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, October 7, 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. Vice Mayor Alfonzo 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 Wednesday, October 7, 2026 as "National Night Out" in Bullhead City.

Mayor Dallman read the proclamation and presented it to Lorrie Duggins with the Bullhead City Police Department. Ms. Duggins said 2026 marked the 27th year the Bullhead City Police Department hosted National Night Out and said it was a community event designed to connect residents with first responders in a relaxed, block-party setting. She said Mohave Electric Cooperative, the Salvation Army, and other community partners provided prize donations. She said DJ Loki would provide music, the Mohave High School Air Force Junior ROTC would present the colors, and the Mohave High School Choir would perform the national anthem. She invited the public to attend the event in front of the City Council Chambers from 5:00 p.m. to 7:00 p.m.

OPEN CALL TO THE PUBLIC

Mayor Dallman opened the call to the public.

Harvey Pryor thanked the Public Works Department and City Manager Cotter for their efforts during the recent flood event. He said he was concerned about ongoing flooding issues at the City Square Shopping Center and said its drainage system had repeatedly failed over several years and floodwater was pumped into public roads after the latest storm. He questioned the lack of enforceable city code for post-construction flood control on private property. He requested regular inspections of such systems and urged the City Council to adopt a code requiring effective flood control for all properties.

Dennis Rogers with the Bullhead City Elks Lodge No. 2408 announced the quarterly blood drive will be held at the Lodge on October 20th from 9:30 a.m. to 1:30 p.m.
Diana Lestat with the Bullhead City Elks Lodge No 2408 announced a fall festival craft show will be held at the Lodge on October 17th from 9:00 a.m. to 2:00 p.m. She said it is open to the public and said proceeds support community programs.

Elizabeth Jones, Todd Jones, Buz Terry, Gary Hicks, and Todd Levitt spoke as a group. Ms. Jones said they were in opposition to Major General Plan Amendment P26-001 and the 2026 General Plan. She said the proposal would convert a large portion of planned residential land near Laughlin Ranch to light industrial use within a 4,400-acre area and said it would enable future parcel-by-parcel rezoning with less public notice and only a simple majority vote. She said she was concerned such rezoning could allow a data center to be developed "by right" without a dedicated public hearing. She questioned the transparency of the process and said existing high-voltage transmission lines made the area particularly attractive for data center development. She said the change would negatively impact nearby homeowners' property values and quality of life. She said she is going to vote against the 2026 General Plan. Gary Hicks said he had just purchased a home in Laughlin Ranch and had not been informed by anyone in the real estate process that the nearby property was proposed for rezoning. He questioned the city's responsibility to post notice or otherwise inform prospective buyers of such proposed changes and said he invested a substantial amount of money in his home only to learn of the potential rezoning afterward. Mayor Dallman directed him to speak with the Assistant City Manager Pruitt for further information and confirmed the Planning and Zoning Commission meeting will be held on October 8th at Optimum Community Center.

Mackenzie Covert said he was concerned about a recent citywide reorganization and asked what prompted it, how many positions were eliminated or changed, what costs or savings were anticipated, and if the Council had been fully briefed. He questioned the elimination of the Public Information Officer position during an election on the city's General Plan, and said he felt the timing hindered public communication. He said he appreciated recent slurry work on the Bullhead Parkway and said he did not recall seeing a public notice about the slurry work.

Leland Gillmore, VFW Post Commander, announced the VFW will hold an Oktoberfest event on October 10th from 2:00 p.m. to 5:00 p.m. and invited the community to attend and learn more about the VFW's work.

Rose Jacobs with the Colorado River Concert Series announced the 25th anniversary concert season starts with performances on Thursday, November 5th at 7:00 p.m. at the Mohave High School auditorium.

Larry Tunforss commended the police, fire department, and the public works department for their prompt response and cleanup efforts. He said flooding had occurred in unexpected areas and said crews had worked late into the night and continued until neighborhoods were clean. He expressed appreciation for their work while reminding the public not to drive through standing water.

Eva Genovese announced the 13th annual Howl-O-Ween pet costume contest will take place at CAL Ranch on October 17th with check-in at 1:00 p.m. and judging at 2:00 p.m. She said proceeds would benefit Black Mountain K9 Search and Rescue. She reminded residents of the upcoming Colorado River Republican Women's meeting at Chaparral Golf Course and Restaurant on October 7th at 11:00 a.m.

Having no one else present requesting to speak, 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. Government Finance Officer of Arizona Award

City Manager Cotter congratulated Finance Director Drexler and his team on receiving the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting. He said the Certificate of Achievement for Excellence is awarded by an impartial panel and said it reflected the city's high standards and commitment to full financial disclosure.

2. Veteran's Park Military Static Displays

City Manager Cotter reported on a new display at Veterans Peninsula, He said Mayor-elect Head had inspected an aircraft at Fort Hood and volunteers led by Mehdi Azarmi and Noel Castillo disassembled, transported, and began reassembling the plane in Bullhead City. He said additional site work included construction of a new foundation, planned refurbishment of the aircraft, and installation of a new restroom. He said the planned addition of a deuce-and-a-half and a Hummer will be completed in time for the Veterans Day ceremony on November 11th. He said the park would remain closed or partially restricted during construction and asked visitors to exercise caution in the area.

