



City of Yuma City Council Meeting Agenda

Wednesday, June 17, 2026

5:30 PM

Yuma City Hall Council Chambers
One City Plaza, Yuma

Notice is hereby given, pursuant to Resolution R2015-047 that one or more members of the Yuma City Council may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

Those wishing to speak on an agenda item or during Call to the Public must complete a Speaker Request Form prior to the start of the meeting. Speaker Request Forms can be found on the City's website, in the Clerk's Office, as well as in the Council Chambers.

"Call to the Public" comments are limited to non-agenda items that pertain to City business under the authority and legislative functions of the City Council. The total time for "Call to the Public" is limited to 30 minutes.

Speaker Request Forms should be submitted to City Clerk staff prior to the start of each meeting. All speakers, whether speaking on an agenda item or during "Call to the Public" are provided 3 minutes, with no more than 5 speakers permitted per topic/issue.

City Council Worksessions and Regular City Council Meetings can be viewed through the following platforms:

- Cable – Meetings are broadcast live on Spectrum Cable Channel 73.
- Live Stream – Residents can watch meetings on their computer or mobile device at www.yumaaz.gov/telvue. Previous Council meetings are also available on-demand.
- Virtual – Residents can watch meetings via Teams on their computer or mobile device at www.yumaaz.gov/publicmeetings. Click on "Calendar" then select the City meeting and click "Join".

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

FINAL CALL

Final call for submission of Speaker Request Forms.

ROLL CALL

I. MOTION CONSENT AGENDA

All items listed on the Motion Consent Agenda will be considered and enacted with one motion. There will be no separate discussion of these items unless a Councilmember so requests. In which event, the item will be removed from the Motion Consent Agenda and the vote or action may be taken separately.

A. Approval of minutes of the following City Council meeting(s):

1. [MC 2026-107](#) **Regular Council Meeting Draft Minutes March 4, 2026**

Attachments: [2026 03 04 RCM Minutes](#)

B. Executive Sessions

Executive Sessions may be held at the next regularly scheduled Special Worksession, Regular Worksession and City Council Meeting for personnel, legal, litigation and real estate matters pursuant to A.R.S. § 38-431.03 Section A(1), (3), (4), and (7). (City Attorney)

C. Approval of staff recommendations:

1. [MC 2026-101](#) **Liquor License: Valley Liquor**

Approve a Series #09: Liquor Store/Owner Transfer Liquor License application submitted by Ragheed Shaya, agent for Valley Liquor located at 3840 W. 24th Street. (LL26-04) (City Administration/City Clerk) (Janet L. Pierson)

Attachments: [1. MAP Liquor License: Valley Liquor](#)

2. [MC 2026-102](#) **Bid Award: Reconstruction of a Single-Family Home using HOME Funds**

Authorize award of bid to reconstruct a single-family home under the Neighborhood Services Housing Rehabilitation Program to the lowest responsive and responsible bidder in the amount of \$147,254.75 to D'Pair Development, LLC. Yuma, Arizona. (Community Development/Neighborhood Services) (Cynthia Blot)

3. [MC 2026-103](#) **Cooperative Purchase Agreement: YRCS D-Series Multi-Carrier (DBR) Integration Services**
Authorize the purchase of post-sale engineering services and field engineer integration support, utilizing a Cooperative Purchase Agreement through the State of Arizona with Motorola Solutions, Inc., Chicago, Illinois for an estimated expenditure of \$108,317.14. (IT-YRCS-GNT-26-335) (Bret Moore/Robin R. Wilson)
4. [MC 2026-104](#) **Ratification of a Cooperative Purchase Agreement: Playground Equipment**
Authorize the purchase, delivery, and installation of playground equipment for Carver and Clymer Park, utilizing a Cooperative Purchase Agreement through 1GPA in the amount of \$410,607.61 to Altitude, Frederick, Colorado. (Parks CPA-25-211) (Eric Urfer/Robin R. Wilson)
5. [MC 2026-105](#) **Ratification: Water Distribution Line, Gila Street to Redondo**
Authorize the ratification of a purchase order for jack and bore obstruction delays for the 5th Street Water Distribution Line, Gila Street to Redondo Road Project, in the amount of \$173,229.66 to Taylor Engineering, Yuma, Arizona. (Engineering RFB-25-283) (Dave Wostenberg/Robin R. Wilson)

II. RESOLUTION CONSENT AGENDA

All items listed on the Resolution Consent Agenda will be considered and enacted with one motion. There will be no separate discussion of these items unless a City Councilmember so requests or a Speaker Request Form has been submitted. In which event, the item will be removed from the Resolution Consent Agenda and the vote or action may be taken separately.

1. [R2026-026](#) **Resolution Designating the Chief Fiscal Officer for FY 2027**
Designate Douglas W. Allen as the Chief Fiscal Officer for the purpose of submitting the City's Annual Expenditure Limitation Reports (AELR) to the Auditor General for Fiscal Year 2027. (Finance) (Douglas W. Allen)

Attachments: [1. RES Chief Fiscal Officer for FY 2027](#)

III. ADOPTION OF ORDINANCES CONSENT AGENDA

All items listed on the Ordinances Consent Agenda will be considered and enacted with one motion. There will be no separate discussion of these items unless a City Councilmember so requests or a Speaker Request Form has been submitted. In which event, the item may be removed from the Ordinance Consent Agenda and the vote or action will be taken separately.

1. [O2026-015](#) **City of Yuma Proposition 436: Permanent Base Adjustment - November 2026 General Election**
Adopt an ordinance authorizing the submission of Proposition 436 to the qualified electors of the City of Yuma at the November 3, 2026, General Election, asking whether to approve a \$30 million Permanent Base Adjustment to the City's expenditure limitation. (City Administration/Finance) (Jay Simonton/Douglas Allen)

Attachments: [1. ORD Proposition 436: Permanent Base Adjustment](#)

2. [O2026-016](#) **Rezoning of Property: Northwest Corner of 27th Street and 20th Avenue**
Rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District. (Community Development/ Community Planning) (Alyssa Linville)

Attachments: [1. P&Z RPT Rezoning of Property: Lume Desert Living](#)
 [2. ORD Rezoning of Property: Lume Desert Living](#)

3. [O2026-017](#) **Rezoning of Properties: 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and Southeast Corner of 6th Street and Gila Street**
The Planning and Zoning Commission recommends approval of the request to rezone the properties located at 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and the Southeast Corner of 6th Street and Gila Street, from the Heavy Industrial/Infill Overlay (H-I/IO) District to the Old Town/Infill Overlay (OT/IO) District. (Community Development/Community Planning) (Alyssa Linville)

Attachments: [1. P&Z RPT Rezoning of Properties: 2 E. 6th St, 541 S. Gila St, 599 S. Gila St, southeast corner of 6th St and Gila St](#)
 [2. ORD Rezoning of Properties: 2 E. 6th St, 541 S. Gila St, 599 S. Gila St, southeast corner of 6th St and Gila St](#)

4. [O2026-018](#) **City of Yuma Proposition 437: Signatures on Nomination Petitions**

Authorize the submission of Proposition 437 to the qualified electors of the City of Yuma at the November 3, 2026, Special Election, asking whether to approve a City Charter change that will reduce the number of signatures required on nomination petitions for City elected office. (City Administration) (Jay Simonton)

Attachments: [1. ORD Nomination Petitions Charter Change Draft.docx](#)

IV. PUBLIC HEARING - BUDGET RELATED ITEM

1. [MC 2026-106](#) **Public Hearing: Truth in Taxation, Main Street Mall and Off-Street Parking Maintenance District No. 1, Levy for 13 Municipal Improvement Districts (MID), and Final Budget Adoption for Fiscal Year 2027**

Conduct a combined public hearing on the proposed City of Yuma primary property tax levy (Truth-in-Taxation); the Main Street Mall and Off-Street Parking Maintenance District No. 1 expenditures and levy, as well as for the 13 Municipal Improvement Districts and the proposed revenues and expenditures (budget) for Fiscal Year 2027 pursuant to A.R.S. § 42-17104. (Finance) (Douglas W. Allen)

The City of Yuma expenditure budget for Fiscal Year 2027 in the amount of \$566,762,519 which is comprised of a Capital Improvement Plan budget of \$215,883,457; combined 13 Maintenance Improvement Districts of \$757,034 and Operating Expenditure / Expense Budget of \$350,122,028; including Governmental and Enterprise operations. Following the close of the public hearing, City Council may open a special meeting to adopt the proposed budget resolution, which includes a 3% increase in solid waste fees. (Administration/Finance) (Jay Simonton/Douglas W. Allen)

Attachments: [1. PH TNT-Levies-Final Budget FY27 Schedules A-G](#)

V. SPECIAL MEETING: Discussion and Possible Action relating to the FY 2027 Final Budget

City Council will convene a Special Meeting in accordance with Arizona law to consider adoption of the Capital Improvement Program and Final Budget for Fiscal Year 2027.

1. [R2026-027](#) **Fiscal Year 2027 - Fiscal Year 2031 Capital Improvement Program**
Adopt a resolution approving the FY 2027 - FY 2031 Capital Improvement Program, pursuant to the Yuma City Charter, Article XII, Section 11. (Engineering) (David Wostenberg)

Attachments: [1. RES FY27-FY31 CIP](#)

2. [R2026-028](#) **Final Budget Adoption for Fiscal Year 2027**
Adopt the City of Yuma's final budget for Fiscal Year 2027 in the amount of \$566,762,519 which is comprised of a Capital Improvement Program Budget of \$215,883,457; combined Maintenance Improvement Districts of \$757,034 and Operating Expenditure / Expense Budget of \$350,122,028; including Governmental and Enterprise operations. The adoption of the proposed budget resolution includes a 3% increase in solid waste fees and establishes the budgets for the Main Street Mall and Off-Street Parking Maintenance District No. 1. (Administration/Finance) (Jay Simonton/ Douglas W. Allen)

Attachments: [1. RES Final Budget Adoption for FY 2027](#)
[2. SCH A-G Final Budget Adoption for FY 2027](#)

RECONVENE REGULAR MEETING

VI. ADDITIONAL BUDGET RELATED ITEMS

The following may result in the introduction of Ordinance O2026-019

1. [O2026-019](#) **Adopt the Fiscal Year 2027 City of Yuma Primary Property Tax Levy, the Main Street Mall and Off-Street Parking Maintenance District No. 1 Property Tax Levy, and 13 Municipal Improvement District Tax Levies**
Adopt the Fiscal Year 2027 Primary Property Tax Levy, the Main Street Mall and Off Street Parking Maintenance District No. 1 Property Tax Levy, and 13 Municipal Tax Levies. (Administration/Finance) (Jay Simonton/Douglas W. Allen)

Attachments: [1. ORD Property Levies Adoption FY 2027](#)

VII. ANNOUNCEMENTS AND SCHEDULING

Discussion and possible action on the following items:

1. Announcements:

City Council report on meetings/events attended – City Council report on issues discussed in meetings/events attended by a City Council representative in their official capacity as the City's representative during the period of June 4, 2026 through June 17, 2026. City Council questions regarding the update must be limited solely for clarification purposes. If further discussion is warranted, the issue will be added to a future agenda for a detailed briefing.

City Council report of upcoming meetings.

City Council request for agenda items to be placed on future agendas.

2. Scheduling:

Motion to schedule future City Council meetings pursuant to Arizona Revised Statutes Section 38-431.02 and the Yuma City Code, Chapter 30.

VIII. SUMMARY OF CURRENT EVENTS

This is the City Administrator's opportunity to give notice to the City Council of current events impacting the City. Comments are intended to be informational only and no discussion, deliberation or decision will occur on this item.

IX. CALL TO THE PUBLIC

Members of the public may address the City Council on matters within City Council's authority and jurisdiction that are not listed on the agenda during the "Call to the Public" segment of the meeting. All speakers must complete a Speaker Request Form and submit it to City Clerk staff no later than the "Final Call for Speaker Request Forms" is made at the beginning of each meeting.

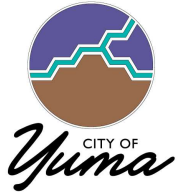
X. EXECUTIVE SESSION

An Executive Session may be called during the public meeting for the purpose of receiving legal advice for items on this agenda pursuant to A.R.S. Section 38-431.03 A (1, 3, 4 and/or 7) and the following items:

A. Discussion, consultation with and/or instruction to legal counsel regarding the potential lease of real property. (A.R.S. §38-431.03 A3, A4 & A7)

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Department, One City Plaza, Yuma, AZ 85364-1436; (928) 373-5125 or TTY (928) 373-5149.



City of Yuma
City Council Report

File #: MC 2026-107

Agenda Date: 6/17/2026

Agenda #: 1.

Regular Council Meeting Draft Minutes March 4, 2026

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS, YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
MARCH 4, 2026
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the City Council meeting to order at 5:30 p.m.

INVOCATION/PLEDGE

Pastor Tom Renard, Zion Church, gave the invocation. **Karla Bailey**, Assistant Director of Finance, led the City Council in the Pledge of Allegiance.

FINAL CALL

Mayor Nicholls made a final call for the submission of Speaker Request Forms for agenda related items from members of the audience.

ROLL CALL

Councilmembers Present: Martinez, Morris, McClendon, Smith, Morales (5:36 p.m.), Watts, and Mayor Nicholls
Councilmembers Absent: None
Staffmembers Present: Acting City Administrator, John D. Simonton
Chief Financial Officer, Douglas Allen
Chief of Police, Thomas Garrity
Chief Information Officer, Isaiah Kirk
Director of Community Development, Alyssa Linville
Various Department Heads or their representative
City Attorney, Richard W. Files
City Clerk, Lynda L. Bushong

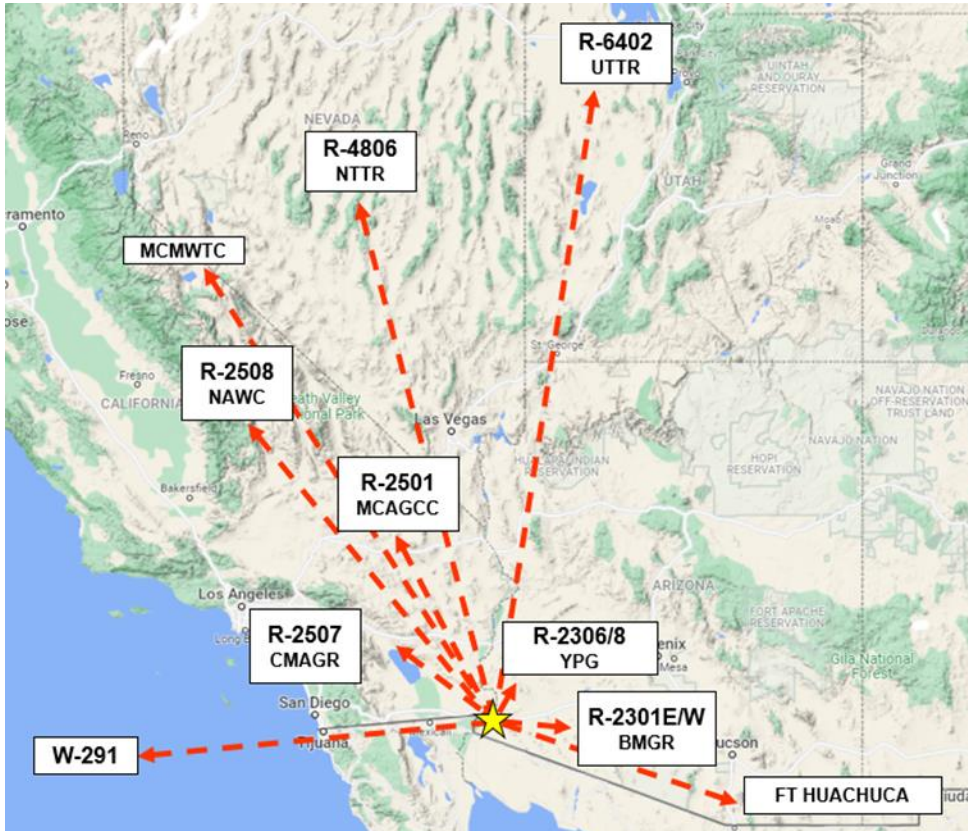
Marine Corps Air Station (MCAS)-Yuma WTI Exercise Briefing

Colonel Jared K. Stone, Commanding Officer of MCAS-Yuma, provided an update ahead of the spring Weapons and Tactics Instructor (WTI) 2-26 course, expressed appreciation to the community as he nears the end of his three-year tenure, and reminded the public of the March 14, 2026, air show. He acknowledged service members currently deployed and then introduced **Major Sean O. Graham** to brief on the upcoming WTI class.

Major Graham began his presentation by playing a video showcasing previous WTI courses and provided the following information on the upcoming WTI 2-26:

- WTI 2-26 Overview
 - From March 8 to April 26, 2026, WTI students will conduct operations in and around the Yuma area
 - Flight phase is March 23 to April 26, 2026

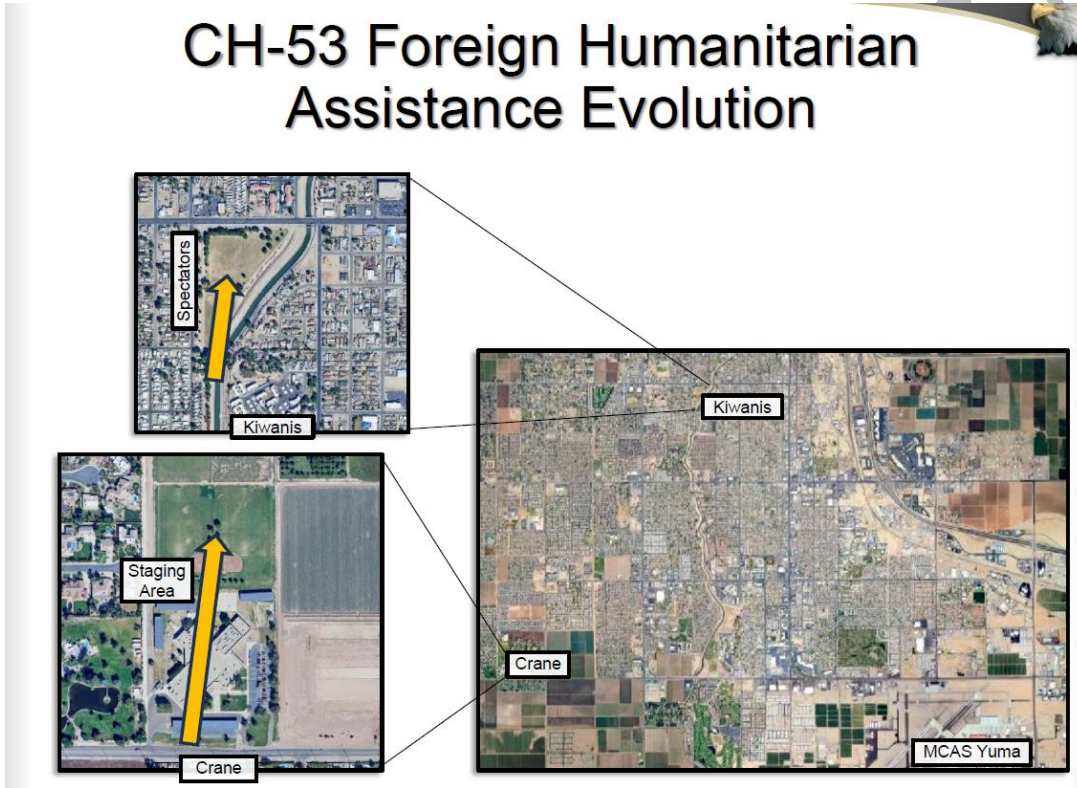
- Purpose
 - To prepare United States Marine Corps aviation personnel for various combat environments by exposing them to a realistic and challenging training course conducted over seven weeks in Yuma.
- WTI Operating Area
 - Through Utah, California, and out toward the Pacific Ocean



- WTI Course
 - Seven-week course
 - Academic Phase – 19 days
 - Flight Phase – 30 days
 - Student composition includes nearly every aviation-related Marine Corps specialty
 - Command and control
 - Pilots
 - Aircrew
 - Additional aviation communities
 - The Weapons and Tactics Instructor
 - Graduates earn the WTI patch, marking them as:
 - * Integrators across Marine Corps functions
 - * Experts who manage risk
 - * Trainers who develop their units
 - * Key contributors to major operations and humanitarian missions
- CH-53 Foreign Humanitarian Assistance Evolution
 - Monday, April 6, 2026, 5:30 p.m.-10 p.m.: CH-53E and CH-53K
 - Crane Middle School
 - Kiwanis Park

- Evolution Coordination
 - Passenger Movement
 - Local Agency Integration
 - * Yuma Police Department
 - * Yuma Fire Department
 - * Parks and Recreation Department
- Federal Aviation Administration (FAA) Regulations
 - Aircraft will land at Kiwanis Park and Crane Middle School

CH-53 Foreign Humanitarian Assistance Evolution



- Community members are welcome to observe at Kiwanis Park between roughly 5:30 p.m.-6:30 p.m. during the exercise
- Contact information was provided for information or issues encountered during WTI.

Discussion

- With a class population of 3,300, the dedication and professionalism demonstrated by the men and women in the course are truly remarkable. Observing their work firsthand provided valuable insight into the scope and significance of their responsibilities. The level of commitment displayed is deeply appreciated. (**Mayor Nicholls**)
- Colonel Stone was thanked not only for his service to the nation but also for his steadfast support of the local community. His presence at events throughout Yuma has been greatly appreciated, and it has been a privilege for the community to witness his continued commitment. Appreciation was extended for his partnership and leadership during his time in Yuma. (**Martinez**)

Fiscal Year (FY) 2025 Audit Results

Allen introduced **Brian Hemmerle**, Lead Audit Partner with Baker Tilly, LLC, who presented the following information.

Audit Results Summary

- Financial Statement Audit Report
 - The City received a clean opinion on its June 30, 2025, year-end financial statement audit and the Government Auditing Standards Compliance Report, with no instances of non-compliance and no matters requiring reporting
- Federal Grants Single Audit Report (Uniform Guidance)
 - Four major federal programs audited
 - Community Development Block Grant/Entitlement Grants
 - HOME Investment Partnership Program
 - Economic Development Initiative, Community Project Funding and Miscellaneous Grant
 - COVID-19-Coronavirus State and Local Fiscal Recovery Funds
 - All four programs received an unmodified “clean” opinion with no findings and full compliance with Uniform Guidance issued by the Department of Treasury
- Annual Expenditure Limitation Report
 - Is currently being finalized with management and will be issued before the March 31, 2026, deadline to the State of Arizona Auditor General’s Office.
 - Is expected to have a clean opinion, and the City is expected to be under the expenditure limitation

Auditors Responsibilities

Auditors provide reasonable assurance rather than absolute assurance. Absolute assurance would require examining every transaction down to the exact cent, which would be extremely time-consuming and result in substantial, unnecessary costs to the City. Such exhaustive testing is not required under state statutes, Generally Accepted Accounting Principles, or applicable governmental auditing standards.

