

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, July 15, 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 5:40 p.m. and invited Pastor Tim Eighmy from Community Lutheran Church from the Salvation Army 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, Head, Newlin, O'Neill, Ring, Smith

Council Absent

None

Staff Present:

CITY MANAGER: Toby Cotter

CITY ATTORNEY: Garnet Emery

CITY CLERK: Debie Ogden

POLICE CAPTAIN: Jason Harms

FINANCE DIRECTOR: Robert Drexler

PUBLIC WORKS DIRECTOR: Angie Johnson

DEVELOPMENT SERVICES DIRECTOR: Billy Chooniyom

HUMAN SERVICES DIRECTOR: Jeff Tipton

**SEATING OF NEW COUNCIL MEMBER AND ELECTION OF MAYOR AND VICE MAYOR**

1. Council Member Elect Pamela Smith will take the Oath of Office as Bullhead City Council Member.

The Honorable Richard Speer administered the Oath of Office to Council Member Smith.

2. Council to elect a Council Member to serve as Mayor beginning July 15, 2025, and continuing through the end of the 2026 election cycle.

**Council Member Ring made a motion to elect Council Member Rodney Head to serve as Mayor beginning July 15, 2025, and continuing through the end of the 2026 election cycle. Vice Mayor Alfonzo seconded the motion.**

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

**MOTION CARRIED**

3. Council to designate a Council Member to serve as Vice Mayor for Fiscal Year 2025-2026, beginning July 15, 2025 through June 30, 2026.

Mayor Head asked the Council if anyone was interested in serving as Vice Mayor. Vice Mayor Alfonzo said he would like to continue serving as Vice Mayor.

**Council Member Ring made a motion to elect Vice Mayor Dan Alfonzo to continue serving as Vice Mayor for Fiscal Year 2025-2026, beginning July 15, 2025 through June 30, 2026. Mayor Head seconded the motion.**

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

**MOTION CARRIED**

The Honorable Richard Speer administered the Oath of Office to Mayor Head.

**PRESENTATIONS AND PROCLAMATIONS**

Presentation to former Bullhead City Mayor Steve D'Amico.

Mayor Head read a letter from Senator Mark Kelly and presented it to Former Mayor D'Amico.

Penny Pew said she was representing Congressman Paul Gosar. She presented Former Mayor D'Amico with a challenge coin and a certificate of congressional recognition for outstanding service, dedication, and lasting contributions as mayor of Bullhead City. She also read a congressional recognition statement recognizing Former Mayor D'Amico and presented it to Former Mayor D'Amico. Former Mayor D'Amico read a prepared statement thanking the citizens for their trust and support. He said he is excited to continue serving Bullhead City as the new Metropolitan Planning Organization Director, and said he has the utmost confidence in Mayor Head and the current Council to continue moving the city forward in the best way possible.

The Council took a break from 5:39 p.m. until 5:57 p.m.

**OPEN CALL TO THE PUBLIC**

Mayor Head opened the call to the public.

Barbara Pape spoke about the upcoming Colorado River Republican Women luncheon that is going to be held on August 6th at the Chaparral Country Club. She congratulated Pamela Smith on her recent appointment to the City Council.

Eva Genovese spoke about the Republican Picnic that is going to be held at the Hualapai Mountain Park on July 26th.

Grace Hecht spoke about the Little Sprouts Farmers Market that is going to take place on July 24th at Mohave Community College. She invited all teachers to attend the Back to School Teacher Party that is going to take place at Laughlin Ranch on July 31st.

Paula Hamby said there are people afraid to put up signs on their private property and speak out about certain topics because they fear retaliation. She said the First Amendment of the Constitution allows everyone freedom of speech. She read the First Amendment of the Constitution.

**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 Newlin seconded the motion.**

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

### **MOTION CARRIED**

### **MANAGER'S REPORT**

#### **1. Skate Park Enhancements**

City Manager Cotter thanked Recreation Superintendent Heath, Public Works Director Johnson, and everyone who attended the meetings and participated in the enhancements. He said a shade structure and more picnic tables were added to the skate park. He said the improvements have been very well received.

#### **2. RC (remote control) Park Improvements**

City Manager Cotter showed photos from the race that took place last Saturday. He said the RC car community continues to grow in Bullhead City, and said the city has made improvements to the track to help accommodate them. He said they made the track into an oval shape, added more dirt and a viewing area. He said he recently read a statement from someone who does not live in Bullhead City stating that they have never seen a nicer park in America.

#### **3. State of Arizona Budget**

City Manager Cotter said the state passed their budget. He thanked Senator Angus and Representatives John Gillette and Leo Biasiucci for their help with awarding the city a \$1 million grant for a water transmission line and a \$1.5 million grant for Hancock Road. He said Mohave County was awarded a \$1 million grant for Mountain View.

