MISSION STATEMENT

"IT IS THE GOAL OF THE CITY OF BULLHEAD CITY TO ENHANCE THE QUALITY OF LIFE AND PROMOTE A SENSE OF COMMUNITY TO RESIDENTS BY PROVIDING QUALITY PUBLIC SERVICES IN A RESPONSIBLE, EFFICIENT AND EFFECTIVE MANNER."

ACTION AGENDA
REGULAR COUNCIL MEETING
BULLHEAD CITY COUNCIL
TUESDAY, OCTOBER 20, 2026, 5:30 P.M.
CITY COUNCIL CHAMBERS
1255 Marina Boulevard, Bullhead City, Arizona

Note: The Bullhead City Council receives staff reports and recommendations, plus supporting documentation from staff for all of the items on the agenda several days prior to the meeting date. Individual City Council Members contact staff with any questions regarding agenda items. As a result of this preparation, items that appear to be routine will typically be handled very quickly, and discussions on disputed or questionable items can begin from a position of general understanding. All information provided to the Council, including meeting agendas and Council packets, are available for public view not later than 24 hours before the meeting in the City Hall lobby as well as posted on the Bullhead City website: *bullheadcityaz.gov*, under "*Agendas and Meetings*".

CALL TO ORDER

ROLL CALL
Pursuant to Bullhead City Municipal Code, Section 2.04.230, if one or more members of the Council are unable to be present in person at a scheduled Council meeting, that member may participate in the meeting by telephone or video conference.

INVOCATION
Pastor Ricky Edwards, Spirit Life Church

PLEDGE OF ALLEGIANCE

PRESENTATIONS AND PROCLAMATIONS
None

CALL TO THE PUBLIC

Call to the public is available for citizens wishing to address the Council on issues within the jurisdiction of the city but not listed on the agenda. Comments must be limited to three (3) minutes or less unless speaking on behalf of a group of citizens that are present, and then the time is five (5) minutes. A maximum of thirty (30) minutes is allocated for call to the public. Citizens wishing to address an item already on tonight's agenda should wait until that item is announced. At the conclusion of the call to the public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the Council cannot discuss or take legal action on matters not already on the agenda.

AGENDA MODIFICATIONS

Any items to be withdrawn from, or moved to, the appropriate place on the agenda.

WAIVER MOTION

Motion to waive the reading in full of all ordinances and resolutions presented for adoption at this meeting.

MANAGER'S REPORT

1. Presidential Visit
2. Flood Clean-up
3. Special Events and Sports Tournaments

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

CONSENT AGENDA

CONSENT AGENDA (Items 1-4) All items appearing on the consent agenda will be approved with one motion and without separate discussion unless a Council Member so requests.

1. Approve the minutes of the October 6, 2026 Regular Council Meeting. (City Clerk Ogden)

2. Adopt RESOLUTION NO. 2026R-39, authorizing the abandonment of a portion of the western 10-foot right-of-way easement that lies within the parcel of land described as Lot 28 of Riviera Sands, Track 1009, Section 19, R20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

3. Adopt RESOLUTION NO. 2026R-40, authorizing the submittal of a grant application, receipt of funds, and execution of the "Highway Safety Grant Agreement" for DUI/Impaired Driving Enforcement Overtime (2027-AL-003) in the amount of $15,000 and appointing Chief Paul George as the city's agent and authorizing Chief Paul George and the City Manager to execute the grant agreement. (Police Chief George)

4. Adopt RESOLUTION NO. 2026R-41, authorizing the submittal of a grant application, receipt of funds, and execution of the "Highway Safety Grant Agreement" for STEP Enforcement Overtime, and Related Professional and Outside Services (2027-PTS-014) in the amount of $76,089.00 and appointing Chief Paul George as the city's agent and authorizing Chief Paul George and the City Manager to execute the agreement. (Police Chief George).

ACTION: APPROVED CONSENT AGENDA ITEMS 1-4 AS PRESENTED.

HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

PROCEDURES FOR PUBLIC COMMENT ON PUBLIC HEARING ACTION ITEMS
Members of the public are invited to speak on public hearing action items. To give everyone an opportunity to speak, please observe the following: (1) state your name clearly for the record; (2) you may address the Council one time on each public hearing action item for a maximum of three minutes; and (3) groups must designate one spokesperson to speak on behalf of the group for a maximum of five minutes.

BOARD/COMMISSION/COMMITTEE APPOINTMENTS
None

PUBLIC HEARINGS ON LIQUOR LICENSE APPLICATIONS
None

ACTION ITEMS

Building, Planning and Zoning Items

5. **PUBLIC HEARING:** Hearing and discussion concerning a major amendment to the Bullhead City General Plan, amending the Land Use Plan, Circulation Plan, and Parks and Open Space Plan for approximately 4,400 acres, which generally includes a reduction in residential uses and an increase in industrial uses, for an area located south of Laughlin Ranch, north of Fox Creek, and east of the Bullhead Parkway, and described as Sections 15, 16, 21, 27, and portions of 17, 20, 28, and 33, T20N, R21W, Bullhead City, AZ. **No action will be taken on this item. Another hearing and legal action is scheduled for October 29, 2026 at 5:30 p.m.** (Development Services Director Chooniyom)

ACTION: THE MEETING THAT WAS SCHEDULED FOR OCTOBER 29, 2026 WAS POSTPONED UNTIL DECEMBER, 2026.

6. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2026-19, approving the request for a zoning map change from C2 (General Commercial) to RP (Residential Park) for parcels of land covering 3.65 acres located at 1621 Highway 95, and described as Petersens Acres Unit 1, portions of Lots 1, 2, 3, and accretion land in Section 9, and an undivided portion of Section 13, T20N, R22W, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION: ADOPTED ORDINANCE NO. 2026-19, APPROVING THE REQUEST FOR A ZONING MAP CHANGE FROM C2 (GENERAL COMMERCIAL) TO RP (RESIDENTIAL PARK) FOR PARCELS OF LAND COVERING 3.65 ACRES LOCATED AT 1621 HIGHWAY 95, AND DESCRIBED AS PETERSENS ACRES UNIT 1, PORTIONS OF LOTS 1, 2, 3, AND ACCRETION LAND IN SECTION 9, AND AN UNDIVIDED PORTION OF SECTION 13, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.

7. **PUBLIC HEARING:** Discussion and possible action to adopt ORDINANCE NO. 2026-20, approving the request for and amendment to Z05-026, Ordinance No. 2022-26, Stipulation No. 5 and S05-026, Stipulation No. 5 to allow additional time to record the final plat for the first phase of a project known as Marble Canyon that is described as a portion of Section 23, T20N, R22W and Alta Vista Tract 1135, Lots 16 and 17, Bullhead City, AZ. (Development Services Director Chooniyom)

ACTION: ADOPTED ORDINANCE NO. 2026-20, APPROVING THE REQUEST FOR AND AMENDMENT TO Z05-026, ORDINANCE NO. 2022-26, STIPULATION NO. 5 AND S05-026, STIPULATION NO. 5 TO ALLOW ADDITIONAL TIME (2-YEARS INSTEAD OF 4-YEARS) TO RECORD THE FINAL PLAT FOR THE FIRST PHASE OF A PROJECT KNOWN AS MARBLE CANYON THAT IS DESCRIBED AS A PORTION OF SECTION 23, T20N, R22W AND ALTA VISTA TRACT 1135, LOTS 16 AND 17, BULLHEAD CITY, AZ.

