

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

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Dallman called the meeting to order at 5:30 p.m. and invited Council Member O'Neill to deliver the invocation. Mayor Dallman 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

POLICE CHIEF: Paul George

FINANCE DIRECTOR: Robert Drexler

PUBLIC WORKS DIRECTOR: Angie Johnson

HUMAN SERVICES DIRECTOR: Jeff Tipton

UTILITIES DIRECTOR: Mark R. Clark

PRESENTATIONS AND PROCLAMATIONS

Proclamation declaring July 25, 2026 as Kiwanis Club of the Colorado River Day.

Mayor Dallman read the proclamation and presented it to members of the Kiwanis Club of the Colorado River.

Robert Ensley president of the Kiwanis Club of the Colorado River thanked the City Council for its continued support and expressed appreciation for the opportunity to serve the community. He said the organization found great fulfillment in helping local children through programs such as bed deliveries and the annual Corn Fest event. He said the event had grown through the organization's collaboration with the city and thanked the City Council and staff for their partnership in supporting the community.

Official Swearing-In and Ceremonial Oath of Office for Bullhead City Police Chief Paul George.

Judge Steven Moss administered the Oath of Office to Chief George.

Chief George invited his uncle to pin his badge and recognized the significant role his uncle and mother had played in supporting him throughout his career. He thanked God, his family, and everyone who had helped him reach this milestone. He said he was honored and humbled to serve as Chief of Police and pledged to lead the department with integrity, transparency, and accountability. He thanked department personnel for their professionalism and commitment and promised to remain accessible and work alongside them in serving the community. He reaffirmed his commitment to community-oriented policing and emphasized the importance of strong partnerships with community

leaders, partner agencies, and residents. He said the department would continue to focus on professionalism, innovation, compassion, and service while striving to make the city a safe place to live, work, and raise a family. He thanked everyone for their support and expressed his enthusiasm for leading the department into the future.

Mayor Dallman declared a short recess and reconvened at 6:00 p.m.

OPEN CALL TO THE PUBLIC

Mayor Dallman opened the call to the public.

Michael Patrick Damron said he was staying at Catholic Charities and requested assistance with gasoline expenses to help him travel back to California. He thanked the Council and encouraged everyone to drive safely.

Tom Christiansen offered to assist the Council, City Manager, and City Attorney regarding the watercraft rental insurance ordinance if needed. He said he was concerned that failure to enforce the insurance requirements for jet ski rental companies could expose the city to liability in the event of an accident.

Carol Nelson spoke about the Colorado River Republican Women's meeting on August 5th at Chaparral Golf Course and Restaurant from 11:00 a.m. to 1:00 p.m.

Tricia Kleuskens, representing We Care for Animals and S.A.I.N.T. (Saving Animals In Need Together) urged the Council to reconsider the city's ordinance prohibiting the feeding and watering of community cats. She said providing food and water does not increase cat populations and said trap-neuter-vaccinate-return (TNVR) programs are the most effective and humane method of reducing homeless cat populations. She recommended partnering with local organizations to expand TNVR efforts, caregiver education, and access to spay and neuter services. She said only individuals actively participating in TNVR programs should be allowed to provide food and water to community cats. She encouraged the Council to revise the existing ordinance to support humane control efforts and reduce animal suffering.

Najibullah Noori said the city's ordinance requiring \$1 million in general liability insurance for watercraft rental companies was not being consistently enforced. He said he was concerned automobile insurance does not adequately cover incidents occurring on docks and launch ramps and encouraged the city to review and enforce the ordinance as written. He said he looked forward to meeting with Police Chief George to discuss the matter further.

Melinda Sobraske with the Bullhead City Elementary School Board expressed appreciation to the city for assisting with cleanup efforts after dirt from construction activities was deposited onto the artificial turf at the middle school campus. She said city staff responded by vacuuming the debris from the turf and thanked staff for their assistance and cooperation.

Sue DeMarco thanked residents who participated in the recent election and emphasized the importance of community involvement. She expressed hope the Council would continue pursuing ordinances addressing animal welfare. She voiced her support for We Care for Animals and commended Rebecca (no last name given) for her work. She recognized Donna Doyle, president of

S.A.I.N.T., for her ongoing advocacy of spay and neuter programs and for regularly promoting adoptable animals from the Kingman Humane Society through local radio appearances. She announced a free animal wellness clinic would be held September 25–27 offering free spay and neuter services, vaccinations, and microchipping. She concluded by congratulating Police Chief George and expressed her appreciation for his leadership and service.

