

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, February 18, 2025, 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 Stephen Brown from Praise Chapel 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, D'Amico (via telephone), 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

DEVELOPMENT SERVICES DIRECTOR: Saritti Chooniyom

PRESENTATIONS AND PROCLAMATIONS

1. Proclamation declaring Saturday, March 1, 2025, as the “29th Annual Carrie A. Edgmon Bicycle Safety Rodeo” Day in Bullhead City.

Vice Mayor Alfonzo read the proclamation and presented it to Lorrie Duggins of the Bullhead City Police Department.

OPEN CALL TO THE PUBLIC

Vice Mayor Alfonzo opened the call to the public.

Diana Lestat said she is the Lecturing Knight at the Bullhead City Elks Lodge. She said they are hosting their first fundraising golf tournament to be held at the Mohave Resort Golf Club on April 12th. She said some of the money raised will be donated to the Steele Research Center. She said scientists at the center are researching cures for autism, Crohn's disease, cancer, lung disease, spinal bifida, and nutritional problems just to name a few. She said some of the donations will also go to assist the Jack C. Water Elks Youth Camp. She said the camp is ran by the Arizona Elks Association, and said the camp is open to all youth groups and free of charge.

Steven Lee said he hoped that someday there will be freedom and transparency in government at all levels. He said we are dealing with a technocracy, a military industrial complex, a pharmaceutical industrial complex, and a few elite people that have the ability to rule the world by controlling people using technology.

Judy Lauren said traffic has increased drastically since she moved to Bullhead City. She said her home is located off Highway 95 and Newberry and said turning left from Newberry is getting more difficult because of all the speeding vehicles. She said she was in a car accident when she was making a left hand turn onto Newberry from Highway 95 and asked if a signal could be installed at the intersection, or reduce the speed limit in the area.

Doctor Sheila Barnett said she is representing the Mohave Health Coalition. She spoke about the annual family health fair that is going to take place on March 8th at Mohave Community College.

Christina Peterson said she would like the parks to have a water access area for dogs. She said perhaps there can be a “dogs only” area, or maybe set aside a specific time for people to take their dogs to the river. She said not only can people bring their dogs to the river to swim and play, but they can also do water therapy to help rehabilitate their dogs that have hip and joint issues.

Brian Ware said he submitted a public records request and the information he received from the city did not answer his questions. He said he will go to the Attorney General if the information he requested is not provided.

Scotty McClure said he is upset with Mohave Daily News because they are not publishing articles he asked them to and said they are not publishing his letters to the editor. He asked if the city is assisting ICE with deportations, and said all the fire hydrants that are not working need to be repaired immediately.

John Sullivan said he is with Western Golf Group. He said he would like to develop a junior golf program in conjunction with the City of Bullhead City and the Arizona Junior Golf Association. He said he would like to use Rotary Park for the initial location. He said he would like the program to include a kids camp and a golfing clinic.

Julie Hassett spoke about the Colorado River Concert Association’s upcoming concerts.

Harvey Pryor said the RV track was very busy last weekend. He said this Sunday they are going to do some practice laps on the new design and invited the public to attend. He asked the city to install a projector on the podium so people can display their photos and literature while speaking to the Council.

Stephen Brown said he is representing the Bullhead Regional Food Bank. He thanked the Council and City Manager Cotter for allowing them to use the ramada at Rotary Park for the food distribution program. He said their new building is almost finished, and said this will be the last week they will be at Rotary Park.

Gary Genovese said the Colorado River Historical Society will be having a fundraiser for Honey Baked Hams. He said he will present more information about the fundraiser at the next council meeting.

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 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. March 4th Grand Opening of the Senior Enrichment Center

City Manager Cotter said the grand opening of the Senior Enrichment Center will take place on March 4th. He said the new senior center will be a great addition to the community, and said they are excited to offer this new amenity to our senior community. He invited the public to attend the event and said there will be activities throughout the day.

2. March 18th Grand Opening of the UTV/ATV Parking Area

City Manager Cotter said the grand opening for the UTV/ATV parking area that is located off Silver Creek Road and the Parkway will take place on March 18th. He said the time is still to be determined.

3. Spring Special Events and Sports Tournaments

City Manager Cotter said the sports season is now through May, and said tournaments will take place almost every weekend. He said they always like to remind local restaurants and retail stores to prepare for weekend surges. He said they do not like to see local businesses run out of stock, so city staff calls local businesses to remind them when tournaments are going to take place.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

None

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

Council Member Newlin made a motion that Items 1 through 3 on the Consent Agenda be approved in accordance with the reports, certifications and recommendations furnished each Council Member and without further discussion. Council Member Dallman 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 February 4, 2025 Regular Council Meeting. (City Clerk Ogden)
2. Adopt RESOLUTION NO. 2025R-5 approving the "Interlocal Agreement for Mutual Aid in Law Enforcement" between the Las Vegas Metropolitan Police Department and the City of Bullhead City for aid and assistance in responding to emergency situations and authorizing the Mayor to execute the agreement on behalf of the City. (Police Chief Trebes)
3. Accept the Grant and Dedication Right-of-Way in Fee Title Section 24, T20N, R22W G&SRM (The Den/BCSD #15/APN 220-04-004). (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