### **MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS**

None

### **ITEMS WITHDRAWN FROM CONSENT AGENDA**

Council Member Dallman asked Item Number 5 be removed from the Consent Agenda due to a conflict of interest.

**CONSENT AGENDA**

**Council Member Dallman made a motion that Items 4 and 6 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, Head, Newlin, O'Neill, Ring, Smith NAYS: None

**MOTION CARRIED**

Items on the Consent Agenda were approved as follows:

4. Approve the minutes of the July 1, 2025 Regular Council Meeting. (City Clerk Ogden)
6. Approve the Final Condominium Plat for Toy Shack Storage Fox Creek, Tract 5159, and authorize the Mayor to sign all accompanying documents. (Development Services Director Chooniyom)

**PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA**

5. Approve the Amended Final Plat for Montano Ridge Estates Tract 5165, Unit 2. (Development Services Director Chooniyom)

Council Member Dallman left the dais.

Mayor Head asked if any Council Members had questions. There were no questions. Mayor Head asked if anyone from the public wanted to speak on this item. No one spoke.

**Council Member Ring made a motion to approve the Amended Final Plat for Montano Ridge Estates Tract 5165, Unit 2. Council Member Newlin seconded the motion.**

**VOTE:** AYES: Alfonzo, Head, Newlin, O'Neill, Ring, Smith ABSTAINED: Dallman

**MOTION CARRIED**

Council Member Dallman returned to the dais.

**BOARD/COMMISSION/COMMITTEE APPOINTMENTS**

None

**PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS**

None

## **ACTION ITEMS**

### **Building, Planning and Zoning Items**

7. Approve the Preliminary Plat for a project known as CityCentre District Lots 4 and 5, described as a portion of Section 20, T20N, R22W, Bullhead City, Arizona. (Development Services Director Chooniyom)

Planner Loera said this is the first preliminary plat submitted for the CityCentre development. He said the developers are proposing to create a 20.85 acre lot for residential use on Marina Boulevard, just south of City Hall, and a 1.96 acre commercial lot at the southeast corner of the development at the Highway 95 and Riverview Drive intersection. He said the 20 acre parcel would be developed with approximately 155 residential units. He said under the current plat, a single parcel would remain so it could be built out as a rental community. He said the intention is to build it out and possibly be platted as individual lots in the future and dedicate the streets to the city. He said for the time being, this is plotted as a single lot. He said all the interior streets would be privately owned and maintained, and said the commercial lot at the Highway 95 and Riverview Drive intersection is intended for a car wash. He said the developers indicated the car wash is still in the works. He said the proposed uses are in compliance with the conceptual plan and zoning that the Council previously approved. He said the Planning Zoning Commission did vote five in favor and one opposed to recommending approval.

Council Member O'Neill asked if this item is for two separate proposals or one. Planner Loera said this item is for one plat with two parcels.

Vice Mayor Alfonzo asked why the developers would want one lot instead of 155 residential units. Planner Loera said by keeping this as one lot under the same ownership, it will allow for flexibility to either build the project out as a build-to-rent community or they could plot it out later to make it individual lots for sale. Jacob Kwarta said he is from Mantle Investments. He said by keeping the property as one lot, it will give them the flexibility to allow them the ability to have up to 2,400 units. He said throughout the course of CityCentre development and over the course of the next 5 to 10 years, there will be various forms of housing. He said there will be for sale, for rent, different types of for sale, and different types of for rent. He said he wanted to acknowledge this is the first step of what will be many across CityCentre. He said the intention and focus is a build to rent concept. He said he wanted to make sure everybody understood what build to rent is, because he thought it has a negative connotation. He said he thinks it is conflated with what is called single family for rent, and said that is not at all what this is. He said single family for rent is what a lot of people have seen in the news. He said some people think people are buying homes off the multiple listing service so they can rent them out for a large profit and effectively removing that supply from the market and removing that opportunity for someone to purchase the home to live in it. He said for example, if someone lives in Bullhead City and wants to buy a home, they no longer can because the prices will go up due to supply and demand, and there will not be many homes to choose from. He said they are not in support of that, and said that is not what they are proposing for CityCentre. He said build to rent is effectively a multifamily property. He said it is not low income housing, and said the housing would be market rate. He said it is effectively a multifamily property where instead of building up, you are building out. He said they recognize that space is something that people appreciate. He said it will give the opportunity to have a backyard, and a garage, but also still have amenities that a multifamily property would have such as a pool, a dog run, or maybe a small gym. He said for all

intent and purposes, it is a multifamily property. He said it is just built a little bit different, but it has the same structure in terms of ownership and renters.