Paula Fontes Hamby encouraged residents to volunteer as poll workers and invited interested community members to consider volunteering in future elections. She compared the policies of two presidential administrations on agricultural, trade, tariffs, and the reported impacts on farmers. She encouraged residents to research issues using multiple sources and urged the public to seek accurate information.

Cameron Noori urged the city to enforce its ordinance regarding insurance requirements for watercraft rental operations. He said requiring watercraft liability insurance would enhance public safety because insurers conduct inspections of rental vessels to verify if they are properly equipped and safe for operation. He said he was concerned that automobile liability insurance alone would not provide adequate coverage for incidents occurring on the water, docks, and launch facilities. He encouraged the city to require both automobile and watercraft liability insurance for rental operators to improve safety, reduce liability risks, and help ensure that rental watercraft are properly maintained and inspected.

Diana Lestat, also known as "Grandma Diana," announced a free community story time event for children to be held at Ace Hardware on July 25th. She invited families to attend the interactive storytelling program and said it would include audience participation and a small take-home gift for each child. She said story time presentations for local schools and classrooms are offered as well.

Dennis Rogers with Bullhead City Elks Lodge #2408 announced the upcoming "Up on the Roof" fundraiser scheduled for September 26th from 5:00 p.m. to 10:00 p.m. at the Optimum Community Center. He said the proceeds from the fundraiser support the Elks Lodge's assistance for youth programs, veterans, scholarships, food banks, charitable organizations, and community events.

Dave Heath, CEO of the Boys and Girls Clubs of the Colorado River, thanked the Council, community organizations, and residents for their continued support of youth programs in Bullhead City. He specifically recognized the contributions of the Bullhead City Elks Lodge #2408 and the Kiwanis Club and praised their longstanding commitment to providing resources and opportunities for local youth. He provided updates on upcoming club activities, including summer programs focused on space-themed activities, an end-of-summer celebration, and the transition into the after-school program. He said Phoebe (no last name given) from the Laughlin Boys and Girls Club would be taking on the role of Branch Manager for the Bullhead City location. He invited community members to visit the club, learn more about its programs, and explore opportunities to support local youth initiatives.

Julie Hassett said Mohave College Bighorns began preseason soccer activities and said the first home game is scheduled for August 5th at 7:00 p.m. at Firebird Field in Rotary Park. She encouraged families and local youth soccer programs to attend the games and support the team. She said the games are free family-friendly events.

Mayor Dallman said Supervisor Lettman would be the last speaker as the 30 minutes allotted time for Call to the Public had been met.

Supervisor Rich Lettman welcomed Police Chief George and provided an update regarding recent action taken by the Mohave County Board of Supervisors concerning the Laughlin/Bullhead International Airport and its operating agreement with the Mohave County Airport Authority. He said the Mohave County Board of Supervisors unanimously voted to proceed with condemnation of existing lease agreements between Mohave County and the Airport Authority to pursue legal action to regain possession and operational control of the airport. He explained the process would require court proceedings and would not result in immediate changes. He emphasized the action was not related to the City of Bullhead City's representatives involved with the airport and thanked Council Member O'Neill and Assistant City Manager Pruitt for their partnership and contributions. He said the airport property is owned by Mohave County residents and Mohave County's concerns followed a 19-month review of airport operations including financial losses, audit issues, planning concerns, and a lack of transparency by the Airport Authority's governing board. He said the airport would remain open and said there were no plans to sell airport property to developers because portions of the property are subject to FAA grant restrictions. He said Mohave County's goal is to improve the airport through economic development partnerships with Bullhead City and Clark County, Nevada and enhance opportunities for general aviation users, and improve operational transparency.

Mayor Dallman 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 Newlin seconded the motion.

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

MOTION CARRIED

MANAGER'S REPORT

1. Receive Report and Presentation from River Valley Artist Guild

Victoria Meyers-Valdemar with the River Valley Artists Guild said they partnered with the city to create a community mural for the America 250 birthday celebration with the mobile mural. She said the mural was painted by at least 75 community members, whose names and ages were recorded and placed on a plaque to accompany the artwork. City Manager Cotter thanked Ms. Meyers-Valdemar, the River Valley Artists Guild, and Executive Assistant Nunnally for organizing the project and said several city facilities were considered as the permanent location for the mural.