- Internal controls
 - Tested across various areas; no issues noted and controls appear effective
 - No significant unusual transactions identified; none required reporting
 - No difficulties, disagreements with management, or outside audit consultations occurred

Non-Attest Services

- Preparing financial statements and related notes
- Proposing entries affecting the financial statements
- Preparation of the auditee section of the Data Collection Form
- City expended \$15.5 million in federal funds for FY ending June 30, 2025; all applicable programs received clean audit opinions

Management’s Discussion & Analysis (MD&A) Key Financial Highlights

- General Fund
 - The General Fund balance increased \$6.8 million due to operating revenues exceeding expenditures by \$24 million, reflecting strong revenue performance and controlled spending during the year
 - This surplus was partially offset by \$17.2 million in transfers out, primarily to fund debt service obligations and capitol project costs.

- Enterprise Funds – including the water and wastewater fund operate similarly to businesses and are intended to be self-sustaining.
 - Water fund. Operating revenues exceeded operating expenses by \$4.4 million, contributing to a positive change in net position of \$10.3 million
 - Wastewater fund. Operating expenses exceeded operating revenues by \$2 million for an operating loss. This was offset by net investment revenues of close to \$3.6 million and capital contributions of \$6.8 million, which contributed to a positive change in net position of \$8.2 million.

Discussion

- This is Baker Tilly’s second year conducting the City’s audit, and last year’s findings already showed the expenditure limitation being approached and carry-forwards being depleted quickly. Some older carry-forwards from 10-15 years earlier were likely used unnecessarily because expenditure levels at that time were well under the limit. The auditing history from that period is unclear, but the current team is using whatever carry-forwards remain. The team noted that the expenditure limitation would become a problem without voter-approved changes, and that the issue stems from an outdated 1980 formula that restricts spending capacity despite sufficient cash reserves. **(Morales/Hemmerle)**
- Support was expressed for the upcoming bond measure and voter decision, noting the significant needs within the community and the desire to avoid restrictions that would limit the City’s ability to address those needs. **(Morales/Simonton/Hemmerle)**
- For clarification, independent auditor requirements prevent participation in promoting or assisting with any ballot measure. The only permitted communication is reporting that the City is nearing its expenditure limitation based on financial results. **(Hemmerle)**

Arizona Law Enforcement Accreditation Program

Chief Garrity introduced **Mike Pooley**, Apache Junction Chief of Police and President of the Arizona Association of Chiefs of Police Departments who also oversees ALEAP.

- What is Arizona Law Enforcement Accreditation Program (ALEAP)?
 - ALEAP is Arizona’s statewide law enforcement accreditation program, created to promote professionalism, integrity, and effective public safety services.
 - Accreditation is a voluntary, independent process that recognizes agencies that meet or exceed established standards in:
 - Law Enforcement
 - Communications
 - Property and Evidence
 - Agencies must prove compliance through written policies, training, operations, documentation and ongoing review – not just policy on paper
 - ALEAP uses nationally recognized standards and best practices to help agencies improve accountability, consistency, and service delivery
 - The program supports fair, non-discriminatory policing practices and clear professional expectations
 - ALEAP helps agencies identify gaps, correct deficiencies, and continuously improve over time
- What Accreditation Means
 - Accreditation is a major achievement in law enforcement
 - Accredited agencies are viewed as reputable and committed to professionalism

- An independent, verified process, not a self-rating
- A standards-based review of both written policy and day-to-day practice
- Requires documented proof, including training records, reports, audits, and other evidence
- Evaluated by trained assessors and formally reviewed by the ALEAP Commission
- Promotes consistent, professional services across all shifts, units, and personnel
- Accreditation strengthens police officer performance and consistency by ensuring policies, training, and supervision are in place and followed year-round
- What Yuma Police Department Achieved
 - Reaccredited in Law Enforcement
 - In January of 2022 Yuma Police Department (YPD) received their Law Enforcement accreditation
 - New accreditation in Emergency Communications (911)
 - New accreditation in Property & Evidence
 - YPD is one of five departments that have earned triple accreditation in the state of Arizona
- What YPD did to earn Triple Accreditation
 - YPD continued to meet and exceed standards
 - Eight sworn officers added to the force
 - Ten professional staff members were added to the department
 - Build agency-wide buy-in with leadership and staff participation across divisions
 - Updated policies and procedures to meet accreditation standards
 - Trained staff and supervisors to ensure consistent application of standards
 - Documented compliance year-round with records, audits, and review processes
 - Monitored performance and corrected gaps through ongoing internal checks
 - Completed independent assessments in Law Enforcement, 911, and Property & Evidence
- Why Triple Accreditation Matters to Yuma
 - Risk reduction: Fewer preventable failures through clear policies, consistent training, and stronger accountability at every level of the department
 - Public trust: Greater transparency, professionalism, and documented practices that help the community see how the department operates and serves fairly
 - Stronger cases: Reliable evidence handling and chain-of-custody practices that protect case integrity and support successful prosecutions
 - Better Service: 911 standards improve call handling, communication, and coordination so the right resources respond quickly and effectively
 - Efficiency: Clear processes and defined responsibilities reduce errors, limit rework, and help staff focus more time on service and safety.
- Recognition and Continued Commitment
 - This achievement reflects strong leadership, dedicated staff, and a department-wide commitment to serving the Yuma community with professionalism and integrity
 - It also reflects the City's support for high standards, accountability, and public safety for both the community and the people who serve it
 - YPD will continue to review, train, and improve so it can protect the public, support its personnel, and maintain the highest standards of service
 - It demonstrates to the Mayor and City Council that YPD is following the best and most effective practices used across the United States
- Community Feedback
 - Community feedback highlights that Yuma has an incredibly supportive community toward law enforcement

- Residents praised the YPD’s rapid response times, noting the importance of timely, professional, and well-trained responses to 911 calls
- Officers are seen as approachable, making residents feel comfortable by engaging with them. It was noted this is not the case in all communities. Yuma does not exhibit the tension seen in less supportive areas
- Proactive patrols were praised because officers were visible, active, and engaged in preventing crime rather than remaining stationary
- Community feedback reflects that officers frequently go above and beyond in their duties.
- Positive comments suggest strong departmental leadership and effective support from the City and its resources

Chief Pooley concluded by commending YPD as a highly effective agency of which the community can be proud of.

Discussion

- **Chief Pooley** was thanked for his presentation. (**Mayor Nicholls, Smith, Watts and Morales**)
- **Mayor Nicholls** expressed appreciation for the independent review and stated that the findings aligned with the high caliber of men and women who serve the community. The recognition reflects the consistent work performed daily by personnel both in and out of uniform.
- **Smith** stated that the independent review was valuable and noted appreciation for the rigorous accreditation process and congratulated all involved.
- **Watts** supported remarks about the dedication and professionalism of the Yuma Police Department and spoke about her work with detectives and uniformed officers at the Yuma Family Advocacy Center and Amberly’s Place.
- **Morales** noted the value of having an independent, outside perspective.

Yuma Spaceport Progress Brief

Kirk presented the following:

- Why Yuma? – Why Now?
 - Yuma’s aerospace opportunity emerged as industry partners began outreach to the region.
 - Based on WTI activity, industry recognized Yuma as one of the premier flying locations in the United States
 - Industry representatives questioned why the region could not also become a premier aerospace hub
 - The City validated this concept through an Economic Development Administration (EDA) funded feasibility study which confirmed the viability of this direction. Aerospace development has been included in the City Council’s strategic priorities since 2020, following the initial EDA assessment
 - Since last year’s status update, a key national policy change has occurred: an Executive Order (EO) was signed in late 2025 focused on ensuring America’s space superiority by 2025
 - Two elements of the EO directly reinforce the question “Why Yuma, and why now?”
 - Faster licensing and increased national launch cadence, directing the federal government to accelerate launch and reentry approvals through improved efficiencies, commercial facilities, and policy reform
 - Economic development leverage and increased private sector investment, with the EO tying space infrastructure to commercial growth and establishing a goal of attracting

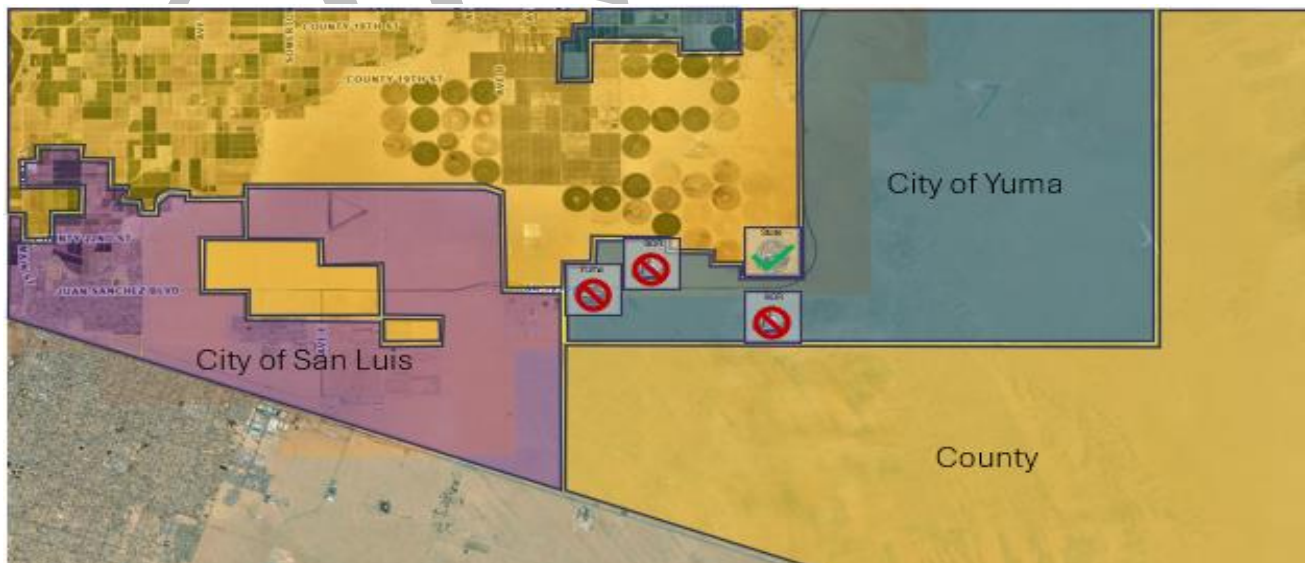
more than 50 billion dollars in additional private investment in the U.S. space market by 2028

- This initiative is not new; the City has been building the case for aerospace growth over multiple years
- Progress & Timeline
 - Industry initiated outreach, the feasibility study was completed, and the project was established as a City Council priority
 - During this period, the City submitted its Federal Aviation Administration (FAA) application for a 420 Site Operator License
 - The City is actively pursuing site acquisitions and has formed cross-border coordination with Mexico
 - Business development and market-entry planning efforts are underway
 - This effort is a long-term initiative, originally projected as a five-to-ten-year process
 - The FAA identified issues with the initially selected site and placed the City's 420 license application on pause pending additional site controls
- Where we are and what remains
 - The next FAA step following site control is completion of the Environmental Assessment (EA)
 - Because the FAA paused the application pending site control, the City continued progress by advancing the EA, which has been underway for the past two years
 - The EA evaluates potential impacts on noise, airspace, wildlife, and cultural resources
 - Chapters 1 and 2 of the EA are now being finalized, positioning the City to move forward quickly once site control is secured
 - The FAA's mission is to ensure a safe and efficient aerospace system, and the City is aligning its plans accordingly
- Acquisition Pathway and Considerations
 - The preferred site for the project is Arizona state land
 - The state land acquisition process has begun and is expected to be completed by the end of the year
 - City-owned parcels previously provided to the FAA were determined not to be suitable for the 420 license; however, it was noted these parcels may offer future revenue opportunities through surplus or lease options.
 - Federal and options were also evaluated, but they involve long timelines, potential congressional approvals, and significant constraints
 - The current focus is on advancing the Arizona state land acquisition process, and an agent has been assigned to support the process. The City is awaiting the scope of work for the required cultural assessment, with a team prepared to begin once the statement of work is issued
- Regional Location
 - Land acquisition is the critical path for progress in 2026
 - A regional overview was discussed, emphasizing that a spaceport depends on trajectory, safety buffers, and compatible surrounding land uses
 - The southwest regional map highlights the project area in southwest Yuma and the corresponding southwest trajectory path
 - The southwest trajectory demonstrates the importance of cross-border coordination with Mexico.

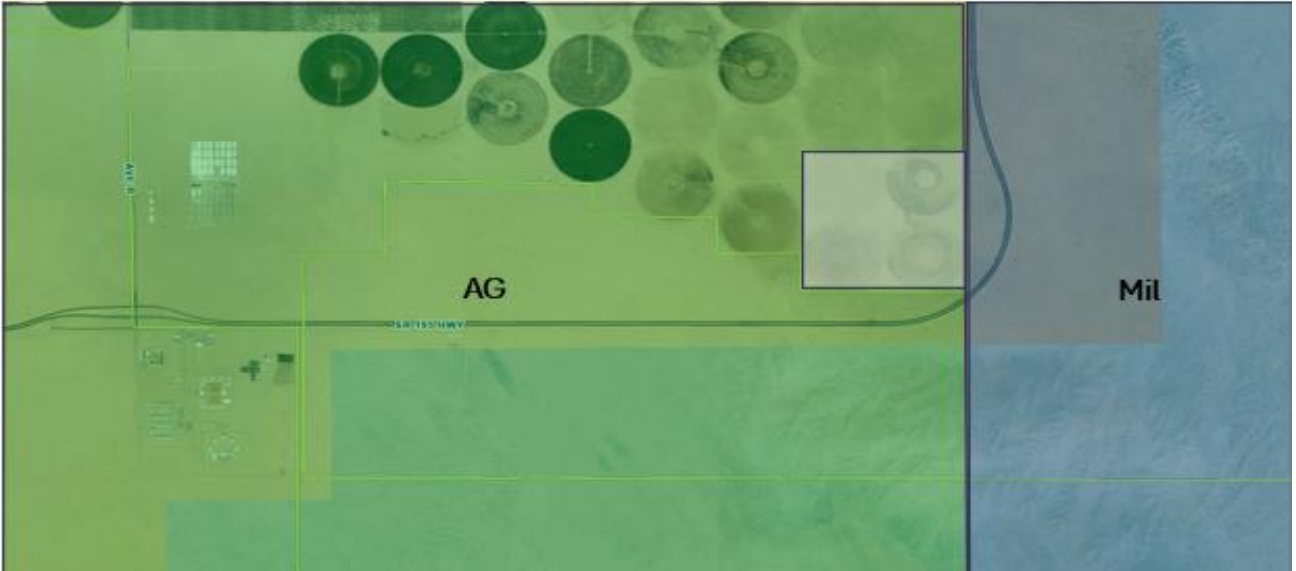


- Local Area

- The southwest area was identified based on safe separation, access to multiple routes, utility potential, and distance from residential areas
- The initial City-owned parcel submitted to the FAA was deemed too close to the prison, making it unsuitable for the 420 Site Operator License
- A second site south of Highway 195 on Bureau of Reclamation land was evaluated but eliminated due to its designation as protected wildlife habitat
- A third Bureau of Reclamation site north and east of the original location was removed from consideration because it falls within the agency's 100-year water well planning area
- Arizona state land was then identified as an alternative. An analysis confirmed the southwest trajectory remained compatible despite the location shifting three to four miles, making this the preferred site
- State land area will serve as the primary focus moving forward and will be used to further illustrate surrounding conditions



- Zoning characteristics in the project area were reviewed and noted that land to the south, north, and west is zoned agricultural, and land to the east is protected military airspace.
- These conditions support the project by providing appropriate separation from population centers and ensuring compatible surrounding uses
- A closer look was provided at the preferred site, which meets the one-square-mile requirement for the project



- Consultants evaluated potential site placement and confirmed that the recommended location satisfies all required standoff distances and operational criteria
- This site will be used to further illustrate the surrounding area and project layout in subsequent materials
- The recommended site configuration accommodates launch pads, fuel storage areas, payload processing facilities, and launch control functions within the defined boundaries
- A 3-D conceptual rendering based on the site layout illustrates phased build-outs, scalable infrastructure, and a design centered on required safety setbacks and operational zones



- Cross-Border Coordination
 - FAA licensing for southerly launch trajectories requires international overflight coordination with Mexico
 - Through the Arizona-Mexico Commission, contact was re-established with updated Mexican counterparts
 - Memorandums of Understanding (MOUs) which outline agreed-upon processes, points of contact, and timelines to support future launch operations were drafted
 - The MOUs were delivered at the local, state, and federal levels in Mexico with support from FourFrontED, and the City is awaiting signatures. The objective of recent cross-border coordination efforts was to establish processes, points of contact, and timelines needed to support future launch activities; addressing these requirements early helps prevent delays during the FAA licensing phase
 - Cross-border coordination with Mexico is an official requirement of both the FAA and the U.S. State Department for spaceport licensing
 - The City is laying the necessary groundwork to support this requirement, and the FAA has expressed support for the proactive approach
 - The early coordination ensures that outreach to Mexico will not come as a surprise during the federal review process
- Project Partnerships & Strategic Vision
 - Greater Yuma Economic Development Corporation (GYEDC) was the foundational partner, assisting with economic development outreach and industry connections
 - Working with Elevate Southwest to ensure alignment with the regional innovation District
 - Collaboration is underway with local colleges and K-12 institutions
 - Amber Shek, Chief Operation Officer for GYEDC, is working with Arizona State University's current class on projects related to launch-adjacent support facilities, agricultural integration, and emergency-industry support needs
 - The involvement is helping align Yuma and the broader state with emerging space-sector opportunities
 - The City's role is building credibility with future tenants and operators, including pairing the City's 420 site operator license with operators pursuing 450 launch licenses to create an operational spaceport
 - Regional benefits previously identified were restated, including creation of high-wage jobs, expansion of Science, Technology, Engineering, and Mathematics (STEM) and workforce pathways, opportunities for testing and prototyping, long-term infrastructure improvements, advanced manufacturing, and dual-use industry development
 - To date, the City has invested just over \$500,000 over four and a half years, primarily for consulting expertise needed to support FAA requirements
 - Additional expenditures included state land application fees and travel for outreach activities
 - The proposed budget for the upcoming year remains consistent with the current year: \$300,000 for FAA licensing, environmental assessment work, and public outreach; \$500,000 in Capital Improvement Program (CIP) for engineering and survey work as needed
 - Staff noted that actual expenditures depend on project milestones, including land acquisition and EA requirements
 - Ongoing work includes site due diligence, cultural assessments, engineering coordination, and continued engagement with the FAA and the National Environmental Policy Act (NEPA) process
 - Site control is the near-term critical path; without site control, progress cannot continue

- The City is maintaining momentum with parallel efforts involving land acquisition, coordination with Mexico, and outreach to potential tenants

Discussion

- A recent conversation with an Arizona-based rocket company currently launching out of Florida and California, has more than 100 launches planned annually and is seeking additional U.S. launch capacity; they expressed strong interest in launching from Arizona. The company is supportive of Yuma's efforts and has been helping identify relevant industry contacts. At national conferences, including the Spaceport Conference in Florida, industry representatives expressed enthusiasm and consistently acknowledged the need for additional U.S. launch sites. **(Mayor Nicholls/Kirk)**
- The City intends to own the project site; development of the spaceport infrastructure is expected to be funded by third-party private investors rather than City resources. Recent federal policy has created new opportunities for U.S. investors to receive tax incentives, increasing interest from companies seeking to support space-related infrastructure. With assistance from GYEDC and Elevate Southwest, the City is actively engaging these potential partners, many of whom have indicated they are ready to invest once the City secures the FAA 420 site operator license. **(Smith/Kirk)**
- Prior EDA work was grant-funded, but the current expenses associated with the spaceport project are being covered by the City's General Fund. The long-term return on investment will come from launch activity rather than public access or general use of the site. Operators seeking an FAA 450 launch license would pair their license with the City's 420 site operator license, creating a combined operational spaceport. Revenue would be generated by charging operators for launch activity and use of the City's licensed facilities, establishing the financial model for cost recovery and future operations. **(McClendon/Kirk)**
- The project's early phases involve highly technical work related to FAA licensing, engineering requirements, and aerospace operations. Because of this, the City selected **Kirk** to lead the effort, citing his military background and familiarity with aerospace-related processes and terminology. Economic Development will continue to play an important role, particularly in industry engagement and future development opportunities, but the licensing and regulatory components are more closely aligned with **Kirk's** expertise. **(Morales/Simonton/Kirk)**
- Reference was made to aerospace activities in other Arizona jurisdictions, such as Sierra Vista and Tucson, with a request for clearer context on how Yuma's efforts align. Requests were made to review the 2020 feasibility study, a draft of the MOU related to Mexico coordination, and any supporting documentation that demonstrates partner commitments. Transparency was emphasized as a priority, particularly because both tax dollars and grant funds are being used. It was noted that more documented information and stronger communication would help build confidence in the project. A request was made for future presentations to include publicly shareable company names and examples of comparable efforts in other communities. **(Morales/Kirk)**
- National licensing timelines for spaceports have historically been lengthy, which prompted recent federal efforts to accelerate processes. It should not take five to six years to secure licensing and move into operations, and recent policy changes are intended to shorten the timeline. **(Martinez/Kirk)**
- Total expenditures to date are approximately \$500,000 over four and a half years, including \$108,000 in the current year, primarily for consulting and environmental work required for FAA licensing. These expenditures have been paid from the City's General Fund. Consulting needs should decrease after FAA licensing, although some consulting may remain for industry engagement and manufacturing recruitment. Support and no-cost assistance from the Arizona Space Commission was also discussed. **(Martinez/Kirk)**

- Anticipated ancillary economic benefits include attraction of manufacturing, assembly, and specialized trades related to launch operations, as proximity to a launch site can reduce transportation costs and improve operational efficiency. Preliminary discussions with the U.S. Space Force are developing, though there is nothing to report yet. **(Martinez/Kirk/Mayor Nicholls)**
- The City is in the Arizona state land acquisition process for a one-square-mile site - a 12-step process - and is currently at step three, and waiting for the EA assessment to come in. As for a projected timeline to ribbon cutting, it would be premature to provide an estimate at this stage. **(Martinez/Kirk)**
- If the City decided not to proceed with the project, such a decision would be at City Council's discretion. **(Martinez/Kirk)**
- Recovery of the approximately \$2.4 million investment was compared to the Wallops Flight Facility in Virginia, identified as the closest available benchmark. The Virginia facility reported an economic impact of approximately \$30 million between 2018 and 2022. It was noted that the spaceport alone is not a huge economic driver, it is all the industry that goes around it. **(Watts/Kirk/Shek)**
- While launch control activities may occur off-site, rockets must still be launched locally, and that is an aspect that needs to be very clear to the community. Benchmarks and potential returns are also not yet fully defined, and additional documentation such as MOUs and the original assessments have not been shared as requested. **(Morales/Kirk)**
- To clarify, the money spent prior to FY 2023 was limited to EDA grant dollars, with no General Fund expenditures before that time. **(Morales/Simonton)**
- No vertical launch sites currently operate in Arizona, and nationwide only five exist, with four conducting launches in the previous year. Those four sites experienced an increase of more than 800 percent in vertical launches, indicating significant demand in the market. The demand is driven in part by companies seeking alternatives to rideshare opportunities on larger rockets, which can involve long wait times and limited availability. The targeted market includes smaller rockets capable of handling payloads up to approximately 1,000 kilograms. **(Morris/Kirk)**

