



THREE CITIES, ONE VOICE.

**MEETING MINUTES**

**Regular Meeting of the Tri-City Council  
Monday, October 28, 2024, at 10:00 a.m.**

**Bullhead City Council Chambers  
1255 Marina Blvd., Bullhead City, AZ**



**City of  
Bullhead City, Arizona**

Steve D'Amico, Mayor  
Dan Alfonzo, Vice Mayor

**CALL TO ORDER**

The meeting was called to order by Chairman Sheehy at 10:00 a.m.

- 1. Pledge of Allegiance**  
Chairman Sheehy led in the Pledge of Allegiance.
- 2. Roll Call and Introduction of Special Guests**  
(\*Present via remote conferencing)



**Lake Havasu City, Arizona**

Cal Sheehy, Mayor  
Cameron Moses, Vice Mayor

Lake Havasu City:

Council Present

Cal Sheehy, Mayor  
Jeni Coke, Council Member

Staff Present

Jess Knudson, City Manager  
Jeri Bracamonte, Executive Assistant  
Anthony Kozlowski, Assistant City Manager  
Kelly Williams, City Clerk  
Allison Blum, Assistant to the City Manager



**City of Kingman, Arizona**

Ken Watkins, Mayor  
Cherish Sammeli, Vice Mayor

Bullhead City:

Council Present

Steve D'Amico, Mayor  
Dan Alfonzo, Vice Mayor  
Rodney Head, Council Member

Staff Present

Toby Cotter, City Manager  
Edigar Kajirwa, Assistant to the City Manager  
Travis Pruitt, Assistant to the City Manager  
Debie Ogden, City Clerk  
Susan Carroll, Deputy City Clerk



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### City of Kingman:

#### Council Present

Ken Watkins, Mayor  
Smiley Ward, Councilmember

#### Staff Present

Tim Walsh, City Manager  
Tina Moline, Deputy City Manager/Finance Director  
Annie Meredith, City Clerk  
Sarah Hall, Communications and Marketing Coordinator

#### Others Present

Gene O'Neill, Bullhead City Council Member Elect  
Karen Dallman, Bullhead City Council Member Elect  
Jason Newlin, Bullhead City Council Member Elect  
Blake Hubbard, Valley View Medical Center  
Rich Lettman, Mohave County Board of Supervisors Elect  
David Diaz, Lake Havasu City Council Member Elect  
Travis Lingerfelter, Mohave County Board of Supervisors  
Rene Guillen, League of Arizona Cities and Towns\*  
Sam Elters, Mohave County Manager\*  
Kevin Adam, Rural Transportation\*



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### **3. Call to the Public**

Chairman Sheehy opened the call to the public. Blake Hubbard, CEO of Valley View Medical Center, introduced himself and said there are many new things Valley View will have to offer.

### **4. Approval of the Minutes from the July 17, 2024, Tri-City Council Meeting**

Mayor D'Amico moved to approve the July 17, 2024, Tri-City Council Meeting Minutes. Mayor Watkins seconded, and it carried unanimously.

### **5. Updates from Mohave County Board of Supervisors and other Elected Officials**

Newly Elected Senator Angius shared the MEC Peaker Plant will be on the County's agenda. She said MEC was asked to move the project further away from the community. She said MEC has chosen a very good piece of land for the project. She said the Solar Plant in District 1 item will be on the agenda. She said she is working on legislation to allow public notices to be posted electronically instead of published in a print newspaper.

### **6. Newly Elected Mohave County Board of Supervisors Introductions**

Chairman Sheehy introduced Rich Lettman, County Supervisor for District 2. Supervisor Lettman said he is looking forward to working with everyone.



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Chairman Sheehy said Supervisor Don Martin will represent District 4 and said District 3 elections are still taking place.

### 7. Newly Elected City Councilmembers Introductions

Chairman Sheehy introduced Lake Havasu City Council Member David Diaz. Council Member Diaz was Chairperson for the Lake Havasu City Planning & Zoning Commission and will be sworn in on November 26th.

Chairman Sheehy introduced Newly Elected Bullhead City Council Member Gene O'Neill. Newly Elected Council Member O'Neill said he is retired military and is looking forward to working with the citizens.

Chairman Sheehy introduced Newly Elected Bullhead City Council Member Jason Newlin. Newly Elected Council Member Newlin said his background is in construction and property management, and he was on the Franchise License Committee for Bullhead City.

Chairman Sheehy introduced Newly Elected Bullhead City Council Member Karen Dallman. Newly Elected Council Member Dallman said she is a 40-year resident of Bullhead City and semi-retired from the medical community. She said she is on numerous volunteer boards and President of the Kiwanis.