Building, Planning and Zoning Items

4. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2025-3 approving a zoning map change from R1L-D35 (Residential: Single-Family Limited with a minimum of 35,000 square feet of land per dwelling unit) to R1L-D6 (Residential: Single-Family Limited with a minimum of 6,000 square feet of land per dwelling unit) and approve the preliminary plat for a project known as Viewpoint and described as portions of Sections 11 and 12, T19N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planner Loera said this is a request for a zoning map change and preliminary plat approval for the Viewpoint subdivision. He said the two parcels over 80 acres located on the west side of Arroyo Vista Drive, between Joanne Avenue and the Parkway. He said the subdivision would split the two parcels into 190 single-family residential lots and 9 parcels would be used for utilities, landscaping, drainage

and parks. He said access to the subdivision would be from both Arroyo Vista on the east side and North Avenue on the west side. He said this item was reviewed by the Public Works Department and Utility Staff and they had no objections. He said the Planning and Zoning Commission reviewed this item and recommended approval.

Vice Mayor Alfonzo asked if they knew approximately how much the homes will sell for. Don Anderson from Anderson-Nelson said they do not know how much the properties will sell for. He said until they receive the bids and complete the improvements, it would be very difficult to determine the value of the properties.

Vice Mayor Alfonzo opened the public hearing. Having no one present wishing to speak, Vice Mayor Alfonzo closed the public hearing.

Council Member Head made a motion to adopt Ordinance No. 2025-3 approving a zoning map change from R1L-D35 (Residential: Single-Family Limited with a minimum of 35,000 square feet of land per dwelling unit) to R1L-D6 (Residential: Single-Family Limited with a minimum of 6,000 square feet of land per dwelling unit) and approve the preliminary plat for a project known as Viewpoint and described as portions of Sections 11 and 12, T19N, R22W, Bullhead City, AZ. Council Member Ring seconded the motion.

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

MOTION CARRIED

5. PUBLIC HEARING: Discussion and possible action to adopt: 1) ORDINANCE NO. 2025-4 (file no Z24-011) approving a zoning map change from PL (Public Lands) to PAD (Planned Area Development) with underlying R1L (Residential: Single-Family Limited), R1MH (Residential: Single-Family Manufactured Home), R2MF (Residential: Multiple-Family), RP (Residential Park) and C2 (General Commercial) uses for the “City Centre District” project, an approximate 247-acre parcel of land located at 2541 Highway 95 and described as a portion of Section 20, T20N, R22W, Bullhead City, AZ; and 2) RESOLUTION NO. 2025R-6 approving the Development Agreement (City Centre) dated February 18, 2025. (Development Services Director Chooniyom)

City Manager Cotter gave a brief background of the CityCentre project. He said this is the first step in the process to bring commercial zoning on Highway 95 with a new third lane. He said this project will create a “downtown Bullhead City” for the first time in the city’s history. He said heavy commercial will be located on Highway 95 and transition to “downtown Bullhead City” which will then transition to multi-use housing, and lastly transition to Rotary Park.

Jake Kwarta of Mantle Investments said the ultimate goal of this project is to create a destination in Bullhead City and foster a sense of community within CityCentre. He said this project will serve as a gathering point throughout the city and the region where people can live, work, play, relax, and shop. He said the application is largely the same as the conceptual plan that was discussed a few months ago, and said it is important to note a couple of smaller updates and provide more context on the project specifically. He introduced Jason Sanks of Berens Blonstein to discuss the project changes in more detail.

Jason Sanks from Berens Blonstein gave a brief PowerPoint presentation regarding the project. He said the general plan has called for the area to be a large mixed use dense project. He said it is specifically noted in the general plan that this is a growth area and designed to be a focal point or a town center, and said some refinements have been made. He said there were concerns about some building heights being five stories high along the main street spine so they implemented a height restriction stating that there can only be five story buildings allowed within 390 feet of the main street. He said there will be enhanced landscaping, a water art feature when you enter CityCentre off Highway 95, and safe pedestrian crossings throughout so people can walk or bicycle the area. He said there is a whole host of development standards and permitted uses within the narrative of the development plan. He said he wanted to assure everyone that they have been working with city staff, and they have reviewed the project numerous times. He said they have looked at the project line item by line item, and said modifications and edits have been made through the course of the last seven months to make sure they adhere to city codes and requested changes.

