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 20, 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 Pastor Ricky Edwards from Spirit Life Church to deliver the invocation. Council Member Newlin 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 LIEUTENANT: Nathan McConnell for Chief Paul George
FINANCE DIRECTOR: Robert Drexler
PUBLIC WORKS DIRECTOR: Angie Johnson
HUMAN SERVICES DIRECTOR: Jeff Tipton
UTILITIES DIRECTOR: Mark R. Clark
DEVELOPMENT SERVICES DIRECTOR: Billy Chooniyom

PRESENTATIONS AND PROCLAMATIONS

OPEN CALL TO THE PUBLIC

Mayor Dallman opened the call to the public.

Penny Reisner asked for help trapping a stray mother cat and her remaining kitten after she had taken two kittens to the Bullhead Animal Resource Center. She said the runoff area at Chaparral and Via Arroyo still contained approximately three feet of stagnant water and said mosquito activity had become severe.

Carol Nelson announced the Colorado River Republican Women meeting is taking place on November 4th from 11:00 a.m. to 1:00 p.m. at Chaparral Golf Course and Restaurant.

Ruby Miller asked if the city had incurred additional costs for police patrols, traffic control, or accident response during the October 14th midterm rally at the Bullhead-Laughlin Airport and asked if those costs would be reimbursed. She said she had submitted the question through the city's website but had not received a response and suggested the city clarify or update links to its public comment page. She asked if city employees had been required to attend the rally and said she had heard this rumor and wanted it confirmed or corrected.

Sean Regan spoke about what he perceived as a proposed Veterans Resource Center and questioned a reported proposal involving 2.33 acres of city land that included how the property was valued and what decisions and communications existed. He criticized the city's response to his public records

request and said it took about a month and produced 64 pages that did not provide the requested information. He asked the city to explain if it had considered donating the land, how records were searched, and why the response was delayed and incomplete.

Scotty McClure criticized the 30-minute limit on Call to the Public and raised concerns about accessibility at the mid-term rally. He said he was unable to attend because of the long lines and lack of accessible transportation and parking. He said shuttle service or accessible parking should have been provided. He said the rally had been organized by Janet Wilson of the Mohave County Central Republican Committee and disagreed with statements that the city had no involvement. He described past difficulties with accessible entrances and handicap parking at Safeway and McDonald's and said he intended to raise his concerns in Phoenix.

Harvey Pryor announced a free 928 RC Drag Racers "Test and Tune" event scheduled for October 31st, from 12:00 p.m. to 4:00 p.m. at the Optimum Community Center. He asked about potholes on Thunderstruck Road, why Thunderstruck does not connect to Alta Vista, and if a new business in the area would have a connecting road. He said water reductions of 18 percent and 29 percent would yield an allocation sufficient for approximately 86,000 people and requested a breakdown of water allocations.

Kenneth Mayes raised concerns about traffic enforcement and safety. He described a road-rage incident in which he believed another driver might have had a firearm, and said he fled at high speed before contacting 911. He reported seeing a driver he believed was intoxicated at a recent off-road event and criticized the lack of police presence and traffic control. He said he no longer felt safe riding his motorcycle and urged the city to address traffic safety.

Paula Fontes Hambey said she had heard Senator Elissa Slotkin speaking on C-SPAN about public trust in local law enforcement and the administration of elections. She said she was concerned about the possibility of federal law enforcement being deployed at polling places and questioned if such action could affect election outcomes. She said Senator Slotkin suggested states administer elections under established rules and said local officials and law enforcement were best positioned to support election security.

Steve Pittman expressed support for ICE, the United States military, and local law enforcement. He said his family had visited Bullhead City for more than 50 years and he had been a permanent resident since 2020. He said he attended many council meetings in Los Angeles and said he was concerned about similar issues affecting Bullhead City and expressed support for the Council. He said he hoped to retire in Bullhead City and continue thriving as an independent business owner.

