

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



Lake Havasu City  
Police Facility  
2360 McCulloch Blvd North  
Lake Havasu City, Arizona  
86403  
[www.lhcaz.gov](http://www.lhcaz.gov)

## City Council Regular Meeting Minutes - Final

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Tuesday, November 9, 2021

6:00 PM

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### 1. CALL TO ORDER

Mayor Sheehy called the meeting to order at 6:00 p.m.

### 2. INVOCATION: Pastor Dean Wiles, Abundant Grace Church

Pastor Dean Wiles, Abundant Grace Church, gave the invocation.

### 3. PLEDGE OF ALLEGIANCE: Mohave Community College

Ms. Lynn Merritt, Mohave Community College, led in the Pledge of Allegiance.

### 4. ROLL CALL

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

### 5. CALL TO THE PUBLIC

Ms. Christine Simmons, citizen, addressed the council and thanked veterans for their service. She brought each of the councilmembers a red rose representing freedom and announced that the Patriotic American for Constitutional Education (PACE) will be participating in the Veterans Day Parade this Saturday.

Ms. Peggy Pawluk, citizen, addressed the Council concerning the intersection of McCulloch Boulevard and El Dorado Avenue. She said she loves Lake Havasu City and the Police Department and would like to see the city do something to make that intersection safer for traffic and pedestrians.

Mr. Don Wisdom, citizen, addressed the Council and asked if the city could provide an update on the courthouse design and city-owned parcel on the corner of Querio Drive and McCulloch Boulevard.

Mr. Bill Wilson, citizen, addressed the Council and requested an update on the helicopter operations on the Island. He agreed with Ms. Pawluk's concerns about the intersection as

he too lives on a residential street with little traffic enforcement for speeding vehicles. He also requested an update on the courthouse design.

## 6. CONSENT AGENDA

- 6.1 [ID 21-3056](#) Approve the October 26, 2021, City Council Regular Meeting Minutes (*Kelly Williams*)
- 6.2 [ID 21-3040](#) Adopt Resolution No. 21-3541 Approving Abandonment of the 8-Foot Public Utility and Drainage Easement Located Along the West Property Line of Tract 2322, Block 2, Lot 12, Excluding the Rear 10 Feet (*Luke Morris*)
- 6.3 [ID 21-3048](#) Adopt Resolution No. 21-3544 Approving and Authorizing the City Manager to Execute an Interagency Service Agreement with the Arizona Department of Transportation for AZTraCS Use (*Chief Doyle*)
- 6.4 [ID 21-3046](#) Approval of the Final Plat for Lago Villas Subdivision, 2080 Swanson Avenue, Tract 2268, Block 10, Lot 11, Creating a 9-Unit Residential Subdivision in the Residential Uptown McCulloch Main Street District (R-UMS) (*Luke Morris*)
- 6.5 [ID 21-3041](#) Approve Cooperative Purchases and Annual Expenditures Over \$50,000 for Water and Wastewater Equipment Maintenance and Repair Services with Hennesy Mechanical Sales, LLC; James, Cooke & Hobson, Inc.; Keller Electrical Industries, LLC; Phoenix Pumps, Inc.; and Weber Water Resources, LLC (*Thilak Fernando*)
- 6.6 [ID 21-3055](#) Call for Executive Session Pursuant to A.R.S. § 38-431.03(A) 5:00 p.m. Tuesday, November 23, 2021 (*Kelly Williams*)

**Vice Mayor Coke moved to approve the Consent Agenda as presented with the exception of Item 6.1, which was removed for separate discussion, seconded by Councilmember Lane, and carried by the following vote:**

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

- 6.1 [ID 21-3056](#) Approve the October 26, 2021, City Council Regular Meeting Minutes (*Kelly Williams*)

City Clerk Kelly Williams said due to the length of the October 26, 2021, City Council Regular Meeting and audio/technical issues, staff is requesting the minutes be tabled and placed on the next regular meeting agenda for consideration of approval.