2. BARC – Opening and Updates

BARC Manager Harms said the old animal shelter signage had been removed, and the new BARC facility had officially opened. She said the expansion was from approximately 6,000 to over 21,000 square feet. She said there was strong public interest and said opening day was exciting for staff and volunteers and included multiple adoptions.

Human Services Director Tipton said the new BARC facility would be open Tuesdays through Thursdays from 10:00 a.m. to 4:00 p.m., and Fridays and Saturdays from 10:00 a.m. to 5:00 p.m. He said amenities include an on-site retail store and said additional services such as a dog wash and pet cremations will be added soon. He said the animals were moved from the old shelter in June and adapted well. He said public feedback of the new facility had been very positive.

City Manager Cotter said expanded Friday and Saturday hours represented a significant ongoing commitment by the city to animal services and welcomed this “new era” of animal care in Bullhead City.

3. Election Information

City Manager Cotter said this City Council meeting date coincided with Election Day and reminded the public polls would be closing shortly. He said the county would tabulate ballots and post the election results on the county website.

MAYOR AND COUNCIL MEMBERS’ REPORTS ON CURRENT EVENTS

Vice Mayor Alfonzo said Western Arizona Regional Medical Center (WARMC) will hold a grand opening for its new cardiac catheterization lab on July 23rd from 6:00 p.m. to 7:00 p.m. at the Bistro cafeteria. He invited the public to tour the new facility and said a significant investment had been made to the unit.

Council Member O’Neill said the Bullhead City Regional Food Bank was in need of volunteers. He said the food bank was open Mondays, Wednesdays, Thursdays, and Fridays from 8:00 a.m. to 2:00 p.m., with extended hours on Thursdays from 12:00 p.m. to 8:00 p.m. He encouraged residents to volunteer or to make donations to help cover operating costs.

Mayor Dallman said she had recently visited a Bullhead City resident celebrating her 104th birthday and said the resident as amazing. She said she delivered flowers and a card on behalf of the city to commemorate her birthday.

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

Council Member Newlin made a motion that Item 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, Newlin, O'Neill, Ring, Smith NAYS: None

MOTION CARRIED

Item on the Consent Agenda was approved as follows:

1. Adopted Ordinance No. 2026-9 by reference, approving an amendment to Chapter 3.44, Inspection Services Recovery Fee, Title 3, Revenue and Finance, of the Bullhead City Municipal Code; and adopting Resolution No. 2026R-23, declaring the code amendment a public record. (City Attorney Emery)

PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

None

BOARD/COMMISSION/COMMITTEE APPOINTMENTS

2. Discussion and possible action to appoint Christopher Toschi to serve on the Bullhead Area Transit System (BATS) Commission to fill a partial term effective immediately and expiring on September 30, 2026. (City Clerk Ogden)

City Manager Cotter said there was one applicant for the open position.

Mayor Dallman asked if the applicant would like to speak.

Christopher Toschi said he had approximately 24 years of experience in telecom networking, IT, and tech support, 14 years in project management, and six years in data collection and analytics. He said he had been a resident of Bullhead City for the past three years and said he volunteered with the Bullhead City Regional Food Bank for the last two years including assisting with delivery routes. He said he works with Make Bullhead Better and emphasized his desire to be involved in the community.

Mayor Dallman thanked Mr. Toschi for stepping up to fill the position. She asked if anyone present would like to speak. No one spoke.

Vice Mayor Alfonzo made a motion to appoint Christopher Toschi to serve on the Bullhead Area Transit System (BATS) Commission to fill a partial term effective immediately and expiring on September 30, 2026. Council Member Newlin seconded the motion.

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

MOTION CARRIED

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS

None

ACTION ITEMS

Building, Planning and Zoning Items

3. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2026-10, approving the request for an amendment to Z24-003, Ordinance No. 2024-20, to allow the applicant additional time to obtain building permits for a 1.19-acre parcel of land located at 490 Riverview Drive and described as a portion of Government Lot 1, Section 25, T20N, R23W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said the applicant requested an extension of time for a 1.19-acre peninsula parcel at 490 Riverview Drive accessed via a Bureau of Land Management (BLM) easement between Riverview Drive and Rotary Park. He said the property was originally zoned C-2 (General Commercial) and said in 2024, the Council approved a zoning map change to R2MF-D2 (Residential: Multiple Family with a density of 2,000 sq. ft of land per unit) to allow a multi-family project. He said building permit plans had not yet been submitted and said staff had multiple meetings with the applicant and architect. He said the revisions meet code requirements and said a newly secured investor had submitted a letter of interest to help finance the project. He said the applicant continued to propose 24 residential units consistent with the plans that were provided in the packet. He said the Planning and Zoning Commission had voted 7-0 to recommend approval of the extension.