I. MOTION CONSENT AGENDA

MC 2026-046 – Infrastructure and Services Report: ANEX-44726-2025 Livingston Ranch Unit Nos. 5-7 (Approve an Infrastructure and Services Report for Annexation Area No. ANEX-44726-2025, identified as the Livingston Ranch Unit Nos. 5-7 Annexation, located northwest of the 38th Street alignment and Avenue C.) (Cmty Dev/Cmty Plng)

Discussion

- Once the area is annexed into the City of Yuma, the Yuma Fire Department would assume responsibility, or they could choose to continue the existing mutual aid agreement with MCAS-Yuma. **(Smith/Linville)**
- The expected build-out includes approximately 200 to 300 single-family homes, and the City has already held development meetings in which the Fire Department has been actively participating. **(Smith/Linville)**
- The subdivision will reflect a typical single-family layout with 6,000 to 8,000 square-foot lots. Development is projected to begin in approximately three to five years as the developer completes current projects, which provides adequate time for the necessary infrastructure growth. **(Martinez/Linville)**

- Each new housing development generates development fees and utility capacity fees, which are paid to the City. These funds are then allocated to support the infrastructure needs associated with the new development. **(Morris)**

Motion (Smith/McClendon): To approve the Motion Consent Agenda as recommended. Voice vote: **approved 7-0.**

A. Approval of minutes of the following City Council meeting(s):

Regular Council Meeting Minutes	January 21, 2026
Regular Council Meeting Minutes	February 4, 2026

B. Executive Session

Executive Sessions may be held at the next regularly scheduled Special Worksession, Regular Worksession and City Council Meeting for personnel, legal, litigation and real estate matters pursuant to A.R.S. § 38-431.03 Section A (1), (3), (4), and (7). (City Atty)

C. Approval of Staff Recommendations

1. Approve a Series #10: Beer and Wine Store Liquor License application submitted by Roberto Pier Jr., agent for Circle K 2652098 located at 7942 E. 32nd Street. (LL26-01) (Admn/Clk)
2. Approve a Series #07: Beer and Wine Bar/Owner Transfer Liquor License application submitted by Katherine Espinal, agent for Sun of a Gun located at 1651 S. Arizona Avenue. (LL26-02) (Admn/Clk)
3. Authorize a contract for the Avenue 8E at Walmart Driveway Traffic Improvements, to the lowest responsive and responsible bidder in the amount of \$137,225.00 to DPE Construction, Inc., Yuma, Arizona. (RFB-26-189) (Eng/Purch)
4. Authorize the purchase for design and construction of a replacement splash pad at Friendship Park to Exerplay, Cedar Crest, Minnesota, utilizing the Mohave Educational Services Cooperative Purchase Agreement for an estimated expenditure of \$326,451.68. (CPA-26-240) (Eng/Purch)
5. Authorize the purchase of 53 trees for Smucker Park to Epifini Landscaping Inc., Casa Grande, Arizona, utilizing the Mohave Educational Services Cooperative Purchase Agreement for an estimated expenditure of \$166,157.08. (CPA-26-234) (Prks & Rec/Purch)
6. Ratify settlement of the lawsuit *Lillian Quinn v. City of Yuma, et al.* Maricopa County Superior Court Case No. CV2023-051473. (Atty)
7. Approve an Infrastructure and Services Report for Annexation Area No. ANEX-44726-2025, identified as the Livingston Ranch Unit Nos. 5-7 Annexation, located northwest of the 38th Street alignment and Avenue C. (ANEX-44726-2025) (Cmty Dev/Cmty Plng)

II. RESOLUTION CONSENT AGENDA

Resolution R2026-011 – Preannexation Development Agreement: JPM Development (Authorize a Preannexation Agreement for two parcels (APN 632-34-077 and APN 632-34-078) located on Columbia Avenue, near 1st Street and Avenue B.) (Cmty Dev/Cmty Plng)

Morris declared a conflict of interest on Resolution R2026-011 as his firm may be involved in the design process of the project and left the dais.

Motion (Morales/Smith): To adopt the Resolution Consent Agenda as recommended.

Bushong displayed the following title(s):

Resolution R2026-011

A resolution of the City Council of the City of Yuma, Arizona, authorizing and approving the execution of a Preannexation Development Agreement with JPM Development, LLC for Assessor Parcel Numbers 632-34-077 and 632-34-078 located on Columbia Avenue (properties located near 1st Street and Avenue B) (Cmty Dev/Cmty Plng)

Roll call vote: **adopted** 6-0-1, **Morris** abstaining due to conflict of interest.

Morris returned to the dais.

III. ADOPTION OF ORDINANCES CONSENT AGENDA

Ordinance O2026-010 – Grant of Easement to Install Electrical Facilities – East Mesa Community Park (Authorize an easement on City property at 6060 E. 36th Street to Arizona Public Service Company (APS) for the installation of electrical facilities necessary for the development of the new East Mesa Community Park) (Eng)

Speaker

William Katz, City resident, requested clarification regarding voting eligibility on the easement ordinance for East Mesa Community Park. Reference was made to prior recusals by Mayor Nicholls on the Fiscal Year 2025 Capital Improvement Plan (CIP) and on the park's construction contract. It was asked whether those conflicts require recusal from the current easement vote and for the basis of participation or recusal to be stated on the record.

Discussion

- Recusals were previously made on the CIP and the East Mesa Community Park bid award due to uncertainty about whether the firm in question might be involved in the project. The contractor ultimately did not select the firm for construction; therefore, no conflict of interest exists, and participation in voting on related items is appropriate. (**Mayor Nicholls/Katz**)

Motion (Smith/Morris): To adopt the Ordinances Consent Agenda as recommended.

Bushong displayed the following title(s):

Ordinance O2026-007

An ordinance of the City Council of the City of Yuma, Arizona, amending Chapter 154 of the Yuma City Code, rezoning certain property located in the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District, and amending the zoning map to conform with the rezoning (approximately .16 acres of property located at 831 S. 2nd Avenue) (Cmty Dev/Cmty Plng)

Ordinance O2026-008

An ordinance of the City Council of the City of Yuma, Arizona, amending Chapter 154 of the Yuma City Code, rezoning certain property located in the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, and amending the zoning map to conform with the rezoning (approximately .15 acres of property located at 273 S. 8th Avenue) (Cmty Dev/Cmty Plng)

Ordinance O2026-010

An ordinance of the City Council of the City of Yuma, Arizona, authorizing an easement for the installation of new electrical facilities at City-owned East Mesa Community Park (property located at 6060 E. 36th Street) (Eng)

Roll call vote: **adopted** 7-0.

IV. INTRODUCTION OF ORDINANCES

Bushong displayed the following title(s):

Ordinance O2026-011

An ordinance of the City Council of the City of Yuma, Arizona, annexing to the City of Yuma, a portion of Section 12, Township 9 South, Range 24 West of the Gila and Salt River Base & Meridian, Yuma County, Arizona, and amending Chapter 154 of the Yuma City Code, as amended, designating the zoning of certain property to the Agriculture (AG) Zoning District, and amending the zoning map to conform thereto, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona revised statutes as amended (approximately 97.9 acres of property located northwest of the 38th Street alignment and Avenue C) (Cmty Dev/Cmty Plng)

V. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Appointments

Motion (Morales/Smith): To appoint Keli Osborn to the Workers Compensation Trust Board, with a term expiration of December 31, 2030. Voice vote: **approved** 7-0.

Announcements

Smith, Morales, Morris, McClendon, Martinez, and Mayor Nicholls reported on the following meetings attended and upcoming events:

- Town Hall on the Frontera with Senator Ruben Gallegos

- Harvest Dinner 2026
- Yuma Child Burn Survivors Golf Tournament 2026
- National Association for the Advancement of Colored People (NAACP) Black History Month Fish Fry
- Greater Yuma Water Safety Alliance Meeting
- Youth Government Meeting with high school students
- State of the State Governor’s Address with Arizona Governor Katie Hobbs
- Visit with Arizona Senator Mark Kelly in the City of Somerton’s Yepez Automotive Repair Shop
- 2026 BBQ & Brew Festival
- Arizona Western College A Decade of Transformation Event
- Opening Ceremony for Road to 250: Arizona Traveling Museum
- Educational Opportunity Center Charter High School (EOC) presentation
- Greater Yuma Economic Development Corporation (GYEDC) Quarterly Investor Luncheon
- 2026 Leadership Summit held by the International Economic Development Council (EIDC)
- Greater Yuma Port Authority Board Meeting
- Western Arizona Council of Governments (WACOG) Quarterly Executive Board Meeting
- Amberly’s Place Board Meeting
- Sherrif John Phipps Memorial Service
- Senator Mark Kelly Briefing at Marine Corps Air Station (MCAS) Yuma
- Arizona League of Cities and Towns Subcommittee Meeting – Utility Leadership

Scheduling – No meetings were scheduled at this time.

VI. SUMMARY OF CURRENT EVENTS

Simonton reported the following events:

- March 14 – City of Yuma Kite Fest 2026
- March 20-22 – Lifeguard Training

Simonton reported the neighborhood cleanup is still in progress, encouraged the community to visit the Smithsonian “Spark! Places of Innovation” exhibit at the Yuma Art Center, and announced that Yuma Salutes America’s 250 event tickets are available online for purchase.

VII. CALL TO THE PUBLIC

Virgil Ross, City resident, near the proposed Vista Apartments project area, raised concerns about the development approval process and the lack of follow-up after earlier meetings. Concerns focused on inadequate neighborhood drainage, existing street flooding, and the potential for increased traffic to worsen conditions despite planned stormwater retention. Additional issues included narrow streets, heavy on-street parking, congestion, and pedestrian safety. While supportive of new housing, he emphasized that significant flood control and traffic capacity concerns remain unresolved. City staff were directed to follow up after the meeting due to open meeting law limitations.

VIII. EXECUTIVE SESSION/ADJOURNMENT

There being no further business, **Mayor Nicholls** adjourned the meeting at 7:39 p.m. No Executive Session was held.

Janet L. Pierson, City Clerk

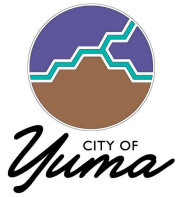
APPROVED:

Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of:

Acting City Clerk:

DRAFT



City of Yuma

City Council Report

File #: MC 2026-101

Agenda Date: 6/17/2026

Agenda #: 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: City Administration	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: City Clerk	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:
Liquor License: Valley Liquor

SUMMARY RECOMMENDATION:
Approve a Series #09: Liquor Store/Owner Transfer Liquor License application submitted by Ragheed Shaya, agent for Valley Liquor located at 3840 W. 24th Street. (LL26-04) (City Administration/City Clerk) (Janet L. Pierson)

STRATEGIC OUTCOME:
Approval of this Liquor License aligns with City Council's Respected and Responsible strategic outcome as it provides notification to the public and transparency of City business.

REPORT:
Ragheed Shaya, agent for Valley Liquor located at 3840 W. 24th Street, has applied for a Series #09: Liquor Store/Owner Transfer Liquor License. The license is being transferred from Faris Putrus Jamo, previous owner of Valley Liquor.

The subject property has been posted for the required 20-day period and no arguments in favor of or opposed to the issuance of the license have been received.

The application has been reviewed by Community Development, the Police Department, the Fire Department, and Business Licensing.

Upon City Council's recommendation, this application will be forwarded to the Arizona Department of Liquor Licenses and Control for final processing.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

Application Fee: \$250.00

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

- 1. Series #09: Liquor Store/Owner Transfer Liquor License application

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

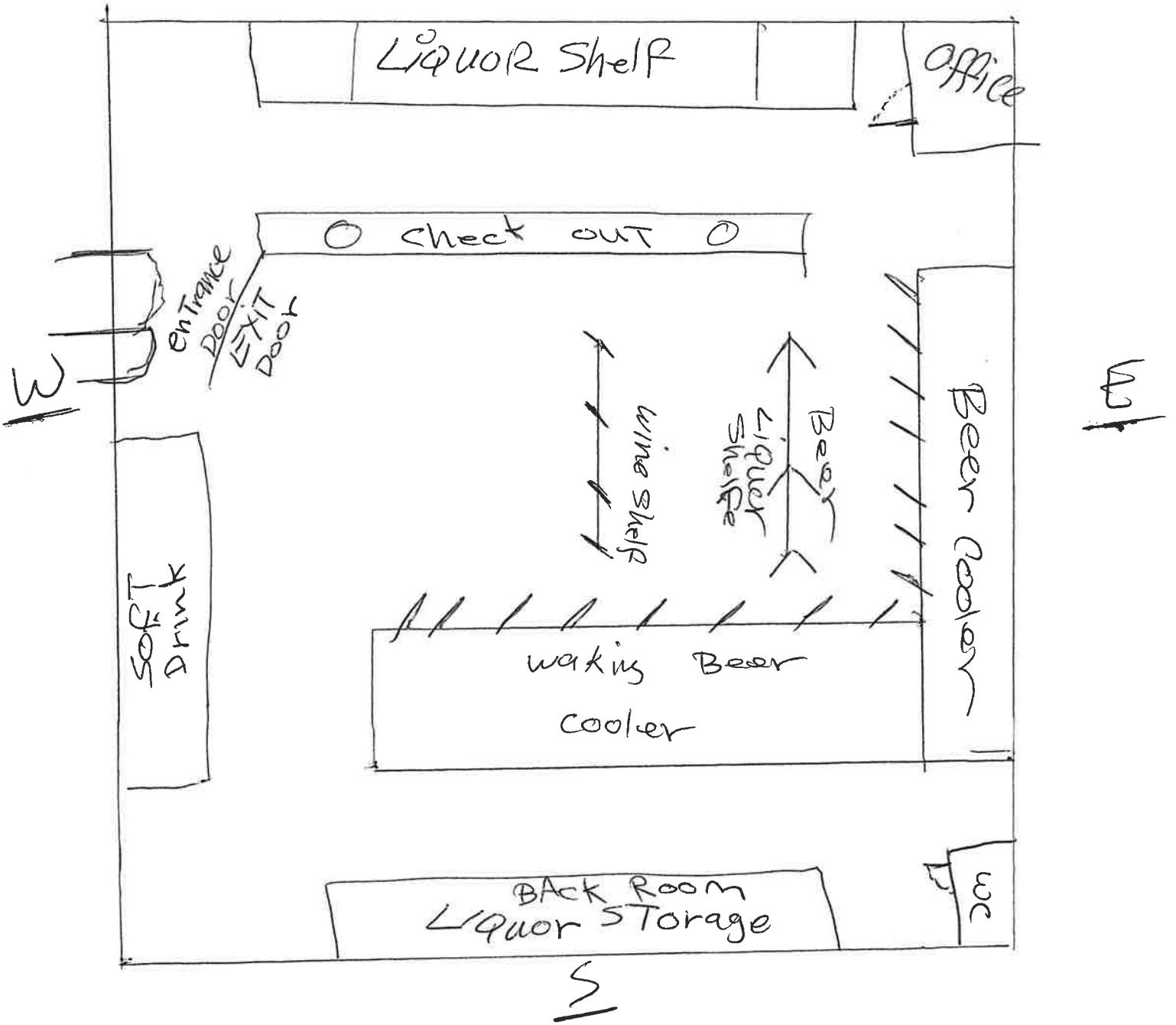
Acting City Administrator: John D. Simonton	Date: 06/09/2026
Reviewed by City Attorney: Richard W. Files	Date: 06/08/2026

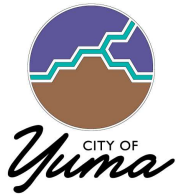
09143002

26 MAY 4 PM 2:47 AZD LLC

1800 SQ feet

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City of Yuma

City Council Report

File #: MC 2026-102

Agenda Date: 6/17/2026

Agenda #: 2.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Community Development	<input checked="" type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Neighborhood Services	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Bid Award: Reconstruction of a Single-Family Home using HOME Funds

SUMMARY RECOMMENDATION:

Authorize award of bid to reconstruct a single-family home under the Neighborhood Services Housing Rehabilitation Program to the lowest responsive and responsible bidder in the amount of \$147,254.75 to D’Pair Development, LLC. Yuma, Arizona. (Community Development/Neighborhood Services) (Cynthia Blot)

STRATEGIC OUTCOME:

This project and Neighborhood Services’ Housing Rehabilitation Program furthers the City Council’s strategic outcome of Safe and Prosperous, as the replacement of this dilapidated home provides a safe living environment for the owner and removes unsafe conditions in the neighborhood.

REPORT:

The Neighborhood Services Owner Occupied Housing Rehabilitation Program provides home repairs to low-income Yuma homeowners who do not have the financial means to correct structural issues or health and safety concerns with their home. Federal financial assistance is provided to the homeowner as a deferred payment loan that reverts to a federal grant after the expiration of the required affordability period. The affordability period ranges from five to 20 years, depending on the cost of the repairs.

The project consists of a premanufactured home located at 896 E. Harvard St., in the Mesa Heights Neighborhood, and is owner occupied. The dwelling, manufactured in 1986, has structural damage, severe termite infestation, electrical hazards, a deteriorated roof, and other issues. An Initial Inspection was performed, and it was determined that the number of Code violations and structural deterioration are so severe, it is more cost efficient to demolish the existing structure and build a new dwelling.

HOME Investment Partnership funds will be used for this project.

Two bids were received by the following contractors:

D’Pair Development \$147,254.75

Maya Construction \$219,169.51

Staff recommends awarding the project to the lowest responsive and responsible bidder, D’Pair

Development, LLC.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 147,254.75
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 147,254.75	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 147,254.75	HOME Federal Funds	

FISCAL IMPACT STATEMENT:

HOME federal funds will be used for this entire project, supplemental funding from the City is not needed.

ADDITIONAL INFORMATION:

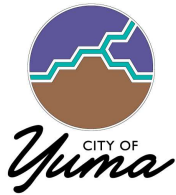
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 06/09/2026
Reviewed by City Attorney: Richard W. Files	Date: 06/08/2026



City of Yuma
City Council Report

File #: MC 2026-103

Agenda Date: 6/17/2026

Agenda #: 3.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input checked="" type="checkbox"/> Safe & Prosperous	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
	<input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Ordinance - Introduction
DIVISION:	<input type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
Procurement	<input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Public Hearing

TITLE:

Cooperative Purchase Agreement: YRCS D-Series Multi-Carrier (DBR) Integration Services

SUMMARY RECOMMENDATION:

Authorize the purchase of post-sale engineering services and field engineer integration support, utilizing a Cooperative Purchase Agreement through the State of Arizona with Motorola Solutions, Inc., Chicago, Illinois for an estimated expenditure of \$108,317.14. (IT-YRCS-GNT-26-335) (Bret Moore/Robin R. Wilson)

STRATEGIC OUTCOME:

This action supports City Council's strategic outcome of Safe and Prosperous by supporting the continued expansion, reliability, and interoperability of regional public safety communications infrastructure used by Yuma Regional Communications Systems member agencies.

REPORT:

The Yuma Regional Communications System (YRCS) supports regional public safety radio communications for agencies throughout Yuma and La Paz counties.

This purchase will provide Motorola Solutions post-sale engineering and field engineer integration services for two previously purchased DBR RF sites: Martinez Lake and San Luis. No new equipment is included in this purchase. The services will support configuration, testing, optimization, cutover planning, and final acceptance of the sites into the regional public safety radio system.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 108,317.14
STATE FUNDS:	\$ 108,317.14	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	YRCS Grants	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY2026 City Council approved budget for this purchase. This

purchase will be funded through available YRCS grant funding, with no impact to City funds.

ADDITIONAL INFORMATION:

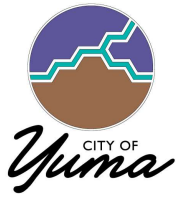
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 06/09/2026
Reviewed by City Attorney: Richard W. Files	Date: 06/08/2026



City of Yuma

City Council Report

File #: MC 2026-104

Agenda Date: 6/17/2026

Agenda #: 4.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input type="checkbox"/> Safe & Prosperous <input checked="" type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Procurement	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Ratification of a Cooperative Purchase Agreement: Playground Equipment

SUMMARY RECOMMENDATION:

Authorize the purchase, delivery, and installation of playground equipment for Carver and Clymer Park, utilizing a Cooperative Purchase Agreement through 1GPA in the amount of \$410,607.61 to Altitude, Frederick, Colorado. (Parks CPA-25-211) (Eric Urfer/ Robin R. Wilson)

STRATEGIC OUTCOME:

The purchase and installation of new playground equipment at Carver and Clymer Park demonstrates the City's commitment to being Respected and Responsible, and Active and Appealing by investing in safe, high quality recreational spaces for the community. Modernizing this playground enhances safety, accessibility, and long-term functionality, ensuring families have a reliable and enjoyable place to gather. By improving park amenities and creating an inviting environment for children and residents, this project supports a more active, vibrant, and welcoming community.

REPORT:

The Parks and Recreation Department has completed a system wide assessment of park amenities to identify equipment and facilities that have reached the end of their useful life. Several deteriorated amenities at Carver and Clymer Park were identified as priorities for replacement due to safety concerns, increased maintenance demands, and reduced functionality of park users. This project addresses those issues by replacing playground components that are beyond repair.

The purpose of this project is to improve safety, restore functionality, and reduce long-term maintenance needs within the park system. Replacing aging amenities ensures that residents have access to reliable, well-maintained recreational facilities and helps prevent safety hazards associated with outdated equipment.

This project will include the purchase, delivery, and installation of new playground equipment and is being completed through a Cooperative Purchase Agreement which streamlines procurement and reduces overall project cost. This project will utilize existing shade structures at both locations.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 410,607.61	BUDGETED:	\$ 450,000.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 410,607.61	Two Percent	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget to authorize this purchase.