3. Police Department Update

Police Chief George said a recent "Coffee with a Cop" event at Chaparral Golf Course and Restaurant was successful and encouraged future community participation. He said the department had implemented an electronic applicant background check system reducing processing time from about six months to three months. He said two lateral officers from out of state had just started, and said recruitment of experienced officers was ongoing while still sending uncertified applicants to the academy. He said the department had purchased a drone with the goal of developing a drone-as-first-responder program and said staff was evaluating proposals for upgraded public safety communications. He said the department was finalizing policies for Project Lifesaver to help quickly locate missing vulnerable persons. He said the department was reprogramming patrol vehicle lights as part of his "policing under cruise" initiative to be rolled out with an informational video.

Police Chief George provided waterway enforcement statistics for the 2026 boating season. He reported there were 48 arrests, 172 citations, approximately 1,852 verbal warnings, 14 non-injury collisions, 12 mostly minor-injury responses, zero fatal collisions, two drownings with other contributing factors, and 22 arrests transferred to Immigration and Customs Enforcement (ICE). He emphasized the police department does not enforce immigration law and said they partner with ICE when individuals are breaking the law on the waterway are found to be in the country illegally. He commended Corporal Crawford and the Water Safety Team for their work in keeping the community safe.

4. National Night Out

Police Chief George invited the public to attend the National Night Out event on Wednesday, October 7th from 5:00 p.m. to 7:00 p.m. in front of the Council Chambers. He said the event was intended to demonstrate a united community stance that crime will not be tolerated in Bullhead City.

5. September 28/29 Rain Events and City Clean-Up

City Manager Cotter said recent heavy rains on Monday and Tuesday required the Public Works Department to work around the clock to clean streets citywide. He said the city rented sweepers and hired contractors and commended their efforts in keeping roads safe and passable. He announced sandbags would be available at the Optimum Community Center from 8:00 a.m. to 5:00 p.m. on Friday, October 9th and an additional distribution will be on Sunday, October 18th.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

Council Member Smith thanked staff for their work following the recent storms and said they had done a great job. She reminded the public that early voting will take place October 7-30 at the Mohave County Library. She encouraged voters with mail-in ballots to drop them off during early voting to avoid delays in counting on Election Day.

Council Member Ring said she appreciated Police Chief George's remarks during the Manager's Report and thanked him for the good job he was doing.

Council Member O'Neill said the Bullhead Regional Food Bank continued to need volunteers and said the organization was currently delivering food to up to 100 homebound residents. He said additional help was needed with tasks such as packing food bags.

Vice Mayor Alfonzo said the Bullhead City Community Emergency Response Team (CERT) offered presentations to organizations and schools on how residents can prepare to help themselves, their families, and neighbors in the event of a disaster when emergency services may not be immediately available. He said the city's General Plan Update pamphlet was recently mailed to residents and urged the public to read it to be informed when voting on it.

Mayor Dallman said based on citizen feedback and what she observed, city crews had worked through the night and done an excellent job addressing storm impacts. She thanked Public Works Director Johnson, her staff, and City Manager Cotter for their efforts.

ITEMS WITHDRAWN FROM CONSENT AGENDA
None

CONSENT AGENDA

Vice Mayor Alfonzo made a motion that Items 1-4 on the Consent Agenda be approved in accordance with the reports, certifications and recommendations furnished each Council Member and without further discussion. Council Member Newlin seconded the motion.

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

MOTION CARRIED

Items on the Consent Agenda were approved as follows:

1. Approved the minutes of the September 15, 2026 Special and Regular Council Meetings. (City Clerk Ogden)

2. Approved: 1) the final plat for North Fork at Laughlin Ranch, Tract 5151, Unit 3; 2) the financial assurance through the bond and engineer's estimate; 3) the water allocation in the amount of 8.7 acre-feet; and 4) authorize the Mayor to execute the final plat on behalf of the city. (Development Services Director Chooniyom)

3. Adopted Resolution No. 2026R-33, approving a 10-foot utility easement to Southwest Gas Corporation in the vicinity of 2249 Clearwater Drive from the City of Bullhead City and authorize the City Manager to execute the easement on behalf of the city. (Public Works Director Johnson)

4. Approved and directed the City Manager to establish a one-time payout for employees to redeem up to 40 hours of personal time and up to 40 hours of vacation time, 80 hours maximum, for hours accrued; redemption being available from October 7, 2026 through January 8, 2027. (City Manager Cotter)

PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA
None

BOARD/COMMISSION/COMMITTEE APPOINTMENTS
None

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS

5. **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 Multi-License Acquisition of Control Liquor License Job No. 408077 submitted by Andrea Dahlman Lewkowitz for Walgreens #3913 located at 2360 Highway 95, Bullhead City, Arizona. (City Clerk Ogden)

City Manager Cotter said the liquor license for Walgreen's is an administrative change. He said staff had reviewed the application and had no concerns or questions.

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

Council Member Smith made a motion to recommend to the Arizona Department of Liquor Licenses and Control to approve the application for a Multi-License Acquisition of Control Liquor License Job No. 408077 submitted by Andrea Dahlman Lewkowitz for Walgreens #3913 located at 2360 Highway 95, Bullhead City, Arizona. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

6. **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. 407118 submitted by Andrea Dahlman Lewkowitz for Olive Garden Italian Restaurant located at 700 Highway 95, Bullhead City, Arizona. (City Clerk Ogden)

City Manager Cotter said the liquor license application for the new Olive Garden Restaurant was in order and staff had no concerns or questions.