Vice Mayor Alfonzo asked what type of housing this will be. Mr. Kwart said it would be rental. Vice Mayor Alfonzo asked Mr. Kwart how many bedrooms the homes will have and if they will have a garage, and why they do not wait until they submit their final plat to decide on the lots. Mr. Kwart said the way they are designing the project gives them a little bit of flexibility, and said ultimately the goal is to do a build to rent concept. He said it is a challenge, especially in this environment, and said it is going to be a function of timing. He said they are trying to design this in a way that gives some flexibility, so if they cannot secure a developer that will do it, they will still have the ability to build out the 155 lots that will be for sale, which will ultimately be up to the developer. He said the bulk of the homes would most likely be two bedrooms. He said they will probably have some one and three bedroom homes, and said most, if not all, would have a garage and backyard.

Council Member O'Neill asked Mr. Kwart if the Council approves this item, will it essentially give them the flexibility to make the plot into individual lots or sell it to a company to build their own housing. Mr. Kwart answered affirmative. Council Member Ring said they do not know what type of housing it will be because no one has purchased the property yet. Mr. Kwart answered affirmative. Mr. Kwart said this is leveraging themselves to be able to inform developers that build to rent is an option. He said ultimately, they are going to lean on the experience and knowledge of the groups that have developed this type of housing in the past and to build it out as they see fit.

Council Member Newlin asked if the underlying zoning would remain R1L. Mr. Kwart answered affirmative. Council Member Newlin asked if the street layouts would remain the same as the preliminary plat that was previously presented. Mr. Kwart said the only caveat to the preliminary plat would be if there was an amenity package for multi-family use. He said everything else, including the layout, would be more or less the same. Council Member Newlin said they are either looking at 155 tax parcels or one tax parcel. Mr. Kwart answered affirmative. Council Member Newlin asked Mr. Kwart if they are going to sell the plot or develop it themselves. Mr. Kwart said they will not develop the plot, and said they are serving as the master developer. He said they are working on the zoning and trying to figure out the pieces to this puzzle that make the most sense for Bullhead City. He said they are also working with various investors and developers, whether it is selling land to them and having them develop it, to working with them in conjunction in a partnership in some way. He said they will be developing very little, but will be involved throughout the entire process from start to finish. Council Member Newlin asked if this item is denied tonight, the previous preliminary plat would then come before the Council because it was approved at the Planning and Zoning Commission Meeting. Mr. Kwart answered affirmative.

Mayor Head asked if anyone from the public wanted to speak on this item.

Bart Anderson said he heard a lot of theories tonight, and said this is a slippery slope. He said he did not think there was a neighborhood in Bullhead City that is owned by a single corporation or single ownership, and said this could set a precedent for the future. He said it was scary to imagine Walmart owning the neighborhood or any other big corporation. He asked if this is the direction Bullhead City should go in and if it is our heritage. He said he moved to Bullhead City because it is a small community and said he does not want corporations coming in and running the community. He said



he does not know how this item will benefit Bullhead City. He said this project is already approved for 155 homes and encouraged the Council to vote against this change.

City Attorney Emery said the developer initially submitted a preliminary plat for individual single-family lots to the Planning and Zoning Commission. He said later, the developer decided to explore other building options, so they submitted a different preliminary plat. He said this version does not divide the land into individual lots but instead keeps it as one single parcel while maintaining the single-family residential zoning. He said this approach gives the developer flexibility to construct multifamily housing on the parcel if they choose. He said the proposal before the Council is the single-parcel approach, not the original 155-lot subdivision. He said this will allow the developer to either build on the entire parcel as one unit or, in the future, request to divide it into individual lots through an amended plat, which would require Council approval. He said if approved, the project could take a multifamily form but would still have to comply with zoning requirements for single-family residential, meaning the buildings must look like single-family homes under the city's zoning code. He said the homes could be rented rather than sold, but they would not be individually parceled. He said in order to revert to the individual-lot plan, the developer would have to submit a new plat for Council approval.

Barbara Pape said she is against the proposed change. She said she would like to see a study of the success for this kind of plan.

Council Member O'Neill said they would like to hold a workshop regarding the proposed change because a lot of people are still confused. He said he would like a little more information regarding the proposed change.

City Manager Cotter said the previous council approved a similar concept behind the Chevron Gas Station. He said that project was for more build-to-rent homes than the project that is before them tonight. He said at that time Mayor Brady was convinced that the homes were going to be too expensive to rent. He said the project never went forward and said Century Complete bought the entire subdivision. He said most of the homes have already been built by Century Complete. He said he did not think having built-to-rent homes will hurt the developer, and said if the Council voted against this item, it will take away some opportunities for them. He said it will make policing and code enforcement much easier by having one owner versus 155 different homeowners. He said if the concern is that it is too soon or that we have never done this before, there are similarities in the community already. He said in the past 15 years, the city has developed the most diverse housing mix of any city. He said the city has everything from park models, campgrounds, and RV parks to mansions and single-family homes. He said there are rental properties throughout the city, multifamily apartments, and just recently opened 100 new apartment units. He said they approved this concept before, so it is not new to the community. He said when this developer proposed it, it was not like they were trying to bring in a trendy idea only seen in Phoenix. He said it is a significant undertaking and a major investment. He said they do not know if it will happen exactly as planned, but this gives them flexibility to try. He said if the plan does not work, the developer can come back with a different proposal. He said this is only a preliminary step, and the city is not losing all its options. He said no one is telling the Council how to vote, but every developer has the right to bring forward a proposal, and that is what this process is for. He said they are asking for this so they can market and sell the concept.