Vice Mayor Alfonzo asked if the project is still in the preliminary zoning stage and not the permitting stage. Mr. Sanks said the project is still in preliminary zoning stage. Vice Mayor Alfonzo said he was concerned about RV and boat storage and parking requirements. He said his main concern was the residential density is capped at 2,400 residential units and approximately 480 manufactured homes. He said the plans show removal of the RV and boat storage and parking requirements, and a 25 percent reduction in minimum requirements for commercial parking. He said families usually have more than two vehicles and some families also have side by sides, boats, etcetera. He asked where people are going to store their boats and RV's. Mr. Sanks said there is a development unit dedicated to both self-storage and boat and recreational vehicle storage. He said they plan to have the storage unit in a centralized location so residents can store on site and walk to the storage facility.

City Manager Cotter said staff have been working to see if a storage facility located in CityCentre will be needed. He said only time will tell if a storage facility will be needed and said they will find out the demand as builders submit their projects to the city. He said currently there are neighborhoods with 200-300 new homes without a storage facility located within the development. He said one of the benefits of this planned unit development is being able to work with the developer. He said they will know more about the need for a storage facility as the project progresses.

Vice Mayor Alfonzo opened the public hearing.

Harvey Pryor said he was concerned that people with large families may not be able to live in CityCentre because of the lack of available parking. He said some families have numerous children aged 16 and over who own their own vehicles as well as the parents. Mr. Kwarta said there will be additional parking throughout the site, and said every single-family home will have a driveway and garage.

Grace Hecht thanked all the developers that are involved with the project and said she is excited for Bullhead City to have a downtown area.

Having no one else present wishing to speak, Vice Mayor Alfonzo closed the public hearing.

Council Member Dallman made a motion to adopt: 1) Ordinance No. 2025-4 (file no Z24-011) approving a zoning map change from PL (Public Lands) to PAD (Planned Area Development) with underlying R1L (Residential: Single-Family Limited), R1MH (Residential: Single-Family Manufactured Home), R2MF (Residential: Multiple-Family), RP (Residential Park) and C2 (General Commercial) uses for the “City Centre District” project, an approximate 247-acre parcel of land located at 2541 Highway 95 and described as a portion of Section 20, T20N, R22W, Bullhead City, AZ; and 2) Resolution No. 2025R-6 approving the Development Agreement (City Centre) dated February 18, 2025. Council Member O’Neill seconded the motion.

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

NAYS: None **ABSENT:** None

MOTION CARRIED

Bid Awards, Contracts, Intergovernmental Agreement, and Purchases

6. Discussion and possible action to ratify the execution of the “Agreement for Laughlin Ranch Well 1 New Pump Installation” with Empire Pump for the repair of Well LR-1 in the amount of \$86,194.80 plus applicable taxes and authorize the City Manager to issue resulting payments. (Utilities Director Clark)

Utilities Director Clark said this item is to replace the LR-1 well equipment. He said this well is one of four that covers Laughlin Ranch and Desert Foothills. He said the motor in the well went out and needs to be repaired as soon as possible. He said all the equipment has been ordered and is currently with the vendor. He said going out for bid is a lengthy process, so staff called 3 vendors and Empire Pump was the cheapest.

Vice Mayor Alfonzo said the three bids that were received are as follows: Empire Pump \$86,194.80; Layne Pump \$98,375.75; and Oasis Pump \$142,869.28.

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

Council Member Ring made a motion to ratify the execution of the “Agreement for Laughlin Ranch Well 1 New Pump Installation” with Empire Pump for the repair of Well LR-1 in the amount of \$86,194.80 plus applicable taxes and authorize the City Manager to issue resulting payments. Council Member O’Neill 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 RESOLUTION NO. 2025R-7 adopting rental fees for the Optimum Community Center. (City Manager Cotter)

City Manager Cotter said an open house/grand opening event will take place at the end of March so everyone can see the facility. He said over the past year and a half the city has invested in a new parking lot, a new gym floor, new carpet that goes over the gym floor, painting, roof repairs, and air conditioning. He said staff is ready to have all the recreation programs take place at the new facility as well as Palates, yoga, basketball, and everything in between. He said when the city is not using the facility, it is available for rent. He said there is a great demand in the community for rental opportunities and that is what the fee schedule ultimately does. He said staff did a vast amount of research and looked at what was being charged at the former Suddenlink Center and all the local rentals from the Chamber of Commerce to the Realtor Association. He said staff also looked at what Kingman, Lake Havasu, and others charge for their community facilities. He said there are overhead costs such as maintenance, electricity and staffing so we do need to charge for all the overhead costs. He said staff believes the proposed rates are fair and reasonable.

Vice Mayor Alfonzo said several items on the fee schedule say “per event” and asked for clarification as to what “per event” meant.

Ann Roberts said she is the General Manager for the Marketplace. She said “per event” would mean if the renter needed something specific such as a bartender. She said if there were multiple events taking place at the same time, each entity would have to pay a fee.

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

Council Member O'Neill made a motion to adopt Resolution No. 2025R-7 adopting rental fees for the Optimum Community Center. Council Member Ring 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 Vice Mayor declared the meeting adjourned at 6:53 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 18th day of February 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of February 2025.


Debie Ogden, MMC, CPM
City Clerk