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

Council Member Smith 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. 407118 submitted by Andrea Dahlman Lewkowitz for Olive Garden Italian Restaurant located at 700 Highway 95, Bullhead City, Arizona. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

7. **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 6 (Bar) Liquor License Job No. 407456 submitted by Joseph Ercalo Colianno for Colianno's Family Restaurant located at 2200 Highway 95, Bullhead City, Arizona. (City Clerk Ogden)

City Manager Cotter said the liquor license application for Colianno's Family Restaurant was an administrative change and said staff had no concerns or questions regarding the application.

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 6 (Bar) Liquor License Job No. 407456 submitted by Joseph Ercalo Colianno for Colianno's Family Restaurant located at 2200 Highway 95, Bullhead City, Arizona. Council Member Smith seconded the motion.

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

MOTION CARRIED

ACTION ITEMS

Building, Planning and Zoning Items
None

Bid Awards, Contracts, Intergovernmental Agreement, and Purchases

8. Discussion and possible action to adopt RESOLUTION NO. 2026R-34, approving Intergovernmental Agreement No. 26-0011828-I between the State of Arizona, acting by and through the Arizona Department of Transportation, and the City of Bullhead City for the Baseline Road; SR-95 to Ramar Road HURF Exchange Project, ADOT Project No. T077401C, and authorize the Mayor to execute the Agreement on behalf of the city. (Public Works Director Johnson)

Public Works Director Johnson said the city entered into an intergovernmental agreement with the Arizona Department of Transportation (ADOT) for Baseline Road Improvements from Highway 95 to the Ramar/Baseline five-way intersection. She said the project was budgeted at approximately $1.4 million, with approximately $900,000 in HURF exchange funds to offset costs and a remaining city share of approximately $473,000. She said the work would include full-depth milling and repaving, curb, gutter, sidewalk, ADA-compliant ramps, pavement markings, and adjustment of manholes and valve boxes.

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

Council Member Smith made a motion to adopt Resolution No. 2026R-34, approving Intergovernmental Agreement No. 26-0011828-I between the State of Arizona, acting by and through the Arizona Department of Transportation, and the City of Bullhead City for the Baseline Road; SR-95 to Ramar Road HURF Exchange Project, ADOT Project No. T077401C, and authorize the Mayor to execute the Agreement on behalf of the city as presented. Council Member Ring seconded the motion.

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

MOTION CARRIED

9. Discussion and possible action to approve the Funding Agreement between the City of Bullhead City and the Boys' and Girls' Club of the Colorado River for the period July 1, 2026, through June 30, 2027, in the amount of $50,000 for Fiscal Year 2026-2027, and authorize the City Manager to execute the Agreement on behalf of the city, issue payment and implement the Agreement in accordance with the newly agreed upon terms. (Assistant City Manager Kajirwa)

City Manager Cotter said the city has had a longstanding partnership with the Boys' and Girls' Club. He said there had been prior reporting issues, and said under Dave Heath's leadership those concerns had been addressed. He explained the proposed agreement was similar to past agreements with added reporting requirements consistent with those for Catholic Charities.

Boys' and Girls' Club Director Heath said the city's financial assistance had long supported the Club's afterschool, summer, and youth development programs. He said operations had been going very well since May with a strong staff, an active board, and robust community support.
Vice Mayor Alfonzo said the Boys' and Girls' Club had improved dramatically under his leadership. He thanked Mr. Heath for his service and said he would fully support the funding agreement.

Council Member Newlin said he agreed that the Boys' and Girls' Club has improved under Mr. Heath's leadership and said he appreciated the new contract and updated reporting requirements. He said he was in favor of the funding agreement.

Council Member Smith said Mr. Heath was missed at the city, but he was doing a great job at the Boys' and Girls' Club.
Mayor Dallman said she had expected Mr. Heath to do an excellent job and said he far exceeded her expectations. She said she believes the Boys' and Girls' Club would flourish under his leadership and expressed full support for the funding agreement.

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

Council Member Ring asked how many years the city has given the Boys' and Girls' Club $50,000. City Manager Cotter said at least 16 or 17 years. Council Member Ring praised Mr. Heath's work at the Boys' and Girls' Club and said he was doing such a good job that she believed the city should consider increasing the Club's funding by an additional $10,000 next year. She said she fully supported the current agreement. City Manager Cotter said any increase to the Boys' and Girls' Club funding was at the Council's discretion and said the enhanced reporting requirements would provide better data to support such decisions. He agreed $50,000 did not go far in today's environment for serving youth and said staff could implement an increase either now, in next year's budget, or in the future if that was the Council's direction.

Council Member Ring made a motion to approve the Funding Agreement between the City of Bullhead City and the Boys' and Girls' Club of the Colorado River for the period July 1, 2026, through June 30, 2027, in the amount of $50,000, plus an additional $10,000 from contingency for Fiscal Year 2026-2027, and authorize the City Manager to execute the Agreement on behalf of the city, issue payment and implement the Agreement in accordance with the newly agreed upon terms. Council Member Smith seconded the motion.