Julie Hassett with Colorado River Concerts announced their season would open with a Broadway-themed concert scheduled for November 5th at 7:00 p.m. at the Mohave High School Auditorium.

Kristi Foutz announced Make Bullhead Better's Trunk or Treat event will be held at Rotary Park during the Bullhead City Balloon Festival on October 30th, from 6:00 p.m. to 9:00 p.m. She said a Bingo fundraiser will be held at Laughlin Ranch on October 22nd and said proceeds benefit Make Bullhead Better's Dignified Christmas program.

Kurt Borchers criticized the placement of restroom supplies in the men's restroom at the Council Chambers. He used this as an example of poor government decision-making and urged Council

Members to remember that they are accountable to residents. He expressed concern about an upcoming agenda item, and he questioned if the Council could be trusted to make sound decisions.

Misty Devenney said the permit for Mohave Energy Park in Mohave Valley did not establish an enforceable accounting of groundwater withdrawals. She said the rate of approximately 50 gallons per minute referred to reverse-osmosis reject water and not the amount pumped from the project's wells. She asked about limits on daily withdrawals and consumption, metering and reporting requirements, monitoring for impacts on nearby wells, and measures to reduce or stop pumping if groundwater levels declined. She said regional groundwater crossed city boundaries and said a construction permit should not authorize unrestricted groundwater use.

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. Presidential Visit

City Manager Cotter said Air Force One landed without issue and the event brought significant national media coverage and approximately 5,700 attendees. He said Police, Public Works, and Recreation staff coordinated with the Mohave County Sheriff's Office, the Arizona Department of Public Safety, the Secret Service, and other agencies to support public safety. He said the city had not planned or organized the event, and said the limited expenses would be properly coded and billed to the appropriate parties.

2. Flood Clean-up

City Manager Cotter praised Public Works employees for their ongoing cleanup efforts following recent floods and rainstorms. He encouraged residents to report any areas needing attention.

3. Special Events and Sports Tournaments

City Manager Cotter said upcoming events included Cornfest, the Balloon Festival, and various sports activities. He said the events were expected to bring visitors and economic activity to the community.

MAYOR AND COUNCIL MEMBERS' REPORTS ON CURRENT EVENTS

Council Member O'Neill said the Bullhead City Regional Food Bank located at 590 Hancock needed volunteers and was open five days a week. He invited anyone with questions to contact him.

Council Member Smith reminded residents early voting was underway at the library and encouraged voters with mail-in ballots to drop them off there so their signatures could be verified before counting in Kingman. She said Election Day was November 3rd.

ITEMS WITHDRAWN FROM CONSENT AGENDA

None

CONSENT AGENDA

Council Member Newlin 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. Vice Mayor Alfonzo 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 October 6, 2026 Regular Council Meeting. (City Clerk Ogden)

2. Adopted 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. Adopted 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. Adopted 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)

PUBLIC HEARINGS ON ITEMS PULLED FROM CONSENT AGENDA

None

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)

City Manager Cotter said this item was a land-use application concerning a proposed amendment to the general plan for approximately 4,400 acres and said it was not an approval of a data center. He said the city had not solicited this application and had not reviewed a data center development plan. He said if the community chose to allow data centers, he and the city attorney recommended first adopting a local ordinance addressing their size, scope, and related issues. He explained this application proposed reducing residential uses, increasing industrial uses, and modifies an earlier concept that included a golf course and more than 20,000 homes. He said it does not include any request for a data center. He said this item was scheduled for further hearing and legal action on October 29, 2026, at 5:30 p.m.

Planning Manager Loera said the Major General Plan Amendment concerned approximately 4,400 acres and proposed reducing primarily residential uses while designating approximately 2,600 acres for light industrial use. He said the requested land-use map was essentially the same plan presented during the June City Council meeting regarding the General Plan Update and said it would be placed on the November 3rd General Election ballot. He said approval of the amendment would not change the existing zoning or authorize development, and said this is just the first step in the process. He said it would allow the applicant to seek zoning changes through a planned area development process where standards such as buffering, building heights, noise, lighting, and water use would be considered through public hearings. He said the Planning and Zoning Commission discussed the request on September 17th and said during their October 8th meeting, the motion to recommend approval failed.