Vice Mayor Alfonzo asked if there was an estimate of the anticipated price point for the proposed townhomes. Planning Manager Loera said he did not have a specific price estimate but expected it to be a quite expensive project due to substantial infrastructure needs. He said he did not anticipate it being an affordable-type development.

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

Council Member Smith made a motion to adopt Ordinance No. 2026-10, approving the request for an amendment to Z24-003, Ordinance No. 2024-20, to allow the applicant additional time to obtain building permits for a 1.19-acre parcel of land located at 490 Riverview Drive and described as a portion of Government Lot 1, Section 25, T20N, R23W, Bullhead City, AZ as presented. Council Member Ring seconded the motion.

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

MOTION CARRIED

4. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2026-11, approving the request for an amendment to Z22-008, ORDINANCE NO. 2024-15, to allow the applicant additional time to record the final plat for the first phase of a project to be known as The Trails of Black Mountain, described as portions of Sections 23 & 24 T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said this was a request for an extension of the zoning approval for the Trails of Black Mountain project described as a 223-acre development with zoning for commercial, single-family residential, and multifamily residential uses. He said the parcels are located behind the

Riverview Mall shopping center and City Square between Black Mountain Road to the south and Gold Rush Road as the eastern boundary. He said the Council originally approved the project in 2022 and said the first extension was granted in 2024. He said the applicant submitted a traffic report, a geotechnical report, and anticipated submitting a preliminary plat within the next few months. He said the Planning and Zoning Commission had voted 7–0 to recommend approval of the extension.

Council Member Smith asked if completion of Arcadia Drive would be included as part of the current Trails of Black Mountain project. Planning Manager Loera said the Trails of Black Mountain property did not extend far enough north to reach the existing Arcadia connection and said completion of Arcadia might require a development agreement with the adjacent property owner. He said the neighboring project at Marble Canyon was also seeking a time extension and said the two projects together could possibly fund construction of Arcadia to Black Mountain.

City Manager Cotter said completion of Arcadia was still possible through development agreements, improvement districts, or direct city funding. He said the city had long discussed connecting Arcadia to Miracle Mile to keep neighborhood traffic off Highway 95. He said the city had considered funding the entire connection without a developer before these discussions began and said the city remained open to participating in discussions regarding Arcadia.

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

Council Member Newlin made a motion to adopt Ordinance No. 2026-11, approving the request for an amendment to Z22-008, Ordinance No. 2024-15, to allow the applicant additional time to record the final plat for the first phase of a project to be known as The Trails of Black Mountain, described as portions of Sections 23 & 24 T20N, R22W, Bullhead City, AZ as presented. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

5. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2026-12, approving the request for an amendment to the residential building setbacks as originally set out in Exhibit C of the Development Agreement entered between the City of Bullhead City and CSQH95, LLP and recorded on February 27, 2025 under Mohave County Recorder Fee No. 2025009917, for the "CityCentre District" project, and described as a portion of Section 20, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

Planning Manager Loera said this request was to amend the side setbacks for residential lots within the CityCentre development located directly south of City Hall. He said Council had approved Planned Area Development (PAD) zoning for the project in early 2025 and said the front and rear residential setbacks were modified but the standard 5-foot interior side setbacks remained unchanged. He said the developer now requested a reduction of the interior side setback from 5 feet to 3 feet to allow greater flexibility in floor plans on 40-foot-wide lots and increasing potential building widths from 30 to 34 feet. He said the fire marshal had no objection, staff itself took no position on approval or denial, and the Planning and Zoning Commission voted 5–2 to recommend approval. He said the developer's representative Jay Kwarta was present and available for questions.

Vice Mayor Alfonzo asked if reducing the interior side setback from five feet to three feet would create any fire code violations. Planning Manager Loera said reducing the interior side setback to three feet would not create fire code issues and said the fire marshal had no objection. He said the minimum requirement was three feet to the property line providing at least six feet between structures. He said it meets the city's fire separation requirements in the amended building code and said there would be additional measures such as stucco-wrapped eaves where applicable.

