

Mayor Cal Sheehy
Vice Mayor Michele Lin
Councilmember Nancy
Campbell
Councilmember Jeni Coke
Councilmember David Diaz
Councilmember Jim Dolan
Councilmember Cameron
Moses



Lake Havasu City
Council Chambers
92 Acoma Boulevard South
Lake Havasu City, Arizona
86403
www.lhcaz.gov

City Council Regular Meeting (Adopt Property Tax Levy)

Minutes - Final

Tuesday, July 8, 2025

5:30 PM

1. CALL TO ORDER

Mayor Sheehy called the meeting to order at 5:30 p.m.

2. INVOCATION

Ms. Joan Dzuro gave the invocation.

3. PLEDGE OF ALLEGIANCE

Members from Echo Group Band of Brothers led in the Pledge of Allegiance.

4. ROLL CALL

Present: 7 - Mayor Cal Sheehy, Councilmember Nancy Campbell, Councilmember Jeni Coke, Councilmember Jim Dolan, Councilmember David Diaz, Councilmember Cameron Moses and Vice Mayor Michele Lin

*Vice Mayor Michele Lin was present via remote conferencing.

5. CONSENT AGENDA

5.1 [ID 25-4853](#) Action: Approve the June 24, 2025, City Council Regular Meeting Minutes (*Kelly Williams*)

5.2 [ID 25-4854](#) Action: Call for Executive Session Pursuant to A.R.S.§ 38-431.03(A) 4:30 p.m., Tuesday, July 22, 2025 (*Kelly Williams*)

Councilmember Coke moved to approve the Consent Agenda as presented, seconded by Councilmember Moses, and carried by the following vote:

Aye: 7 - Mayor Sheehy, Councilmember Campbell, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

6. CORRESPONDENCE, COMMUNICATIONS, PETITIONS, ANNOUNCEMENTS, CITY MANAGER REPORT

- 6.1 [ID 25-4855](#) Announce Vacancies on Lake Havasu City Boards, Committees, and Commissions (*Kelly Williams*)

City Clerk Kelly Williams announced the current vacancies on various Lake Havasu City Boards, Committees, and Commissions. She added that applications are available at City Hall and on the City's website at www.lhcaz.gov.

- 6.2 [ID 25-4856](#) City Manager's Report (*Jess Knudson*)

City Manager Jess Knudson reported on the following:

- A General Plan Workshop will be held on Wednesday, July 9, 2025, at 4:30 p.m. and Thursday, July 10, 2025, at 6:00 p.m. at the Mohave County Library.
- Registration for the Lake Havasu City After-School Program will open on Tuesday, July 11, 2025, at 8:00 a.m.
- Recognized National Parks Week and spotlighted Jack Hardie Park.

7. PUBLIC HEARINGS

- 7.1 [ID 25-4733](#) Discussion and Action: Resolution No. 25-3848 Approving Memorandum of Understanding with Lake Havasu Unified School District #1 for the CTE/EMS Program 2025-2027 (*Chief Pilafas*)

Fire Chief Pete Pilafas advised that before the City Council is the Memorandum of Understanding (MOU) with the Lake Havasu Unified School District #1 (LHUSD) for the Career Technical Education (CTE) and Emergency Medical Services (EMS) program 2025-2027. Chief Pilafas explained that this will be an expansion to the current fire program by adding the Emergency Medical Responder and Emergency Medical Technician-Basic courses designed for high school students interested in emergency medical services. Chief Pilafas said this is a two year agreement with offsetting costs that the Lake Havasu High School is providing per semester.

Ms. Marsha Becker, CTE Coordinator with LHUSD, addressed the council and expressed her appreciation to the city for their support and partnership with the LHUSD for the CTE/EMS Program.

Mayor Sheehy opened the public hearing. There being no comments, he closed the public hearing.