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

MOTION CARRIED

10. Discussion and possible action to adopt RESOLUTION NO. 2026R-35, (1) approving the award of a construction contract for certain improvements for the area known as "City of Bullhead City, Arizona CityCentre Improvement District" and approving and authorizing the execution and delivery of such contract by the Superintendent of Streets of the City, (2) approving the assessment diagram and method of assessment with respect to such district, (3) authorizing the sale and issuance of not to exceed $16,500,000 aggregate principal amount of City of Bullhead City, Arizona CityCentre Improvement District Improvement Bonds to finance such improvements, (4) prescribing certain terms and conditions of such bonds, including the delegation to the Manager of the City of authority to determine certain matters with respect to the bonds, (5) approving all documents necessary with respect to such bonds and authorizing the Manager, the Mayor, or the Vice Mayor of the City to execute and deliver such agreements, (6) authorizing preparation, execution and distribution of an official statement with respect to such bonds, and (7) declaring an emergency. (Assistant City Manager Kajirwa)

City Manager Cotter said the approximately 270-acre area was formerly owned by the State of Arizona and is now under private development, He said the site is envisioned as a new downtown for Bullhead City. He said significant council input, conceptual planning, and discussion of public infrastructure and an improvement district had led to the current set of related agenda items.
Mark Reader said as part of the CityCentre development of over 200 acres, the city had negotiated with the developer for the possible issuance of approximately $16.5 million in special assessment bonds to finance most of the road infrastructure, landscaping, drainage, and related improvements within the district. He said under Arizona law, cities and towns were authorized to issue such bonds for economic development projects. He said the bonds would be repaid by the developer through annual debt service of about $1.2 million, secured by a lien on the property, and said as parcels were sold future owners would assume their proportional share of the assessment based on benefit. He reviewed the master plan for the Golden Triangle/Golden Corridor area, the proposed 25-year amortization of the bonds, and anticipated interest rates in the 4–5 percent range. He said the city had received an A3 investment-grade credit rating for the improvement district, and said the bonds could likely be taken to market within the next one to two weeks, subject to market conditions.

Vice Mayor Alfonzo asked if the debt service chart already reflected the recent quarter-percent increase in interest rates. Mr. Reader answered affirmative. Vice Mayor Alfonzo asked how much interest rates were expected to rise by the time the bonds were brought to market because issuance was anticipated within about a week. Mr. Reader said there were no additional Federal Reserve rates setting meetings scheduled before the anticipated bond sale and said no material change in interest rates was expected from the figures already presented. He said he was allowing some cushion given

global uncertainties, and said his firm would work diligently to secure the lowest possible rates in the current higher-rate environment.

Public Works Director Johnson introduced Project Engineer Don Anderson, Assessment Group Representative Brandon Esquire, Developer Representatives Ali Salis and Matthew Burns via Zoom, and said two representatives were present in the audience.

Jake Kwarta provided a brief background on the CityCentre project. He said the project encompassed approximately 250 acres in the heart of Bullhead City, along Highway 95 near Rotary Park, Marina, Lakeside, and Riverview, and said at full buildout it was anticipated to generate approximately $1 billion in private investment. He said the project would include a mix of uses such as attainable for-rent and for-sale housing, retail, hospitality, medical, and other employment-generating uses intended to increase assessed value, sales tax revenue, construction and permanent jobs, and local services. He said the goal was to create a long-term economic destination for Bullhead City. He reviewed the updated master plan and said it was designed around attainability, connectivity, and walkability. He said residential areas would be integrated with commercial, hospitality, and community uses, and said Highway 95 frontage was preserved for recognizable commercial users to be announced later. He said all major administrative steps, zoning, conceptual plan, development agreement, and entitlements had been completed in the prior year, and said the improvement district action and bond resolution before the council represented a key next step to fund the backbone infrastructure. He said the next steps would be bond sale and closing, followed by commencement of backbone infrastructure construction within the current calendar year. He said on the north-central portion of the site, development of 102 single-family lots called Residences at Parkside was underway and largely complete on the horizontal side. He said construction is being done by local builder Angle Homes of Kingman and is expected to begin within approximately 60 days. He said commercial development had not started and will take longer to organize. He said major commercial activity is anticipated to begin in early 2027. He reviewed aerial photos showing completed improvements along Highway 95, including a southbound third lane deceleration lane and access points. He credited Assistant City Manager Kajirwa with securing a $500,000 Arizona Department of Transportation (ADOT) grant that reduced project cost and thanked the Public Works Department for completing the work under budget and ahead of schedule. He explained the final plat for the 102 lots had been approved a month earlier and minor items including completion of a northern wall. He said there was significant private-sector interest beyond what was visible from the roadway and said plans to move immediately into engineering and construction of an additional 200 residential lots. He said active work with a hospitality partner on a nationally branded 107-room hotel in the project core, and ongoing negotiations with a national grocer as the primary retail anchor, along with other national retail and commercial users whose names could not yet be disclosed had begun, and said the existing healthcare facility at the northeast corner was planning a westward expansion.

Vice Mayor Alfonzo asked if the "attainable housing" referenced in the presentation was similar to affordable housing and asked if the developer had a rough order-of-magnitude estimate of overall costs and anticipated sale prices for those lots. Mr. Kwarta said he could not provide specific cost figures and explained the 102 lots were intentionally tight and dense to maximize efficiency and reduce land and development costs. He said the developer's role was to provide lots to homebuilders as inexpensively as reasonably possible so they could offer quality entry-level homes to buyers with limited savings. He said he hoped the cost would be in the $200,000 range. He distinguished attainable from affordable housing, noting that "affordable" typically involved government-subsidized or income-restricted programs particularly on the for-rent side. He said by

contrast, "attainable" in this project meant market-driven housing where the developer worked to keep costs low so homes would be realistic for the local market.

City Attorney Emery introduced Bond Counsel Paul Gales and said he and his firm worked on behalf of the city and were instrumental in preparing the legal documents. Bond Counsel Gales said his firm Greenberg Traurig had worked for the city for approximately 30 years. He explained he was assisting with the legal aspects of forming the improvement district and the bond resolution presented to the Council and said the resolution's lengthy caption described all actions to be taken under it. He said the process was governed by long-standing statutes dating back to the early 1900s and required a careful, step-by-step approach. He said he and his staff were ensuring every requirement was met and everything was done by the book from a legal standpoint.