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

Council Member Smith said when the CityCentre development was first considered, the Planning and Zoning Commission was concerned about the number of variances already granted for the project. She said she struggled to support granting additional variances.

Council Member Newlin said he visited the Rancho Colorado and Adobe Hills neighborhoods and said they have similar setbacks. He said he attended the Planning and Zoning Commission meeting where there was good discussion and dissenting views on the proposal. He said from a resident's perspective, he would prefer additional house width over a slightly larger side yard and he was in favor of the request.

Council Member Newlin made a motion to adopt Ordinance No. 2026-12, approving the request for an amendment to the residential building setbacks as originally set out in Exhibit C of the Development Agreement entered between the City of Bullhead City and CSQH95, LLP and recorded on February 27, 2025 under Mohave County Recorder Fee No. 2025009917, for the "CityCentre District" project, and described as a portion of Section 20, T20N, R22W, Bullhead City, AZ as presented. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

Bid Awards, Contracts, Intergovernmental Agreement, and Purchases

6. Discussion and possible action to approve the purchase of seven (7) vehicles from Phil Long Dealerships under the TIPS Cooperative as shown in Quote Number 120825-1 dated June 30, 2026, in the amount of \$398,966.75, plus use tax in the amount of \$30,321.48, for a total of \$429,288.23, and authorizing the City Manager to issue resulting payments. (Police Chief George)

Police Chief George said this item was to purchase and replace five patrol vehicles and two command staff vehicles to help update an aging fleet. He said a position was being restructured into a Community Service Aide (CSA) role to assist the community and handle minor calls for service, thereby freeing patrol officers to be more proactive. He said the new vehicles would allow existing units to be reassigned to these CSAs and said the vehicles being purchased were the same type as those previously approved by the Council.

Mayor Dallman asked if this was a budgeted item. Police Chief George answered affirmative.

Vice Mayor Alfonzo said the purchase was based on a cooperative purchasing agreement. City Manager Cotter said police vehicles differ from consumer vehicles. He said staff have reviewed pricing over many years and determined this represented the best available pricing while remaining open to other bids and opportunities in the future.

Council Member O'Neill said from his experience in the car business, purchasing the police vehicles locally was not feasible because they must be ordered about a year in advance and said a local dealer would have to front approximately \$429,288 for eight months until budget funds were available. He said he had tried to arrange a local purchase, and said no dealer was willing to tie up that amount of money for that long. He said Phil Long buys these vehicles in bulk and sells them nationwide and said this arrangement provided the best deal available to the city.

Mayor Dallman said the amount budgeted for the police vehicle purchase was \$438,390 and that the actual cost came in approximately \$9,100 under budget. She commended staff for achieving the savings.

Mayor Dallman asked if anyone present wished to speak on this item. No one spoke.

Council Member Ring made a motion to approve the purchase of seven (7) vehicles from Phil Long Dealerships under the TIPS Cooperative as shown in Quote Number 120825-1 dated June 30, 2026, in the amount of \$398,966.75, plus use tax in the amount of \$30,321.48, for a total of \$429,288.23, and authorizing the City Manager to issue resulting payments as presented. Council Member Smith seconded the motion.

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

MOTION CARRIED

Other Business

7. Discussion and possible action to consider rescheduling the Tuesday, August 18, 2026 Regular Council Meeting to another date. (City Clerk Ogden)

City Manager Cotter informed Council that the week of the scheduled Tuesday, August 18, 2026 regular meeting coincided with the Arizona League of Cities and Towns Conference, which offers councilmembers networking, seminars, and classes. He recommended rescheduling to Monday, August 17, 2026 and said this change would not significantly disrupt city processes.

Mayor Dallman asked if anyone present wished to speak on this item. No one spoke.

Council Member Newlin made a motion to reschedule the Tuesday, August 18, 2026 Regular Council Meeting to Monday, August 17, 2026. Council Member Ring seconded the motion.

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

MOTION CARRIED

COUNCIL REQUESTED ITEMS

None

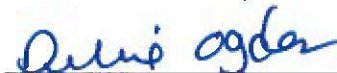
ADJOURNMENT

There being no further business to come before the Council, Mayor Dallman declared the meeting adjourned at 6:57 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 July 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 27th day of July 2026.



Debie Ogden, MMC, CPM
City Clerk