Councilmember Coke moved to adopt Resolution No. 25-3848 approving the Memorandum of Understanding with the Lake Havasu Unified School District #1 for the CTE/EMS Program 2025-2027; and authorize the City Manager to execute the agreement on behalf of the City, seconded by Councilmember Moses, and carried by the following vote:

Aye: 7 - Mayor Sheehy, Councilmember Campbell, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

- 7.2** [ID 25-4824](#) Discussion and Action: Resolution No. 25-3856 Levying \$0.6718 Upon the Assessed Valuation of the Property within Lake Havasu City, Subject to Taxation, Upon Each One Hundred Dollars (\$100.00) of Valuation, Sufficient to Raise the Amount Estimated to be Required in the Annual Budget Less the Amount Estimated to be Received from Fines, Licenses, and Other Sources of Revenue which is an Additional Levy Amount of \$313,856 Excluding New Construction, due to the Increase in Assessed Valuation; Providing for a General Fund for the General Municipal Expenses for the Fiscal Year Ending June 30, 2026 (*Jill Olsen*)

Administrative Services Director Jill Olsen advised that this item is the final adoption of the property tax levy rate for Fiscal Year (FY) 2025-26.

Ms. Olsen reviewed the General Fund Property Tax Levy as follows:

- Primary Assessed Value
 - o \$1,006,462,783 (Adopted FY 2024-25)
 - o \$1,070,479,459 (Proposed FY 2025-26)
- Tax Levy
 - o \$6,761,417 (Adopted FY 2024-25)
 - o \$7,191,481 (Proposed FY 2025-26)
- Rate Per \$100
 - o \$0.6718 (Adopted FY 2024-25)
 - o \$0.6718 (Proposed FY 2025-26)

Mayor Sheehy opened the public hearing. There being no comments, he closed the public hearing.

Councilmember Diaz moved to adopt Resolution No. 25-3856 adopting the Lake Havasu City property tax levy rate of \$0.6718 per \$100 assessed value for Fiscal Year 2025-26, seconded by Councilmember Dolan, and carried by the following vote:

Aye: 7 - Mayor Sheehy, Councilmember Campbell, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

- 7.3** [ID 25-4825](#) Discussion and Action: Resolution No. 25-3857 Adopting the Property Tax Levy and Certifying the Annual Financial Requirements of Lake Havasu City Improvement District No. 2 (London Bridge Plaza) for Fiscal Year 2025-26 (*Jill Olsen*)

Ms. Olsen advised that this item is to adopt the property tax levy rate for the Lake Havasu

City Improvement District No. 2 (London Bridge Plaza) assessment which includes the maintenance and operation of the parking lot, lighting, water service, and landscaping for the London Bridge Plaza area. She said the tax rate is proposed to remain the same for Fiscal Year 2025-26; however, there is a slight increase in revenue collected due to assessed valuation.

Ms. Olsen reviewed the Lake Havasu City Improvement District No. 2 Property Tax Levy (London Bridge Plaza) as follows:

- Tax Levy
 - o \$17,188 (Adopted FY 2024-25)
 - o \$18,275 (Proposed FY 2025-26)
- Rate Per \$100
 - o \$0.7370 (Adopted FY 2024-25)
 - o \$0.7370 (Proposed FY 2025-26)

Mayor Sheehy opened the public hearing. There being no comments, he closed the public hearing.

Councilmember Dolan moved to adopt Resolution No. 25-3857 adopting the Lake Havasu City Improvement District No. 2 (London Bridge Plaza) property tax levy rate at \$0.7370 per \$100 assessed value for Fiscal Year 2025-26, seconded by Councilmember Campbell, and carried by the following vote:

Aye: 7 - Mayor Sheehy, Councilmember Campbell, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

- 7.4** [ID 25-4843](#) Discussion and Action: Resolution No. 25-3855 Approving a Minor General Plan Amendment Revising the Future Land Use Map Designation for 2441, 2443, 2445, 2447 & 2449 Anita Avenue, Tract 2242, Block 1, Lots 6, 7, 8, 9 & 10, Approximately 0.7 Acres, from Low Density Residential (LDR) to High Density Residential (HDR) (*Trevor Kearns*)

City Planner Trevor Kearns advised that the subject property is 0.7 acres, undeveloped, and located on Anita Avenue between Avalon Avenue and Pebble Drive. The abutting property to the east is zoned Limited Commercial (C-1) district and developed with a commercial building, the properties to the south and north across the street and alley are zoned Residential Two-Family (R-2) district and developed with residential homes, and the properties to the west across Avalon Avenue are zoned Residential Single-Family (R-1) district. Mr. Kearns stated that the General Plan Future Land Use Map designates the subject property as Low Density Residential (LDR) which allows single-family housing. The applicant's letter of intent requests to amend the General Plan Future Land Use Map for the subject property from LDR to High Density Residential (HDR) to facilitate

development for a multi-family project. He explained that the General Plan amendment is the first step in this process and a rezone application for the property immediately follows this General Plan Amendment request. He noted that the proposed amendment is in conformance with many goals and policies of the city's General Plan, and the Planning and Zoning heard this item at their June 4, 2025, meeting and recommended approval by a vote of 7-0.