Council Member Smith asked Bond Counsel Gales to explain the purpose of item number seven in the resolution declaring an emergency and why that provision was included. Bond Counsel Gales said the emergency clause in the resolution would make it immediately operative so that Mr. Reader's firm could proceed to sell the bonds without the usual 30-day waiting period. He said because the city was in a rising interest rate environment, the delay could increase borrowing costs and said the emergency declaration was intended to reduce borrowing costs and thereby benefit the citizens by allowing the bonds to be sold sooner.

Mayor Dallman asked if anyone present would like to speak.

John Sutherland asked what "attainability" meant and if it was intended to mean that the housing would be affordable and accessible to the average person. Mr. Kwarta said "attainability" was somewhat subjective. He said new housing under $500,000 was rare in Arizona and emphasized the development team was doing everything possible to cut costs and be efficient. He said their goal was to make homes attainable for first-time buyers, people without substantial savings, and retirees on fixed incomes. He reiterated the project was market-driven and said they would not promise what they could not deliver. He said "attainable" meant pricing homes based on what they knew about residents and housing needs.

Mackenzie Covert said he was concerned about the CityCentre Improvement District item and recommended the Council consider tabling it. He said even though the plan was strong, if everything went as expected, he was worried about what would happen if future landowners who would assume responsibility for repaying the assessment debt defaulted. He said his understanding was the city could be required to purchase the land from defaulting owners, attempt to resell it, and potentially become responsible for repaying the debt in the interim. He said this was occurring during a period of rising interest rates and heightened national concern about the economy.

Harvey Pryor asked why the section showing a proposed grocery store was labeled as being developed by a third party. He asked who the third-party developer was and why they were not present. City Manager Cotter said the entire parcel would ultimately be sold to various end users. He said there was a master developer and other developers or users such as a major grocer or restaurant would purchase their individual properties rather than lease them or operate through multiple layers of developers.

Mr. Kwarta said the CityCentre team served as the master developer and different components of the project would involve different development processes. He said the master developer completed the

lots, utilities, and related infrastructure in the single-family area and then sold those lots to a homebuilder for vertical homebuilding. He said the map segment labeled as being developed by a third party was intended for the master developer to work jointly with a third-party developer on that area because they did not have the capacity to manage 15 separate developments simultaneously. He said they could not disclose the third-party's name and said the label should more accurately reflect both the master developer and third-party developer. He emphasized the master developer would remain heavily involved in any projects sold to third-party builders or developers.

City Manager Cotter asked the bond counsel to explain how assessment districts function and what occurs in the event of a default. He said the city had previously used similar mechanisms for projects such as the Bullhead Parkway, three sewer improvement districts, and Laughlin Ranch Boulevard. He said the assessment district was a financing tool and said he disagreed with the suggestion that it would adversely affect the city's finances.

Bond Counsel Gales explained the bonds were secured by assessments levied against the benefited parcels and said a detailed report determined how those assessments were allocated. He said the bonds were payable from those assessments through semiannual interest payments. He said the bond resolution included a contingent liability provision under which, if assessments were not paid, the city could theoretically be required to loan funds to the special fund to make bond payments and emphasized several protections were in place. He said the first line of defense was the assessment payments themselves, followed by a debt service reserve fund established to cover any shortfalls from delinquent assessments without immediately requiring a city loan. He said while the reserve fund was being used, an accelerated foreclosure process under statute would allow sale of the defaulting property, with sale proceeds replenishing the reserve fund. He said although it was theoretically possible for the reserve fund to be exhausted, all property in the district was ultimately subject to foreclosure in the event of non-payment, meaning the developer and subsequent landowners were putting their land on the line for payment of the bonds.

Council Member Newlin asked if the roads in the improvement district were to be public. City Manager Cotter answered affirmative. Council Member Newlin asked once the new roads were constructed, would they be open and accessible to the public before other development occurred within the CityCentre site. City Manager Cotter said the roads would be open and traversable by the public immediately upon completion of construction. Council Member Newlin said he had initially been hesitant to approve the item and had first favored having the developer assume control at this stage. He said the assessment methodology report and description of improvements were important factors in his decision. He said after reviewing the documents in greater detail, he concluded the greater risk would be to turn the work over to the developer and said the scope and nature of the construction were better handled by ensuring it was done once and done correctly.

Council Member Ring made a motion to adopt Resolution No. 2026R-35, (1) approving the award of a construction contract for certain improvements for the area known as "City of Bullhead City, Arizona CityCentre Improvement District" and approving and authorizing the execution and delivery of such contract by the Superintendent of Streets of the City, (2) approving the assessment diagram and method of assessment with respect to such district, (3) authorizing the sale and issuance of not to exceed $16,500,000 aggregate principal amount of City of Bullhead City, Arizona CityCentre Improvement District Improvement Bonds to finance such improvements, (4) prescribing certain terms and conditions of such bonds, including the delegation to the Manager of the City of authority to determine certain matters with respect to the bonds, (5) approving all documents necessary with respect to such bonds and authorizing the Manager, the Mayor, or the Vice Mayor of the City to execute and deliver such agreements, (6) authorizing preparation, execution and distribution of an official statement with respect to such bonds, and (7) declaring an emergency as presented. Council Member Newlin seconded the motion.