Shelby Duplessis with Diversified Future LLC requested the matter be postponed to December 1st to allow more time to work with the community. She proposed holding two open-house sessions where the project engineers and other members of the design team could answer residents' questions about the 4,400-acre plan.

Mayor Dallman asked if any Council Members objected to changing the meeting date for hearing and legal action. There were no objections.

Council Member Smith made a motion to move the October 29, 2026 hearing and legal action meeting to December 1, 2026. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

Mayor Dallman opened the public hearing.

Misty Devenney submitted a capacity first packet to the City Clerk and requested it be made part of the record.

Members of the public who were opposed to the data center were: Harvey Pryor, Cynthia LaValley, Sean Regan, and Penny Reisner.

Members of the public who were opposed to the rezoning were: William Towhard, Cliff Hellwig, Scotty McClure, Lori Barker, Kelly Geiss, Misty Divini, and Brent (no last name given).

Members of the public who were opposed to the general plan were: Marcy Herrera and Susan Ivan.

Brent (no last name given) said residents had not been adequately informed about the proposed amendment and made remarks about political priorities of the local community.

Council Member O'Neill responded to public criticism and defended his and the Council's service to the community. He said no specific building plan had been presented because the matter concerned a preliminary land-use decision, and said no secret meetings had taken place. He explained the applicant had requested more time to hold public meetings and answer questions, and he encouraged residents to discuss their concerns with him respectfully. He urged patience while the Council gathered additional information.

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

Council Member Newlin thanked residents who spoke and said he neither automatically supported nor opposed data centers. He said he favored strong regulation and oversight to protect residents and said an outright ban could encourage development just outside city limits where the city would have less regulatory authority. He said the General Plan discussion has now been postponed to December 1st and asked the applicant how the proposed water-use reduction had been calculated and if it was based on letters of intent or general interest.

Ms. Duplessis said an independent professional engineer had compared water demand under the existing approved land-use plan with projected demand under the proposed plan. She said the analysis applied standard formulas and local code assumptions and accounted for fewer homes and removal of the golf course. She said by adding the estimated demand for light-industrial uses contemplated under the planned area development, there would be a projected reduction of approximately 1.9 billion gallons of water, or 54 percent, compared with the existing plan.

Council Member Newlin asked how staff verified developers' claims of the projected water-demand reduction. City Manager Cotter said staff and city engineers reviewed the calculations using established formulas and standard water-use estimates for homes and businesses.

Council Member Newlin said the city's public participation plan and online survey had been presented on March 17, 2026 and said he was disappointed in the low community participation. He said survey respondents identified water reliability and long-term sustainability as a top priority for the next 10 years, and identified environmental sustainability, water resources, economic development, and jobs as priorities for the coming five years. He acknowledged residents' concerns and said he had been discussing the issue with residents for eight months. He said he currently did not know how he would vote if the proposed amendment to the 2016 General Plan returned to the Council. He said he would continue gathering input and make a decision based on the most current information.

Vice Mayor Alfonzo said he was glad the item had been postponed to December so he could receive answers to approximately 37 outstanding questions. He raised concerns about a potential data center's water and electricity needs. He cited an estimated use of approximately 300,000 gallons of water and questioned if the facility would use a closed-loop cooling system. He said he expected to have answers before the December meeting so he could make an informed decision based on verified information.

Council Member Ring thanked residents for their passion and engagement and said she had not formed a position on data centers because she needed to learn more. She emphasized the importance of protecting the community the Council also called home.

Council Member Smith said the agenda item concerned land use not data centers. She said she had researched claims that data centers in Texas caused cattle health and reproductive problems and she had found no documented evidence verifying the claims. She said the claims remained unconfirmed and said the city was continuing to research the issue carefully with the goal of protecting the city and its residents.