Ms. Tami Ross, with Palimeri Construction, addressed the council and said she was representing the applicant and was available to answer any questions from the City Council.

Councilmember Campbell spoke concerning the driveway, parking, and location of the proposed (residential/multi-family) project next to a commercial building, to which Mr. Kearns said the far east lot was rezoned to R-1 several years ago and the piece located east of the commercial building is zoned C-1. Councilmember Campbell asked about the property zoned R-1, to which Mr. Kearns explained that there are plans submitted for a single-family home on that property. Councilmember Campbell asked if the property next to the commercial property was still zoned commercial, to which Mr. Kearns responded yes. Councilmember Campbell asked if the property owner would be using the Frontier Concrete driveway to access the proposed property, to which Ms. Ross said no, they would have their own driveway. Councilmember Campbell said she would like to protect the commercial zones and see this property remain commercial to allow for commercial activity.

Discussion ensued related to the parking-in-common in commercial zones.

Mayor Sheehy opened the public hearing.

Ms. Bonny Toy, citizen, addressed the council and asked if the project and sidewalks would meet ADA requirements, to which Mayor Sheehy responded yes.

There being no further comments, Mayor Sheehy closed the public hearing.

Councilmember Diaz asked if the applicant held any meetings that were open to the public, to which Ms. Ross said they held two meetings with a total of two families that attended.

Mayor Sheehy said this item was heard by the Planning and Zoning Commission with a recommendation of approval.

Councilmember Dolan moved to adopt Resolution No. 25-3855 approving a Minor General Plan Amendment revising the Future Land Use Map Designations for 2441,

2443, 2447, & 2449 Anita Avenue, Tract 2242, Block 1, Lots 6, 7, 8, 9 & 10, from Low Density Residential to High Density Residential, seconded by Councilmember Coke, and carried by the following vote:

Aye: 6 - Mayor Sheehy, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

Nay: 1 - Councilmember Campbell

- 7.5** [ID 25-4844](#) Discussion and Action: Ordinance No. 25-1364 Approving the Rezone of 2441, 2443, 2445, 2447, & 2449 Anita Avenue, Tract 2242, Block 1, Lots 6, 7, 8, 9 & 10, Approximately 0.7 Acres, from Limited Commercial (C-1) District to Residential - Limited Multi-Family (R-3) District (Adoption) (*Trevor Kearns*)

Mr. Kearns advised that the subject property measures 0.7 acres and is currently vacant. The abutting property to the east is zoned Limited Commercial (C-1) district and developed with a commercial building with a single-family to the east, the properties to the south and north across the street and alley are zoned Residential Two-Family (R-2) district and are developed with residential homes, and the properties across the street are zoned Residential Single-Family (R-1) district and developed with residential homes. The applicant's letter of intent requests to combine five lots into one property to build a multi-family project for a total of 10 units with a central courtyard intended for parking and other features. He noted that the rezone request complies with the findings of the current Development Code, and added that the Planning and Zoning Commission recommended approval by a vote of 7-0 at their June 4, 2025, meeting.

Mayor Sheehy opened the public hearing. There being no comments, he closed the public hearing.

Councilmember Diaz asked how many parking spaces were required for one-bedroom and two-bedroom units, to which Mr. Kearns said a one-bedroom would require 1.5 spaces (one covered and one-half uncovered) and a two-bedroom would require two spaces (one covered and one uncovered). Mr. Kearns added that the parking for this project would have to be built to the R-3 standards.