**Councilmember Moses moved to table Item 6.1 for approval at the next City Council regular meeting, seconded by Councilmember Lane, and carried by the following vote:**

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

## **7. CORRESPONDENCE, COMMUNICATIONS, PETITIONS, ANNOUNCEMENTS, CITY MANAGER REPORT**

- 7.1**     [ID 21-3053](#)     Announce Vacancies on Lake Havasu City Boards, Committees, and Commissions (*Kelly Williams*)

Ms. 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](http://www.lhcaz.gov).

- 7.2**     [ID 21-3054](#)     City Manager's Report (*Jess Knudson*)

City Manager Jess Knudson reported on the following:

- Announced the retirement of Dan Blaeser, Public Works Department, with 33 years of service.
- New Fire Department Certified Emergency Response Team (CERT) vehicle will be in service beginning November 2021.
- Announced various events, ceremonies, and proclamations.
- City offices will be closed on Thursday, November 11, 2021, in observance of Veterans Day.
- COVID-19 update.

## **8. PUBLIC HEARINGS**

- 8.1**     [ID 21-3010](#)     Series #12 Restaurant Liquor License, The Pour House, 2093 McCulloch Boulevard/Baker (*Kelly Williams*)

Ms. Williams advised that Lori Ann Baker has applied for a Series #12 Restaurant Liquor License for The Pour House, located at 2093 McCulloch Boulevard. She said all posting requirements have been met, all fees have been paid, and no objections were received. She added that the location is properly zoned for a Series #12 liquor license.

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

**Councilmember Dolan moved to recommend that the Arizona Department of Liquor Licenses & Control approve a Series #12 restaurant liquor license for The Pour House, 2093 McCulloch Boulevard, seconded by Councilmember Moses, and carried by the following vote:**

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

**8.2**      [ID 21-3036](#)      Series #12 Restaurant Liquor License, The Mustard Seed, 2061 Swanson Avenue/Shows  
(*Kelly Williams*)

Ms. Williams advised that Rachel Elizabeth Shows has applied for a Series #12 Restaurant Liquor License for The Mustard Seed, located at 2061 Swanson Avenue. She said all posting requirements have been met, all fees have been paid, and no objections were received. She added that the location is properly zoned for a Series #12 liquor license.

Mayor Sheehy opened the public hearing.

Mr. Wisdom said he was not familiar with this location and asked if the city could provide a map showing the license locations, to which Mayor Sheehy said the agenda is posted in advance and available to the public. He added that this particular license is located at the corner of Swanson Avenue and Mulberry Avenue.

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

**Councilmember Moses moved to recommend that the Arizona Department of Liquor Licenses & Control approve a Series #12 restaurant liquor license for The Mustard Seed, 2061 Swanson Avenue, seconded by Councilmember Campbell, and carried by the following vote:**

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

**8.3**      [ID 21-3037](#)      Series #12 Restaurant Liquor License, Place to Be, 333 Lake Havasu Avenue  
South/Desisto (*Kelly Williams*)

Ms. Williams advised that Vincent Egidio Desisto has applied for a Series #12 Restaurant Liquor License for Place to Be, located at 333 Lake Havasu Avenue South. She said all posting requirements have been met, all fees have been paid, and no objections were received. She added that the location is properly zoned for a Series #12 liquor license.

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

**Vice Mayor Coke moved to recommend that the Arizona Department of Liquor Licenses & Control approve a Series #12 restaurant liquor license for Place to Be, 333 Lake Havasu Avenue South, seconded by Councilmember Moses, and carried by the following vote:**

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

**8.4**      [ID 21-3038](#)      Series #10 Beer & Wine Store Liquor License, Motor and Boat Food & Fuel, 2890 Jamaica Boulevard South/Stocker (*Kelly Williams*)

Ms. Williams advised that Susan Marie Stocker has applied for a Series #10 Beer and Wine Store Liquor License for Motor and Boat Food & Fuel, located at 2890 Jamaica Boulevard South. She said all posting requirements have been met, all fees have been paid, and no objections were received. She added that the location is properly zoned for a Series #10 liquor license.

