

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

Minutes - Final

Tuesday, August 26, 2025

5:30 PM

1. CALL TO ORDER

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

2. INVOCATION

Pastor David Jackson, Hilltop Church, gave the invocation.

3. PLEDGE OF ALLEGIANCE

Ms. Kim Stirling with #YOUmatter 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

*Councilmember Jim Dolan was present via remote conferencing.

5. CONSENT AGENDA

- 5.1 [ID 25-4905](#) Action: Approve the August 12, 2025, City Council Regular Meeting Minutes (*Kelly Williams*)
- 5.2 [ID 25-4890](#) Action: Resolution No. 25-3864 Approving and Authorizing the Police Chief to Execute the Memorandum of Understanding with the Mohave County Sheriff's Office Regarding the Use of the Police Department's Radio System (*Chief Stirling*)
- 5.3 [ID 25-4903](#) Action: Resolution No. 25-3868 Approving and Authorizing the Police Chief to Execute the Memorandum of Understanding with the Bullhead City Police Department Regarding the Use of the Police Department's Radio System (*Chief Stirling*)
- 5.4 [ID 25-4906](#) Action: Call for Executive Session Pursuant to A.R.S. § 38-431.03(A) 4:30 p.m., Tuesday, September 9, 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 25-4907](#) 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.

6.2 [ID 25-4908](#) City Manager's Report (*Jess Knudson*)

City Manager Jess Knudson reported on the following:

- Announced various events, ceremonies, and proclamations.
- Congratulated Parks and Recreation Director Gabby Vera for receiving the Arizona Parks and Recreation (APRA) Young Professional Award.
- City Offices will be closed on Monday, September 1, 2025, in observance of Labor Day.
- Announced several community engagement channels and opportunities in Lake Havasu City including Faces of Havasu, That's What's Up Havasu, Traffic Tip Tuesday, Havasu Works, Havasu Residents Academy, and Coffee with the Mayor and City Manager.
- Recognized National Parks Week and spotlighted Mesquite Park.

Public Works Director Ron Foggin gave a brief update highlighting several Public Works Department projects, including parking lot improvements (Cypress Park Overflow Parking Lot and London Bridge Beach Parking Lot), City Fuel Facility, Automated Water Meter Replacement Program, watermain replacement, street improvements (annual street chip sealing, yearly crack sealing program, second year of HA5 sealing, and street resurfacing), critical wastewater lift station upgrades (Park Avenue Lift Station), Well 9 Rehabilitation, wash improvement projects (Havasupai 6 and Queen's Bay), Police Facility Improvements, Main Street Commons, and American Public Works Association Accreditation.

7. PUBLIC HEARINGS

7.1 [ID 25-4909](#) Discussion and Action: Professional Services Agreement to Conduct an Audit of the Lake Havasu City Municipal Airport Fixed Based Operator Leases with Aeroplex Group Partners, LLC, dba Ascension Group Partners, LLC (*Robert C. Kane*)

City Attorney Kelly Garry advised that this item is requesting approval of a Professional Services Agreement for services at the Lake Havasu City Municipal Airport. She explained that the services include a review, inspection, and evaluation of the Lake Havasu City Municipal Airport's Fixed Based Operators (FBOs) to assure compliance with contractual obligations and responsibilities. She said the services also include reviews of the lease policy and property management plan for the Lake Havasu City Municipal Airport and airport operating regulations to help identify any activities that may conflict with or fail to comply with the Federal Aviation Administration (FAA), state, or other requirements and guidelines. The services would also help with assisting with remediation and strategies for moving forward with any areas that may need attention, to review and bring into alignment with the industry's best practices and standards of FBOs and services at the airport, and include a review of the city's current general operations and activities, review of the trends and similar airports that are locally and regionally located, and provide recommendations for enhancing current operations and to shape the future of the operations at the airport. Ms. Garry added that the services would also help with the review of the city's Airport minimum standards which are currently in draft.

Ms. Garry noted that this agreement is before the City Council because it includes an indemnification clause requiring approval. She said the concept of doing an audit or deeper review of the activities at the airport came alive in 2022 as a result of the city receiving complaints that some of the FBOs were not in compliance with their lease agreements. Ms. Garry said it was determined at that time that the best way to look into that was by completing an audit of all the activities at the airport. Ms. Garry explained that on December 10, 2024, the City Council had a Special Meeting and adjourned into executive session to discuss FBO lease agreement audits. She said as the result of the direction received by staff from the executive session, staff is bringing forth these services to be completed. She said the purpose of these services is to gather data and information that will allow the city to make informed and educated decisions for the future of the airport and to help implement strategies to achieve the city's goals and the desires of the airport.

Mayor Sheehy opened the public hearing.

Mr. Darren Craig, citizen, addressed the council and said he has been a lease holder at the Airport since 2003 and requested the City Council table this item for 30 days to allow them time to meet with staff to get more information related to the audit.

