangled Celebration" in recognition of America 250, and said the program will run from May 26th through June 26th. He said 68 camps are being offered including sports, dance, arts and crafts, cooking, and science. He said 520 campers had already registered.

2. Right Turn Lane at Safeway

City Manager Cotter presented photographs highlighting the project and said it had been a long-requested improvement by the community. He said the area had been a congestion point along Highway 95 and the addition of a third lane would help alleviate traffic issues. He said the contractor anticipated completion within the next 30 to 45 days. He reminded the public the speed limit through the construction zone is 30 miles per hour and is strictly enforced.

3. Right Turn Lane on Highway 95/Marina

City Manager Cotter presented photographs highlighting the project and said significant work was underway along Highway 95 south of Marina Boulevard. He said Southwest Gas was performing work on a major Kinder Morgan natural gas line. He said McCormick Construction is expected to begin work on the right-turn lane from Marina Boulevard to Riverview Drive once the gas utility work is completed.

4. Summer Water Safety

City Manager Cotter said the city maintains a comprehensive water safety program, noting more than \$500,000 is spent annually on lifeguards, police boats, river safety efforts, and park rangers. He said individuals renting jet skis are required by law to sign a consumer protection form and view a safety video. He added the city also invests hundreds of thousands of dollars each year in public awareness campaigns, including social media, billboards, radio advertisements, and park signage. He encouraged families to develop their own safety plans, emphasizing while the city provides education and resources, personal responsibility remains an important factor in water safety.

5. City Leadership Program Graduation

City Manager Cotter congratulated the graduates of the Bullhead City Leadership Excellence Academy and said the program is designed to strengthen the city's workforce and develop future community leaders. He said participants represented nearly every city department and expressed appreciation to Mohave College and the program's instructors for their support.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

Council Member Newlin said the Colorado River Historical Society Museum hosted an evening of storytelling featuring longtime Bullhead City residents, which was well attended. He said a production of *The Lion, the Witch, and the Wardrobe* was presented by the Ghost Light Youth Theater to a full audience at the Optimum Community Center gymnasium.

Council Member Smith announced the traveling Freedom 250 Mobile Museum will be at the Star-Spangled Summer Camp from 10:00 a.m. to 5:00 p.m. June 17th through June 19th at the Anderson Field House.

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

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

PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

None

BOARD/COMMISSION/COMMITTEE APPOINTMENTS

None

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS

None

ACTION ITEMS

Other Business

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

City Manager Cotter said the matter had been discussed at the previous Council meeting and said two motions would be required. City Attorney Emery clarified the Council should proceed with the first motion and the second motion would be addressed after completion of the initial vote.

Council Member Smith made a motion to approve the procedure of appointing the Mayoral position from only those Council Members not currently running for re-election (Council Members O'Neill, Newlin, and Dallman) and utilizing a paper ballot for determining a majority vote. Council Member O'Neill seconded the motion.

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

MOTION CARRIED

City Manager Cotter said City Clerk Ogden was prepared to distribute ballots and clarified for the public that the process was not a secret ballot, but rather a method to allow Council Members to privately indicate their choice. He explained the Clerk would collect the ballots, read each vote aloud, and tally the votes. He said if a winner was determined, at which point a motion could be made. He said in the event of a tie additional ballots would be distributed.

City Clerk Ogden distributed and collected the ballots and announced the results as follows: Council Member Smith voted for Jason Newlin; Council Member Dallman voted for Karen Dallman; Council Member Ring voted for Karen Dallman; Vice Mayor Alfonzo voted for Jason Newlin; Council Member Newlin voted for Karen Dallman; and Council Member O'Neill voted for Gene O'Neill. She reported that Council Member Dallman received three votes, Council Member Newlin received two votes, and Council Member O'Neill received one vote. She said a second round of voting would be conducted limited to Karen Dallman and Jason Newlin.