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

**Councilmember Lane moved to recommend that the Arizona Department of Liquor Licenses & Control approve a Series #10 beer & wine store liquor license for Motor and Boat Food & Fuel, 2890 Jamaica Boulevard South, seconded by Councilmember Moses, and carried by the following vote:**

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

**8.5**      [ID 21-3039](#)      Series #7 Beer & Wine Bar Liquor License, Summeray Wine Bar & Local Eatery, 2097 McCulloch Boulevard North #100/Tilgner (*Kelly Williams*)

Ms. Williams advised that Summer Yvonne Tilgner has applied for a Series #7 Beer and Wine Bar Liquor License for Summeray Wine Bar & Local Eatery, located at 2097 McCulloch Boulevard North #100. She said all posting requirements have been met, all fees have been paid, and no objections were received. She added that the location is properly zoned for a Series #7 liquor license.

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

**Councilmember Dolan moved to recommend that the Arizona Department of Liquor Licenses & Control approve a Series #7 beer & wine bar liquor license for Summeray Wine Bar & Local Eatery, 2097 McCulloch Boulevard North #100, seconded by Councilmember Moses, and carried by the following vote:**

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

- 8.6**      [ID 21-3005](#)      Adopt Ordinance No. 21-1271 to Amend the Local Amendments to the 2018 International Fire Code Regarding Automatic Sprinkler Systems for R Occupancies  
(*Scott Hartman*)

Deputy Fire Chief Scott Hartman advised that the item before the council is adoption of Ordinance No. 21-1271 amending the Local Amendments to the 2018 International Fire Code regarding automatic sprinkler systems for R occupancies. He said this ordinance was introduced at the October 26, 2021, regular meeting.

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

**Councilmember Lane moved to adopt Ordinance No. 21-1271 amending the Lake Havasu City Amendments to the 2018 International Fire Code and declaring the revised amendments a Public Record, seconded by Councilmember Moses, and carried by the following vote:**

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

- 8.7**      [ID 21-3047](#)      Adopt Ordinance No. 21-1272 Amending the Zoning Classification and District Boundary of The Centre Planned Development 97-005, Removing and Rezoning 6701 Highway 95, The Centre Parcel Plat North, Parcel 1, from General Commercial/Planned Development (C-2/PD) to a New C-2/PD, to Allow Self-Storage, Mini-Storage, Truck/Trailer Sharing, Covered RV Canopies, Delivery and Receiving Area, Showroom, and Related Retail Sales Uses and a 45-Foot Building Height Exception (*Luke Morris*)

Planning Division Manager Luke Morris said the subject property is located at the northern entrance into the city at the northwest corner of London Bridge Road and Highway 95. He said the property is approximately 10.25-acres and is currently undeveloped with access from London Bridge Road. The property was graded in 2009 and sits approximately 10 to 15-feet below the elevation of Highway 95. Mr. Morris said the properties to the south across London Bridge Road are zoned General Commercial/Planned Development (C-2/PD) with a mix of storage units and vacant land. The vacant lands to the west are owned by the State of Arizona and Bureau of Land Management and zoned Agricultural/Preservation (A-P). He added that the property to the east, across Highway 95, is part of the airport and zoned A-P. Mr. Morris explained that the subject property is the northern most portion of the 215-acre Centre Planned Development that was approved in 1997, which rezoned the entire acreage to C-2/PD and approved a general development plan that designated three commercial areas and one regional mall area. He added that there have been amendments to the PD for the properties located to the south; however, none of the amendments have included the subject property. He stated that the applicant submitted a letter of intent for the property to be developed as a three-story, 45-foot tall self-storage building, with mini-storage,