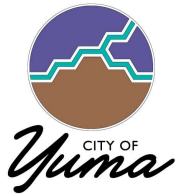
ADDITIONAL INFORMATION:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk’s Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 06/09/2026
Reviewed by City Attorney: Richard W. Files	Date: 06/08/2026



City of Yuma

City Council Report

File #: MC 2026-105

Agenda Date: 6/17/2026

Agenda #: 5.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input checked="" type="checkbox"/> Safe & Prosperous	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
	<input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Ordinance - Introduction
DIVISION:	<input type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
Procurement	<input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Public Hearing

TITLE:

Ratification: Water Distribution Line, Gila Street to Redondo

SUMMARY RECOMMENDATION:

Authorize the ratification of a purchase order for jack and bore obstruction delays for the 5th Street Water Distribution Line, Gila Street to Redondo Road Project, in the amount of \$173,229.66 to Taylor Engineering, Yuma, Arizona. (Engineering RFB-25-283) (Dave Wostenberg/Robin R. Wilson)

STRATEGIC OUTCOME:

Ratification of this change order supports the City Council's strategic outcome of Safe and Prosperous by ensuring the project continued without delay and without the significant cost increases that would have occurred if the work had to be rebid and completed later. Keeping the contractor on site avoided additional mobilization costs, prevented exposure to rising material and labor prices, and maintained construction momentum. By preserving resources and keeping critical water-infrastructure improvements on schedule, this action directly contributed to a safer, more reliable, and more prosperous community.

REPORT:

On January 7, 2026, City Council authorized the bid award for this project in the amount of \$1,381,777.00 to Taylor Engineering. During the jack and bore process, an unexpected obstruction was found beneath the Union Pacific Railroad right of way. This required immediate coordination among Union Pacific Railroad (UPRR), RailPros, and several City departments. To comply with UPRR's strict requirements, Taylor Engineering submitted work-plan variances, introduced extra safety measures, and organized the removal of the obstruction to keep the project moving forward.

This response ensured that the jack and bore operation could proceed safely, protected existing railroad infrastructure, and maintained regulatory compliance. The obstacle had the potential to significantly impact the schedule and create risks, but resolving it quickly enabled the contractor to continue working without demobilizing or incurring expensive delays.

Thanks to these efforts, only two additional weeks were added to the schedule, safety standards were upheld, and all railroad operational requirements were met, supporting the successful completion of this important water-infrastructure upgrade.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 173,229.66	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 173,229.66
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 173,229.66	Water Fund	

FISCAL IMPACT STATEMENT:

FY 2026 Budget authority is available to transfer from other Water utility capital projects without impacting those projects' completion or Water utility operations.

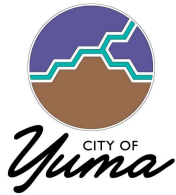
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 06/09/2026
Reviewed by City Attorney: Richard W. Files	Date: 06/08/2026



City of Yuma

City Council Report

File #: R2026-026

Agenda Date: 6/17/2026

Agenda #: 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Finance	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Administration	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:
Resolution Designating the Chief Fiscal Officer for FY 2027

SUMMARY RECOMMENDATION:
 Designate Douglas W. Allen as the Chief Fiscal Officer for the purpose of submitting the City's Annual Expenditure Limitation Reports (AELR) to the Auditor General for Fiscal Year 2027. (Finance)
 (Douglas W. Allen)

STRATEGIC OUTCOME:
 Adoption of this resolution aligns with the City Council's Respected and Responsible strategic outcome as the action complies with state law annual budget transparency requirements.

REPORT:
 Arizona Revised Statutes § 41-1279.07(E) states,

“The governing body of each political subdivision shall provide to the auditor general by July 31 each year the name of the chief fiscal officer designated by the governing body of the political subdivision to officially submit the current fiscal year's expenditure limitation report on behalf of the governing body. The governing body of the political subdivision shall notify the auditor general of any changes of individuals designated to file the required reports. The designated chief fiscal officer shall certify to the accuracy of the annual expenditure limitation report.”

- The Auditor General's Office:
- Recommends the designation of Chief Fiscal Officer be made by the governing body of each county, city, town and community college district on an annual basis;
 - Provides a required resolution template to designate the Chief Fiscal Officer by governing body that must be uploaded via the Auditor General's website;
 - Specifies that the Chief Fiscal Officer designation is received by the Auditor General's office by July 31st each year; and
 - Instructs that if there are any changes in the individual designated as the City's Chief Fiscal Officer, a new designation resolution must be submitted.

The following link provides in-depth explanations of the Annual Expenditure Limitation compliance and filing requirements:

<https://www.azauditor.gov/resources/cities-and-towns/faqs/users>

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

N/A

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

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- Department
- City Clerk’s Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 06/09/2026
Reviewed by City Attorney: Richard W. Files	Date: 06/08/2026

RESOLUTION NO. R2026-026

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA,
ARIZONA, DESIGNATING THE CHIEF FISCAL OFFICER FOR
OFFICIALLY SUBMITTING THE FISCAL YEAR 2027 ANNUAL
EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR
GENERAL**

WHEREAS, Arizona Revised Statutes § 41-1279.07(E) requires each county, city, town, and community college district to annually provide to the Auditor General by July 31 the name of the Chief Fiscal Officer (CFO) the governing body designates to officially submit the current year's expenditure limitation report (AELR) on the governing body's behalf; and,

WHEREAS, the Yuma City Council desires to designate the City's current Chief Financial Officer Douglas W. Allen as the City's CFO to submit the AELR; and,

WHEREAS, all entities must submit an annual form and documentation for the individual designated to file the AELR.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma, as follows:

Douglas W. Allen is designated as the City of Yuma's Chief Fiscal Officer for purposes of submitting the fiscal year 2027 Annual Expenditure Limitation Report for the City of Yuma to the Arizona Auditor General's Office on behalf of the governing body.

ADOPTED this _____ day of _____, 2026.

APPROVED:

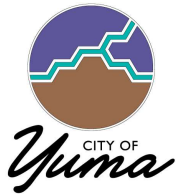
Douglas J. Nicholls
Mayor

ATTESTED:

Janet L. Pierson
City Clerk

APPROVED AS TO FORM

Richard W. Files
City Attorney



City of Yuma

City Council Report

File #: O2026-015

Agenda Date: 6/3/2026

Agenda #: 1.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
City Administration DIVISION: -	<input checked="" type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible <input checked="" type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction <input checked="" type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

City of Yuma Proposition 436: Permanent Base Adjustment - November 2026 General Election

SUMMARY RECOMMENDATION:

Adopt an ordinance authorizing the submission of Proposition 436 to the qualified electors of the City of Yuma at the November 3, 2026, General Election, asking whether to approve a \$30 million Permanent Base Adjustment to the City’s expenditure limitation. (City Administration/Finance) (Jay Simonton/Douglas Allen)

STRATEGIC OUTCOME:

Authorizing the submission of Proposition 436 to the November 2026 General Election ballot provides eligible voters the opportunity to participate in a community decision regarding the City’s expenditure limitation. This action supports the City’s Connected and Engaged, Respected and Responsible, and Safe and Prosperous strategic outcomes by promoting informed voter participation, ensuring transparency and compliance with state law, and addressing a state-established limitation that influences the City’s ability to plan for services, infrastructure, and long-term investments.

REPORT:

The Annual Expenditure Limitation (AEL) is a state-established spending framework approved by Arizona voters in 1980 that limits how much cities and towns can spend each year, based on 1979-80 expenditure levels and adjusted annually for population growth and inflation. Of Arizona’s 91 cities and towns, the City of Yuma is one of six that has not adjusted its expenditure limitation.

Article IX, Section 20(6) of the Arizona Constitution allows cities and towns to request voter approval for a Permanent Base Adjustment to update the expenditure base used in the formula.

While the City of Yuma has remained compliant with the AEL, the formula reflects conditions from more than four decades ago and does not fully account for current service demands, population growth, seasonal residents, or modern infrastructure and operational needs. As a result, the limitation may influence how the City plans and delivers services over time.

The proposed ordinance would authorize the submission of Proposition 436 to the voters of the City of Yuma at the November 2026 General Election, in accordance with state law. The measure would ask voters whether to approve a \$30 million Permanent Base Adjustment to the City’s 1979-80 expenditure base.

A Permanent Base Adjustment changes how the expenditure limitation is calculated. It does not increase taxes, create new fees, or generate new revenue. The City will continue to adopt a balanced budget each year and make decisions based on available revenues.

Proposition 436 would ask voters to consider the following question:

SHALL THE EXPENDITURE BASE OF THE CITY OF YUMA BE PERMANENTLY ADJUSTED BY \$30 MILLION?

A "YES" vote shall have the effect of allowing the City to adjust its base expenditure limit.

A "NO" shall have the effect of not allowing the City to adjust its base expenditure limit.

If approved, the adjustment would update the City's expenditure base beginning in Fiscal Year 2028, allowing future annual limits to be calculated from the revised base. If not approved, the City would be required to operate within the state-established expenditure limitation.

Adoption of this ordinance would authorize the submission of Proposition 436 to the voters for consideration at the November 2026 General Election and direct the City Administrator, City Clerk, and City Attorney to coordinate with Yuma County to place the measure on the ballot and carry out all required election procedures.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	.	

FISCAL IMPACT STATEMENT:

No direct fiscal impact. This action authorizes the submission of Proposition 436 to the voters at the November 3, 2026 General Election.

If approved by voters, a Permanent Base Adjustment would update the City's expenditure limitation beginning in Fiscal Year 2028. This action does not increase taxes, create new fees, or generate new revenue. Future fiscal impacts would be addressed through the City's annual budget process.

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

None

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026

ORDINANCE NO. O2026-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING THE SUBMISSION TO THE QUALIFIED ELECTORS OF THE CITY OF YUMA A PROPOSITION TO APPROVE A PERMANENT ADJUSTMENT TO THE CITY'S BASE EXPENDITURE LIMITATION AT THE NOVEMBER 3, 2026, GENERAL ELECTION

WHEREAS, Article IX, Section 20(6) of the Arizona Constitution permits the Mayor and City Council (the "City Council") of the City of Yuma (the "City"), by an affirmative vote of two-thirds of the City Council, to submit to the voters a proposal to permanently adjust the City's state-imposed 1979-1980 base expenditure limit (a "Permanent Base Adjustment"); and

WHEREAS, a Permanent Base Adjustment may be referred to the voters of the City at a regularly scheduled general election or at a nonpartisan election held for the nomination or election of the members of the City Council; and

WHEREAS, the City's base expenditure limitation is derived from fiscal year 1979-80 and is adjusted annually in accordance with state law; and

WHEREAS, the City Council has determined that it is in the best interests of the City to submit to the qualified electors of the City a proposition to approve a Permanent Base Adjustment to the City's base expenditure limitation; and

WHEREAS, the City Council desires to submit the proposition to the qualified electors of the City of Yuma at the November 3, 2026, General Election.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: Authorization of Ballot Measure

The City Council hereby authorizes the submission to the qualified electors of the City of Yuma, at the November 3, 2026, General Election, of a proposition to approve a Permanent Base Adjustment to the City's base expenditure limitation, as follows:

SHALL THE EXPENDITURE BASE OF THE CITY OF YUMA BE PERMANENTLY ADJUSTED BY \$30 MILLION?

SECTION 2: Conduct of Election

The election shall be conducted in accordance with the provisions of the Yuma City Charter, the laws of the State of Arizona, and the procedures of Yuma County for the conduct of the General Election. Only qualified electors of the City of Yuma who are duly registered shall be eligible to vote.

SECTION 3: Election Administration

The City Administrator, the City Clerk and the City Attorney are hereby authorized and directed to (i) coordinate with the Yuma County Elections Department and to take all actions necessary to place the proposition on the ballot for the November 3, 2026, General Election, and (ii) carry out all related election requirements in accordance with applicable law, including but not limited to preparing and distributing the publicity pamphlet in accordance with A.R.S. §§ 19-141 and 41-563.03(B).

SECTION 4: Canvass and Reporting of Results

The results of the election shall be canvassed and declared in accordance with applicable law. If a majority of the qualified electors voting on the proposition vote in favor of the Permanent Base Adjustment, the City shall notify the Arizona Auditor General and the Economic Estimates Commission of the approval.

Adopted this ___ day of _____, 2026.

APPROVED:

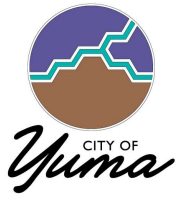
Douglas J. Nicholls
Mayor

ATTESTED:

Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney



City of Yuma

City Council Report

File #: O2026-016

Agenda Date: 6/3/2026

Agenda #: 2.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Community Development	<input checked="" type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Community Planning	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input checked="" type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Rezoning of Property: Northwest Corner of 27th Street and 20th Avenue

SUMMARY RECOMMENDATION:

Rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District. (Community Development/ Community Planning) (Alyssa Linville)

STRATEGIC OUTCOME:

Consistent with the City Council's strategic outcome of Respected and Responsible, and Safe and Prosperous, the proposed rezoning is compatible with the surrounding area and supports residential development within the City.

REPORT:

The property is located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue and is approximately .43 acres in size. The property was annexed into the City of Yuma on August 15, 2025.

With this request, the applicant proposes to rezone the property from the Residence-Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District to allow for the development of a duplex subdivision. The applicant states "the property is proposed to be incorporated into the Lume Desert Living development, a residential development consisting of 13 residential lots. Each lot is planned to accommodate one duplex structure, for a total of 26 dwelling units. The proposed lots are approximately 50 to 58 feet in width by 136 feet in depth.

On April 27, 2026, the Planning and Zoning Commission voted 4-0 to recommend approval of the request to rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District for the property located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue, Yuma, AZ, subject to the following conditions:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

- 3. 27th Street is classified as a Local Road per the City of Yuma Roadways Plan. The existing right-of-way half width is 20 feet; therefore, the owner/developer shall dedicate an additional 9 feet of right-of-way to meet the required 29-foot right-of-way half width.
- 4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

EXCERPT FROM PLANNING AND ZONING COMMISSION MEETING MINUTES:

“Erika Peterson, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF - None

APPLICANT/APPLICANT’S REPRESENTATIVE

“Adrian Vega, 1560 S. 5th Ave, Yuma, AZ, stated that this request is now before the commission as the property was acquired at a later date, and then made himself available for questions.

PUBLIC COMMENT - None

“Motion by Commissioner Chelsea Malouff-Craig second by Commissioner Luis Cuevas to **APPROVE ZONE-45033-2026 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.**”

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

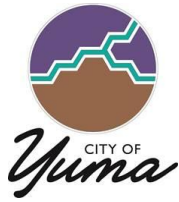
NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk’s Office
- Document to be recorded
- Document to be codified

Acting City Administrator:	Date:
----------------------------	-------

John D. Simonton	05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: ERIKA PETERSON**

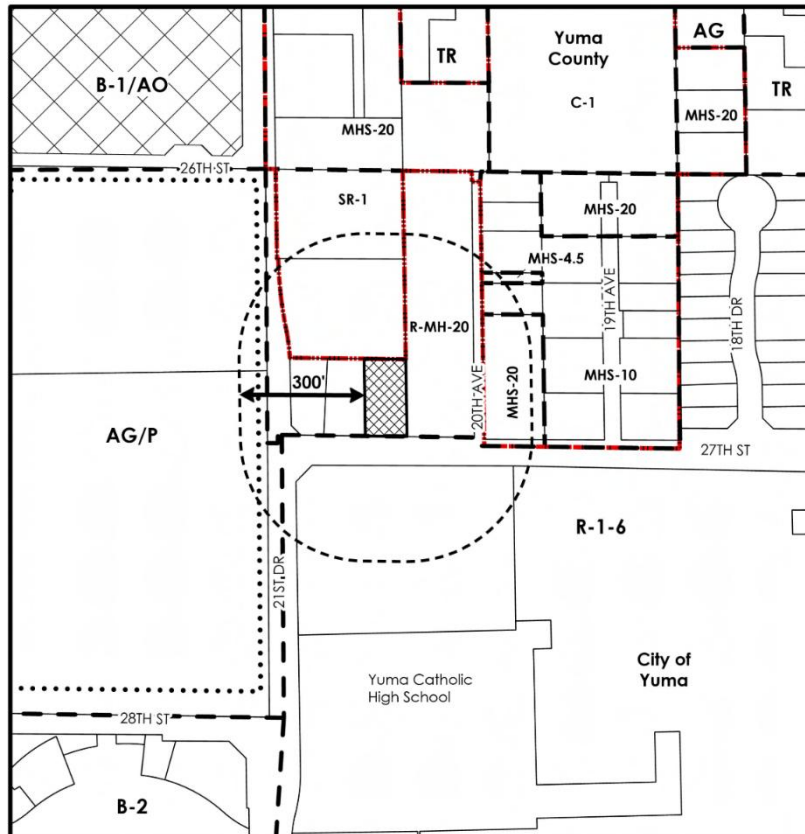
Hearing Date: April 27, 2026

Case Number: ZONE-45033-2026

Project Description/ Location: This is a request by Dahl, Robins & Associates, Inc., on behalf of Vision Assets, LLC, to rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, for the property located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Residence-Manufactured Housing (R-MH-20)	Undeveloped	Low Density Residential
North	County Suburban Ranch (SR-1)	Residential	Low Density Residential
South	Low Density Residential (R-1-6)	Yuma Catholic High School	Public/Quasi Public
East	Residence-Manufactured Housing (R-MH-20)/(Conditional Medium Density Residential - R-2)	Undeveloped	Medium Density Residential
West	Residence-Manufactured Housing (R-MH-20)	Residential	Low Density Residential

Location Map



Prior site actions: Annexation, Ord 2025-025, effective 8/15/2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-45033-2026 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District for the property located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The property is located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue and is approximately .43 acres in size. The property was annexed into the City of Yuma on August 15, 2025.

With this request, the applicant proposes to rezone the property from the Residence–Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District to allow for the development of a duplex subdivision. The applicant states “the property is proposed to be incorporated into the Lume Desert Living development, a residential development consisting of 13 residential lots. Each lot is planned to accommodate one duplex structure, for a total of 26 dwelling units. The proposed lots are approximately 50 to 58 feet in width by 136 feet in depth.”

Permitted principal uses in the Medium Density Residential (R-2) District include one single-family dwelling, one two-family dwelling, multi-family dwellings, public and private schools, public parks, and community gardens.

All development will be required to meet the City of Yuma development standards for the Medium Density Residential (R-2) District. Discussed in further detail in §154-07.01, the following are some of the main development standards required of development within the Medium Density Residential (R-2) District:

1. The minimum lot size in the Medium Density Residential (R-2) District shall be 4,500 square feet.
2. The minimum lot width in the Medium Density Residential (R-2) District shall be 50 feet.
3. A minimum front yard setback of twenty feet.
4. The minimum side yard setbacks of five feet.
5. A minimum rear yard setback of ten feet.
6. A minimum street side yard setback of ten feet.
7. The maximum lot coverage in the Medium Density Residential (R-2) District shall be 55% of the lot area.
8. The maximum building height in the Medium Density Residential (R-2) District shall be 40 feet.

9. Landscaping and irrigation shall be provided in the manner set forth in Article 20 of this chapter.

The request to rezone the property from the Residence-Manufactured Housing (RMH-20) District to the Medium Density Residential (R-2) District is in conformance with the General Plan.

1. Does the proposed zoning district conform to the Land Use Element? Yes.

Land Use Element:									
Land Use Designation:	Low Density Residential								
Issues:	Although the land use designation is Low Density Residential the request for a Medium Density zoning district is considered a non-significant change in density. The proposal is adjacent to an allowable land use, the property to the east has the Medium Density land use designation, and the request would result in a change of less than 7 dwelling units.								
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:	Yes		No	X					

2. Are there any dedications or property easements identified by the Transportation Element? Yes.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
27 th Street – Local Street	29' HW	Varies				
21 st Drive – 2 Lane Collector	40' HW	Varies				
20 th Avenue- Local Street	29' HW	0'				
Bicycle Facilities Master Plan	27 th Street - Bike Route					
YCAT Transit System	21 st Drive - Purple & Yellow Routes					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes.

Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Ponderosa Park				Future: Ponderosa Park				
Community Park:	Existing: Yuma Valley Park				Future: Yuma Valley Park				
Linear Park:	Existing: East Main Canal Linear Park				Future: East Main Canal Linear Park				
Issues:	None								
Housing Element:									
Special Need Household:	N/A								
Issues:	None								
Redevelopment Element:									
Planned Redevelopment Area:	N/A								
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X			
Conforms:	Yes		No						
Conservation, Energy & Environmental Element:									

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:	None				

Public Services Element:

Population Impacts Population projection per 2023 5-year American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person	Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation
	<i>2-4 Units</i>						
	Maximum	Per Unit		Officers	GPD	AF	GPD
	6	2.2	13	0.02	2,732	3.1	924
	Minimum						
	2	2.2	4	0.01	911	1.0	308
Fire Facilities Plan:	Existing: Fire Station No. 6			Future: Fire Station No. 6			
Water Facility Plan:	Source:	City	X	Private	Connection:	6" PVC on 20 th Ave & 8" PVC on 27 th St.	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: Manhole & stub out on 27 th St.	
Issues:	None						

Safety Element:

Flood Plain Designation:	500 Year Flood	Liquefaction Hazard Area:	Yes	X	No	
Issues:	None					

Growth Area Element:

Growth Area:	Araby Rd & Interstate 8	Arizona Ave & 16 th St	Avenue B & 32 nd St.	X
	North End	Pacific Ave & 8 th St	Estancia	None
Issues:	None			

4. Does the proposed rezoning conform to the adopted facilities plan?
Yes.

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?
Yes.