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

Mayor Sheehy said it was his understanding that this would provide the information and analysis of the airport, FBO leases, and other components that would allow any future

decisions to be based on the outcome of this non-biased, third-party audit of the airport and operations. Ms. Garry said there is no action that is taking place because of these services. She said the services are to provide a foundation and the information necessary to strategize and provide information to make informed decisions.

Councilmember Campbell expressed concerns with using an outside entity when the City has staff in-house with the expertise and history of the airport and asked if AeroPlex Group Partners (dba Ascension Group Partners) was a consultant or if they also managed airports, to which Airport Manager Robert Kane said through the Request for Proposals (RFP) process, AeroPlex Group Partners was found to provide a full spectrum of services including consulting and management experience.

Discussion ensued regarding the direction of the City Council related to the audit of the Airport and scope of work outlined in the services agreement. Ms. Garry added that through the audit process the city would be working with the users, FBOs, and people at the Airport.

Councilmember Dolan asked if staff sees this audit as a valuable tool, to which Mr. Kane replied yes. Councilmember Dolan thought the audit would provide the information and analysis needed to help address the issues and concerns at the Airport.

Vice Mayor Lin asked if part of the process would include conversations with the stakeholders and users at the Airport, to which Ms. Garry responded that the process would be interactive and include dialogue with City staff and the FBOs. Vice Mayor Lin stated that she did not see any conversations/dialogues outlined within the scope of work and suggested it be added to guarantee that those conversations with staff and the leaseholders happen.

Councilmember Diaz said several of the items identified in the scope of work were related to review of the existing contracts and questioned why the city needed to hire an outside consultant to determine whether the leaseholders are adhering to their contracts, to which Mayor Sheehy said the items listed in the scope of work are very distinct and separate functions, including review of the FBOs, review of the Lease Policy and Property Management Plan for the Airport, and identifying activities that may conflict or fail to comply with FAA, all of which have to do with the overall operations; however, it also identifies review of the alignment with industry best practices, standards of the FBOs, customer service standards, and promotion and competitive positioning of the Arizona market.

Councilmember Campbell said she previously voted on dissolving the Airport Advisory Board; however, she now wished that the City Council had the advisory board to assist

the City Council with these directions and ensure transparency. Councilmember Dolan said he did not think this item would have gone before the advisory board for recommendation as it is a legal item. Councilmember Campbell said while it may not have been an item for the advisory board's recommendation, she was concerned about transparency.

Discussion ensued related to adding language to the scope to include stakeholder conversations.

Vice Mayor Lin moved to approve the Professional Services Agreement to conduct an audit of the Lake Havasu City Municipal Airport Fixed Based Operator (FBO) Leases with Aeroplex Group Partners, LLC, dba Ascension Group Partners, LLC, in an amount not to exceed \$26,000, amending Section 1.1(G) to include engagement with City staff and FBO leaseholders, seconded by Councilmember Moses, and carried by the following vote:

Aye: 5 - Mayor Sheehy, Councilmember Coke, Councilmember Dolan, Councilmember Moses and Vice Mayor Lin

Nay: 2 - Councilmember Campbell and Councilmember Diaz

- 7.2 [ID 25-4904](#) Discussion and Action: Resolution No. 25-3869 Authorizing the Submission of an Application for Federal FY 2026 Community Development Block Grant Funds, 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 All Actions Necessary to Implement and Complete the Activities Outlined in the Application (*Heidi Hernandez*)

Community Grants Specialist Heidi Hernandez advised that this item is to adopt a resolution authorizing the submission of an application for Federal FY 2026 Community Development Block Grant (CDBG) funding to be used for owner-occupied housing rehabilitation for low-income homeowners within Lake Havasu City. Ms. Hernandez said homeowners must meet income and ownership qualifications to apply for CDBG funding and applications are available on the City's website.

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

Vice Mayor Lin asked if there was a maximum amount an applicant could receive, to which Ms. Hernandez said the maximum amount recently increased to \$43,200 per person up to a family of eight and added that all have to income qualify.

Councilmember Diaz asked how many applicants receive assistance, to which Ms. Hernandez said the number of applicants each year depends on the extent of the projects.