Councilmember Dolan moved to adopt Ordinance No. 25-1364 approving the rezone of Tract 2242, Block 1, Lots 6, 7, 8, 9 & 10, from Limited Commercial District to Residential Limited Multi-Family District, seconded by Councilmember Moses, and carried by the following vote:

Aye: 6 - Mayor Sheehy, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

Nay: 1 - Councilmember Campbell

- 7.6** [ID 25-4852](#) Discussion and Action: Ratification of Notice to Proceed and Subscription Services Addendum with Motorola Solutions, Inc., and Approval of the Purchase of APX NEXT Handheld Radio Replacements and Subscription Services (*Chief Stirling*)

Police Chief Troy Stirling advised that this item is requesting approval of the ratification of a Notice to Proceed and Subscription Services Addendum and approval to purchase 125 APX NEXT handheld radios and five-year subscriptions services with Motorola Solutions, Inc. Chief Stirling said the city's current handheld radios were purchased in 2015 and are nearing the end of their useful life as the devices are no longer being supported and repairs are becoming more difficult due to the unavailability of used parts. He said the purchase of the APX NEXT model radios offer the latest in technological features, including LTE signals that provide a larger range of service, GPS location to enhance officer safety, and ability to view active calls for service on the portable radio screens.

Councilmember Diaz asked what the annual subscription costs would be, to which Chief Stirling said approximately \$60,000.

Mayor Sheehy opened the public hearing. There being no comments, he closed the public hearing.

Councilmember Diaz moved to ratify the execution of a Notice to Proceed and Subscription Services Addendum and approve the purchase of APX NEXT handheld radio replacements and subscription services with Motorola Solutions, Inc., in an amount not-to-exceed the budgeted amount of \$1,480,000, seconded by Councilmember Campbell, and carried by the following vote:

Aye: 7 - Mayor Sheehy, Councilmember Campbell, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

- 7.7** [ID 25-4851](#) Discussion and Action: Purchases Exceeding the Expenditure Threshold for Two (2) LIFEPAK 15 Replacement Units and One (1) Power-PRO 2 Powered Ambulance Cot with Associated Equipment from Stryker Sales, LLC (*Chief Pilafas*)

Chief Pilafas advised that this item is requesting approval of purchases exceeding the expenditure threshold for two LIFEPAK 15 replacement units and one Power-PRO 2 Powered Ambulance Cot with associated equipment with Stryker Sales, LLC, in the amount of \$108,449.27. Chief Pilafas explained the city's annual replacement program and the benefits of using the LIFEPAK 15 monitors.

Mayor Sheehy opened the public hearing.

Mr. Emiliano Torres, citizen, addressed the council and asked if the new cots would fit through tiny home doorways, to which Chief Pilafas said the cots meet all codes and break down to fit in tight spots and stairs.

There being no further comments, Mayor Sheehy closed the public hearing.

Councilmember Coke moved to approve the purchase of two (2) LIFEPAK 15 V4 unit and one (1) Power-PRO Powered Ambulance Cot with associated equipment from Stryker Sales, LLC, in the amount of \$108,449.27, seconded by Councilmember Dolan, and carried by the following vote:

Aye: 7 - Mayor Sheehy, Councilmember Campbell, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

- 7.8** [ID 25-4850](#) Discussion and Action: Amendment No. 1 to Engineering Professional Services Agreement for the North Havasu Additional Tank and Distribution Line Project with Tank Industry Consultants, Inc. (*Jason Hart*)

Capital Program Manager Jason Hart advised that this item is to approve an amendment to the engineering professional services agreement for the North Havasu Additional Tank and Distribution Line Project with Tank Industry Consultants, Inc., in the amount of \$64,185. Mr. Hart said the purpose of the amendment is to add additional piping plans, footing details and tank section, details for tank appurtenances, cathodic protection, and electrical and instrumental design. He added that the project schedule is anticipated to be completed in November 2025.

Mayor Sheehy opened the public hearing. There being no comments, he closed the public hearing.