Council Member Smith questioned the need for a second round because one candidate had received the highest number of votes. City Attorney Emery clarified that no candidate had received a majority vote, necessitating an additional round of voting.

City Clerk Ogden distributed and collected the ballots for the second round of voting. She announced the results as follows: Council Member Dallman voted for Karen Dallman; Council Member Smith voted for Karen Dallman; Council Member Ring voted for Karen Dallman; Vice Mayor Alfonzo voted for Jason Newlin; Council Member Newlin voted for Karen Dallman; and Council Member O'Neill voted for Karen Dallman. She reported there were five votes for Council Member Dallman and one vote for Council Member Newlin.

Council Member Smith made a motion to appoint Council Member Dallman to temporarily serve in the position of Mayor effective immediately and concluding upon the seating of the Mayor elected in the 2026 election cycle. Council Member Newlin seconded the motion.

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

MOTION CARRIED

City Magistrate Gilleo administered the Oath of Office and swore in Council Member Dallman as Mayor.

Vice Mayor Alfonzo requested a short break at 6:25 p.m. Mayor Dallman reconvened the meeting at 6:40 p.m.

Mayor Dallman expressed appreciation to those in attendance and said she hoped to fulfill the duties of the office as effectively as past mayors.

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

Public Works Director Johnson explained the city retained Greenlight Traffic Engineering to conduct a traffic study along Ramar Road between SR 95 and Goldrush Road (Study Corridor) after receiving many requests from the community regarding speeding. She said the purpose of the study was to evaluate traffic control measures, posted speed limits, and overall roadway safety.

Scott Kelly of Greenlight Traffic Engineering said a previous study conducted by the city in 2010. He said the study suggested the removal of all-way stop control (AWSC) at several intersections along the corridor, resulting in three intersections being converted to two-way stop control. He explained the current study serves as a follow-up initiated in response to citizen complaints and evaluated if conditions warrant reinstating AWSC based on traffic volumes on the cross streets. He said the study also included an evaluation of posted speed limits, roadway and intersection safety, and crash data, as well as the identification of potential speed mitigation measures for Council consideration.

Mr. Kelly said evaluations of AWSC warrants were conducted at the intersections of Ramar Road and Monte Vista Drive, Rio Vista Drive, Colina Drive, and Arcadia Boulevard. He explained the 85th percentile speed is the engineering standard used to evaluate operating speeds, representing the speed at or below which 85 percent of drivers travel. He said traffic volumes were relatively low, averaging approximately 3,000 vehicles per day on a typical weekday. He said observed 85th percentile speeds ranged from 33 to 35 miles per hour, which is approximately 8 to 10 miles per hour above the posted speed limit. He said crash data indicated a small number of incidents, with intersection crashes resulting in property damage only and no reported injuries. He said crashes along roadway segments between intersections included a few injury incidents but were relatively low overall, with a total of eight crashes along roadway segments and seven at intersections.

Mr. Kelly said based on the analysis, none of the intersections studied met the warrants established in the Manual on Uniform Traffic Control Devices (MUTCD) for the installation of all-way stop control because cross-street traffic volumes were too low to meet the required thresholds. He said the speed limit analysis utilized the USLIMITS2 tool developed by the Federal Highway Administration and said the model incorporates variables such as land use, operating speeds (including the 50th and 85th percentiles), bicycle and pedestrian activity, roadway alignment, and crash data to generate a recommended speed limit. He said based on this analysis, the tool recommended a speed limit of 30 miles per hour instead of the current posted speed of 25 miles per hour. He said this recommendation was influenced by relatively low crash rates and the roadway width of an average of 30 feet along Ramar Road.

Mr. Kelly said field observations identified several issues, including faded or obscured stop bars and vehicles parking on the shoulder which created sight-distance obstructions. He outlined several potential speed mitigation measures for Council consideration, including a physical design option to restripe the roadway to include a two-way left-turn lane and reduce travel lane widths from 11 feet to 10 feet and said Ramar Road currently lacks a dedicated left-turn lane. He suggested regulatory

measures such as enhanced speed limit signage, speed feedback signs, increased enforcement, and the use of speed trailers. He said additional measures included lane narrowing through pavement markings, curb extensions, and the potential installation of mini roundabouts.

