

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, March 18, 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 Nicholas Grainger from Hope United Methodist 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, 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

HUMAN SERVICES DIRECTOR: Jeff Tipton

DEVELOPMENT SERVICES DIRECTOR: Saritti Chooniyom

PRESENTATIONS AND PROCLAMATIONS

1. Proclamation declaring Saturday, March 29, 2025, as "Kiwanis Kids' Expo Day" in Bullhead City.

Mayor D'Amico read the proclamation and presented it to members of the Kiwanis Club.

OPEN CALL TO THE PUBLIC

Mayor D'Amico opened the call to the public.

Steven Lee said the police department and all residents need to be aware of swatting incidents. He said there has been a huge number of swatting incidents where conservatives and their family members are being called out of their homes in the middle of the night by someone making false claims and said some of the claims used AI to impersonate the individuals. He said the communication system with the radios has not been nearly as successful as he had hoped. He said the city should have several Starlink communications uplinked so that the city's 911 communication system will still be able to communicate with other governments if the internet went down. He said it would also enable the city to communicate with members of the public, send emails, and make Wi-Fi calls.

Wayne Colburn said he is working with a new charitable organization in Bullhead City, and said he is reaching out to the public to let everyone know they are here. He said they will be hosting a chili cook-off on April 19th and said they would like a member of the Council to be a judge. He said they

would like to assist people who do not qualify for assistance or other programs because their income is barely over the threshold to receive assistance.

Ron Devall from Desert Shores Community Baptist Church said they are going to offer a program in conjunction with the Dave Ramsey Financial Peace University program called The Fastest Way to Beat Debt and Build Wealth. He said the program is free of charge and will start tomorrow night. He said the program will run for 5 weeks and invited the public to attend.

Jeremy Brunk from TWN Communications gave a brief update on their current projects in the city. He said they are wrapping up the project in the Holiday Highlands area and Holiday Shores. He said there is a small delay with the Hancock Ranch and River's Edge area, and said the project should begin again next week.

Rose Jacobs said she is representing the Colorado River Concert Association. She said the upcoming concert will be the last of the season, and said anyone who purchases a 2025/2026 season pass will receive one complimentary guest pass to attend a concert of their choice.

Harvey Pryor said City Manager Cotter is upset with him because Mayor D'Amico showed him some of his Facebook posts. He said he is trying to understand how government works. He asked why a city government employee who is under investigation is given the option to resign. He asked if that employee did resign, does that mean the investigation stops because they are no longer a city employee. He asked if the same employee could come back in the future and be hired by the city again because there is nothing in their personnel file because the investigation stopped. He said he wanted to do the following records request: All of Mayor D'Amico's and Police Chief Trebes communications for the day. He said he would like it to include all texts, emails, and any communications made with their iPads.

Tammy LaFond asked why the city is covering for Kim Cool. She said the city is trying to run her out of town, and said the city was instrumental in shutting down her business.

Mohave County Supervisor Rich Lettman said he would like to get the Council's support on a couple of resolutions that are going to be on the April 7th Board of Supervisors Meeting agenda. He said one of the resolutions is to invite the Mohave County Airport Authority Board Chairman and Director to hold a meeting sometime in May to make a presentation of the airport activities. He encouraged Bullhead City to do the same. He said the second resolution asks the MCAA to formally amend their bylaws to expand their Board of Directors. He said he would like the Board to change from 7 members to 9. He said he would like the 2 new members to serve as representatives of Mohave County and the Bullhead City Council. He encouraged the Council to have a resolution that requests a seat on the Board of Directors. He said he had a meeting with Kristy Kernan, Deputy Director of the Bureau of Reclamation, regarding the possibility of opening Davis Dam for public visits. He said the most appropriate day to let the public back in the dam is Saturday, September 27th because it is National Public Lands Day. He said they are also working with the Bullhead City School District and Clark County Schools to allow field trips during that week.