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: 3/30/2026

Final staff report delivered to applicant on: 4/20/2026

- Applicant agreed with all of the conditions of approval on: 3/30/2026
- Applicant did not agree with the following conditions of approval: (list #'s)

Attachments

A	B	C	D	E	F
Conditions of Approval	Conceptual Site Plan	Agency Notifications	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By:

Erika Peterson

Erika Peterson
Principal Planner
Erika.Peterson@YumaAZ.Gov

Date: 3/30/2026

(928) 373-5000, x1234

Reviewed By: *Jennifer L. Albers*

Jennifer L. Albers
Assistant Director of Planning

Date: 4/1/26

Approved By: *Alyssa Linville*

Alyssa Linville
Director, Planning and Neighborhood Services

Date: 04/17/2026

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Department of Engineering, Jerry Anaya, Engineering Manager, (928) 373-5000 x 5182:

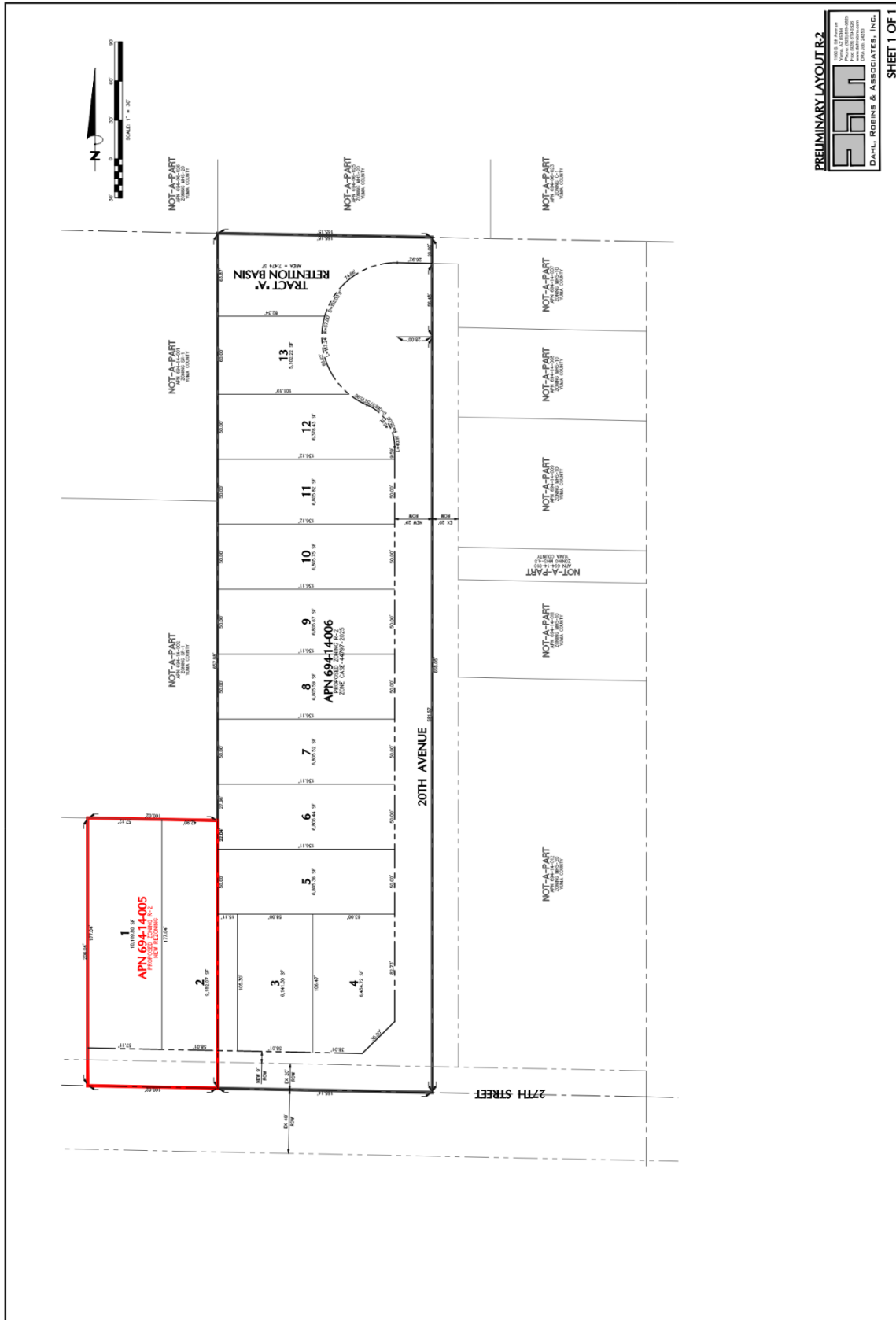
3. 27th Street is classified as a Local Road per the City of Yuma Roadways Plan. The existing right-of-way half width is 20 feet; therefore, the owner/developer shall dedicate an additional 9 feet of right-of-way to meet the required 29-foot right-of-way half width.

Community Planning, Erika Peterson, Senior Planner, (928) 373-5000 x3071

4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B CONCEPTUAL SITE PLAN



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- **Legal Ad Published:** The Sun 04/03/26
- **300' Vicinity Mailing:** 03/09/26
- **34 Commenting/Reviewing Agencies noticed:** 03/12/26
- **Site Posted on:** 04/20/26
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 4/27/26
- **Comments due:** 03/23/26

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	3/13/2026	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	YES	3/16/2026	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	3/16/2026	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

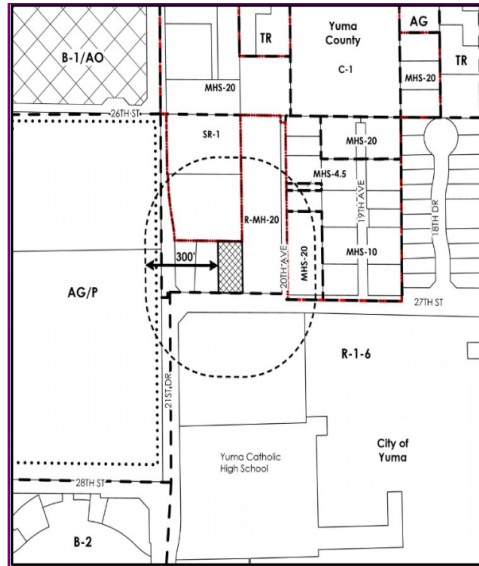
Property Owner	Mailing Address	City/State/Zip Code
COVARRUBIAS ADRIAN	2130 W 27TH ST	YUMA, AZ 85364
COVARRUBIAS IGNACIO R	2130 W 27TH ST	YUMA, AZ 85364
DANIELS REVOCABLE LIVING TRUST	2101 W 26TH ST	YUMA, AZ 85364
DANIELS REVOCABLE LIVING TRUST	2101 W 26TH ST	YUMA, AZ 85364
FAMILIA AGUIRRE TRUST 4-7-2017	3760 W 20TH LN	YUMA, AZ 85364
PASQUE PARTNERS AZ LP	2144 W 24TH ST STE 1	YUMA, AZ 85364
RAY CYNTHIA ANN SUB-TRUST	23 OXFORD DR	LATHAM, NY 12110
RAY CYNTHIA ANN SUB-TRUST	23 OXFORD DR	LATHAM, NY 12110
VISION ASSETS LLC	4643 E COUNTY 15TH ST	YUMA, AZ 85365
VISION ASSETS LLC	1036 S MUSTANG AVE	YUMA, AZ 85364
VISION ASSETS LLC	1036 S MUSTANG AVE	YUMA, AZ 85364
YCHS PROPERTY HOLDINGS LLC	2100 W 28TH ST	YUMA, AZ 85364
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364
YUMA COUNTY OF	198 S MAIN ST	YUMA, AZ 85364

**ATTACHMENT E
NEIGHBOR MAILING**

This is a request by Dahl, Robins & Associates, Inc., on behalf of Vision Assets, LLC, to rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, for the property located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-45033-2026**

PUBLIC HEARING
04/27/2026 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 160 feet west of the northwest corner of 27th Street and 20th Avenue, Yuma, AZ, you are invited to attend this public meeting to voice your comments. If you have questions or wish to submit written comments, please contact Erika Peterson by phone at (928) 373-5000 ext. 3071 or by email at Erika.Peterson@YumaAz.gov. All written comments must be submitted by 12:00 pm **(the day of the hearing)** to be included in the public record for consideration during the hearing.

ATTACHMENT F
AERIAL PHOTO



ORDINANCE NO. O2026-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTY LOCATED IN THE RESIDENCE MANUFACTURED HOUSING (R-MH-20) DISTRICT TO THE MEDIUM DENSITY RESIDENTIAL (R-2) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on April 27, 2026 in Zoning Case No: ZONE- 45033-2026 in the manner prescribed by law for the purpose of rezoning approximately .43 acres of real property hereafter described to the Medium Density Residential (R-2) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance and manner provided by law, including publication of notice of the hearing in the Yuma Sun on April 3, 2026; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE- 45033-2026 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: That the following described real property, depicted in Exhibit A, attached:

The West Half of the East Half of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 5, Township 9 South, Range 23 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except the South 20' feet thereof for road Right of Way as conveyed in instrument recorded in Docket 877, Page 121, Yuma County, Arizona.

Containing at total of 18,600 square feet or .43 of an acre more or less.

shall be placed in the Medium Density (R-2) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Medium Density (R-2) District and that the zoning map adopted under Chapter 154 of the Yuma City Code, as amended, is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the Medium Density (R-2) District.

SECTION 2: That the following conditions (s) must be met and/or completed in order for the zoning amendment to be final:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. 27th Street is classified as a Local Road per the City of Yuma Roadways Plan. The existing right-of-way half width is 20 feet; therefore, the owner/developer shall dedicate an additional 9 feet of right-of-way to meet the required 29-foot right-of-way half width.

SECTION 3: With the exception of Condition 2, each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a building permit or business license for this site, whichever occurs first. If the conditions of approval are not completed within the above time frame, then the rezone shall be subject to A.R.S. § 9-462.01.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

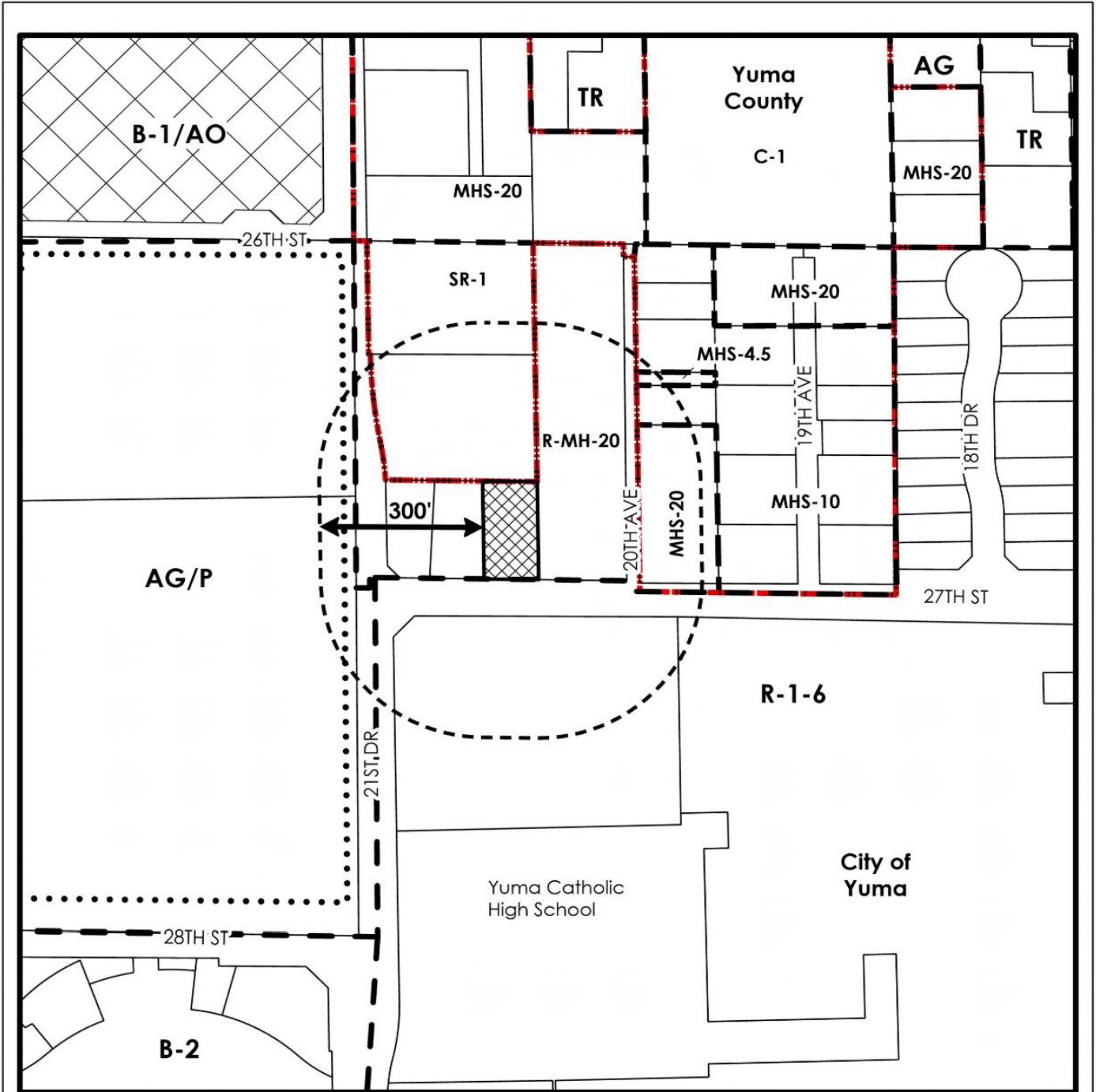
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

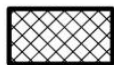
Richard W. Files
City Attorney

Applicable exhibits on file at the Office of the City Clerk, One City Plaza, Yuma, AZ

Exhibit A



LOCATION MAP



LOCATION OF SUBJECT PROPERTY
APN: 694-14-005

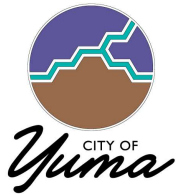


Prepared by: DG
Checked by: EP



Date: 3/3/2026
Revised:

Case #:
ZONE-45033-2026



City of Yuma

City Council Report

File #: O2026-017

Agenda Date: 6/3/2026

Agenda #: 3.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Community Development	<input checked="" type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Community Planning	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input checked="" type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Rezoning of Properties: 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and Southeast Corner of 6th Street and Gila Street

SUMMARY RECOMMENDATION:

The Planning and Zoning Commission recommends approval of the request to rezone the properties located at 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and the Southeast Corner of 6th Street and Gila Street, from the Heavy Industrial/Infill Overlay (H-I/IO) District to the Old Town/Infill Overlay (OT/IO) District. (Community Development/Community Planning) (Alyssa Linville)

STRATEGIC OUTCOME:

Approval of this rezone will support commercial development in the City that will be responsibly constructed, meeting all codes and requirements. This rezone furthers the City Council’s strategic outcomes of Safe and Prosperous and Respected and Responsible.

REPORT:

The four subject properties are located within the Yuma North End - Old Town South Redevelopment Area and are bounded on the north by Giss Parkway, on the west by Madison Avenue, on the south by 8th Street, and on the east by the Union Pacific Railroad lines. The four properties range from .62 acres to 12.29 acres in size. Two properties are developed with commercial buildings on site while the other two remain undeveloped. The property at 2 E. 6th Street contains an empty shell building approximately 2,800 square feet in size owned by the City of Yuma, which historically served as the Associated Citrus Packers headquarters. The property at 599 S. Gila Street is developed with a 1,600 square foot building and two 320 square foot shipping containers, and contains an auto mechanic shop.

The City of Yuma is initiating the rezoning request for the city-owned properties and two privately owned parcels, with the full support and agreement of the private property owners. The proposed rezoning would change the current zoning designation from Heavy Industrial (H-I) to Old Town (OT).

The purpose of this rezoning is to support the continued revitalization of Downtown Yuma and to extend the established downtown character southward into the Downtown South area. This area has long been identified as a strategic opportunity for reinvestment and redevelopment, yet much of the land has remained vacant, underutilized, or impacted by historic industrial use.

The proposed Old Town zoning district is intended to create a more flexible, mixed-use development pattern that supports walkability, adaptive reuse, and urban-scale development. This rezoning will enable a broader range of uses that are compatible with Downtown Yuma, including employment, commercial, educational, and innovation-oriented uses, while maintaining appropriate development standards that support neighborhood compatibility and community character.

Redevelopment within the Downtown South area is envisioned as an Innovation District, focused on job creation, workforce development, and higher education partnerships. The Old Town zoning district is better aligned with this vision, as it supports employment-generating uses, entrepreneurial activity, and collaborative spaces that can attract both public and private investment. By allowing a mix of uses and urban design elements, the rezoning creates the regulatory framework necessary to support emerging industries, educational institutions, and innovation-driven development.

This rezoning also provides a pathway for reinvestment in properties that have remained vacant or underutilized for many years, including parcels impacted by brownfield conditions. Transitioning away from Heavy Industrial zoning will reduce barriers to redevelopment, encourage environmental remediation, and promote the productive reuse of land within the City's urban core. Redeveloping these sites will help eliminate blight, improve public safety, and return underperforming properties to active use.

One privately owned parcel within the rezoning area currently contains an established automotive operation. The proposed rezoning from Heavy Industrial to Old Town will not impact this existing use, which may continue to operate as legally established and approved. However, should the property redevelop or transition to a new use in the future, any new development will be required to comply with the permitted uses and development standards of the Old Town zoning district.

This request is in support of the 2014 Old Town South Revitalization Plan and the City Council's Strategic Plan which aims to promote the redevelopment of this underutilized area within Downtown Yuma.

On April 27, 2026, the Planning and Zoning Commission voted 4-0 to recommend the rezoning from Heavy Industrial/Infill Overlay (H-I/IO) District to the Old Town/Infill Overlay (OT/IO) District, subject to the following conditions:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The owner/developer shall dedicate a road easement to the City of Yuma for the knuckle portion of the road at the intersection of 6th Street & Main Street that appears to be on the applicants property. Legal description to be determined by a survey.
4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

PUBLIC COMMENTS- EXCERPTS FROM PLANNING AND ZONING COMMISSION MEETING MINUTES:

Guillermo Moreno-nunez, Associate Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

“Commissioner Chelsea Malouff-Craig inquired whether the City-owned property was currently for sale. Moreno-nunez stated that he was not aware of any current plans to sell the property. Alyssa Linville, Director of Community Development, clarified that the property is not for sale, however the City is planning to purchase adjacent properties from the Railroad Company.

APPLICANT/APPLICANT’S REPRESENTATIVE - no additional comments.

PUBLIC COMMENT - None

“Motion by Commissioner Jorge Gonzalez second by Commissioner Chelsea Malouff-Craig to APPROVE ZONE-44919-2026 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.’

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

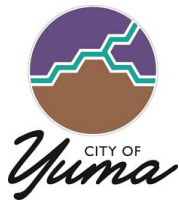
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk’s Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: GUILLERMO MORENO-NUNEZ**

Hearing Date: April 27, 2026

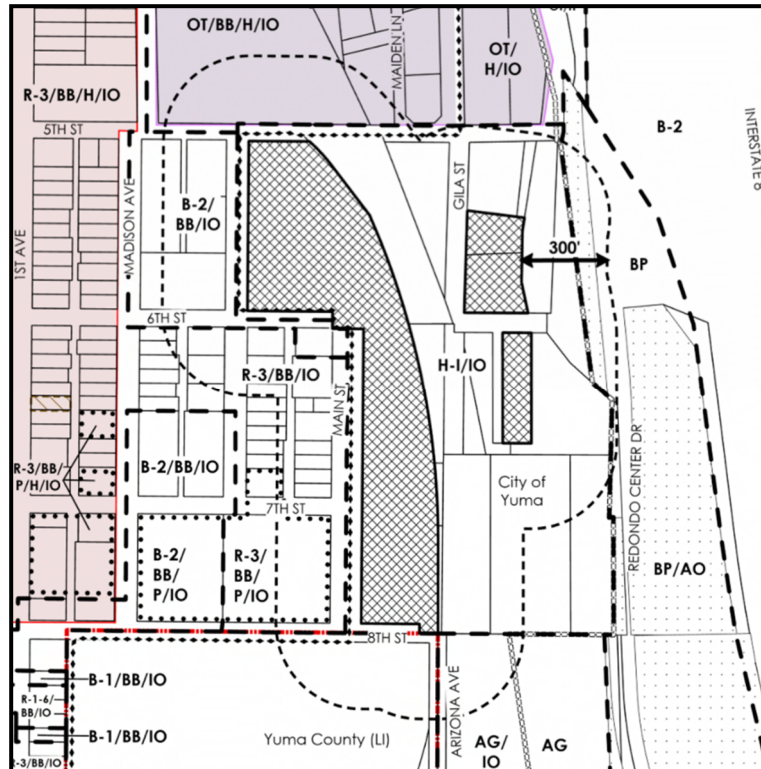
Case Number: ZONE-44919-2026

Project Description/Location:

This is a request by the City of Yuma, and on behalf of David and Debra Mansheim, and Douglas and Caryl Stanley, to rezone a total of four parcels from the Heavy Industrial/Infill Overlay (H-I/IO) to the Old Town/Infill Overlay (OT/IO) District. The properties are located at 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and at the southeast corner of 6th Street and Gila Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Heavy Industrial/Infill Overlay (H-I/IO) District	Vacant Land and Mechanic Shop	Mixed Use
North	Heavy Industrial/Infill Overlay (H-I/IO) and Old Town/Bed & Breakfast/Historic/Infill Overlay (OT/BB/H/IO) Districts	Recycling Center and Vacant Land	Mixed Use
South	Heavy Industrial/Infill Overlay (H-I/IO) District and County Light Industrial (LI)	Vacant Land	Mixed use and Public/Quasi Public
East	Heavy Industrial/Infill Overlay (H-I/IO) District	Vacant Land	Mixed Use
West	Heavy Industrial/Infill Overlay (H-I/IO) and General Commercial/Bed & Breakfast/Infill Overlay (B-2/B&B/IO) and High Density Residential/Bed & Breakfast/Infill Overlay (R-3/BB/IO) Districts	Vacant Land, Commercial Buildings and Single-Family Homes	Mixed Use and Public/Quasi Public

Location Map



Prior site actions: Conditional Use Permits: CU85-10 and CU87-7, Process AG products in H-I (November 22, 1985 and July 28, 1987), CU96-06 and CUP-40853-2022, H-I use within 600' of residential zoning district (July 23, 1996 and January 23, 2023), CUP-43867-2025, Modify CUP-40853-2022 to allow installation of shipping containers and a shade structure for auto shop (May 12, 2025). All properties: Annexation City Charter (January 12, 1915), Subdivision: Yuma Townsite (September 20, 1996), Rezone: Z83-15, Ordinance No. 2146, rezone from B-2 to H-I (September 3, 1983).

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Heavy Industrial/Infill Overlay (H-I/IO) District to the Old Town/Infill Overlay (OT/IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44919-2026 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone from the Heavy Industrial/Infill Overlay (HI/IO) District to the Old Town/Infill Overlay (OT/IO) District for the properties located at 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and at the southeast corner of 6th Street and Gila Street, Yuma, AZ, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The four subject properties are located within the Yuma North End – Old Town South Redevelopment Area and are bounded on the north by Giss Parkway, on the west by Madison Avenue, on the south by 8th Street, and on the east by the Union Pacific Railroad lines. The four properties range from .62 acres to 12.29 acres in size. Two properties are developed with commercial buildings on site while the other two remain undeveloped. The property at 2 E. 6th Street contains an empty shell building approximately 2,800 square feet in size owned by the City of Yuma, which historically served as the Associated Citrus Packers headquarters. The property at 599 S. Gila Street is developed with a 1,600 square foot building and two 320 square foot shipping containers, and contains an auto mechanic shop.

The City of Yuma is initiating a rezoning request for the city-owned properties and a couple of adjacent privately owned parcels, with the full support and agreement of the private property owners. The proposed rezoning would change the current zoning designation from Heavy Industrial (H-I) to Old Town (OT).

The purpose of this rezoning is to support the continued revitalization of Downtown Yuma and to extend the established downtown character southward into the Downtown South area. This area has long been identified as a strategic opportunity for reinvestment and redevelopment, yet much of the land has remained vacant, underutilized, or impacted by historic industrial use.

The proposed Old Town zoning district is intended to create a more flexible, mixed-use development pattern that supports walkability, adaptive reuse, and urban-scale development. This rezoning will enable a broader range of uses that are compatible with Downtown Yuma, including employment, commercial, educational, and innovation-oriented uses, while maintaining appropriate development standards that support neighborhood compatibility and community character.