City Manager Cotter said the item was brought forward by constituents who had attended a Council meeting and submitted emails requesting the installation of four-way stops at certain intersections. He said the traffic engineer had explained why all-way stop control was not warranted and asked the Council if there were any changes they would like to see implemented.

Council Member Smith said she had received emails regarding the issue and had reviewed the report in detail. She said there are no stop signs on Ramar Road between Highway 95 and Arcadia Boulevard which is a distance of approximately 5,440 feet, or more than one mile. She expressed concern that eastbound traffic gains speed due to an incline and said regardless of the study findings, installing a four-way stop at Rio Vista Drive would be a logical measure to slow traffic and address reported racing. She said there are approximately 132 homes along that stretch, representing potential safety concerns for children, particularly during the summer months. She said the cost of installing a stop sign is relatively low and emphasized the importance of prioritizing safety.

Council Member O'Neill agreed with Council Member Smith and said he had also been contacted by residents. He said there is reportedly a bus stop at Rio Vista Drive and said it would be a common-sense location for a four-way stop. He asked if the study included observations during school dismissal times. Mr. Kelly responded that no bus activity was observed during the study.

Council Member Newlin said he had spent approximately 20 to 30 minutes observing traffic on Ramar Road and acknowledged some vehicles were traveling at excessive speeds. He expressed support for the 85th percentile methodology and said he would consider regulatory and enforcement measures as recommended in the report. He said the recommended steps were appropriate and said he was not inclined to pursue physical design changes at this time. He said he would consider revisiting the possibility of a four-way stop at Rio Vista Drive in the future after other measures have been implemented.

Vice Mayor Alfonzo said he agreed with Council Member Newlin and said speed feedback signs can be effective in increasing driver awareness. He said during his own observation period of approximately 20 minutes, he did not observe bicycle or scooter use, and said roadway cross-section adjustments could be considered, particularly if bike lanes are underutilized.

Council Member O'Neill said based on his experience riding a bicycle throughout the city, Ramar Road is not commonly used due to the incline. He expressed concern for individuals in wheelchairs using the roadway, noting the lack of sidewalks, and said existing shoulder space should be preserved. He reiterated his agreement with Council Member Smith regarding the bus stop and emphasized child safety should remain a priority.

Council Member Ring said she would defer to the professional recommendations provided in the study because the city had engaged experts for that purpose, and expressed agreement with Council Member Newlin's position.

Mayor Dallman said she recalled the residents who had raised concerns at a prior meeting regarding the intersection of Rio Vista Drive and Ramar Road and the presence of a bus stop. She noted

concerns about vehicles passing stopped school buses and emphasized such actions violate state law. She suggested increased police presence during school bus hours and expressed support for considering a regulatory stop sign at that location before making any permanent changes.

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

City Manager Cotter said the Council could proceed with a motion or return at a later date for further discussion. He said several items had been identified by the Council, including regulatory measures such as pavement markings and curbing, but indicated that some improvements might not be immediately feasible. He suggested the item be tabled to allow staff and the traffic engineer to return with more specific recommendations based on the study. He proposed a timeframe of approximately 30 to 45 days for staff to develop a plan of action addressing concerns at Rio Vista Drive, curbing, and other related issues.

Mayor Dallman said she agreed with tabling the item.

Council Member Newlin made a motion to table this item for 30 to 45 days. Council Member Ring seconded the motion.

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

MOTION CARRIED

Building, Planning and Zoning Items

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

Planning Manager Loera said the proposed Olive Garden Restaurant subdivision wraps around the south and east sides of the Home Depot property. He said the applicant is requesting to split the parcel into three lots. He said Lot 1 is proposed as the site of the Olive Garden, and Lots 2 and 3 are intended for future development and will require additional water allocation at the time building permits are submitted.