Grace Hecht thanked the city for the Senior Enrichment Center and the new ATV parking area located off the Parkway. She said Council is going a great job, and said the city is improving by leaps and bounds. She said a food distribution event will take place this Saturday at 590 Hancock Road at 7:00

a.m. and said volunteers are needed. She said an adult Easter egg hunt will take place at Davis Camp on April 12th. She said all funds from sponsorships are going to River Fund's Cancer Fund.

Gary Genovese spoke about a Honey Baked Ham fundraiser for the Colorado River Historical Society and Museum.

Eva Genovese spoke about a bingo fundraiser for the CASA Council and Saving Animals In Need Together that will be held on March 28th at 837 Hancock Road. She said the annual America First Victory Gala will be held at the Riverside Casino on April 26th.

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. Bullhead City RC Complex

City Manager Cotter thanked Council Member Newlin for getting involved with the RC complex. He said Council Member Newlin helped with surveys and talked to a lot of people who use the RC track. He also thanked the Parks and Recreation Commission for their help and input with the RC complex.

Recreation Superintendent Heath said the city entered into a contract with Mack Marmon so he can operate his heavy equipment on the track. He said Mr. Marland had worked on the track before and said he was doing the work free of charge. He said the city needed clay for the track and said S&S Concrete donated 5 loads of clay and the city augmented it with another 10 loads. He said lights will be installed this week so people can use the track at night and said power is being installed to the driver stand and the shed so people can charge their remote controls and RC cars while they are at the track. He said they have found a location for an oval track that will be made of smooth concrete. He said it will be located directly on the south side of the current driver's stand and said they are going to install parking between the north soccer field and the RC track. He said they are going to add a couple more picnic tables so people can eat lunch, work on their RC cars, or just sit and enjoy the races. He said David Alton is a new resident of Bullhead City and said he has taken on the track as his project and has gotten a lot of people involved. He said he has been working on installing new piping on the track and said he was able to get Guzaldo to donate a new pit lane and timing system for the track. He said they are big ticket items valued at over \$11,000. He said work continues on the track, and said they will let everyone know when the track is completed.

2. Summer Camp

Recreation Superintendent Heath said the Summer Camp program has been a huge success over the last few years. He said Senior Recreation Supervisor Claire Adams made this program her labor of love and said she loves the program and enjoys getting staff involved. He said camp is going to take place from May 27th through June 27th. He said they are going to offer the same camps as last year and they plan to add more camps this year. He said there will be 45 camps during the five week period, and said there will be something for everyone.

3. Senior Enrichment Center

City Manager Cotter gave a brief background of the Senior Enrichment Center project and showed a short video of the grand opening and the inside of the completed project.

4. Community Park Summer Parking Fees

City Manager Cotter said the Community Park summer parking fee is going to be increased from \$20.00 to \$25.00 and said this is the first time the fee has been increased since it was implemented in 2020. He said the fee generates approximately \$650,000 each year and those funds immediately go back into Community Park. He said the increase will generate approximately another \$150,000 which will go back into Community Park. He said Bullhead City residents do not have to pay the fee, and said the fee is paid by people who do not live in Bullhead City. He said residents of Laughlin and Fort Mohave can purchase a season pass for \$50.00.

Mayor D'Amico said Bullhead City residents will never have to pay to get into a city park. He requested the Comprehensive Fee Schedule be changed so that residents of Fort Mohave, Laughlin, Mohave Valley, and Needles can purchase a season pass for \$30.00. City Manager Cotter said they will put an item on the next agenda to reconsider lowering the amount charged for a pass to residents of Fort Mohave and Laughlin and possibly expand into other cities.

Council Member O'Neill suggested an additional change be made to allow city employees to enter Community Park for free, even if they do not live in Bullhead City.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

Council Member Dallman invited the public to attend the Kiwanis of the Colorado River Off-Road Poker Run. She said the event will take place on April 5th and said the entry fee is \$75.00. She said participants will receive two lunches and a poker hand, and said a whip flag will be given to the first 100 people. She said the event will start on Boundary Cone Road, and said the Easter Bunny and a jester will be there. She said all proceeds will go back into the community.