truck/trailer sharing, covered RV canopies, delivery and receiving area, showroom, and other related retail uses. Mr. Morris said that the proposed uses include 92 mini-storage units along the outside of the building, 84 covered RV spaces, 13 open RV spaces, Uhaul display area, shunting area, and customer parking. He explained that the main building is approximately 53,000 square feet, 45-foot in height, with indoor storage, showroom and office, delivery and receiving area. He said the landscaping plan meets the development code standards, with 10-percent landscaping, and required landscaping buffers adjacent to the Highway 95 right-of-way off London Bridge Road. He reviewed the site plan and building elections, explaining that the maximum height in C-2 zoning district is 25-feet; therefore, the applicant is requesting a height exception of 45-feet to allow for taller buildings to allow it be seen more evidently from Highway 95. He said the Planning and Zoning Commission recommended denial 4-2, with concerns from several of the commissioners regarding visual impact of the proposed 45-foot tall building and covered storage areas at the northern gateway of the city.

There was no representative from U-Haul in attendance.

Mayor Sheehy opened the public hearing.

Mr. Wisdom addressed the council said he would like to see similar architectural plans, as presented for this project, for the courthouse and city-owned parcel projects.

Mr. Wilson addressed the council and said this project affects the view of the lake coming into the city and he did not move to Lake Havasu City to see storage units. He said this is a “lake city” not a “storage city”.

Mr. Ted Boyd, citizen, addressed the council and said he is not against this project but does not support the proposed location.

Ms. Sandy Blair, citizen, addressed the council echoing the comments from the previous speakers. She asked why the city keeps allowing height exceptions that ruin Robert McCulloch’s vision of lake views.

Mr. David Diaz, citizen, addressed the council and said he is one of the commission members that voted against this project. He said he is not against U-Haul coming to Lake Havasu City but does not support the location.

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

Councilmember Lane stated that for the record he was contacted by representatives from U-Haul to arrange a private meeting regarding this project, which is inappropriate and any

discussion must be done in a public meeting.

Councilmember Moses expressed his appreciation for the applicant's interest and willingness to bring business and development to Lake Havasu City.

Vice Mayor Coke said it has been the consensus of the council for many years not to line the highways and entrances to Lake Havasu City with storage units. She added that the proposed location takes away from the welcome sign into Lake Havasu City.

**Councilmember Moses moved to deny Ordinance No. 21-1272, amending the zoning classification and district boundary of the Centre Planned Development 97-005, removing and rezoning 6701 Highway 95, The Centre Parcel Plat North, Parcel 1, from General Commercial/Planned Development to a new General Commercial/Planned Development, to allow self-storage, mini-storage, truck/trailer sharing, covered RV canopies, delivery and receiving area, showroom, and related retail sales uses and a 45-foot building height exception, as shown on the attached development plan, including site plan, landscape plan, and building elevations, seconded by Councilmember Dolan, and carried by the following vote:**

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

- 8.8**      [ID 21-3042](#)      Approve the Purchase of One (1) 2022 F-250 4x4 SD Crew Cab Vehicle (Command Staff vehicle) from San Tan Auto Partners, LLC, dba San Tan Ford (*Chief Pilafas*)

Fire Chief Peter Pilafas advised that this item is requesting approval to purchase one 2022 F-250 4x4 SD Crew Cab vehicle utilizing the cooperative purchase agreement with San Tan Auto Partners, LLC. Chief Pilafas explained that the cooperative purchase agreement gives the city the best price and includes the outfitting. He added that this purchase replaces a 2007 vehicle that is in the command staff fleet and is part of the city's vehicle replacement plan.

Councilmember Campbell said she receives comments from the public that the city is spending too much money. She said she believes the Fire Department needs this vehicle and understands that all the vehicles were purchased at the same time back in 2007, and that this particular vehicle has over \$46,000 in repairs; however, she agrees that the city needs to start watching all the spending.

Mayor Sheehy opened the public hearing.

Mr. Boyd addressed the council and said he is a retired Los Angeles County Firefighter and understands the needs of fire equipment. He said nothing should be put above public safety, and requested the council approve this purchase.