Redevelopment within the Downtown South area is envisioned as an Innovation District, focused on job creation, workforce development, and higher education partnerships. The Old Town zoning district is better aligned with this vision, as it supports employment-generating uses, entrepreneurial activity, and collaborative spaces that can attract both public and private investment. By allowing a mix of uses and urban design elements, the rezoning creates the regulatory framework necessary to support emerging industries, educational institutions, and innovation-driven development.

This rezoning also provides a pathway for reinvestment in properties that have remained vacant or underutilized for many years, including parcels impacted by brownfield conditions. Transitioning away from Heavy Industrial zoning will reduce barriers to redevelopment, encourage environmental remediation, and promote the productive reuse of land within the City’s urban core. Redeveloping these sites will help eliminate blight, improve public safety, and return underperforming properties to active use.

One privately owned parcel within the rezoning area currently contains an established automotive operation. The proposed rezoning from Heavy Industrial to Old Town will not impact this existing use, which may continue to operate as legally established and approved. However, should the property redevelop or transition to a new use in the future, any new development will be required to comply with the permitted uses and development standards of the Old Town zoning district.

This request is in support of the 2014 Old Town South Revitalization Plan and the City Council’s Strategic Plan which aims to promote the redevelopment of this underutilized area within Downtown Yuma.

1. Does the proposed zoning district conform to the Land Use Element? Yes

Land Use Element:							
Land Use Designation:		Mixed Use					
Issues:		None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None X
Historic Buildings on Site:	Yes		No	X			

2. Are there any dedications or property easements identified by the Transportation Element?

No

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Gila Street- 2 Lane Collector	40 FT H/W ROW	35 FT H/W ROW				
6 th Street- 2 Lane Local	29 FT H/W ROW	30 FT H/W ROW				
Main Street- 2 Lane Local	29 FT H/W ROW	55 FT H/W ROW				
Bicycle Facilities Master Plan	Main Street and 6 th Street - Proposed bike lane.					
YCAT Transit System	Green route 4a and Orange route 2 at Giss Parkway at Gila Street.					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes

Parks, Recreation and Open Space Element:											
Parks and Recreation Facility Plan											
Neighborhood Park:	Existing: Marcus Park					Future: Marcus Park					
Community Park:	Existing: Carver Park Complex					Future: Carver Park Complex					
Linear Park:	Existing: Colorado River Levee Linear Park					Future: Colorado River Levee Linear Park					
Issues:	None										
Housing Element:											
Special Need Household:	N/A										
Issues:	None										
Redevelopment Element:											
Planned Redevelopment Area:	Old Town South										
Adopted Redevelopment Plan:	North End:	X	Carver Park:		None:						
Conforms:	Yes	X	No								
Conservation, Energy & Environmental Element:											
Impact on Air or Water Resources	Yes		No	X							
Renewable Energy Source	Yes		No	X							
Issues:	None										
Public Services Element:											
Population Impacts Population projection per 2023 5-year American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person			Dwellings & Type <i>Non-residential</i>		Projected Population		Police Impact		Water Consumption		Wastewater Generation
			Maximum	Per Unit			Officers	GPD	AF	GPD	
			0	0	0		0.00	0	0.0	0	
			Minimum								
			0	0	0		0.00	0	0.0	0	
Fire Facilities Plan:	Existing: Fire Station No. 1					Future: Fire Station No. 1					
Water Facility Plan:	Source:	City	X	Private		Connection:	6" on Main, Gila and 6 th Street				
Sewer Facility Plan:	Treatment:	City	X	Septic		Private	Connection: 21" on Gila Street				
Issues:	None										
Safety Element:											
Flood Plain Designation:	Zone X				Liquefaction Hazard Area:			Yes		No	X
Issues:	None										
Growth Area Element:											
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 th St			Avenue B & 32 nd St.				
	North End	X	Pacific Ave & 8 th St		Estancia		None				
Issues:	None										

4. Does the proposed rezoning conform to the adopted facilities plan?
Yes

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?
Yes

External Agency Comments: See Attachment B

Neighborhood Meeting Comments: See Attachment E

Proposed conditions delivered to applicant on: February 25, 2026

Final staff report delivered to applicant on: 4/1/2026

- Applicant agreed with all of the conditions of approval on: 4/1/2026
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant.

Attachments

A	B	C	D
Conditions of Approval	Agency Notifications	Agency Comments	Neighborhood Meeting Comments
E	F	G	H
Neighbor Notification List	Neighbor Postcard	Site Photos	Aerial Photo

Prepared By: *Guillermo Moreno-nunez* **Date:** April 1, 2026
 Guillermo Moreno-nunez
 Associate Planner (928) 373-5000, x3038
 Guillermo.moreno-nunez@yumaaz.gov

Reviewed By: *Jennifer L. Albers* **Date:** 4/1/26
 Jennifer L. Albers
 Assistant Director of Planning

Approved By: *Alyssa Linville* **Date:** 04/17/2026
 Alyssa Linville
 Director Community Development

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Department of Engineering Comments: Andrew McGarvie, Engineering Manager (928) 373-5000, x 3044:

3. The owner/developer shall dedicate a road easement to the City of Yuma for the knuckle portion of the road at the intersection of 6th Street & Main Street that appears to be on the applicants property. Legal description to be determined by a survey.

Community Planning, Guillermo Moreno-nunez, Associate Planner, (928) 373-5000 x3038

4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

**ATTACHMENT B
AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun 04/03/26
- 300' Vicinity Mailing: 03/09/26
- 34 Commenting/Reviewing Agencies noticed: 03/12/26
- Site Posted on: 03/11/26
- Neighborhood Meeting: 03/18/26
- Hearing Date: 04/27/26
- Comments due: 03/23/26

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	02/06/26	X		
Yuma County Planning & Zoning	YES	02/11/26	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	YES	02/10/26			X
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	02/04/26	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT C
AGENCY COMMENTS**

<input checked="" type="checkbox"/> COMMENT		<input type="checkbox"/> NO COMMENT	
<i>Enter comments below:</i>			
Please be advised that your project has been reviewed and it has been determined that the re-zoning project does not interfere with or impact WAPA's assets in the specified vicinity.			
Please do not hesitate to contact me should you have any further questions.			
DATE:	2/10/26	NAME:	Tracey Barton
TITLE:	Realty Specialist		
AGENCY:	Western Area Power Administration - DSW Region		
PHONE:	602.812.6897		
RETURN TO:	Guillermo Moreno-nunez		
	Guillermo.Moreno-nunez@YumaAZ.gov		

**ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS**

Date Held: 03/18/2026

Location: 541 S. Gila Street

Attendees:

Guillermo Moreno-nunez, Staff

SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT:

- None

**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code
AMES TOWER GROUP LLC	8766 TASSAJARA CREEK RD	SANTA MARGARITA CA 93453
BRILL MANUELA	664 S MAIN ST	YUMA AZ 85364
CERVANTES GUADALUPE	603 MADISON AVE	YUMA AZ 85364
D & M PROPERTIES OF YUMA LLC	13795 S AVENUE 14 1/2 E	YUMA AZ 85367
DANCE LIVING TRUST 6-24-97	1549 E 72ND ST	YUMA AZ 85365
DANCE ROBERT D & MARILYN TRUST 6-24-97	1549 E 72ND ST	YUMA AZ 85365
FELIX CLARISOL	665 S CEMETARY AVE	YUMA AZ 85364
FERNANDEZ GLORIA	633 S CEMETERY AVE	YUMA AZ 85364
FERNANDEZ MARTINEZ DOLORES	601 S CEMETERY AVE	YUMA AZ 85364
FLORES GEORGE	634 S MAIN ST	YUMA AZ 85364
FOLLETT PAUL & SANDRA K TRUST 4-30-2007	1662 W 12TH LN	YUMA AZ 85364
G B U INC	13169 S AVENUE 4 1/2 E	YUMA AZ 85365
GONZALEZ LAURA B GASTELUM	PO BOX 684	SOMERTON AZ 85350
KKCC LLC AZ	14672 S AVE 4 1/4 E	YUMA AZ 85365
KNOWLTON RANDALL & LINDA LIVING TRUST 10-18-2002	677 S CEMETERY AVE	YUMA AZ 85364
LAMBETH HAROLD DUANE II & TRACIE	PO BOX 1512	SITKA AK 99835
LOPEZ ROSA AMADA	694 S MAIN ST	YUMA AZ 85364
MARQUEE FAMILY AZ LIMITED PARTNERSHIP	1255 W SOLANO DR	PHOENIX AZ 85013
MENDOZA SILVERIO LOPEZ	617 S CEMETARY AVE	YUMA AZ 85364
MILLER DANIEL	1306 S 8TH AVE	YUMA AZ 85364
REYES TOMMY MICHAEL	657 S CEMETERY AVE	YUMA AZ 85364
RIDER AMBER K	654 S MAIN ST	YUMA AZ 85364
ROSILLO JESUS EDUARDO ZEPEDA & GUADALUPE	649 S CEMENTERY AVE	YUMA AZ 85364
SALAS BERTHA A	680 S MAIN ST	YUMA AZ 85364
STANLEY DOUGLAS S & CARYL L TRUST	3020 S TORREY PINES CIR	YUMA AZ 85365
UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640	OMAHA NE 68179
USA	7341 E 30TH ST STE A	YUMA AZ 85365
VASQUEZ STEPHEN	624 S MAIN ST	YUMA AZ 85364
VAZQUEZ MARIA C	686 S MAIN ST	YUMA AZ 85364
WELLINGTON STREET HOLDINGS LLC	PO BOX 750	DESCANSO CA 91916
WRIGHT THOMAS	3830 VALLEY CENTER DR BOX 705-621	SAN DIEGO CA 92103
YUMA CITY OF	ONE CITY PLAZA	YUMA AZ 85364

**ATTACHMENT G
SITE PHOTOS**

541 S. Gila Street



599 S. Gila Street



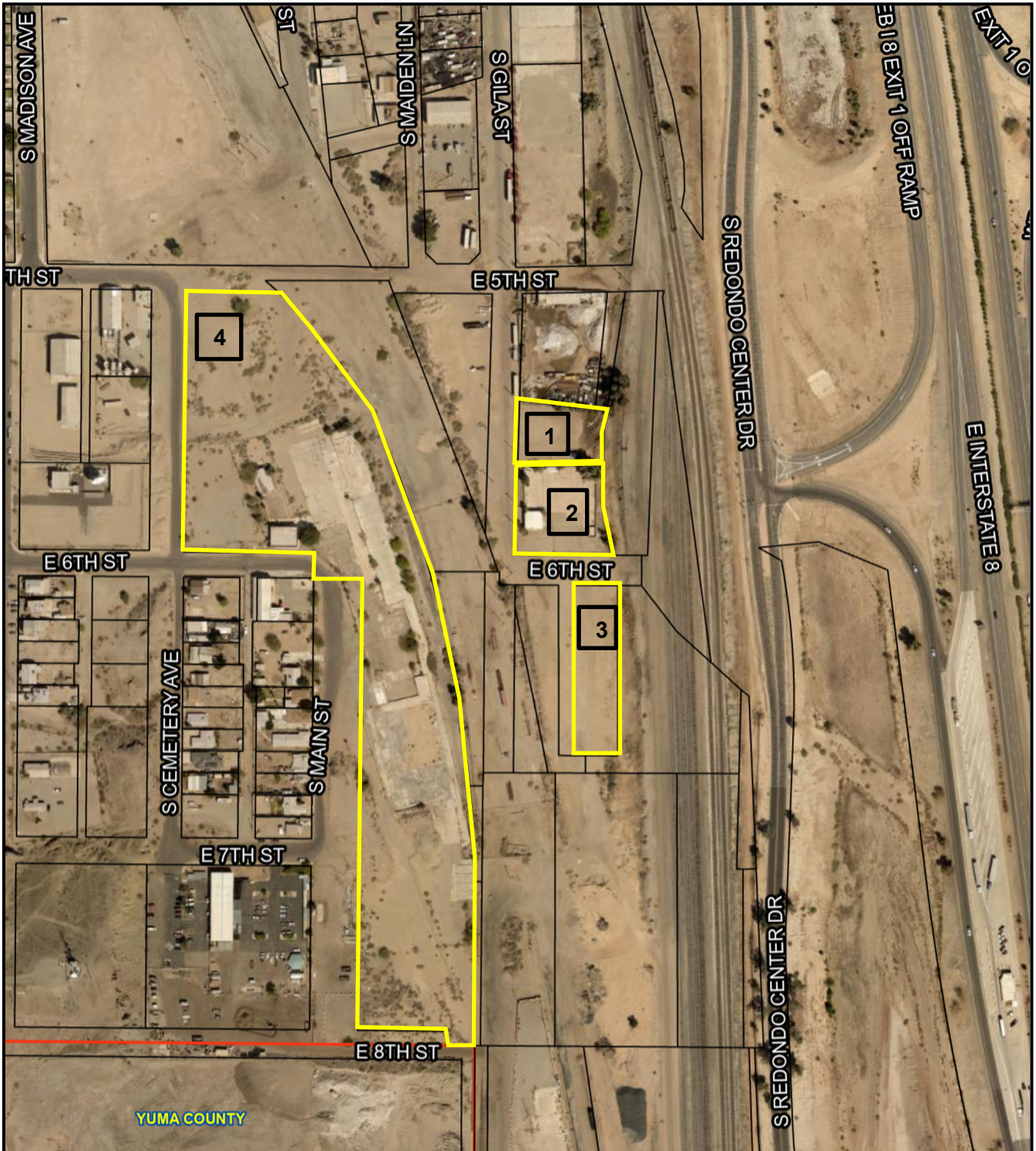
Southeast corner of 6th Street
and Gila Street



2 E. 6th Street



ATTACHMENT H
AERIAL PHOTO



- 1- 541 S. Gila Street
- 2- 599 S. Gila Street
- 3- Southeast corner of 6th Street and Gila Street
- 4- 2 E. 6th Street

ORDINANCE NO. O2026-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTIES LOCATED IN THE HEAVY INDUSTRIAL/INFILL OVERLAY (H-I/IO) DISTRICT TO THE OLD TOWN/INFILL OVERLAY (OT/IO) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on April 27, 2026 in Zoning Case No: ZONE-44919-2026 in the manner prescribed by law for the purpose of rezoning four parcels of real property hereafter described to the Old Town/Infill Overlay (OT/IO) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance, and manner provided by law, including publication of notice of the hearing in the Yuma Sun on April 3, 2026; and,

WHEREAS, the subject properties located at 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street, and the southeast corner of 6th Street and Gila Street include both developed and undeveloped parcels, with certain sites currently containing legally established uses, including but not limited to an automotive repair operation and existing commercial structures; and,

WHEREAS, these existing uses were lawfully established under prior zoning regulations and approvals, including Conditional Use Permits, and are recognized as legal nonconforming or conforming uses that may continue in accordance with applicable provisions of the City of Yuma Zoning Ordinance; and,

WHEREAS, the City of Yuma acknowledges the importance of allowing continued operation of existing businesses and uses on the subject properties, providing stability and continuity for property owners and tenants; and,

WHEREAS, the proposed rezoning to the Old Town/Infill Overlay (OT/IO) District is intended to facilitate long-term redevelopment and reinvestment in alignment with the Downtown Yuma and Old Town South revitalization vision; and,

WHEREAS, in the event that any existing use on the subject properties is discontinued, expanded beyond allowable thresholds, or replaced by a new use, such future development or redevelopment shall be required to comply with all applicable use regulations and development standards of the Old Town/Infill Overlay (OT/IO) District;

WHEREAS, this approach ensures a balanced transition by respecting existing lawful uses while establishing a clear regulatory framework for future redevelopment consistent with the City's General Plan and adopted revitalization strategies; and,

WHEREAS, the City Council has considered the comments and recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE-44919-2026 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: The following described real properties, depicted in Exhibit A, attached:

A portion of the East half of the Southeast quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 21 and a portion the West half of the Southwest quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 22, all in Township 8 South, Range 23 West of the Gila and Salt River Base and Meridian. City of Yuma, Yuma County, State Arizona, and more particularly described as follows:

2 E 6th Street, APN: 633-52-070

That certain real property situate in the City of Yuma, County of Yuma, State of Arizona, being this portion of abandoned 5th Street, 6th Street, 7th Street, 8th Street and Main Street and those portions of Block 138, 139, 143 and 170, of CITY OF YUMA, according to White's Official Survey filed April 4, 1894, in the office of the County Recorder of Yuma County, Arizona, described as follows:

Beginning at the point of intersection of the East line of Cemetery Avenue and the North line of 6th street;

Thence East along said North line, a distance of 300.00 feet to the West line of abandoned Main Street;

Thence South along said West line, a distance of 60.00 feet to the South line of 6th Street;

Thence East, a distance of 110.00 feet to the intersection of the South line of the abandoned 6th Street and the East line of Main Street;

Thence South along said East line of Main Street, a distance of 1,038.19 feet to the North line of the South 33.00 feet of Block 170;

Thence South 89 degrees 57 minutes 00 seconds East, along said North line, a distance of 205.00 feet;

Thence South, a distance of 33.00 feet to the South line of Block 170;

Thence South 89 degrees 57 minutes 00 seconds East, along said South line, a distance of 66.04 feet;

Thence North 0 degrees 04 minutes 32 seconds East, a distance of 330.46 feet to the beginning of a tangent curve, concave Westerly and having a radius of 2,834.93 feet;

Thence Northerly along said curve, through a central angle of 23 degrees 57 minutes 01 seconds, an arc distance of 1,185.03 feet;

Thence North 37 degrees 16 minutes 20 seconds West, a distance of 220.49 feet to the beginning of a tangent curve, concave Southwesterly and having a radius of 607.275 feet;

Thence Northwesterly along said curve, through a central angle of 10 degrees 52 minutes 00 seconds, an arc distance of 115.18 feet;

Thence North 48 minutes 08 minutes 20 seconds West, a distance of 74.43 feet to the North line of the abandoned 5th Street;

Thence West along said North line, a distance of 171.93 feet to the East line of Cemetery Avenue;

Thence South along said East line, a distance of 660.00 feet to the POINT OF BEGINNING;

Except that portion conveyed to the City of Yuma, a municipal corporation of the State of Arizona in Warranty Deed recorded in Recording No. 2006-1196, records of Yuma County, Arizona and being described as follows:

That portion of abandoned 5th Street, City of Yuma, according to White's Official Survey filed April 4, 1894, records of Yuma County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of Block 138, City of Yuma, being the TRUE POINT OF BEGINNING;

Thence Westerly along the North line of said Block 138, North 89 degrees 34 minutes 21 seconds West, a distance of 237.88 feet to the Northwest corner of said Block 138;

Thence North 00 degrees 32 minutes 54 seconds East a distance of 60.06 feet to a point on the South line of Block 23, City of Yuma;

Thence Easterly along said South line, South 89 degrees 33 minutes 39 seconds East a distance of 172.36 feet to a point;

Thence South 47 degrees 42 minutes 49 seconds East a distance of 74.56 feet to the point of curvature of a curve to the right, having a radius of 607.28 feet and a delta of 01 degrees 12 minutes, 24 seconds;

Thence along said curve an arc distance of 12.79 feet to the TRUE POINT OF BEGINNING;

Containing 12.29 ± acres more or less.

AND

541 S. Gila Street, APN: 633-53-005

Lot 2, Block 140, City of Yuma, according to White's Official Survey filed April 4, 1894, records of Yuma County, State of Arizona Lying West of the levee right-of-way, more particularly described as follows:

Beginning at the Intersection of 5" Street and Gila Street;

Thence South 01°25'00" East along the Center Line of Gila Street, a Distance of 284.11' to a point;

Thence South 84°40'16" East a Distance of 35.24' to the TRUE POINT OF BEGINNING;

Thence Continuing South 84°40'16" East a Distance of 249.51' to a point;

Thence South 03°01'00" West a Distance of 118.15' to a Point;

Thence South 89°30'04" West a Distance of 238.68' to a Point;

Thence North 01°25'00" West a Distance of 143.28' to the TRUE POINT OF BEGINNING.

Containing .63± acres more or less.

AND

599 S. Gila Street, APN: 633-61-018

Lots J through P, inclusive, MODESTI'S SUBDIVISION of Lots 1-3 and 4, Block 140, CITY OF YUMA, according to Book 2 of Plats, page 6, records of Yuma County, Arizona; Except that portion conveyed to the United States of America in Book 8 of Deeds, page 530, more particularly described as follows:

Beginning at a point which is 13.50 feet West of the Northeast corner of Lot 3 and running;

Thence West 99 feet;

Thence South 100 feet;

Thence Southeasterly 70 feet;

Thence South 46° 14' West 43 feet;

Thence along the north side of Sixth Street, East 118.50 feet;

Thence North 43 feet;

Thence North 1° 35' East, 157 feet the to the Point of Beginning;

Containing .94± acres more or less.

AND

Southeast Corner of 6th Street and Gila Street, APN: 633-61-019

Lot 1, Block 142, CITY OF YUMA, according to White's Official Survey filed April 4, 1894, in the office of the County Recorder, Yuma County, Arizona;

Except that portion thereof conveyed to the United States of America, for levee right of way in Deed recorded November 9, 1893, in Book 9 of Deeds, page 93, records of Yuma County, Arizona, described as follows:

Beginning at the Northeast corner of the Lot, which is the Southwest corner of 6th and Willow Street and running thence along 6th Street West 67 feet;

Thence South 21°07' East 107.5 feet;

Thence East 28.4 feet;

Thence along Willow Street and North 100 feet to the point of beginning; and Except that portion thereof conveyed to Southern Pacific Railroad Company, a corporation, in Deed recorded March 17, 1923, in Book 55 of Deeds, page 337, records of Yuma County, Arizona, described as follows:

Beginning at a point 65 feet West of the Southeast corner of said Lot 11

Thence North 94.82 feet;

Thence South 21°07" East 101.63 feet to a point on the South line of said Lot 1, which is West 28.40 feet from the Southeast corner of said Lot 1;

Thence West 36.60 feet to the Point of Beginning.

Containing .91± acres more or less.

shall be placed in the Old Town/Infill Overlay (OT/IO) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real properties shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Old Town/Infill Overlay (OT/IO) District, and that the zoning map adopted under Chapter 154 of the Yuma City Code is ordered to be changed and amended so as to show that the real properties described in this Ordinance will be located within the Old Town/Infill Overlay (OT/IO) District.

SECTION 2: The following conditions must be met and/or completed in order for the zoning amendment to be final:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner’s signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The owner/developer shall dedicate a road easement to the City of Yuma for the knuckle portion of the road at the intersection of 6th Street and Main Street that appears to be on the applicants property. Legal description to be determined by a survey.