Mayor D'Amico said March 29th is Vietnam Veterans Day and said the VFW Post 1005 is having a free barbecue from 10:00 a.m. until 2:00 p.m. He said he will be manning the grill and Council Member O'Neill will take over the grill occasionally. He invited the public to attend the event.

Vice Mayor Alfonzo said the Bullhead Parkway leading to the Silver Copper Crossing Bridge will be closed to traffic beginning March 24th to April 6th from 6:00 a.m. until 6:00 p.m. He said crews will be working to install turnout areas in the event of an emergency. He said the bridge and adjacent roadways will reopen Thursday evening through Monday morning. He said the turnouts are highly needed because if a driver was to get a flat tire or if their car was to break down there is nowhere to pull over.

Council Member Newlin said he attended the ribbon cutting ceremony at the new OHV staging area and thanked everyone that made it happen. He said the staging area looks great and will be used by a lot of people. He said the RC track looks great and thanked everyone who has helped with the project.

Council Member O'Neill said he was invited to attend the initial planning meeting of the Veterans Summit sponsored by Mohave County Supervisor Lettman. He said 7 different organizations attended the meeting and said they are trying to make a clearinghouse for a one stop shop for veterans in need or any veteran service. He said they are planning for the future with the goal of having a veterans summit sometime at the end of the year.

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

Council Member Head made a motion that Item No. 1 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 March 4, 2025 Regular and Special Council Meetings. (City Clerk Ogden)

PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

None

BOARD/COMMISSION/COMMITTEE APPOINTMENTS

None

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS

2. **PUBLIC HEARING:** Discussion and possible action to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the application for a Series 12 (Restaurant) Liquor License Job No. 319127 submitted by Kerrianne Margaret Meoni for Meoni's Pizzeria located at 2350 Miracle Mile #306 in Bullhead City. (City Clerk Ogden)

City Manager Cotter said staff reviewed the application and have no objections.

Mayor D'Amico opened the public hearing. Having no one present wishing to speak, Mayor D'Amico closed the public hearing.

Council Member Ring made a motion to make a recommendation to the Arizona Department of Liquor Licenses and Control to approve the application for a Series 12 (Restaurant) Liquor License Job No. 319127 submitted by Kerrianne Margaret Meoni for Meoni's Pizzeria located at 2350 Miracle Mile #306 in Bullhead City. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

ACTION ITEMS

Building, Planning and Zoning Items

3. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2025-4, approving the request for a zoning map change from C1 (Commercial: Neighborhood Sales and Service) to R2MF (Residential: Multiple-Family) for a .17-acre parcel of land located at 1540 Turquoise Road and described as Buena Vista, Tract 1143, Block 4, Lot 5, Section 16, T20N, R22W, Bullhead City, Arizona. (Development Services Director Chooniyom)

Planning Manager Loera said this parcel is located on the east side of Turquoise Road and just south of the Lamar Road intersection. He said as you head south on Turquoise Road, the lot is the last commercial zoned lot before you get to the multi-family zoning. He said the two nearest adjoining residential lots are developed multi-family, and said there is a vacant commercial lot to the north. He said because of this, the owner believes the best use for this lot is multi-family. He said if this item is approved, they plan to build three residential units on the property.

Council Member Newlin said Agenda Items 3 and 4 contain a Proposition 207 Waiver and asked for a brief explanation. City Attorney Emery said this was a referred initiative many years ago which provided that if a citizen is adversely affected by a zoning law or action, they may seek damages against the municipality. He said the Waiver is to have the person who initiates a zoning law change to waive that right since they are the initiator of it rather than the municipality or the legislative body itself. He said the Waiver is to protect the city against someone's own initiation of an action.

Mayor D'Amico opened the public hearing. Having no one present wishing to speak, Mayor D'Amico closed the public hearing.

Vice Mayor Alfonzo made a motion to adopt Ordinance No. 2025-4, approving the request for a zoning map change from C1 (Commercial: Neighborhood Sales and Service) to R2MF (Residential: Multiple-Family) for a .17-acre parcel of land located at 1540 Turquoise Road and described as Buena Vista, Tract 1143, Block 4, Lot 5, Section 16, T20N, R22W, Bullhead City, Arizona. Council Member Dallman seconded the motion.