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

Councilmember Diaz moved to adopt Resolution No. 25-3869 authorizing the submission of an application to the State of Arizona, Department of Housing for Federal FY 2026 CDBG funds, and authorize the Mayor to sign the application and contract or grant documents for receipt and use of these funds for owner-occupied housing rehabilitation, and authorize and direct the City Manager to take all actions necessary to implement and complete the activities submitted in the application; subject to review and approval of the City Attorney, 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

7.3 [ID 25-4901](#) Discussion and Action: Bid for the 2025 Water Main Replacement Project to Mountain High Excavating, LLC (*Brent Cummings*)

Project Manager Brent Cummings advised that this item is to award a bid for the 2025 Water Main Replacement Project to Mountain High Excavating, LLC. He said the purpose of the project is to continue the City's efforts in replacing water mains, fire hydrants, and water services based upon age, material, size, and history of breaks, ensuring fire hydrants are up to the Lake Havasu City Fire Code, and improving overall circulation and quality. He said the project would replace 12,300 linear feet of new six- and eight-inch water main, water services and fire hydrants, and reviewed the project schedule and vicinity map. Mr. Cummings reviewed the Engineer's Estimate (\$3,648,728 and \$1,115,860 for four additive alternates) and noted that four bids were received with the lowest bid from Mountain High Excavating, LLC, in the amount of \$3,575,694, including the four additive alternates.

Discussion ensued related to the bid tabulation and the possibility of adding additional roads as a result of the cost savings from the Engineer's Estimate.

Mayor Sheehy opened the public hearing.

Ms. Bonny Toy, citizen, addressed the council and asked about the durability of the pipes with population growth, to which Mayor Sheehy said the pipes have been engineered to be upgraded from four- to six-inches based on current and future uses.

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

Councilmember Campbell moved to award the base bid and four additive alternates

for 2025 Water Main Replacement Project to Mountain High Excavating in the amount of \$3,575,694, 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

7.4 [ID 25-4910](#) Discussion and Possible Action, if Necessary, to Comply with Arizona Open Meeting Law following the Executive Session Regarding:

Amendments to Airport Fixed Based Operator Leases, Consent to Assignment of Leases, and Estoppel Certificates Regarding the Transfer of Airport Sites 3 and 4 Fixed Based Operator Leases from Desert Skies Executive Air Terminal, LLC, to Havasu Air Center, LLC (*Kelly Garry*)

Ms. Garry advised that Lake Havasu City received a request to consent to the transfer of the Fixed Based Operator (FBO) leases for Sites 3 and 4 at the Lake Havasu City Municipal Airport from Desert Skies Executive Air Terminal, LLC (Desert Skies), to Havasu Air Center, LLC (HAC). She noted that both lease agreements have within them a term that allows assignment upon the consent of the City. Ms. Garry said the Site 3 FBO lease was originally executed in 1992 and assigned to Desert Skies in 2007 and expires on September 30, 2027. Site 3 includes a restaurant, hangars, and office space. Ms. Garry said the Site 4 FBO lease was originally executed in 2008 and assigned to Desert Skies in 2014. Site 4 includes hangars, office space and a pool. Ms. Garry explained that before moving forward with the consent, certain amendments were necessary to each of the agreements, including correcting a name, correcting the legal description, adding in some terms related to liens and mortgages, adding terms as to termination in the event of violation of any FAA grant assurances, and adding in the FAA grant assurances contract requirements. She said Desert Skies and HAC request the City's consent to the assignment of Sites 3 and 4 from Desert Skies to HAC and assumption for each lease from Desert Skies to HAC, and also request the City to execute the Estoppel Certificates for Sites 3 and 4 which provides verification of the lease and terms.

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

Councilmember Diaz moved to approve the Second Amendment to the Fixed Based Operator Lease for Site 3 and the First Amendment to the Fixed Based Operator Lease for Site 4 and the Consent to Assignment of Leases and Estoppel Certificates for Airport Sites 3 and 4, seconded by Councilmember Campbell, and carried by the following vote:

Aye: 5 - Mayor Sheehy, Councilmember Campbell, Councilmember Dolan, Councilmember Diaz and Vice Mayor Lin

Nay: 2 - Councilmember Coke and Councilmember Moses

8. CALL TO THE PUBLIC

Ms. Kelly Lane, citizen, addressed the council regarding safety concerns with the new medians on Highway 95.

Ms. Kim Sweet, citizen, addressed the council regarding the City hiring a consultant to conduct an audit of the Airport. She thought the audit could be done in-house and said she would like to see the city spend money more wisely.

Mr. Dante Marinelli, Havasu Air Center, addressed the council and said they welcome the audit and will work with the consultant to bring about a positive change if needed at the Airport. Mr. Marinelli spoke on the fee collection item that came before the City Council at a prior meeting and said they welcome and support any strength at the Airport that they can bring through fees that are reasonable, justified, and beneficial to the community.

9. CURRENT EVENTS

Councilmember Campbell provided an update from the Rural Transportation Advocacy Council (RTAC).

Vice Mayor Lin expressed her appreciation to the Havasu Youth Advisory Council (HYAC) students for attending the League of Arizona Cities & Towns Conference.

10. FUTURE MEETINGS

Tuesday, September 9, 2025 @ 5:30 p.m. – Regular Meeting
Tuesday, September 23, 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 6:57 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 26th day of August, 2025. I further certify that the meeting was duly called and posted, and that a quorum was present.

Kelly Williams, City Clerk/MMC