Bid Awards, Contracts, Intergovernmental Agreements, and Purchases

8. Discussion and possible action to approve: 1) the "Agreement for Purchase and Installation of Cloth Filter Media at the Section 10 Wastewater Plant" with Aqua-Aerobic in the amount of $111,020.42; 2) authorize a sole source purchase as being in the best interest of the city pursuant to Section 3.37.030(D) if the Bullhead City Municipal Code; and 3) authorize the City Manager to execute the Agreement and issue resultant payments. (Utilities Director Clark)

ACTION: APPROVED: 1) THE "AGREEMENT FOR PURCHASE AND INSTALLATION OF CLOTH FILTER MEDIA AT THE SECTION 10 WASTEWATER PLANT" WITH AQUA-AEROBIC IN THE AMOUNT OF $111,020.42; 2) AUTHORIZE A SOLE SOURCE PURCHASE AS BEING IN THE BEST INTEREST OF THE CITY PURSUANT TO SECTION 3.37.030(D) IF THE BULLHEAD CITY MUNICIPAL CODE; AND 3) AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT AND ISSUE RESULTANT PAYMENTS AS PRESENTED.

Other Business

9. **PUBLIC HEARING:** Discussion and possible action to adopt RESOLUTION NO. 2026R-42, authorizing the submission of an application for FY 2026 State Special Projects grant funds for the SR 95 ADA Pedestrian Push Button Upgrades project; certifying that the application meets the community's previously identified housing and community development needs and the requirements of the State CDBG Program; and authorizing the mayor and authorized city staff to execute the necessary application and grant documents and take all actions necessary to implement and complete the activities outlined in the application. (Public Works Director Johnson)

ACTION: ADOPTED RESOLUTION NO. 2026R-42, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FY 2026 STATE SPECIAL PROJECTS GRANT FUNDS FOR THE SR 95 ADA PEDESTRIAN PUSH BUTTON UPGRADES PROJECT; CERTIFYING THAT THE APPLICATION MEETS THE COMMUNITY'S PREVIOUSLY IDENTIFIED HOUSING AND COMMUNITY DEVELOPMENT NEEDS AND THE REQUIREMENTS OF THE STATE CDBG PROGRAM; AND AUTHORIZING THE MAYOR AND AUTHORIZED CITY STAFF TO EXECUTE THE NECESSARY APPLICATION AND GRANT DOCUMENTS AND TAKE ALL ACTIONS NECESSARY TO IMPLEMENT AND COMPLETE THE ACTIVITIES OUTLINED IN THE APPLICATION AS PRESENTED.

10. Discussion and possible action to approve the Binding Land Exchange Agreement between the City of Bullhead City and the Bureau of Land Management; and authorize the City Manager or designee to execute the finalized agreement and related conveyance and escrow documents. (Assistant City Manager Pruitt)

ACTION: APPROVED THE BINDING LAND EXCHANGE AGREEMENT BETWEEN THE CITY OF BULLHEAD CITY AND THE BUREAU OF LAND MANAGEMENT; AND AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE FINALIZED AGREEMENT AND RELATED CONVEYANCE AND ESCROW DOCUMENTS AS PRESENTED.

11. Discussion and possible action to approve the minimum bid of $2,300,000.00 for the sale of the Camp Mohave Water System and the Rio Vista Water System assets, and directing the City Manager to establish a public solicitation and auction that will facilitate the sale of the assets. (Utilities Director Clark)

ACTION: APPROVED THE MINIMUM BID OF $2,300,000.00 FOR THE SALE OF THE CAMP MOHAVE WATER SYSTEM AND THE RIO VISTA WATER SYSTEM ASSETS, AND DIRECTING THE CITY MANAGER TO ESTABLISH A PUBLIC SOLICITATION AND AUCTION THAT WILL FACILITATE THE SALE OF THE ASSETS AS PRESENTED.

Council Requested Items
None

ADJOURNMENT

Dated this 29th day of October 2026.

Debie Ogden

Debie Ogden, MMC, CPM
City Clerk

Legal advice: In accordance with Arizona Revised Statutes § 38-431.03, the Bullhead City Council, upon a duly passed motion, may enter executive session for legal advice with the public body's attorney on any agenda item.

Accessibility to meetings and programs: Pursuant to the Americans with Disabilities Act (ADA), the City of Bullhead City endeavors to ensure the accessibility of all its programs, facilities and services to all persons with disabilities. If you need an accommodation for this meeting, please contact the Human Resources Department at (928) 763-0153 at least twenty-four (24) hours prior to the meeting so an accommodation may be arranged.