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

MOTION CARRIED

4. PUBLIC HEARING: Discussion and possible action to adopt RESOLUTION NO. 2025R-9, approving an amendment to the Land Use Plan of the Bullhead City General Plan to change the land use designation from RC (Regional Commercial) to MHDR (Medium High Density Residential) for an approximately 33.7-acre portion of a parcel of land described as a portion of Section 11, T19N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said this parcel of land sits just west of the Mohave Crossroads Shopping Center on the south side of the Bullhead Parkway. He said the developer believes that a mixed single and multi-family use development at the location is the best use for the property. He said the first step in the process is to request the general plan amendment. He said if this item is approved, the developer could then apply for a zoning map change and preliminary and final plats. He said one of the concerns that was brought up at the Planning and Zoning Commission meeting was access to the property. He said as it stands now, the plan that is included in the packet shows access coming only off the Parkway through the driveway that sits on the west side of the Mohave Crossroads Shopping Center. He said it is the driveway that leads back to Kohl's and said there will not be any access from the Rio Lomas subdivision and Terra Loma Drive which comes on the west side of the development.

Mayor D'Amico opened the public hearing.

Catherine Watkins said she owns a home on Rio Loma Drive. She said she thinks this is too big of a project to have on 33 acres and said the project will consist of 80 duplexes and 77 homes. She said there is a potential for 2 cars per home which will make 474 people leaving and only one street that comes from Kohl's to the Parkway and 474 people within 2 miles of Highway 95. She asked when the finalized plan would come before the Council and said she was concerned that her street will be completely blocked into the new complex. She asked if a wall is going to be built around the project, and asked if they are going to have any kind of noise barrier once they break ground.

Mayor D'Amico asked if a traffic study will be done. Planner Loera answered affirmative. He said they do their zoning change and final plat; the developer will have to complete a traffic and drainage study along with all the typical studies that come with any development. Mayor D'Amico said more information will be available once the traffic study is completed.

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

Council Member Newlin made a motion to adopt Resolution No. 2025R-9, approving an amendment to the Land Use Plan of the Bullhead City General Plan to change the land use designation from RC (Regional Commercial) to MHDR (Medium High Density Residential) for an approximately 33.7-acre portion of a parcel of land described as a portion of Section 11, T19N, R22W, Bullhead City, AZ. Vice Mayor Alfonzo 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

5. Discussion and possible action to approve the contract for the “20-1 Well Completion and Transmission Main” project with Kay Constructors in an amount not to exceed \$2,694,466.61 and authorize the City Manager to execute the contract and issue resultant payments. (Utilities Director Clark)

Assistant City Manager Kajirwa said this project came before the Council in December 2022 under Resolution No. 2022R-67, and said the Council approved it. He said the project went out to bid and the bids came in last week.

Associate Engineer Norm Bogenschild said the Water Master Plan identified 3 well sites that needed to be completed soon to support the development for the city and provide backup for the system. He said Well 24-1 located off Black Mountain was the first well to be completed. He said completion of the project includes the wellhead and approximately half a mile of piping to be laid. He said traffic control plans have been taken care of, and said the pricing for materials is appropriate. He said the engineer’s estimates were within 5 percent of the winning bids.

Vice Mayor Alfonzo asked why this project is going to be awarded under IFB instead of an RFQ. City Manager Cotter said two separate engineering firms created the design, making it a predesign project. He said he thought that is why they chose to go out for bid on it as an invitation to bid instead of a request for quote.

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

Vice Mayor Alfonzo made a motion to approve the contract for the “20-1 Well Completion and Transmission Main” project with Kay Constructors in an amount not to exceed \$2,694,466.61 and authorize the City Manager to execute the contract 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

Other Business

None

COUNCIL REQUESTED ITEMS

None

ADJOURNMENT

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 6:48 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 March 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 27th day of March 2025.



Debie Ogden, MMC, CPM
City Clerk