Vice Mayor Alfonzo expressed concern regarding traffic in the area, noting the 45-mile-per-hour speed limit and limited access, including only one right-turn lane into the Olive Garden site. Planning Manager Loera said the project would utilize an existing right-in/right-out access, with an additional southbound left-in movement allowed. He said access to the traffic signal could also be achieved through the Home Depot parking lot.

Vice Mayor Alfonzo asked if a speed limit reduction could be considered in the area. City Manager Cotter said a speed study had not been conducted and said a reduction would not be feasible because the area involves coordination between the city and the Arizona Department of Transportation (ADOT). He said any change would require a multi-phase process and said the city is still awaiting the Highway 68 safety study from ADOT. He said if the Council wishes to pursue a speed limit study in the future, an item could be placed on a future agenda.

Vice Mayor Alfonzo suggested monitoring traffic conditions after the development opens and evaluating any issues and accidents at that time.

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 1) the final plat for The Olive Garden, Tract 5181; 2) the water allocation in the amount of 3.2 acre-feet; and 3) authorizing the Mayor to sign the final plat as presented. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

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

Planning Manager Loera said the property currently has three buildings under construction, containing a total of 11 storage units. He said the applicant is requesting approval of a preliminary plat to convert the units into storage condominiums, which would allow the 11 units to be sold individually. He said an owners' association would be established to maintain the exterior of the buildings, as well as the driveways, landscaping, and other common areas on the site. He said this request represents the first step in the process and if approved by Council, a final plat would be required and presented for future Council consideration. He said the Planning and Zoning Commission recommended approval of the request.

Council Member O'Neill asked if the units would include residential living space within the metal buildings. Planning Manager Loera clarified the units are strictly storage and do not include any residential use.

Council Member Smith requested clarification that the condominium structure is intended to establish a homeowner's association to manage maintenance of the property, including the land and common areas, and does not involve any residential component. Planning Manager Loera answered affirmative.

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

Vice Mayor Alfonzo made a motion to approve the preliminary plat for a project known as Hideaway Haus, located at 405 Lee Avenue, and described as Bullhead City Unit 1, Block 4, Lots 18 through 22, Section 1, T20N, R22W, Bullhead City, AZ as presented. Council Member Ring seconded the motion.

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

MOTION CARRIED

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

Planning Manager Loera said the Emerald Bay project is a proposed master-planned golf resort community located along the river just north of the Mohave Crossroads Shopping Center. He said the Council approved the conceptual plan in April 2024, with a two-year timeframe for the applicant to proceed to subsequent steps including zoning and platting. He said as part of the overall project, the developer had attempted to acquire an adjacent 293-acre parcel of state land located west of Highway 95 and said those efforts were unsuccessful. He said the applicant is now working with the Arizona State Land Department for an auction later in the year. He said if the developer is successful in acquiring the land, they would return to the Council to request a modification to the conceptual plan to incorporate that acreage. He emphasized that the current request does not include the state land or any property owned by the school district and applies only to the approximately 193 acres along the river owned by Riverland LLC and Arizona Series 5. He addressed a frequently raised concern regarding water availability and said the city does have sufficient allocation. He said the project’s proximity to the Section 10 Wastewater Treatment Plant presents an opportunity to utilize reclaimed water for the golf course.

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

Vice Mayor Alfonzo made a motion to adopt Resolution No. 2026R-9 approving an amendment to P24-001, Resolution 2024R-19, extending the conceptual plan approval for an additional 2 years for a project known as “Emerald Bay” which is generally located at the southwestern end of the Bullhead Parkway and west of Highway 95, and described as portions of Sections 2 & 3, T19N, R22W and Section 32, T20N, R22W, Bullhead City, AZ as presented. Council Member Ring seconded the motion.

