



MISSION STATEMENT

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

ACTION AGENDA
REGULAR COUNCIL MEETING
BULLHEAD CITY COUNCIL
TUESDAY, DECEMBER 16, 2025, 5:30 P.M.
CITY COUNCIL CHAMBERS
1255 Marina Boulevard, Bullhead City, Arizona

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

CALL TO ORDER

ROLL CALL

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

INVOCATION

Pastor Stephen Brown, Praise Chapel

PLEDGE OF ALLEGIANCE

PRESENTATIONS AND PROCLAMATIONS

None

CALL TO THE PUBLIC

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

AGENDA MODIFICATIONS

Any items to be withdrawn from, or moved to, the appropriate place on the agenda.

WAIVER MOTION

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

MANAGER'S REPORT

1. Holiday Celebrations
2. BARC – Animal Shelter Grand Opening
3. Hazardous and Bulky Item Drop-Off Report

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

None

CONSENT AGENDA

CONSENT AGENDA (Items 1-3) All items appearing on the consent agenda will be approved with one motion and without separate discussion unless a Council Member so requests.

1. Approve the minutes of the December 2, 2025 Regular Council Meeting. (City Clerk Ogden)
2. Approve the final condominium plat for Pueblo del Rio Condominiums, Tract 5171, and authorize the mayor to sign all accompanying documents. (Development Services Director Chooniyom)
3. Approve the request to release the financial assurance in the form of subdivision bond number 4480977 for Sunbeam Drive Townhomes, Tract 5157, and to accept the required improvements into the city system for maintenance. (Development Services Director Chooniyom)

ACTION: APPROVED CONSENT AGENDA ITEMS 1-3 AS PRESENTED.

HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

None

PROCEDURES FOR PUBLIC COMMENT ON PUBLIC HEARING ACTION ITEMS

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

BOARD/COMMISSION/COMMITTEE APPOINTMENTS

None

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS

None

ACTION ITEMS

Building, Planning and Zoning Items

4. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2025-14, approving an amendment to Z23-011, Ordinance No. 2024-02, Stipulation No. 5, to allow the applicant additional time to obtain building permits for a 9.8-acre parcel of land located at 2350 Silver Creek Road, and described as the SE ¼ of the NE ¼ of the NE ¼ of Section 24, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION: ADOPTED ORDINANCE NO. 2025-14, APPROVING AN AMENDMENT TO Z23-011, ORDINANCE NO. 2024-02, STIPULATION NO. 5, TO ALLOW THE APPLICANT ADDITIONAL TIME TO OBTAIN BUILDING PERMITS FOR A 9.8-ACRE PARCEL OF LAND LOCATED AT 2350 SILVER CREEK ROAD, AND DESCRIBED AS THE SE ¼ OF THE NE ¼ OF THE NE ¼ OF SECTION 24, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.

5. Discussion and possible action to: 1) approve the final plat for CityCentre District Lots 4 & 5, Tract 5178; 2) the water allocation in the amount of 52.39 acre-feet; and 3) authorize the mayor to sign the final plat. (Development Services Director Chooniyom)

ACTION: APPROVED THE FINAL PLAT FOR CITYCENTER DISTRICT LOTS 4 & 5, TRACT 5178; THE WATER ALLOCATION IN THE AMOUNT OF 52.39 ACRE-FEET; AND AUTHORIZED THE MAYOR TO SIGN THE FINAL PLAT AS PRESENTED.

6. Discussion and possible action to approve the acceptance of all required public improvements into the city system for maintenance for Montano Ridge Estates, Tract 5156, Unit 2, Bullhead City, AZ. subject to completion of the three outstanding items as outlined in the Utility Department's approval memo dated December 9, 2025, and further, once the outstanding items are accepted by city staff in writing, all required improvements will be deemed accepted into the city system as of that date and the financial assurance will be fully released (Development Services Director Chooniyom)

ACTION: APPROVED THE ACCEPTANCE OF ALL REQUIRED PUBLIC IMPROVEMENTS INTO THE CITY SYSTEM FOR MAINTENANCE FOR MONTANO RIDGE ESTATES, TRACT 5156, UNIT 2, BULLHEAD CITY, AZ. SUBJECT TO COMPLETION OF THE THREE OUTSTANDING ITEMS AS OUTLINED IN THE UTILITY DEPARTMENT'S APPROVAL MEMO DATED DECEMBER 9, 2025, AND FURTHER, ONCE THE OUTSTANDING ITEMS ARE ACCEPTED BY CITY STAFF IN WRITING, ALL REQUIRED IMPROVEMENTS WILL BE DEEMED ACCEPTED INTO THE CITY SYSTEM AS OF THAT DATE AND THE FINANCIAL ASSURANCE WILL BE FULLY RELEASED AS PRESENTED.