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

MOTION CARRIED

11. Discussion and possible action to accept the Temporary Construction Easement (CityCentre Improvement District, Bullhead City, Arizona). (Public Works Director Johnson)

City Manager Cotter said this item was tied to the prior agenda item and was for a temporary construction easement for the CityCentre project.

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

Council Member Smith made a motion to accept the Temporary Construction Easement (CityCentre Improvement District, Bullhead City, Arizona) as presented. Council Member Ring seconded the motion.

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

MOTION CARRIED

12. Discussion and possible action to approve the construction agreement with McCormick Construction Company of Bullhead City, Arizona in an amount not to exceed $12,096,730.00 to perform construction services for the CityCentre Improvement District, and authorize the City Manager's execution of the Agreement and issuance of resultant payments. (Public Works Director Johnson)

Public Works Director Johnson presented an overview of the CityCentre roadway project and displayed a map showing the alignment of the new roads. She said Main Street would tie in from Marina Boulevard across from Alona's Way, south to Riverview Drive; a new road would align with North Oatman on Highway 95 and connect to the new right-turn lane; and Parkside Lane would run from Main Street east to Lakeside Drive. She said the project included curb and gutter, sidewalks, water and sewer lines, street lighting, pavement, grading, and storm drain improvements, including box culverts and retention ponds to address a large flood channel. She requested approval of a construction contract with McCormick Construction for the CityCentre Improvement District in an

amount not to exceed $12,096,730.00. She said the project was originally advertised in July and all bids were rejected. She said it was re-advertised on August 12th, 19th, and 26th, after which two bids were received, and McCormick Construction Company was the low bidder. She said construction would not begin until the bond paperwork had been completed.

Council Member O'Neill asked if a traffic signal would eventually be needed where Parkside Lane intersects Lakeside Drive. City Manager Cotter said it was too early to determine what specific traffic improvements would be required at Parkside Lane and Lakeside Drive. He said as additional developments came forward, staff would review traffic plans and impacts, including the need for additional right-turn lanes by future developers. He said there would be turning lanes along Highway 95 and said any further improvements on Riverview, Lakeside, and Marina would depend on the pace and nature of surrounding development.

Vice Mayor Alfonzo clarified for the public that 42 contractors were notified of the project, 22 downloaded the bid packages, and two bids were ultimately submitted. He said McCormick Construction was the low bidder and said the next bid from Perco Rock was approximately $1.3 million higher, therefore the contract was awarded to the low bidder.

Mayor Dallman asked if anyone present wished to speak on this item.

Harvey Pryor asked why the city was paying for construction of the CityCentre roads on privately owned land. He said the developer should build the roads at his own expense and then dedicate them to the city upon completion. City Manager Cotter said the roadway funding was tied to the assessment bonds previously discussed by bond counsel and the financial advisor. He said the $12 million construction cost would be 100 percent paid by the developer and future property owners through assessments, not from the city's general funds. He explained if a business such as In-N-Out located in the district, it would pay its share of the assessment and said the costs would be borne by the developer and subsequent development within the district and not by the city.

Council Member Ring made a motion to approve the construction agreement with McCormick Construction Company of Bullhead City, Arizona in an amount not to exceed $12,096,730.00 to perform construction services for the CityCentre Improvement District, and authorize the City Manager's execution of the Agreement and issuance of resultant payments as presented. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

13. Discussion and possible action to 1) approve the Agreement for Materials Testing and Observation Services for CityCentre Improvement District Project No. 26-PW-002, Task Order No. 32 with Sunbelt Engineering & Testing of Fort Mohave, Arizona, in the amount of $59,570.00 for CityCentre materials testing; 2) approve an increase in the materials testing agreement from $60,000 to $90,000 through June 30, 2027; 3) approve a budget transfer of $59,570.00 from Miscellaneous Street Improvements, Street Improvements, 313.700.6199.7340 to 319.700.6186.7340 for CityCentre Improvement District; and 4) authorize the City Manager to execute the task order and approve resultant payments. (Public Works Director Johnson)

City Manager Cotter said the materials testing services include compaction testing for asphalt and concrete and would also be paid for by the developer through bond proceeds. He said this amendment

would allow Sunbelt Engineering and Testing to continue overseeing construction quality for the project.

Council Member Smith asked why the additional $30,000 in contract authority was needed increasing it to $90,000. Public Works Director Johnson said the city's annual contract with Sunbelt Engineering and Testing was currently capped at $60,000 for all city projects. She said the CityCentre work would use approximately $59,000 and would leave no capacity for upcoming projects such as Baseline and Hancock. She requested to increase the contract limit to $90,000 so that approximately $59,000 of testing costs could be shifted from her regular testing budget into the Improvement District to be paid from district bonds.

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

Council Member Newlin made a motion to 1) approve the Agreement for Materials Testing and Observation Services for CityCentre Improvement District Project No. 26-PW-002, Task Order No. 32 with Sunbelt Engineering & Testing of Fort Mohave, Arizona, in the amount of $59,570.00 for CityCentre materials testing; 2) approve an increase in the materials testing agreement from $60,000 to $90,000 through June 30, 2027; 3) approve a budget transfer of $59,570.00 from Miscellaneous Street Improvements, Street Improvements, 313.700.6199.7340 to 319.700.6186.7340 for CityCentre Improvement District; and 4) authorize the City Manager to execute the task order and approve resultant payments as presented. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

14. Discussion and possible action to adopt RESOLUTION NO. 2026R-36, approving and Intergovernmental Agreement between the Bullhead City School District and the City of Bullhead City for utilization of one School Safety Grant School Resource Officer, and authorize the Mayor to execute the Agreement. (Police Chief George)

Chief George said the city had maintained an agreement with the Bullhead City School District to provide a School Resource Officer (SRO) and the district had again received a grant to supplement the officer's pay. He said Officer Probst served as the Fox Creek SRO and said this item was a renewal of the existing contract. He said his salary would continue to be funded through the school district's grant. He said the city had a strong working relationship with Superintendent Dr. Carolyn Stewart and said there were more schools in Bullhead City than SROs. He said he would support assigning additional SROs, but current resources did not permit it.