Council Member Newlin asked if the preliminary plat is approved, what are the next approval steps in the development process. Planner Loera said their engineer has talked about submitting a grading plan so they would know the layout in the next few weeks, and said they are currently working on the improvement plans. He said those plans would be very similar to what you would see if it was a full subdivision with individual lots, streets, and all utilities. He said those plans will not come before the Council because it is not a final plat. He said the only thing that will come before the Council is the final plat.

Council Member Smith asked if a single plat meant the streets would be private. She said during the Planning and Zoning Commission discussions, one concern was ensuring the city would be protected if, years later, the developer changed the plans, subdivided the property, and created individual parcels. Planner Loera confirmed that under the current preliminary and final plat, all interior driveways and streets would remain private. He said if the property were later replatted into individual lots and the streets dedicated to the city, Public Works staff would first inspect their condition. He said the streets would need to meet city standards, including sidewalks and any other requirements and might require improvements, such as slurry sealing, before the city could take ownership.

**Council Member Ring made a motion to approve the Preliminary Plat for a project known as CityCentre District Lots 4 and 5, described as a portion of Section 20, T20N, R22W, Bullhead City, Arizona. Council Member Newlin seconded the motion.**

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

## **MOTION CARRIED**

### **Bid Awards, Contracts, Intergovernmental Agreement, and Purchases**

8. Discussion and possible action to approve the purchase of a new Crac-Vac 2 from CRAFCO of Chandler, Arizona, in the amount of \$83,119.05 plus applicable taxes and freight as outlined in quote BBBQ69810-01 dated May 12, 2025, and authorize the City Manager to issue resulting payments. (Public Works Director Johnson)

Public Works Director Johnson said she is asking for the Council to approve the purchase of a new crack vac machine from CrafcO. She said the machine will be used to vacuum the cracks prior to staff crack sealing all the cracks on the roadways. She said they currently use a machine that blows the cracks out which puts a lot of debris and dust in the air, and said the new crack vac machine will contain it. She said staff does get a lot of complaints within residential areas about airborne dust and debris. She said this equipment is under a sourcewell contract and has a two year warranty. She said there is no extended warranty, and this is a budgeted item.

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



**Council Member O'Neill made a motion to approve the purchase of a new Crac-Vac 2 from CRAFCO of Chandler, Arizona, in the amount of \$83,119.05 plus applicable taxes and freight as outlined in quote BBBQ69810-01 dated May 12, 2025, and authorize the City Manager to issue resulting payments. Council Member Ring seconded the motion.**

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

**MOTION CARRIED**

9. Discussion and possible action to approve the purchase of a new E-Z Series II 1500 Diesel Melter from CRAFCO of Chandler, Arizona, in the amount of \$147,629.33 plus applicable taxes and freight as outlined in quote BBBQ69930-01 dated May 12, 2025, and authorize the City Manager to issue resulting payments. (Public Works Director Johnson)

Public Works Director Johnson said this machine is used to heat up the material that is used to fill cracks on the roadway. She said the current piece of equipment they have is over 15 years old, and said it would replace the existing crack seal machine. She said the last two seasons they have had to rent equipment because they had to send vehicles to the shop for work. She said the current equipment has been cracked multiple times and can no longer keep welding it. She said they use this equipment as one of their pre surface treatments during the slurry program to fill all the cracks. She said this equipment has a two year warranty and a source all contract.

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

**Council Member Newlin made a motion to approve the purchase of a new E-Z Series II 1500 Diesel Melter from CRAFCO of Chandler, Arizona, in the amount of \$147,629.33 plus applicable taxes and freight as outlined in quote BBBQ69930-01 dated May 12, 2025, and authorize the City Manager to issue resulting payments. Council Member Ring seconded the motion.**

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

**MOTION CARRIED**

**Other Business**

None

**COUNCIL REQUESTED ITEMS**

None

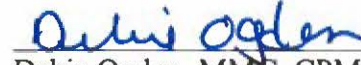
**ADJOURNMENT**

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 6:43 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 15th day of July 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of August 2025.



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Debie Ogden, MMC, CPM  
City Clerk