Council Member Ring said the first data center in the United States had been built for the military in Pennsylvania in 1946.

Mayor Dallman said this item was a hearing and discussion on the General Plan Amendment with no action to be taken and said she had not received any proposal to build a data center. She said she was conducting her due diligence and was attentive to water use. She said she welcomed the postponement as an opportunity to meet with engineers, developers, and the public. She said the city had previously provided information about the General Plan and encouraged residents to share their views by phone or email. She said she would make her decisions independently and was listening to residents' concerns.

Council Member Smith said the postponement of the meeting to December 1st does not change Proposition 419 (2026 General Plan Update).

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)

Planning Manager Loera presented this request to rezone the property at 1621 Highway 95 known as Pier 95 RV Park, from C2 (General Commercial) to RP (Residential Park). He said the property had operated as a legal nonconforming RV park under its existing zoning. He said the proposed rezoning would align the zoning with the current use and allow potential improvements or expansion subject to applicable code requirements. He said the Planning and Zoning Commission had recommended approval of this item.

Council Member Smith asked how many spaces were currently at the RV park. Planning Manager Loera said there were currently 35 spaces. Council Member Smith asked if they were expanding to 65 spaces. Planning Manager Loera said they drew a schematic site plan and believe they can get 50 spaces based on the city's current regulations.

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 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 as presented. Council Member Ring seconded the motion.

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

MOTION CARRIED

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)

Planning Manager Loera said this request was for a four-year extension for the Marble Canyon project located east of City Square Shopping Center and south of the Buena Vista subdivision. He said the applicant proposed subdividing the 108-acre parcel into 404 single-family residential lots. He said the project had been approved in 2006 and had received six extensions of time. He said the applicant was working with a new civil engineer and a prospective home builder and said the Planning and Zoning Commission recommended approval of this item.

Vice Mayor Alfonzo asked if the Marble Canyon project remained viable as it had been underway for many years and said repeated extension requests required the city to spend time and resources

processing paperwork. Planning Manager Loera explained the property had been sold several times and the prior engineer's passing had contributed to delays. He said development of the parcel to the south could help move the Marble Canyon project forward.

Council Member Smith said the project had received extensions over 19 years and proposed reducing the requested extension from four years to two years. She said this was consistent with the shorter extensions they had been granting when she served on the Planning and Zoning Commission.

Mayor Dallman asked how likely it was that the Marble Canyon project could be completed within a two-year extension without requiring another extension. Planning Manager Loera said the preliminary plat had been approved in 2006, and said engineering plans, soils reports, and hydrology studies were available. He said if the applicant proceeded, they could submit a final plat for Council consideration within six months. He said progress would depend on market conditions, securing a home builder to purchase the property, and engaging an engineer to complete the plans.

Mayor Dallman opened the public hearing.

Misty Devenney asked if water had been allocated to the listed parcels, and how allocations were accounted for. She asked where the water would go if the project were paused or returned. Planning Manager Loera said the water would be allocated during the final plat process and that no water had yet been allocated to the Marble Canyon project.

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

Council Member Smith made a motion to adopt Ordinance No. 2026-20, approving the request for an amendment to Z05-026, Ordinance No. 2022-26, Stipulation No. 5 and S05-026, Stipulation No. 5 to allow additional time of 2 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. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

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)

Utilities Director Clark said this item was to purchase 144 replacement cloth-filter units from Aqua-Aerobic for the two tertiary filters at the Section 10 Wastewater Treatment Plant and said the filters should be replaced every five years. He said the tertiary filters had been in service for more than 10 years and said the current capacity was about one-third of the capacity expected with the

replacements. He said the units were manufacturer-specific and therefore supported the sole-source purchase. He said the city planned to install a third filter of the same make the following year.