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

Council Member Ring made a motion to adopt Resolution No. 2026R-36, approving an Intergovernmental Agreement between the Bullhead City School District and the City of Bullhead City for utilization of one School Safety Grant School Resource Officer, and authorize the Mayor to execute the Agreement. Council Member Smith seconded the motion.

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

MOTION CARRIED

15. Discussion and possible action to approve to ratify the execution of Change Order 2 to Contract 2026-0140, South Supply Line Phase II, for construction of an additional 800 feet of 16-inch transmission main in the amount of $242,095.42 (Utilities Director Clark)

Utilities Director Clark said Phase Two of the South Supply Line project had been completed. He said Phase Two was designed to extend the line from Kaibab Avenue and Riverview Drive across Highway 95 and up North Oatman Road and was funded by a $1 million grant secured through Senator Hildi Angius. He said engineers were initially instructed to design as much of the line as possible within the $1 million estimate. He said bids were received between $1.1 million and $1.8 million and said the low bid at $755,000.00 was substantially under the grant amount. He said staff consulted with City Attorney Emery and determined they could extend the line further at the same unit price. He said the additional segment continued to approximately the second driveway of the Catholic Church and said this additional segment cost about $242,000. He requested council ratification of the use of the remaining grant funds so the entire $1 million award would be utilized rather than forfeited.

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

Council Member Newlin made a motion to approve to ratify the execution of Change Order 2 to Contract 2026-0140, South Supply Line Phase II, for construction of an additional 800 feet of 16-inch transmission main in the amount of $242,095.42 as presented. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

16. Discussion and possible action to approve the construction contract with Kay Constructors for the Section 10 SRP Blower Buildings Improvements (Project No. 27-U-001) in the amount of $4,948,131.94 and authorize the City Manager to execute the contract and issue resultant payments. (Utilities Director Clark)

Utilities Director Clark said this project is tied to the city's master plan for expansion of the Section 10 Wastewater Treatment Plant and said this the item covered construction of two blower buildings shown circled on the site diagram. He said the blower building on the right would supply air through a 24-inch line to the oxidation ditch and two aeration basins to support the biological treatment process. He explained the blower building on the left would serve the digesters near the end of the treatment process providing air to keep the biological bugs active. He said each structure would house multiple blowers in a main room and a separate electronics room to protect electrical components from the noise and heat produced by the blowers. He said turbo blowers would be used for the aeration basins and hybrid blowers for the digesters and said these two buildings essentially supported the core treatment functions that convert raw influent into treated effluent.

Vice Mayor Alfonzo asked if the wall separating the blower equipment from the electronics room in the new buildings would have extra insulation to protect the electronics from heat. Utilities Director Clark said the separation would be provided by a block wall.

Council Member Ring asked if the blower building would be noisy. Utilities Director Clark confirmed the blowers would create significant heat and noise.

Council Member Smith asked how close the Section 10 Wastewater Treatment Plant expansion was to completion. Utilities Director Clark said they were very close to completion. He said after completing the current year's projects, the remaining work next year would consist of ultraviolet disinfection, a tertiary cloth filter, and solids handling improvements. He said once those final components were completed the plant would be finished.

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

Council Member Newlin made a motion to approve the construction contract with Kay Constructors for the Section 10 SRP Blower Buildings Improvements (Project No. 27-U-001) in the amount of $4,948,131.94 and authorize the City Manager to execute the contract and issue resultant payments as presented. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

17. Discussion and possible action to approve the Agreement for Replacement of the last two Section 18 Wastewater Treatment Plant membranes with Zenon Environmental Corporation as a sole source, in the amount of $806,080.00 plus any applicable sales taxes, and authorize the City Manager to execute the Agreement and issue resultant payments. (Utilities Director Clark)

City Manager Cotter said the wastewater items involved significant expenditures and acknowledged while sewer infrastructure was not something residents visibly noticed, they did pay for it through their sewer bills. He said the city operated two regional treatment plants and said the city's obligation is to maintain one of the best sewer systems possible, especially given both plants' proximity to the Colorado River watershed. He commended Utilities Director Clark and his team for their work and said such investments were difficult decisions and less visible than spending on parks and streets and said properly maintaining the sewer system was a core responsibility. He said focusing on two regional plants rather than numerous small package plants had been a sound decision by prior city leadership. He advised the Council additional multi-million-dollar sewer projects would come forward in future years under an established plan for both funding and completion.

Utilities Director Clark said the water and wastewater utilities operated as enterprise funds and said they were supported by customer revenues rather than general tax funds. He explained the Council approved to loan the utilities department money from the general fund to get started and said those loans would be repaid from user fees. He said the Section 18 Wastewater Treatment Plant used membrane technology and the city needed to replace the last two membrane trains. He described the membranes as long strands that filtered water in four basin trains and said a separate wash basin and crane must be used to remove and clean them. He said the membranes typically had a 5–7 year life and said the ones being replaced were eight years old. He showed photos of the membranes before and after cleaning and said the city would continue using Xenon brand membranes because they were designed for the existing racks and changing manufacturers would require costly rack replacement.