### 8. League of Arizona Cities and Towns: Legislative Update

Rene Guillen with the League of Cities and Towns shared House Bill 2210 is being continued by several state agencies. He said this bill is for new reporting requirements regarding housing, permit applications, and the time it takes to get from permit application to certificate of occupancy. He said the time limits were misleading as they did not take into consideration the multiple reviews if needed and that a contractor could put their project on hold. He said the amount of time the application is not in the city's hands is far longer than the city's process. He said they are waiting to hear back from the Arizona Commerce Authority and will share the data set when received.

Mr. Guillen shared Senate Bill 1162 has a piece requiring cities and towns of 30,000 or larger to publish certain housing information. He said another piece is for cities and towns of 30,000 or larger be required to report certain housing information to the Department of Housing. He said the League is working on reporting on behalf of the cities and is trying to complete the report by January 1, 2025. He said much of the reporting is internal permitting data and has a meeting schedule with the Department of Housing to develop some guidelines for the cities and towns.



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Mr. Guillen shared House Bill 2570, the Starter Home Act, which would have created starter homes but there was nothing to tie the bill to affordable housing or to ensure it was a true starter home. He said it was vetoed by the Governor and expects it to come back in some form.



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Mr. Guillen said Arizona is one of five states that prohibits cities and towns from inclusionary zoning and there may be a push to restore it. He said there may be a push for TIF that would be focused on Arizona and that brings some unique challenges. He said the Low-Income Housing Tax Credit at the state level is coming up for renewal and said this has been helpful to cities and towns to bring affordable housing to their communities.

Mr. Guillen said they expect to see items on homelessness because of the ruling on the Grants Pass case. He said the legislature will require cities and towns to enforce the camping laws and impose penalties.

Mr. Guillen said the League will continue to look for opportunities to push for replacement revenue. He said they will also push for short-term rentals and restoring local authority to municipal governments and counties.



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#### 9. State Legislature Candidate Introductions

Newly Elected Senator Angius said she is interested in what the Tri-Cities would like done with short term rentals and said the Leadership Election will take place in a couple of weeks. Chairman Sheehy said the tri-cities would like to keep local control over short term rentals.

Mohave County Supervisor Lingenfelter gave a brief water update. He said they were able to get La Paz County and Yuma County to join them in the water lawsuit they spearheaded. He said they were successful in challenging the Bureau of Reclamation's finding of no significant environmental impact. He said the Bureau of Reclamation will now have to do a full environmental impact study. He said they were fearful that the Bureau of Reclamation would appeal the decision, but they did not. He said everyone involved in the lawsuit must remain unified and make sure the Bureau of Reclamation goes through the process correctly. He said they are now hearing the Biden Administration has put off publishing their supplemental impact statement on the usage of the Colorado River to the next administration. He said the best thing would be get all seven basin states to come to a solution and agreement. He said the least beneficial option would be to let Congress or the Supreme Court make the decisions.



### City of Kingman, Arizona

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Mohave County Supervisor Lingenfelter said with regards to Kingman and the groundwater, the Governor's Office has been working with the Arizona Department of Water Resource. He said in statute there are a number of criteria that the



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Department of Water Resources must follow. He said there will be a formal meeting on the Wilcox Basin in November because there is a 100,000-acre foot deficit annually. He said the Governor's Office asked that he and a few other people meet with them after the meeting and said they would like to bring someone from Kingman.



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## 10. Arizona Department of Transportation Update

Arizona Department of Transportation Assistant District Engineer Steinberger gave a PowerPoint presentation showing the following current, upcoming preservation projects, and upcoming modernization projects: Current Projects include the US 93/I-40 West Kingman TI System to System Interchange. He said the project is progressing and will take a couple more years to complete; I-40 Needle Mountain Road TI to Lake Havasu TI Pavement Preservation; I-40: California Border to Needle Mountain TI Pavement Preservation. He said they just completed the partnering for this project last week and plan to start right after the holidays; I-40: East Kingman TI OP West Bound Bridge Deck Replacement. He said workers are currently removing the deck and will tentatively be completed in March; I-40: Rancho Santa Fe TI New Traffic Interchange. He said the bid was awarded and they are planning to move forward on November 12th; I-40: Walnut Creek to Holy Moses Pavement Preservation. He said the project is complete and they are currently working on striping and punch list items. Upcoming Preservation Projects are as follows: US 93: Sanctuary Road to I-40 Pavement Preservation FY 26: 4th Quarter; I-40: Holy Moses Wash to Rattlesnake Wash Pavement Preservation has been advertised and bids will be opened around Thanksgiving; I-40: US 93 to Silver Springs Road Pavement Preservation FY 26: 3rd Quarter; SR 93: Old Hillside Road to 17 Mile Road Pavement Preservation FY 25: 3rd Quarter. Upcoming Modernization Projects are as follows: US 93: Tony Avenue to Bonanza Drive various safety improvements FY 25: 2nd Quarter; SR 95: S. Palo Verde to Price Road center raised median FY 25 2nd Quarter; I-40: California State Line to Flagstaff broadband infrastructure FY 25 2nd quarter will probably be advertised at the end of this fiscal year; US 93: Mile Post 175 to 177 passing lanes FY 27: 1st Quarter.