Councilmember Campbell moved to approve Amendment No. 1 to the Engineering Professional Services Agreement with Tank Industry Consultants, Inc., in the amount of \$64,185 and authorize the City Manager to execute the Amendment, seconded by Councilmember Diaz, and carried by the following vote:

Aye: 7 - Mayor Sheehy, Councilmember Campbell, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

- 7.9** [ID 25-4849](#) Discussion and Action: Bid for the Kiowa Drain #3 Stabilization Project to Groundwater Partners, Inc. (*Shawn Clarke*)

Civil Engineer Shawn Clarke advised that this item is to award bid to Groundwater Partners, Inc., for the Kiowa Drain #3 Stabilization Project in the amount of \$1,298,962. Mr. Clarke explained that the project is located to the west of Highway 95 from the limits of Cactus Wren Drive and Kiowa Avenue. The engineering design features include

construction of a stable channel profile, reducing stormwater velocity, decreasing scour and erosion, trapezoidal channel armoring with rip rap and geofabric, energy dissipation features installed at drop structures, and concrete access ramps for public works maintenance personnel.

Mayor Sheehy opened the public hearing. There being no comments, he closed the public hearing.

Councilmember Diaz moved to award the bid for the Kiowa Dain #3 Stabilization Project to Groundwater Partners, Inc., in the amount of \$1,298,962, seconded by Councilmember Dolan, and carried by the following vote:

Aye: 7 - Mayor Sheehy, Councilmember Campbell, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

7.10 [ID 25-4857](#) Discussion and Action: Bid for the Port Drive and Queens Bay Lift Station Upgrades Project to Schofield Civil Construction, LLC (*Phil Porter*)

Project Manager Phil Porter advised that this item is to award bid to Schofield Civil Construction for the Port Drive and Queens Bay Lift Station Upgrades in the amount of \$533,600. Mr. Porter explained that the city has over 70 wastewater lift stations and the lift station upgrade program has prioritized the Port Drive and Queens Bay Lift Station for upgrades and restoration this fiscal year. This project will restore the reliability and operability of these two lift stations within the wastewater system, and provide protection for the residents and visitors of Lake Havasu City and the potable water supply.

Mayor Sheehy opened the public hearing. There being no comments, he closed the public hearing.

Councilmember Dolan moved to award the bid for the Port Drive and Queens Bay Lift Station Upgrades Project to Schofield Civil Construction, LLC, in the amount of \$533,600, seconded by Councilmember Campbell, and carried by the following vote:

Aye: 7 - Mayor Sheehy, Councilmember Campbell, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

7.11 [ID 25-4858](#) Discussion and Action: Bid for the Mulberry Treatment Plant (MTP) Roof Replacement Project to T.R. Orr, Inc. (*Phil Porter*)

Mr. Porter advised that this item is to award bid for the Mulberry Treatment Plant Roof Replacement Project to T.R. Orr, Inc., in the amount of \$152,000. He said the Mulberry Treatment Plant Headworks building roof has aged beyond its useful service life and the existing roof drains and rain leaders have presented ongoing issues, causing additional

damage to the building. Mr. Porter said the project would include the installation of a new roof, roof drain replacement, insulation replacement, drywall repairs, and painting.

Mayor Sheehy opened the public hearing. There being no comments, he closed the public hearing.

Councilmember Coke moved to award the bid for the MTP Roof Replacement Project to T.R. Orr, Inc., in the amount of \$152,000, seconded by Councilmember Moses, and carried by the following vote:

Aye: 7 - Mayor Sheehy, Councilmember Campbell, Councilmember Coke, Councilmember Dolan, Councilmember Diaz, Councilmember Moses and Vice Mayor Lin

8. CALL TO THE PUBLIC

Mr. Torres addressed the council and asked if the city had any plans to complete the shade structures at Main Street Commons.

Ms. Toy addressed the council and spoke regarding the location of the benches at Main Street Commons, and also regarding an informational Arizona Developmental Disabilities Planning Council meeting she recently attended.

Mr. Nicholas Black, citizen, addressed the council with a question regarding illegal electric bikes.

9. CURRENT EVENTS

There were no Council committee reports.

10. FUTURE MEETINGS

Tuesday, July 22, 2025 @ 4:30 p.m. – Executive Session

Tuesday, July 22, 2025 @ 5:30 p.m. – Regular Meeting

11. FUTURE DISCUSSION ITEMS

There were no requests from Council for future discussion items.

12. ADJOURN

The meeting adjourned at 6:39 p.m.

CERTIFICATION

I hereby certify that the foregoing is a full and true copy of the Regular Meeting Minutes of the Lake Havasu City Council held on the 8th day of July, 2025. I further certify that the meeting was duly called and posted, and that a quorum was present.

Kelly Williams, City Clerk/MMC