Bid Awards, Contracts, Intergovernmental Agreements, and Purchases

7. Discussion and possible action to approve the Judicial Services Interim City Magistrate Agreement with Tom Brady at a rate of \$75.00 hourly and authorize the City Manager to execute the agreement and issue resulting payments. (City Manager Cotter)

ACTION: APPROVED THE JUDICIAL SERVICES INTERIM CITY MAGISTRATE AGREEMENT WITH TOM BRADY AT A RATE OF \$75.00 HOURLY AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT AND ISSUE RESULTING PAYMENTS AS PRESENTED.

8. Discussion and possible action to adopt RESOLUTION NO. 2025R-52, approving the Memorandum of Understanding between the Department of Homeland Security (DHS), U.S. Immigration and Customs Enforcement (ICE), Homeland Security Investigations (ASI-Arizona), and the Mohave Area General Narcotic Enforcement Team (MAGNET). (Interim Police Chief Sharp)

ACTION: ADOPTED RESOLUTION NO. 2025R-52, APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF HOMELAND SECURITY (DHS), U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT (ICE), HOMELAND SECURITY INVESTIGATIONS (ASI-ARIZONA), AND THE MOHAVE AREA GENERAL NARCOTIC ENFORCEMENT TEAM (MAGNET) AS PRESENTED.

Other Business

9. Discussion and possible action to approve a budget transfer from contingency budget to BARC site improvement budget to install a roll gate and fence to secure the BARC facility police ramp and BARC play area on the west side of the parking lot located at 2435 Miracle Mile in an amount not to exceed \$20,000.00. (Human Services Director Tipton)

ACTION: APPROVED A BUDGET TRANSFER FROM CONTINGENCY BUDGET TO BARC SITE IMPROVEMENT BUDGET TO INSTALL A ROLL GATE AND FENCE TO SECURE THE BARC FACILITY POLICE RAMP AND BARC PLAY AREA ON THE WEST SIDE OF THE PARKING LOT LOCATED AT 2435 MIRACLE MILE IN AN AMOUNT NOT TO EXCEED \$20,000.00 AS PRESENTED.

10. Discussion and possible action to authorize exemption to city marking required by A.R.S. § 38-538 et seq. 1) on police vehicles used for investigations, undercover work, special operations, by command staff or for prisoner transport; 2) for vehicles exclusively used for animal transport for alteration or medical services; and 3) direct the city manager to verify any ongoing exemptions needed annually. (City Manager Cotter)

ACTION: APPROVED TO AUTHORIZE EXEMPTION TO CITY MARKING REQUIRED BY A.R.S. § 38-538 ET SEQ. 1) ON POLICE VEHICLES USED FOR INVESTIGATIONS, UNDERCOVER WORK, SPECIAL OPERATIONS, BY COMMAND STAFF OR FOR PRISONER TRANSPORT; 2) FOR VEHICLES EXCLUSIVELY USED FOR ANIMAL TRANSPORT FOR ALTERATION OR MEDICAL SERVICES; AND 3) DIRECT THE CITY MANAGER TO VERIFY ANY ONGOING EXEMPTIONS NEEDED ANNUALLY AS PRESENTED.

11. Discussion and possible action to authorize budget amendments from general fund general services contingency to the Marketplace Chaparral Golf Course cost center in the amount of \$775,000.00 for debt assumed by agreement plus wages, operating costs and improvements through February 2026. (City Manager Cotter)


ACTION: APPROVED TO AUTHORIZE BUDGET AMENDMENTS FROM GENERAL FUND GENERAL SERVICES CONTINGENCY TO THE MARKETPLACE CHAPARRAL GOLF COURSE COST CENTER IN THE AMOUNT OF \$775,000.00 FOR DEBT ASSUMED BY AGREEMENT PLUS WAGES, OPERATING COSTS AND IMPROVEMENTS THROUGH FEBRUARY 2026 AS PRESENTED.

Council Requested Items

None

ADJOURNMENT

Dated this 17th day of December 2025.


Debie Ogden, MMC, CPM
City Clerk

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

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