Vice Mayor Alfonzo asked what contingency the city would have for obtaining replacement filter materials if the sole-source manufacturer went out of business. Utilities Director Clark said when manufacturers had gone out of business, another company had typically acquired them. He said if that did not happen, the city would need to pursue purchasing completely new units. Vice Mayor Alfonzo asked if the purchase included spare filter units to replace any that might be accidentally damaged. Utilities Director Clark said the city did not typically keep spare filter material. He said the filters were intended to be replaced every five years, rather than being used for more than 10 years.

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

Misty Devenney asked why the city did not use a maintenance checklist and scheduled alerts to ensure equipment was replaced on time. She encouraged the city to improve its maintenance planning. Utilities Director Clark said new staff had taken responsibility for the plant and were developing maintenance checklists and standard operating procedures for this and other tasks.
Council Member Ring made a motion 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 as presented. Vice Mayor Alfonzo seconded the motion.

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

MOTION CARRIED

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)

Public Works Director Johnson requested approval to apply for a competitive Arizona Department of Housing grant to fund ADA push-button upgrades at 14 Highway 95 intersections. She explained the ADA accessible buttons would provide vibrating directional cues and audible walk signals for pedestrians who are blind or deaf. She said the proposed locations included the Bullhead Parkway, College Way, Meadows Drive, Marina Boulevard, Country Club Drive, Rancho Colorado Boulevard, Merrill Avenue, Laughlin Ranch Boulevard, Fifth Street, Seventh Street, Airport Drive, Aviation Way, Retail Way, and Mohave Drive.

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 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 as presented. Council Member Ring seconded the motion.

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

MOTION CARRIED

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)

City Manager Cotter said the proposed land exchange was with the Bureau of Land Management. He said Don Laughlin had donated more than 1,100 acres to the city in 2015, with the intention that the land could eventually support an exchange. He said under the agreement, the city would convey the remote land in the Black Mountains and receive less than one acre near Laughlin Ranch Boulevard within Community Park. He said the exchange values had been determined through appraisals by BLM-certified appraisers and described the federal approval process as lengthy. Assistant City Manager Pruitt said this represented the final step in completing the exchange.

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

Misty Devenney asked why the agenda item did not specify the land exchange terms. She said the exchange involved 1,040 acres donated by Don Laughlin for 0.90 acres of federal land valued at approximately $500,000. She said Congress had originally identified approximately 345.2 federal acres for the exchange, and asked how the amount had changed and why these details were not included in the agenda item. City Manager Cotter said the exchange had never involved 300 acres and clarified Don Laughlin had donated nearly 1,100 acres and a house and bunker. Council Member Smith said the supporting documentation was available online and said the public could review the same materials provided to the council.

Vice Mayor Alfonzo made a motion 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 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 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)

City Manager Cotter said the Camp Mohave and Rio Vista water assets had been acquired as part of the city's purchase of EPCOR's system. He said the city had been unable to separate the Fort Mohave assets during that process and did not intend to operate or maintain them long term. He said the city's goal was to sell them to Bermuda Water or another interested buyer.

Utilities Director Clark said the proposed minimum sale price of $2.3 million was approved by the Real Estate Owned (REO) Committee and was based on comparable water-system sales including a Nexus-American Water transaction and the city's EPCOR purchase. He said any sale to a private water company would require Arizona Corporation Commission (ACC) approval. He said Rio Vista consisted of underground pipes and said the city purchased all water delivered there from Bermuda Water. He said Camp Mohave included a well, storage facilities, treatment equipment, and distribution infrastructure.

Council Member Smith asked if $2.3 million is the minimum auction price and where the auction would take place. City Manager Cotter said the city would publicize the auction and hold it in the Council Chambers. He said interested buyers, including Bermuda Water or EPCOR, could bid with a minimum bid of $2.3 million.

Vice Mayor Alfonzo asked for a rough estimate of the taxes the city would owe on a $2.3 million sale. City Manager Cotter said the city's tax liability would be minimal and said the buyer would ultimately be responsible for taxes on the assets.