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

MOTION CARRIED

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

Planning Manager Loera explained the proposed amendment addresses height and setback requirements for accessory structures, typically garages and RV garages. He said accessory structures located entirely within the allowable building envelope and not encroaching into any setbacks are currently permitted a maximum height of 25 feet. He said the existing code allows accessory structures to encroach into rear setbacks, provided they maintain a minimum of five feet from the rear and side property lines with a maximum height of 15 feet. He said the proposed amendment would allow an increase in height of one additional foot for each additional foot of setback beyond the

minimum requirement and up to a maximum height of 25 feet. He said a structure set back 10 feet from both the rear and side property lines could reach a height of up to 20 feet, compared to the current 15-foot limit at the minimum setback. He said the architectural guidelines recently adopted by the Council would apply to any accessory structures exceeding 15 feet in height, as illustrated in the diagram included in the agenda packet.

Mayor Dallman asked the developer, Mehdi Azarmi, to provide additional details regarding the project.

Mr. Azarmi said since his arrival in the area in 1990, development trends have shifted and said previously homes were often larger than garages, whereas more recent construction reflects smaller homes with larger garage space. He said many of his clients are retirees who own recreational vehicles and other equipment requiring expanded garage capacity including RV garages. He said a significant portion of his clients seek larger garages with multiple vehicle bays and dedicated RV storage and said in some cases the value of stored recreational equipment exceeds that of the home itself. He said the current ordinance allows garage space up to one and a half times the livable area of the home and standard garage sizes are often insufficient to accommodate larger storage needs. He said a typical RV garage measuring approximately 20 by 50 feet may exceed the allowable ratio. He said many prospective homeowners wish to reside within the city, particularly in areas closer to Katherine Landing, Lake Mohave, and the Colorado River but are limited by existing regulations. He said a key concern in developing the ordinance amendment was to avoid the construction of unattractive metal garage structures. He said the city has experienced a shift from mobile homes to higher-end residential development.

Council Member Smith asked if the proposed rule would also apply to side setbacks. Planning Manager Loera confirmed the provision would apply to both side and rear setbacks, allowing one additional foot of height for each additional foot of setback from those property lines. Council Member Smith clarified that the standard setback is five feet with a maximum height of 15 feet, and that increasing the setback to seven feet would allow a height of 17 feet, up to a maximum of 25 feet at greater setbacks. Planning Manager Loera answered affirmative.

Council Member O'Neill said the amendment could potentially reduce the number of larger storage units constructed along Highway 95 which have generated public concern.

Vice Mayor Alfonzo asked about the minimum lot size required to accommodate such structures. Mr. Azarmi responded that within the Punto de Vista development, Phases 1 through 3 follow standard setback requirements, while Phase 4 consists of larger parcels that can accommodate these types of structures.

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

Council member Ring made a motion to adopt Ordinance No. 2026-5 by reference, approving an amendment to Title 17, Chapter 17.06, General District Requirements, of the Bullhead City Municipal Code concerning building heights and setbacks for accessory structures in residential districts; and adopting Resolution No. 2026R-10 declaring the code amendment a public record as presented. Council Member Smith seconded the motion.

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

MOTION CARRIED

Bid Awards, Contracts, Intergovernmental Agreement, and Purchases

None

COUNCIL REQUESTED ITEMS

None

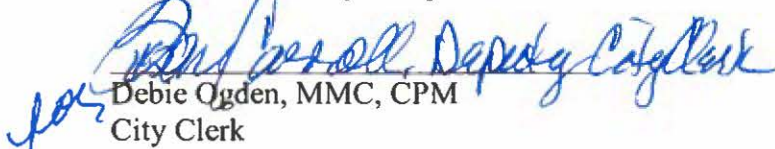
ADJOURNMENT

There being no further business to come before the Council, Mayor Dallman declared the meeting adjourned at 7:22 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 21st day of April 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28th day of April 2026.


Debie Ogden, MMC, CPM
City Clerk