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

Councilmember Lane said Lake Havasu City has a population of 57,000, and it costs money to run the city. He said these funds are budgeted and thanked Chief Pilafas for developing a replacement plan that spreads the vehicle purchases over many years.

Councilmember Campbell said public safety is a top priority and the council has been looking at maintenance costs.

Councilmember Dolan encouraged the community to get involved and attend the planning and budget sessions.

**Councilmember Lane moved to approve the purchase of one (1) 2022 F-250 4x4 SD Crew Cab Vehicle (Command Staff vehicle) with San Tan Auto Partners, LLC, dba San Tan Ford in the amount of \$ 71,697.71 utilizing Cooperative Purchase Agreement 2464, seconded by Councilmember Campbell, and carried by the following vote:**

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

**8.9**      [ID 21-3049](#)      Award Bid for the Refurbishment of One Fire Department 2007 Pierce Velocity Pumper Engine to Firetrucks Unlimited (*Chief Pilafas*)

Chief Pilafas said before the council is approval of a bid to refurbish one 2007 Pierce Velocity Pumper Engine with Firetrucks Unlimited. He said the Fire Department's 5-year vehicle replacement program looked at different options and pilot programs to be more cost effective. He said this option refurbishes one of the city's current assets to extend the life and is approximately half the cost of purchasing a new engine.

Councilmember Lin asked if the Fire Department has a backup engine available while this engine is being refurbished, to which Chief Pilafas said the Fire Department has reserve trucks and contingency plans to use some of the quints or trucks.

Councilmember Moses asked what it costs to purchase a new engine, to which Chief Pilafas replied approximately \$850,000.

Chief Pilafas explained that a new front-line engine has a lifespan of 15 to 20 years. He said he anticipates another 10 years from a refurbished engine.

Councilmember Lane thanked Chief Pilafas for coming up with an alternative solution refurbishing the engines.

Chief Pilafas thanked his apparatus committee for working diligently on the specifications.

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

**Councilmember Moses moved to award the bid for the refurbishment of one Fire Department 2007 Pierce Velocity Pumper Engine to Firetrucks Unlimited in the amount of \$319,945, plus applicable tax, seconded by Councilmember Lin, and carried by the following vote:**

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

**8.10**     [ID 21-3044](#)     Award Bid to American Road Maintenance for Runway 14/32 Sealcoat Application and Materials (*Damon Anderson*)

Public Works Director Greg Froslic advised that the airport runway was originally constructed in 1991 with minimum pavement maintenance over the past 30 years. He said the pavement is crumbling and unraveling, creating Foreign Object Debris (FOD), which is incredibly dangerous to aircraft. He reviewed the long-term plan to fix the runway through the Runway Rehabilitation Project, which is currently in design phase; however, construction may not begin for a year or more depending on the release of Federal Aviation Administration grant funding. He said in the interim, the city plans to do a sealcoat at the worst part of the runway until the runway can be repaved. He said the city received two bids with American Road Maintenance being the low bidder.

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

**Councilmember Lane moved to award the bid for the Runway 14/32 Sealcoat Project to American Road Maintenance in the amount of \$122,500, seconded by Vice Mayor Coke, and carried by the following vote:**

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

## **9. CURRENT EVENTS**

Councilmember Lane reported that Arizona Department of Transportation (ADOT) has signed a contract for their prisoner work program for trash cleanup on Highway 95, and a contract for street sweeping on Highway 95.

## **10. FUTURE MEETINGS**

Tuesday, November 23, 2021 @ 6:00 p.m. – Regular Meeting

Tuesday, December 14, 2021 @ 6:00 p.m. – Regular Meeting

**11. FUTURE DISCUSSION ITEMS**

There were no requests from council for future discussion items.

**12. ADJOURN**

Upon motion by Councilmember Lane and seconded, the meeting adjourned at 7:05 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 9th day of November, 2021. I further certify that the meeting was duly called and posted, and that a quorum was present.

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Kelly Williams, City Clerk/MMC