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

Misty Devenney asked what the proposed sale would include beyond the physical assets and asked if it included wells, water or service-area rights, interconnection rights, easements, or other utility entitlements. She questioned the $2.3 million minimum bid considering an estimated depreciated physical-asset value of approximately $3.645 million. She questioned the sale of regional water infrastructure amid ongoing concerns about water and infrastructure capacity for future industrial growth. City Manager Cotter said the city did not wish to operate water assets outside city limits. He explained the Fort Mohave assets had been included in the EPCOR purchase and could not be separated at the time.

Utilities Director Clark explained the sale would include the Camp Mohave well, reservoir, treatment equipment, booster pumps, distribution mains, meters, and service lines, as well as the Rio Vista distribution mains, meters, and customer services. He clarified no water rights would be included because Bullhead City's water rights did not extend to the area and said the Mohave Valley Irrigation and Drainage District controlled the water rights south of Sterling Road. City Manager Cotter said the buyer would be responsible for maintaining the ageing infrastructure, providing safe drinking water for customers, and reinvesting in the system over time. He reiterated the city did not intend to invest further in a water system outside its limits. Utilities Director Clark said the city based its proposed price on comparable sales of similar assets. He said the city had paid more for the EPCOR system than its estimated value and said the purchase had been worthwhile because the city had since

made improvements. He said the Camp Mohave and Rio Vista assets were worth less than their figures on paper and the ACC would review comparable sales to determine if the proposed sale price was reasonable. He said he believed approval of a substantially higher price was unlikely. Mayor Dallman thanked Utilities Director Clark for his research and diligence.

Harvey Pryor asked if the proceeds from the sale would go to the utility fund or the city's general fund. Utilities Director Clark said the sale proceeds would go to the utility company. He said the utility had borrowed approximately $10 million from the city's general fund over the prior five years and said the final allocation had not yet been determined. City Manager Cotter said staff would return to the Council after the sale and would likely recommend the proceeds go to the utility fund and would be subject to review of the overall budget and general fund reserves. He said the general fund was in good condition while the utility fund needed additional support.

Harvey Pryor asked if there was a sales tax added to the auction price. City Manager Cotter said the city would not be subject to sales tax on the auction and said the buyer would be subject to applicable taxes.

Scotty McClure said many residents had attended meetings regarding Proposition 416 and approximately 15,000 people had voted. He asked if residents in the affected area had been consulted and if they would have a say in the proposed sale. City Manager Cotter said they would not. Mr. McClure said he would strongly object if EPCOR purchased the water system and said EPCOR should be excluded from the sale. He asked if customers in the area are served by another water system. City Manager Cotter said Bermuda Water does service the area. Mr. McClure asked if the city considered exchanging the water system for the opportunity to bring nearby customers into Bullhead City and take over their water service. City Manager Cotter said the city had asked Bermuda Water and said Bermuda wanted to retain its existing system in Bullhead City and would likely participate in the auction for the Camp Mohave and Rio Vista water system assets.

Brent (no last name given) asked if the water system had a current appraised value. He asked what would happen if the auction did not meet the minimum bid, and what liability the city would retain after the sale. He told Mr. Pryor an auction would more likely involve a commission than sales tax. City Manager Cotter said the city would not pay an auction commission and said Finance Director Drexler would conduct the auction. He said there was never talk of commission. He said if no bidder met the $2.3 million minimum bid, the city would continue to own the Fort Mohave water system. Utilities Director Clark said the city had not appraised the assets and said to determine the minimum bid, staff reviewed comparable water-asset sales in Arizona and considered the assets' depreciated values. Council Member Ring said she was a member of the REO Commission and she had reviewed comparable sales and agreed that the $2.3 million minimum bid was appropriate.

Council Member Ring made a motion 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 as presented. 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 7:47 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 20th day of October 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of October 2026.

Debie Ogden

Debie Ogden, MMC, CPM
City Clerk