SECTION 3: Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe, then the rezone shall be subject to ARS § 9-462.01.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

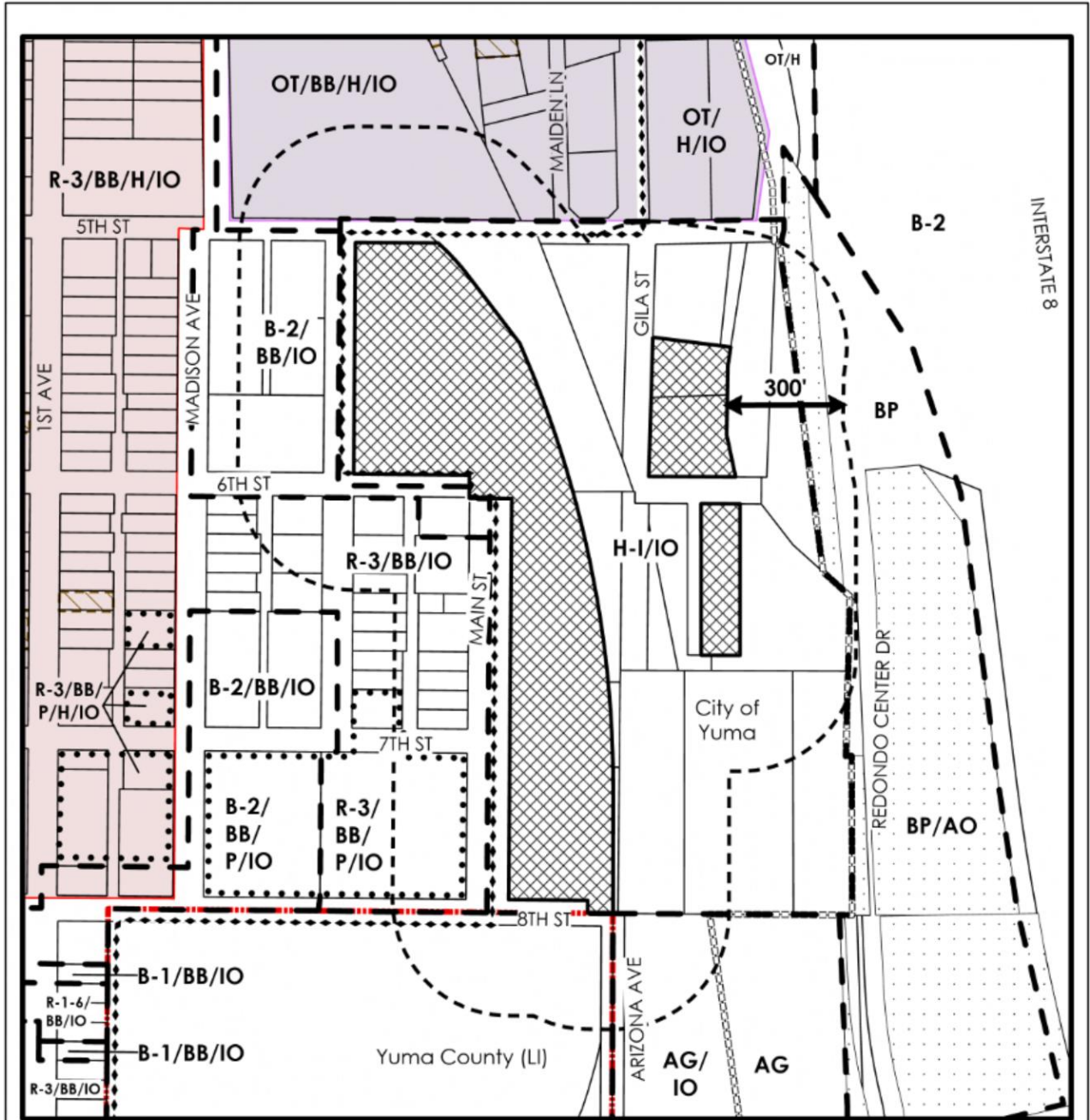
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

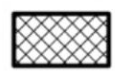
Applicable exhibits on file at the Office of the City Clerk, One City Plaza, Yuma, AZ.

Exhibit A



- Public
- Aesthetic Overlay
- Bed and Breakfast
- Infill

LOCATION MAP



LOCATION OF SUBJECT PROPERTY
 APN: 633-52-070, 633-61-018,
 633-53-005, and 633-61-019

- Individually Listed Historic Site
- Century Heights Conservancy Residential Historic District
- Main Street Historic District
- NGRoad Centerlines_

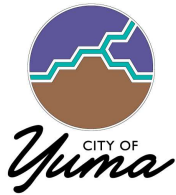


Prepared by: DG
 Checked by: GMN



Date: 2/2/2026
 Revised:

Case #:
ZONE-44919-2026



City of Yuma

City Council Report

File #: O2026-018

Agenda Date: 6/3/2026

Agenda #: 4.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: City Administration	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Adminstration	<input checked="" type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input checked="" type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:
City of Yuma Proposition 437: Signatures on Nomination Petitions

SUMMARY RECOMMENDATION:
 Authorize the submission of Proposition 437 to the qualified electors of the City of Yuma at the November 3, 2026, Special Election, asking whether to approve a City Charter change that will reduce the number of signatures required on nomination petitions for City elected office. (City Administration) (Jay Simonton)

STRATEGIC OUTCOME:
 Authorizing the submission of Proposition 437 to the November 2026 ballot allows eligible voters to decide whether to reduce the number of signatures required for nomination petitions to appear on the primary ballot for elected office. This supports the City Council’s strategic outcome of Connected and Engaged.

REPORT:
 In November 2020, City of Yuma voters approved a charter amendment changing the City’s elections from odd numbered years to comply with state law which currently requires elections in even numbered years. Since 2022, the City of Yuma holds candidate elections during the even years of presidential and gubernatorial cycles.

With the resulting increase in the number of ballots cast, the number of signatures required for nomination for a City primary election has increased, resulting in many candidates for City elected offices falling short of sufficient signatures to qualify for the primary ballot. This has occurred for both judicial and City Council candidates. The effect has been exacerbated by the legislature’s passage of HB2022 which advanced the primary dates by two weeks and therefore the date nomination petitions must be submitted to the City Clerk. The deadline for nomination petitions now occurs before the Yuma County Fair opens, which has traditionally been a forum in which many candidates meet with the public and collect signatures.

A simple one-word charter change is proposed which will base the number of petition signatures for the primary election on the number of ballots cast in the preceding primary municipal election. Currently the charter bases the threshold on ballots cast in the preceding general municipal election. The ballot question will be worded as shown below (strikethrough text indicates proposed deletions and underlined bold text indicates proposed additions):

Proposition 437

SHALL ARTICLE IV - ELECTIONS, SECTION 6 - NOMINATION FOR PRIMARY ELECTION, BE AMENDED TO READ AS FOLLOWS:

The City Council, by ordinance, shall direct the City Clerk to make available to all candidates for any City office a petition form for nomination at a primary election. The nomination form must contain the signatures of qualified electors of the City aggregating not less than three percent (3%) nor more than five percent (5%) of the total number of valid ballots cast at the last preceding **primary general** municipal election. The petitions shall be presented to the City Clerk in accordance with state law. The City Clerk shall certify the petition indicating that the required number of signatures of qualified electors has been obtained and such certification shall cause the candidate's name to be printed on the ballot.

A "YES" vote shall have the effect of adopting the proposed change.
A "NO" vote shall have the effect of not adopting the proposed change.

SHALL THE ABOVE-DESCRIBED AMENDMENT BE ADOPTED?

_____ YES _____ NO

Adoption of this ordinance will authorize the submission of Proposition 437 to the qualified voters for consideration at the November 3, 2026, Election and direct the City Clerk to place the measure on the ballot in accordance with election procedures.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

None

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

None

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/27/2026
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Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026
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ORDINANCE NO. O2026-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, ORDERING A SPECIAL ELECTION TO BE HELD IN CONJUNCTION WITH THE 2026 GENERAL ELECTION; DESIGNATING THE PURPOSE, ELECTION DATE, VOTER REGISTRATION DEADLINE AND PROVIDING FOR PUBLICITY PAMPHLETS PROPOSING A CHANGE TO THE CITY OF YUMA CHARTER, ARTICLE IV, ELECTIONS

WHEREAS, Article IV, Section 1 and Section 7 of the Yuma City Charter provides the City Council a mechanism, by ordinance, to call for special elections; and,

WHEREAS, pursuant to Arizona Revised Statutes § 16-204, November 3, 2026, is hereby designated the date for holding a Special Election in conjunction with the General Election in the City of Yuma, Arizona; and,

WHEREAS the Call of the 2026 General Election was adopted through Resolution R2026-002 on January 7, 2026, for the purpose of electing candidates that were not declared elected through the Primary election; and,

WHEREAS, the City of Yuma desires to bring forward an amendment of Article IV, Section 6 of the City Charter, relating to the number of signatures required on nomination petitions for City of Yuma elected officials.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: Yuma County registration and voting lists will be used for Special and General Elections. To be qualified to vote in the election, voters must be registered by October 5, 2026.

SECTION 2: A Special Election shall be held on November 3, 2026, to submit to the qualified electors of the City of Yuma the question set forth below to determine whether the City Charter of the City of Yuma should be amended as shown below (strikethrough text indicates proposed deletions and underlined bold text indicates proposed additions):

Proposition 437

SHALL ARTICLE IV – ELECTIONS, SECTION 6 – NOMINATION FOR PRIMARY ELECTION, BE AMENDED TO READ AS FOLLOWS:

The City Council, by ordinance, shall direct the City Clerk to make available to all candidates for any City office a petition form for nomination at a primary election. The nomination form must contain the signatures of qualified electors of the City aggregating not less than three percent (3%) nor more than five percent (5%) of the total number of valid ballots cast at the last preceding primary ~~general~~ municipal election. The petitions shall be presented to the City Clerk in accordance with state law. The City Clerk shall certify the petition indicating that the required number of signatures of qualified electors has been obtained and such certification shall cause the candidate's name to be printed on the ballot.

A “YES” vote shall have the effect of adopting the proposed change.

A “NO” vote shall have the effect of not adopting the proposed change.

SHALL THE ABOVE-DESCRIBED AMENDMENT BE ADOPTED?

_____ YES _____ NO

SECTION 3: The Special Election shall be held in conformity with the provisions of the Yuma City Charter and the general laws of the State of Arizona, and no person shall be entitled to vote unless that person is a registered voter of the City of Yuma.

SECTION 4: The Special Election results shall be submitted to the City Council of the City of Yuma in the same manner and time provided for the return of the ballots for a General Election, whereupon the City Council shall canvass the votes cast in the election and immediately thereafter declare the results of the election.

SECTION 5: If a majority of the qualified electors of the City voting at the election vote in favor of the amendment proposed, it shall be the duty of the City Council, immediately upon canvassing the votes cast in the election as above provided, to transmit a certified copy of the approved amendment to the Governor of the State of Arizona for approval, as provided by the Yuma City Charter and the Constitution of the State of Arizona.

SECTION 6: Pursuant to A.R.S § 19-141, the City Clerk shall cause a publicity pamphlet to be printed and mailed to every registered voter household, in accordance with law, before the earliest date that any requested early ballots can be received.

Adopted this _____ day of June 2026

APPROVED:

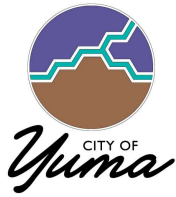
Douglas J. Nicholls
Mayor

ATTESTED:

Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney



City of Yuma

City Council Report

File #: MC 2026-106

Agenda Date: 6/17/2026

Agenda #: 1.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input checked="" type="checkbox"/> Safe & Prosperous	<input type="checkbox"/> Motion
	<input checked="" type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
Administration	<input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Ordinance - Introduction
	<input checked="" type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
	<input checked="" type="checkbox"/> Unique & Creative	<input checked="" type="checkbox"/> Public Hearing

TITLE:

Public Hearing: Truth in Taxation, Main Street Mall and Off-Street Parking Maintenance District No. 1, Levy for 13 Municipal Improvement Districts (MID), and Final Budget Adoption for Fiscal Year 2027

SUMMARY RECOMMENDATION:

Conduct a combined public hearing on the proposed City of Yuma primary property tax levy (Truth-in-Taxation); the Main Street Mall and Off-Street Parking Maintenance District No. 1 expenditures and levy, as well as for the 13 Municipal Improvement Districts and the proposed revenues and expenditures (budget) for Fiscal Year 2027 pursuant to A.R.S. § 42-17104. (Finance) (Douglas W. Allen)

The City of Yuma expenditure budget for Fiscal Year 2027 in the amount of \$566,762,519 which is comprised of a Capital Improvement Plan budget of \$215,883,457; combined 13 Maintenance Improvement Districts of \$757,034 and Operating Expenditure / Expense Budget of \$350,122,028; including Governmental and Enterprise operations. Following the close of the public hearing, City Council may open a special meeting to adopt the proposed budget resolution, which includes a 3% increase in solid waste fees. (Administration/Finance) (Jay Simonton/Douglas W. Allen)

STRATEGIC OUTCOME:

Both the Public Hearings and the final adoption by resolution of the Fiscal Year 2027 Annual Budget provide the financial framework for the City Council’s vision and supports all five of City Council’s strategic outcomes across all departments and funds at the City.

REPORT:

Pursuant to the Arizona Revised Statutes, a public hearing will be opened to hear community comments on the City of Yuma Fiscal Year 2027 tentative budget and tax levy, the Downtown Mall Maintenance District, and the 13 Municipal Improvement District expenditures and levies.

Overall, FY 2027 assessed values have increased 4.8% compared to last year FY 2026. This includes an increase of 2.5% to base properties and a 2.3% increase associated with new construction recognized in FY 2027.

The primary tax rate is proposed less than the maximum allowed rate of \$2.1344. The proposed rate for FY

2027 is the same as FY 2026, FY 2025 and FY 2024 primary property tax rates of \$2.1321. The FY 2027 base levy (excluding new construction) is \$431,353 (2.5%) more than the total FY2026 levy. This will result in a total increase in General Fund revenues of \$833,310 including both the base and new construction activity.

If the proposed primary tax levy, excluding amounts that are attributable to new construction, is greater than the amount levied in the preceding tax year, a truth in taxation hearing must be held under requirements in Arizona Revised Statutes § 42-17107. The City combines the truth in taxation hearing with the budget hearing.

Downtown Mall Maintenance District

The Downtown Mall Maintenance District was established in 1969 and the levy for FY 2026 was \$159,131 with a rate of \$4.3500. The City is proposing to decrease the levy to \$157,893 with an associated rate increase of \$4.4250 in FY 2027. The City’s financial support for Downtown Mall Maintenance, in addition to the levy, is approximately 48% in FY 2025; 56% in FY 2026; and 60% in FY 2027, which the City contributes from the General Fund. For a Class 1 business that has an 18% assessment ratio, the annual assessment would be an increased increment of \$18.00 per \$100,000 of valuation.

Yuma County's ownership percentage of property within the District has grown. Yuma County does not contribute to the Mall Maintenance District. As a result, the total District assessed valuation has decreased for FY 2027 compared to FY 2026. This means that the decrease in total District assessed valuations, and the shifts in property ownership from businesses to County, has led to a reduced levy despite the increased rate.

Maintenance Improvement Districts

In accordance with the property owners’ petitions, the City has established 13 active MIDs for FY 2027 for the maintenance of landscape improvements paid through the levy and collection of assessments on the assessed value of the real and personal property within the MID. The 13 active MIDs tax basis is ad valorem, which is based on the value of the property. The costs of the MID are shared based on the property values in the district. To avoid large tax spikes, new MIDs typically begin with a temporary loan from the City. To not over burden the early home buyers, this loan is repaid over time via the MID. As more homes are purchased, the tax base grows to cover the costs of the district.

A summary of the proposed rate, levy, and expenditures each of the 13 MIDs is shown on the following table:

Maintenance Improvement District	Proposed Tax Rate	Proposed Estimated Levy	FY 2027 Tentative Expenditures	Temporary Loan from City	Cost per \$100,000 of Property Value
Park West Units 4 and 5	\$ 0.7000	\$ 30,401	\$ 18,000	\$ -	\$ 70.00
Cielo Verde Unit 3 Phases 1 and 2	0.5000	8,716	24,280	-	50.00
Desert Sky Unit 1	1.5000	77,696	62,500	-	150.00
Saguaro Units 3 and 4	0.3500	21,150	21,140	-	35.00
Driftwood Ranch Units 1 and 2	0.2500	14,941	38,060	-	25.00
Livingston Ranch Unit No. 2	1.5000	43,837	30,500	-	150.00
Desert Sands Unit No. 1	1.4000	35,149	34,768	-	140.00
Villa Serena Unit No. 1	1.8000	17,609	15,700	43,472	180.00
Araby North Subdivision	1.8000	7,055	6,100	27,712	180.00
Autumn Valley Subdivision	1.8000	6,852	19,030	45,880	180.00
La Estancia Subdivision	1.4000	49,591	49,081	-	140.00
Santana Sub Units 1-4	1.8000	56,430	82,440	130,760	180.00
La Vida	1.8000	53,787	48,428	20,041	180.00
MIDs in Progress	-	-	107,703	-	-

Budget

The City Administrator and City staff, after receiving City Council input through several vision and goal setting sessions throughout Fiscal Years 2022, 2023, 2024, 2025 and 2026, prepared the Fiscal Year 2027 Proposed

Annual Budget for City Council’s consideration. City Council approved the tentative budget by motion on May 20, 2026, which set the ceiling on expenditures for FY 2027 and there have been no changes. Following the closure of the public hearing, the City Council may open a special meeting to adopt the Fiscal Year 2027 Annual Budget of \$566,762,519 by resolution with accompanying schedules which includes a line item 3% solid waste fee increase.

The FY 2027 budget is comprised of the following amounts:

TOTAL BUDGET (EXPENDITURES / EXPENSES)				
Expenditures / Expenses	BUDGET FY 2026	BUDGET FY 2027	FY 2027 AND FY 2026 CHANGE IN	
			\$	%
General Fund	\$ 139,761,974	\$ 145,117,109	\$ 5,355,135	4%
Water Operating and Capacity	42,851,000	53,998,492	11,147,492	26%
Waste Water Operating and Capacity	50,112,719	59,793,636	9,680,917	19%
Highway Users Revenue Fund	13,143,235	13,235,564	92,329	1%
City Road Tax Fund	24,406,112	41,577,279	17,171,167	70%
Public Safety Tax Fund	10,851,249	19,087,154	8,235,905	76%
Two Percent Tax Fund	13,980,680	28,846,406	14,865,726	106%
ARPA	9,500,000	4,890,371	(4,609,629)	-49%
All Other Funds	242,514,090	200,216,508	(42,297,582)	-17%
Total Expenditures / Expenses	547,121,059	566,762,519	19,641,460	4%
Less: Capital Improvement Plan	221,254,573	215,883,457	(5,371,116)	-2%
Operating Expenditures / Expenses	\$ 325,866,486	\$ 350,879,062	\$ 25,012,576	8%

Does not include interfund transfers

Adoption of the tax rate and tax levy ordinance is scheduled for the July 1, 2026 regular City Council meeting at 5:30 p.m. in the City Council chambers located at City Hall, One City Plaza, Yuma, Arizona. In order to adopt the ordinance, it must be separately introduced following the adoption of the Fiscal Year 2027 Annual Budget by resolution. A separate tax rate and tax levy ordinance introduction is included in this June 17, 2026, Agenda.

Notice of the Public hearings, including the improvement districts and the Main Street Mall and Off-Street Parking Maintenance District No. 1, was published in the Yuma Sun on June 2, 2026, and June 9, 2026, as part of the statutorily required Budget Financial Schedules. The Fiscal Year 2027 Proposed Annual Budget has been available online, in the City Clerk’s office, and at the public library located at 2951 S. 21st Street since April 30, 2026. The proposed budget has been reviewed by the City Administrator, City staff, and City Council. The end result is a Fiscal Year 2027 financial planning document incorporating the vision and strategic outcomes established by the City Council.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00		

FISCAL IMPACT STATEMENT:

One of the most important duties of the Mayor and City Council is to adopt an annual budget for the City. The budget process provides the Mayor and City Council with the opportunity to match the needs of the City and available resources with the interest of gaining the maximum return on each dollar.

The adopted budget includes funding for all department operating budgets effective July 1, payment of debt obligations, capital improvement projects, enterprise services and contingencies.

ADDITIONAL INFORMATION:

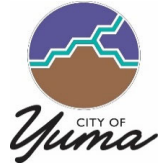
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 06/09/2026
Reviewed by City Attorney: Richard W. Files	Date: 06/08/2026



CITY OF YUMA BUDGET SCHEDULES

**Finance Department
One City Plaza
Yuma, AZ 85364
928-373-1735**

Notice is hereby given that the Yuma City Council will hold a public hearing in the Council Chambers, City Hall, One City Plaza, Yuma, Arizona, on **Wednesday, June 17, 2026, at 5:30 P.M.**, for the purpose of (1) hearing taxpayers in favor of or against any proposed expenditure or tax levy and (2) finally determining and adopting estimates of proposed expenditures for the various purposes as set forth in the estimates and tentatively adopted. This final determination shall constitute the budget of said City for fiscal year 2026-2027. At this same time and place, the Yuma City Council will meet for the purpose of introducing the 2026-2027 tax levy. Final adoption of the tax levy will occur on **July 1, 2026**. The proposed Budget may be examined in the office of the City Clerk located at One City Plaza, Yuma, Arizona, at the Yuma County Library located at 2951 S 21st Drive, Yuma, Arizona, or may be viewed online at www.yumaz.gov.