Future Expansion Projects include: US 93: Cane Springs advertising for a four lane divided highway; US 93: Big Jim Wash FY 26 four lane divided highway; I-40 Kingman Crossing Traffic Interchange advertising to be determined; US 93: Gap A to be determined, construction of a four lane divided highway.

## 11. Rural Transportation Update

Kevin Adam from Arizona Rural Transportation Advocacy Council (RTAC) said two big transportation issues are the election outcome and the revenue outcome. He said in addition to the partisan changes, there will be a new Speaker of the House



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and a new Chairman to the House Transportation Committee. He said the changes will have a big influence on the agenda for the upcoming year. He said as far as revenue is concerned, the legislature enacted the budget on June 15th and said the May revenue collections came in five days later. He said the numbers were much higher than anticipated and the same for June. He said last year they closed with a \$410 million carry-over balance. He said the first two months of the carry-over year continued to show tremendous growth, and said September had a relatively minor loss. He said for the year they are approximately \$107 million above what was forecasted. He said overall there are approximately half a billion dollars more than was anticipated for the first quarter of the current fiscal year. He said RTAC will be pursuing legislation identifying priority projects across Arizona. He said two sessions ago, the Arizona Smart Fund was enacted which provides state funding to assist rural communities in pursuing federal grants. He said they are getting four federal dollars back for every one dollar they must commit to state and local. He said the funds are dwindling and will probably be exhausted by the end of the year.

Chairman Sheely asked if anyone had any questions.



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Council Member Elect Diaz asked how the ESA program is affecting the budget. Mr. Adam said he does not have the specific numbers because he tends to focus primarily on transportation. He said he believed that the ESA numbers continue to rise, and the concern is there are no mechanisms in place to cap it.

## 12. Mayors' Reports

Kingman Mayor Watkins thanked everyone who was involved with getting the Rancho Santa Fe project up and running and said they are currently working on the Kingman Crossing project. He said they continue to work with the FAA on the land release at the airport and said they have enlisted the help of Senator Kelly's Office. He said the Route 66 Festival took place at Lewis Kingman Park a couple of weeks ago and said attendance continues to grow. He said they had an unveiling of a Route 66 photo op at Lewis Kingman Park and said the center of the 6's are hollow so you can sit in them and take pictures.



### City of Kingman, Arizona

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Bullhead City Mayor D'Amico said he and Assistant City Manager Pruitt attended the Rural Transportation Summit and said they had a very good networking session. He said they are in the process of hiring an MPO director, the Senior Enrichment Center is close to opening, and construction has started on the new animal shelter. He said Mohave County Supervisor Lingenfelter, Lake Havasu City Mayor Sheehy, and himself are attending the water summit in Las Vegas the first week of December and said he will be attending the U.S. Conference of Mayors Association on Water in San Diego on November 20-22. He said they are working with a person who does grants and with Clark County Commissioner Naft to obtain grant funds to be used to demolish the skeleton building in Laughlin. He said in January he and Assistant City



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Manager Pruitt will meet with State Legislators in Phoenix to let them know the needs of Bullhead City. He said the Cornfest and the balloon festival recently took place and attendance at both events were very good. He said the Farmers Market is starting on Saturday at Community Park. He said Assistant City Manager Pruitt received an award for transportation at the MPO meeting.



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Lake Havasu Mayor Sheely congratulated Assistant City Manager Pruitt on his award. He said last Tuesday the Council awarded a contract to a company for the design of a second bridge to complement the London Bridge and approved to rezone a parcel of land located on the corner of Kiowa and Highway 95. He said Anderson Power Sports is going to build a full facility at the location and will be combining all their facilities into one. He said Lake Havasu is in the middle of event season and encourage people to visit "Go Lake Havasu" to see the upcoming events. He said the Fright Night and Spooktacular events are taking place this weekend. He said they just received the ambulances they purchased and said they have already surpassed the number of transports they anticipated. He said there are a lot of road projects going on and asked all drivers to have patience while the projects are being completed. He said they are currently working on their Downtown Catalyst Project and said they are having a naming contest that ends next week.



### Lake Havasu City, Arizona

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Kingman Mayor Watkins wished everyone a happy holiday season on behalf of the Tri-City Council.

**ADJOURN** – Chairman Sheehy adjourned the meeting at 11:31 a.m.



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