Vice Mayor Alfonzo asked how long it took to clean the membranes and if the plant stopped filtering wastewater while the membranes were being cleaned. Utilities Director Clark said only two of the four membrane basins were taken out of service at a time for cleaning so two basins always remained in operation.

Council Member O'Neill said he had toured the wastewater treatment facility twice and highly recommended the tour.

Council Member Smith said she had also toured the wastewater plant and said although she would not drink the treated water, it appeared very clear. She asked if the agreement dated a year earlier was still valid for the quoted price. Utilities Director Clark answered affirmative. She asked why the membranes' life expectancy was seven years, and he had said they had been in service for eight. Utilities Director Clark said seven years was the target life and said they had already exceeded it because funding for earlier replacement had not been available. Council Member Smith asked if the membranes were like pool filters and they could be cleaned and reused a limited number of times before requiring full replacement. Utilities Director Clark answered affirmative.

Mayor Dallman asked how often the membranes were cleaned. Utilities Director Clark said the membranes were cleaned approximately once a week and said staff did not clean all four basins at the same time and said two basins were cleaned and then the other two.

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

Council Member Newlin made a motion to approve the Agreement for Replacement of the last two Section 18 Wastewater Treatment Plant membranes with Zenon Environmental Corporation as a sole source, in the amount of $806,080.00 plus any applicable sales taxes, and authorize the City Manager to execute the Agreement and issue resultant payments as presented. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

Other Business

18. Discussion and possible action to adopt ORDINANCE NO. 2026-17 by reference, approving the "Board of Adjustment Amendment 2026" amending Chapter 17.54, Enforcement and Penalties of Title 17, Zoning, of the Bullhead City Municipal Code relating to which body hears appeals from zoning items; and adopt RESOLUTION NO. 2026R-37 declaring the code amendment a public record. (City Attorney Emery)

City Attorney Emery said this item was a housekeeping measure to update the code regarding which body hears appeals of zoning decisions. He said when zoning determinations were made by the zoning official, there was a due process right to appeal. He said the code currently incorrectly listed the City Council as the appellate body. He said it was more appropriate and consistent with both state Board of Adjustment statutes and the city's own Board of Adjustment provisions for the Board of Adjustment to hear such appeals. He said the amendment would simply conform the appellate process to existing law and code.

Council Member Smith asked why the appeal period had been changed from 30 to 35 days and if it was to allow time to place items on a Board of Adjustment agenda. City Attorney Emery said the 35 days was for mailing purposes and said the code required 30 days' notice and the additional five days were to allow for service.

Council Member O'Neill asked who the members of the Board of Adjustments were. City Attorney Emery said the Board was fully staffed with volunteers appointed by the Council. Council Member

O'Neill asked for clarification on the appeal path for zoning decisions and variances and asked if such appeals would go to the Board of Adjustment. He questioned if any further city review would be available if an appellant disagreed with the Board's decision. He expressed discomfort with shifting authority from the elected City Council to an unelected board whose members he did not know, and said he was uneasy about relinquishing decision-making authority granted to him by voters. City Attorney Emery said appellants could still seek review via special action in Superior Court and said there would be no further internal appeal. He explained under both state law and the city's existing Board of Adjustment provisions, zoning appeals were intended to go to the Board of Adjustment and listing the City Council as the appellate body in the zoning code appeared to have been an error dating back many years. He said zoning matters should go to the Board of Adjustment whose appeals properly remain with the City Council. He said this change applied only to decisions by the Planning Manager and not to Planning and Zoning Commission actions. He said no such zoning appeals had arisen during his tenure.

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

Council Member Ring made a motion to adopt Ordinance No. 2026-17 by reference, approving the "Board of Adjustment Amendment 2026" amending Chapter 17.54, Enforcement and Penalties of Title 17, Zoning, of the Bullhead City Municipal Code relating to which body hears appeals from zoning items; and adopt Resolution No. 2026R-37 declaring the code amendment a public record. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

19. Discussion and possible action to adopt ORDINANCE NO. 2026-18 by reference, approve the "Purchasing Amendments 2026" amending Chapters 2.16, City Manager and 3.37, Contracting and Competitive Bidding, Titles 2, Administration and Personnel and Title 3, Revenue and Finance, of the Bullhead City Municipal Code; and adopt RESOLUTION NO. 2026R-38 declaring the code amendment a public record. (City Attorney Emery)

City Manager Cotter said this was a housekeeping amendment identified by the City Attorney while reviewing prior code changes and said it was a cleanup of provisions the Council had already adopted.

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

Council Member Ring made a motion to adopt Ordinance No. 2026-18 by reference, approve the "Purchasing Amendments 2026" amending Chapters 2.16, City Manager and 3.37, Contracting and Competitive Bidding, Titles 2, Administration and Personnel and Title 3, Revenue and Finance, of the Bullhead City Municipal Code; and adopt Resolution No. 2026R-38 declaring the code amendment a public record. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

COUNCIL REQUESTED ITEMS
None

ADJOURNMENT

There being no further business to come before the Council, Mayor Dallman declared the meeting adjourned at 7:42 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 7th day of October 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14th day of October 2026.

Debie Ogden, MMC, CPM
City Clerk