**CITY OF YUMA, ARIZONA
SUMMARY SCHEDULE OF ESTIMATED REVENUES AND EXPENDITURES/EXPENSES
Fiscal Year 2027**

Fiscal Year	S c h	FUNDS								
		General Fund	Special Revenue Funds	Debt Service Fund	Capital Project Funds	ARPA Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds	
2026	Adopted/Adjusted Budgeted Expenditures/Expenses*	E	139,808,127	151,773,615	33,897,766	5,460,000	9,609,629	185,977,102	20,594,820	547,121,059
2026	Actual Expenditures/Expenses**	E	109,268,462	59,273,736	28,001,175	13,961,306	4,609,629	123,655,726	13,887,117	352,657,151
2027	Fund Balance/Net Position at July 1***		41,765,878	95,736,558	1,817,297	7,016,988	-	146,470,482	41,343,036	334,150,238
2027	Primary Property Tax Levy	B	18,020,540	-	-	-	-	-	-	18,020,540
2027	Secondary Property Tax Levy	B	-	581,107	-	-	-	-	-	581,107
2027	Estimated Revenues Other than Property Taxes	C	111,232,336	120,004,659	685,000	3,375,700	4,890,371	85,422,337	16,247,569	341,857,972
2027	Other Financing Sources	D	-	-	15,000,000	-	-	-	-	15,000,000
2027	Other Financing (Uses)	D	-	-	-	-	-	-	-	-
2027	Interfund Transfers In	D	-	250,790	28,466,585	-	-	-	-	28,717,375
2027	Interfund Transfers Out	D	19,385,382	8,663,002	-	438,998	-	229,993	-	28,717,375
2027	Total Financial Resources Available		151,633,372	207,910,112	45,968,882	9,953,690	4,890,371	231,662,826	57,590,605	709,609,857
2027	Budgeted Expenditures/Expenses	E	137,968,815	124,967,391	43,466,585	69,361,865	4,890,371	166,225,450	19,882,042	566,762,519

EXPENDITURE LIMITATION COMPARISON

	2026	2027
1. Budgeted expenditures/expenses	\$ 547,121,059	\$ 566,762,519
2. Add/subtract: estimated net reconciling items	-	-
3. Budgeted expenditures/expenses adjusted for reconciling items	547,121,059	566,762,519
4. Less: estimated exclusions	371,956,302	383,647,436
5. Amount subject to the expenditure limitation	175,164,757	\$ 183,115,083
6. EEC expenditure limitation	\$ 175,164,757	\$ 183,115,083

* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

CITY OF YUMA, ARIZONA
TAX LEVY AND TAX RATE INFORMATION
 Fiscal Year 2027

	2026	2027
1. Maximum Allowable Primary Property Tax Levy. A.R.S. 42-17051(A)	\$ 17,291,632	\$ 18,039,979
2. Amount Received from Primary Property Taxation in the 2023-2024 Fiscal Year in Excess of the Sum of that Year's Maximum Allowable Primary Property Tax Levy. A.R.S. 42-17102(A)(18).		
3. Property Tax Levy Amounts		
A. Primary Property Taxes	\$ 17,187,850	\$ 18,020,540
B. Secondary Property Taxes (City-wide)		
C. Special Assessment Districts		
(1) Downtown Mall District	159,131	157,893
(2) Park West Units 4 and 5	28,953	30,401
(3) Cielo Verde Unit Three Phases 1 and 2	16,599	8,716
(4) Desert Sky Unit 1	78,923	77,696
(5) Saguaro Units 3 and 4	28,722	21,150
(6) Driftwood Ranch Units 1 and 2	26,169	14,941
(7) Livingston Ranch Unit No. 2	44,531	43,837
(8) Desert Sands Unit No. 1	38,255	35,149
(9) Villa Serena Unit No. 1	12,659	17,609
(10) Araby North Subdivision	6,719	7,055
(11) Autumn Valley Subdivision	5,677	6,852
(12) La Estancia Subdivision	54,122	49,591
(13) Cielo Verde Units 2B, 4 and 6	-	-
(14) Desert Sands Unit No. 2	-	-
(15) Desert Sands Unit No. 3	-	-
(16) Santana Sub Units 1-4	42,404	56,430
(17) La Vida	32,157	53,787
(18) Barkley Ranch Units 8-10	-	-
(19) Riverview Terrace	-	-
	575,021	581,107
	\$ 17,762,871	\$ 18,601,647
4. Property Taxes Collected*		
A. Primary Property Taxes		
(1) 2025-2026 Levy	\$ 16,937,851	
(2) Prior Years' Levies	312,621	
(3) Total Primary Property Taxes	17,250,472	
B. Secondary Property Taxes (City-wide)		
(1) 2025-2026 Levy	-	
(2) Prior Years' Levies	-	
(3) Total Secondary Property Taxes	-	
C. Special Assessment Districts		
(1) 2025-2026 Levy	428,394	
(2) Prior Years' Levies	-	
(3) Total Primary Property Taxes	428,394	
D. Total Property Taxes Collected	\$ 17,678,866	

CITY OF YUMA, ARIZONA
TAX LEVY AND TAX RATE INFORMATION
 Fiscal Year 2027

	<u>2026</u>	<u>2027</u>
5. Property Tax Rates		
A. City of Yuma Tax Rate		
(1) Primary Property Tax Rate**	\$ 2.1321	\$ 2.1321
(2) Secondary Property Tax Rate	-	-
(3) Total City of Yuma Tax Rate	<u>2.1321</u>	<u>2.1321</u>
B. Special Assessment Districts		
(1) Downtown Mall District	4.3500	4.4250
(2) Park West Units 4 and 5	0.7000	0.7000
(3) Cielo Verde Unit Three Phases 1 and 2	1.0000	0.5000
(4) Desert Sky Unit 1	1.6000	1.5000
(5) Saguaro Units 3 and 4	0.5000	0.3500
(6) Driftwood Ranch Units 1 and 2	0.5000	0.2500
(7) Livingston Ranch Unit No. 2	1.6000	1.5000
(8) Desert Sands Unit No. 1	1.6000	1.4000
(9) Villa Serena Unit No. 1	1.8000	1.8000
(10) Araby North Subdivision	1.8000	1.8000
(11) Autumn Valley Subdivision	1.8000	1.8000
(12) La Estancia Subdivision	1.6000	1.4000
(13) Cielo Verde Units 2B, 4 and 6	-	-
(14) Desert Sands Unit No. 2	-	-
(15) Desert Sands Unit No. 3	-	-
(16) Santana Sub Units 1-4	1.8000	1.8000
(17) La Vida	1.8000	1.8000
(18) Saguaro Units 5 and 6	-	-
(19) Barkley Ranch Units 8-10	-	-
(20) Riverview Terrace	-	-
(21) Total Special Assessment Districts Tax Rates	<u>22.4500</u>	<u>21.0250</u>
D. Total Property Tax Rates	<u>\$ 24.5821</u>	<u>\$ 23.1571</u>

*Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

CITY OF YUMA, ARIZONA
REVENUES OTHER THAN PROPERTY TAXES
Fiscal Year 2027

SOURCES OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
GENERAL FUND			
Local Taxes:			
Sales tax (1%)	\$ 36,770,000	\$ 37,042,000	\$ 37,694,000
Franchise tax	4,229,107	3,979,394	4,134,245
Government Lease Property Excise	7,205	9,200	7,560
Delinquent property tax	255,754	345,500	275,000
Intergovernmental Revenues:			
State revenue sharing	19,500,000	20,185,000	21,470,000
State sales tax	15,400,000	15,636,000	15,567,000
Smart & Safe AZ	740,000	738,200	735,000
Auto in-lieu tax	5,888,000	6,030,000	6,196,000
Tribal contribution	16,000	114,609	25,000
Licenses and Permits:			
Business licenses	270,000	272,000	270,000
Liquor licenses	45,950	47,750	47,200
Animal Control licenses	35,000	39,500	40,000
Building permits	1,530,500	1,572,000	1,565,500
Electrical permits	405,000	344,600	405,000
Plumbing permits	115,000	125,000	115,000
Mechanical permits	100,000	106,500	100,000
Fire inspection	10,000	14,400	10,000
Encroachment permits	27,500	25,000	27,500
Charges for Services:			
Zoning and subdivision fees	51,800	57,136	52,300
Plan check fees	525,000	515,000	525,000
Other development fees	61,875	79,200	60,000
Swimming fees	153,000	153,700	153,000
Recreation fees	597,400	695,650	632,400
Ambulance Service fees	4,400,000	5,185,600	6,185,600
Intercity Cost Allocation	10,926,985	10,426,985	9,426,865
Other charges	22,000	20,329	2,000
Police services	625,000	665,000	625,000
Use of Money and Property:			
Investment income	3,433,513	3,498,910	2,900,150
Recreation facility rentals	303,500	321,753	299,933
Rents and surcharges	247,584	192,983	192,983
Fines, Forfeitures, Penalties:			
Vehicle code fines	575,000	546,000	575,000
Parking & other fines	425,000	485,718	435,000
Miscellaneous Revenues:			
Sale of property	168,000	185,662	168,000
Unclassified revenues	330,400	467,623	315,100
Total General Fund	<u>\$ 108,191,073</u>	<u>\$ 110,123,902</u>	<u>\$ 111,232,336</u>

CITY OF YUMA, ARIZONA
REVENUES OTHER THAN PROPERTY TAXES
 Fiscal Year 2027

SOURCES OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
SPECIAL REVENUE FUNDS			
Highway User Revenue Fund			
State gasoline tax	\$ 10,185,000	\$ 10,179,000	\$ 10,382,000
Investment income	154,000	134,212	134,000
Unclassified revenues	1,500	1,200	1,500
Total	<u>\$ 10,340,500</u>	<u>\$ 10,314,412</u>	<u>\$ 10,517,500</u>
City Road Tax Fund			
Sales tax (0.5%)	\$ 18,390,000	\$ 18,521,000	\$ 18,847,000
Development Charges	25,000	24,619	25,000
Investment income	500,000	695,500	500,000
Rental income	33,955	34,044	34,044
Unclassified revenues	1,500	-	-
Total	<u>\$ 18,950,455</u>	<u>\$ 19,275,163</u>	<u>\$ 19,406,044</u>
Public Safety Tax Fund			
Sales tax (0.2%)	\$ 7,350,000	\$ 7,408,400	\$ 7,538,800
Investment income	100,000	242,195	100,000
Total	<u>\$ 7,450,000</u>	<u>\$ 7,650,595</u>	<u>\$ 7,638,800</u>
Two Percent Tax Fund			
Sales tax (2%)	\$ 9,015,000	\$ 9,024,700	\$ 9,101,900
Theatre Revenue	59,500	54,016	59,500
Liquor sales	95,000	62,175	97,000
Green fees	1,070,000	984,700	1,095,000
Concession stand sales	226,150	221,840	232,200
Merchandise sales	245,000	176,950	225,000
Other sales	75,500	83,165	78,500
Commissions & fees	37,500	40,340	30,500
Investment income	100,000	105,500	70,000
Room rents	240,000	253,600	245,000
Equipment rents	509,000	517,900	516,500
Restaurant rental	79,820	62,584	73,680
Unclassified revenues	141,050	73,905	40,800
Total	<u>\$ 11,893,520</u>	<u>\$ 11,661,375</u>	<u>\$ 11,865,580</u>
Downtown Mall District Fund			
Delinquent property tax	\$ 3,000	\$ 1,367	\$ 3,000
Unclassified revenues	869	1,980	2,000
Total	<u>\$ 3,869</u>	<u>\$ 3,347</u>	<u>\$ 5,000</u>
Federal & State Grant Funds			
Grants	<u>\$ 80,172,592</u>	<u>\$ 18,545,426</u>	<u>\$ 70,511,735</u>
	<u>\$ 80,172,592</u>	<u>\$ 18,545,426</u>	<u>\$ 70,511,735</u>
ARPA Fund			
Intergovernmental Revenue	<u>\$ 9,500,000</u>	<u>\$ 4,609,629</u>	<u>\$ 4,890,371</u>
	<u>\$ 9,500,000</u>	<u>\$ 4,609,629</u>	<u>\$ 4,890,371</u>
Capital Reserve and Contingency Fund			
Investment Income	<u>\$ 75,000</u>	<u>\$ 75,000</u>	<u>\$ 60,000</u>
	<u>\$ 75,000</u>	<u>\$ 75,000</u>	<u>\$ 60,000</u>

CITY OF YUMA, ARIZONA
REVENUES OTHER THAN PROPERTY TAXES
Fiscal Year 2027

SOURCES OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
Public Safety Settlement Fund			
Settlement	\$ -	\$ 105,752	\$ -
	<u>\$ -</u>	<u>\$ 105,752</u>	<u>\$ -</u>
Total Special Revenue Funds	<u>\$ 138,385,936</u>	<u>\$ 72,240,699</u>	<u>\$ 124,895,030</u>
DEBT SERVICE FUND			
Special Assessments:			
Investment income	\$ 725,000	\$ 725,950	\$ 685,000
Total	<u>\$ 725,000</u>	<u>\$ 725,950</u>	<u>\$ 685,000</u>
CAPITAL PROJECTS FUNDS			
Impact Fees	\$ 1,990,000	\$ 1,546,900	\$ 1,340,000
Investment income	60,725	1,532,720	2,035,700
Total	<u>\$ 2,050,725</u>	<u>\$ 3,079,620</u>	<u>\$ 3,375,700</u>
ENTERPRISE FUNDS			
Water Fund			
Residential water fees	\$ 17,364,830	\$ 17,710,770	\$ 18,015,267
Commercial water fees	11,370,000	11,639,150	11,855,000
Fire hydrant fees	485,300	493,202	495,400
Delinquent fees	870,000	885,500	890,000
Service establishment fees	265,000	252,476	260,000
Investment income	1,000,000	2,105,280	1,577,500
Unclassified revenues	328,750	381,769	246,750
Total	<u>\$ 31,683,880</u>	<u>\$ 33,468,147</u>	<u>\$ 33,339,917</u>
Wastewater Fund			
Residential sewer fees	\$ 12,711,000	\$ 12,861,018	\$ 13,101,285
Commercial sewer fees	7,221,000	7,166,930	7,406,725
Investment income	1,000,000	1,253,000	1,327,500
Unclassified revenues	500	850	500
Total	<u>\$ 20,932,500</u>	<u>\$ 21,281,798</u>	<u>\$ 21,836,010</u>
Water and Wastewater Restricted			
Water capacity fees	\$ 2,900,000	\$ 3,059,050	\$ 2,950,000
Sewer capacity fees	3,400,000	3,186,400	3,400,000
Water system development charges	155,000	184,600	165,000
Sewer system development charges	200,000	241,720	200,000
Investment income	2,011,986	3,089,576	1,668,500
Unclassified revenues	100	130	100
Total	<u>\$ 8,667,086</u>	<u>\$ 9,761,476</u>	<u>\$ 8,383,600</u>
Solid Waste Fund			
Collection fees	\$ 6,070,000	\$ 6,164,504	\$ 6,350,500
Receptacles sales	95,000	100,760	105,000
Unclassified revenues	60,000	113,272	60,000
Total	<u>\$ 6,225,000</u>	<u>\$ 6,378,536</u>	<u>\$ 6,515,500</u>

CITY OF YUMA, ARIZONA
REVENUES OTHER THAN PROPERTY TAXES
Fiscal Year 2027

SOURCES OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
Yuma Regional Communications System Fund			
Radio Repair Fees	\$ 2,535,000	\$ 2,523,850	\$ 2,597,310
Federal contributions	12,600,000	3,300,000	12,600,000
Investment income	175,000	160,000	150,000
Total	<u>\$ 15,310,000</u>	<u>\$ 5,983,850</u>	<u>\$ 15,347,310</u>
Total Enterprise Funds	<u>\$ 82,818,466</u>	<u>\$ 76,873,807</u>	<u>\$ 85,422,337</u>
INTERNAL SERVICE FUNDS			
Major Equipment Replacement Fund			
Equipment pre-payments	\$ 5,936,980	\$ 5,941,481	\$ 5,855,248
Investment income	100,000	678,000	100,000
Unclassified revenue	4,501	4,500	4,500
Total	<u>\$ 6,041,481</u>	<u>\$ 6,623,981</u>	<u>\$ 5,959,748</u>
Equipment Maintenance Fund			
Guaranteed maintenance	\$ 2,885,444	\$ 2,898,241	\$ 3,014,831
Non-guaranteed maintenance	320,000	492,500	350,000
Sale of property	-	616	-
Total	<u>\$ 3,205,444</u>	<u>\$ 3,391,357</u>	<u>\$ 3,364,831</u>
Insurance Reserve Fund			
Insurance premiums	\$ 2,957,968	\$ 2,965,968	\$ 3,206,490
Investment income	6,500	51,600	6,500
Unclassified revenue	1,500,000	1,500,000	1,500,000
Total	<u>\$ 4,464,468</u>	<u>\$ 4,517,568</u>	<u>\$ 4,712,990</u>
Workers Comp Fund			
Workers Comp charges	\$ 2,060,000	\$ 2,240,204	\$ 2,060,000
Investment income	150,000	342,600	150,000
Unclassified revenue	-	49,777	-
Total	<u>\$ 2,210,000</u>	<u>\$ 2,632,581</u>	<u>\$ 2,210,000</u>
Total Internal Service Funds	<u>\$ 15,921,393</u>	<u>\$ 17,165,487</u>	<u>\$ 16,247,569</u>
Total All Funds	<u>\$ 348,092,593</u>	<u>\$ 280,209,465</u>	<u>\$ 341,857,972</u>

*Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF YUMA, ARIZONA
OTHER FINANCING
SOURCES/(USES) AND INTERFUND TRANSFERS
 FISCAL YEAR 2027

FUND	OTHER FINANCING 2027		INTERFUND TRANSFERS 2027	
	SOURCES	USES	IN	(OUT)
GENERAL FUND	\$ -	\$ -	\$ -	\$ 19,385,382
SPECIAL REVENUE FUNDS				
Highway User Revenue Fund	\$ -	\$ -	\$ -	\$ 92,317
City Road Tax Fund	-	-	-	5,862,485
Public Safety Tax Fund	-	-	-	2,255,046
Two Percent Tax Fund	-	-	-	453,154
Yuma Mall Maintenance Fund	-	-	250,790	-
Total Special Revenue Funds	\$ -	\$ -	\$ 250,790	\$ 8,663,002
DEBT SERVICE FUNDS	\$ 15,000,000	\$ -	\$ 28,466,585	\$ -
CAPITAL PROJECTS FUNDS	\$ -	\$ -	\$ -	\$ 438,998
ENTERPRISE FUNDS				
Water Fund	\$ -	\$ -	\$ -	\$ 47,143
Wastewater Fund	-	-	-	52,190
Solid Waste Fund	-	-	-	130,660
Total Enterprise Funds	\$ -	\$ -	\$ -	\$ 229,993
INTERNAL SERVICE FUNDS	\$ -	\$ -	\$ -	\$ -
Total All Funds	\$ 15,000,000	\$ -	\$ 28,717,375	\$ 28,717,375

CITY OF YUMA EXPENDITURES/EXPENSES BY FUND
FISCAL YEAR 2027

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES/ EXPENSES* 2026	BUDGETED EXPENDITURES/ EXPENSES 2027
GENERAL FUND				
Mayor & City Council	\$ 878,325	\$ -	\$ 899,884	\$ 901,903
Municipal Court	3,486,255	-	3,457,229	3,739,694
City Administration	4,602,153	(12,300)	3,754,125	4,664,877
City Attorney	2,087,532	-	2,066,645	2,328,419
Information Technology	6,679,968	-	6,700,817	6,981,780
Finance	3,434,644	-	3,172,160	3,544,664
Human Resources	2,113,634	-	2,059,294	2,256,607
General Government	20,717,884	-	853,169	19,542,774
Planning and Neighborhood Services	6,411,283	(114,710)	6,023,483	-
Community Development	-	-	-	7,070,805
Building Safety	8,348,891	127,010	8,192,167	-
Facilities Management	-	-	-	8,871,973
Engineering	460,633	-	454,123	489,008
Parks and Recreation	10,818,713	-	10,242,439	11,977,225
Police	37,839,983	28,000	36,305,564	39,723,076
Fire	21,923,261	18,153	23,489,419	24,706,010
Capital Improvements	9,958,815	-	1,597,944	1,170,000
Total	\$ 139,761,974	\$ 46,153	\$ 109,268,462	\$ 137,968,815
SPECIAL REVENUE FUNDS				
Highway User Revenue Fund				
Mayor & City Council	\$ 36,900	\$ -	\$ 36,900	\$ 45,000
Public Works	12,940,352	(47,519)	12,475,570	13,052,060
General Government	165,983	-	-	138,504
Total	\$ 13,143,235	\$ (47,519)	\$ 12,512,470	\$ 13,235,564
City Road Tax Fund				
Public Works	\$ 3,636,705	\$ 47,519	\$ 3,824,263	\$ 4,264,177
Engineering	2,715,779	-	2,788,155	3,210,505
General Government	119,755	-	-	170,617
Capital Improvements	17,933,873	(800,000)	8,144,081	3,319,988
Total	\$ 24,406,112	\$ (752,481)	\$ 14,756,499	\$ 10,965,287
Public Safety Tax Fund				
Police	\$ 4,615,671	\$ (28,000)	\$ 4,455,389	\$ 3,696,283
Fire	1,997,888	(18,153)	1,999,602	3,278,071
General Government	233,690	-	233,690	259,971
Capital Improvements	4,004,000	-	545,179	251,000
Total	\$ 10,851,249	\$ (46,153)	\$ 7,233,860	\$ 7,485,325
Two Percent Tax Fund				
City Administration	\$ 1,309,822	\$ -	\$ 952,562	\$ 1,391,642
General Government	2,423,057	-	2,306,348	2,940,902
Engineering	9,689	-	9,788	10,476
Parks and Recreation	9,017,383	-	8,434,947	8,073,636
Capital Improvements	1,220,729	-	862,615	-
Total	\$ 13,980,680	\$ -	\$ 12,566,259	\$ 12,416,656

CITY OF YUMA EXPENDITURES/EXPENSES BY FUND
FISCAL YEAR 2027

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES/ EXPENSES* 2026	BUDGETED EXPENDITURES/ EXPENSES 2027
Yuma Mall Maintenance Fund				
Parks and Recreation	\$ 363,645	\$ -	\$ 375,983	\$ 414,881
General Government	-	-	-	5,909
Total	<u>\$ 363,645</u>	<u>\$ -</u>	<u>\$ 375,983</u>	<u>\$ 420,790</u>
Improvement Districts Funds				
Public Works	\$ 636,884	\$ -	\$ 517,780	\$ 757,034
	<u>\$ 636,884</u>	<u>\$ -</u>	<u>\$ 517,780</u>	<u>\$ 757,034</u>
Capital Reserve and Contingency				
Capital Improvements	\$ 9,175,000	\$ -	\$ -	\$ 9,175,000
Total	<u>\$ 9,175,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,175,000</u>
Grant Funds				
City Administration	\$ 350,000	\$ 287,716	\$ 300,000	\$ 250,000
Planning and Neighborhood Services	4,892,540	271,806	3,620,056	-
Community Development	-	-	-	3,017,766
Building Safety	-	-	-	-
Parks and Recreation	285,000	469,187	268,997	485,000
Municipal Court	100,000	8,541	-	100,000
City Attorney	118,000	-	-	118,000
Information Technology	1,000,000	7,000	-	1,000,000
Public Works	200,000	9,950	-	200,000
Police	8,471,960	2,417,097	1,954,322	7,703,927
Fire	1,665,800	547,148	5,000	1,665,800
General Government	11,113,636	(6,252,865)	25,000	12,452,408
Capital Improvements	51,975,656	2,124,791	5,137,510	43,518,834
Total	<u>\$ 80,172,592</u>	<u>\$ (109,629)</u>	<u>\$ 11,310,886</u>	<u>\$ 70,511,735</u>
Total Special Revenue Funds	<u>\$ 152,729,397</u>	<u>\$ (955,782)</u>	<u>\$ 59,273,736</u>	<u>\$ 124,967,391</u>
CAPITAL PROJECT FUNDS				
Development Fees	\$ 5,460,000	\$ -	\$ 4,378,171	\$ 3,570,000
Capital Improvement Bonds	-	-	9,583,135	65,791,865
Total	<u>\$ 5,460,000</u>	<u>\$ -</u>	<u>\$ 13,961,306</u>	<u>\$ 69,361,865</u>
ARPA FUNDS				
Neighborhood Services	\$ -	\$ 109,629	\$ 109,629	\$ -
Capital Improvements	9,500,000	-	4,500,000	4,890,371
Total	<u>\$ 9,500,000</u>	<u>\$ 109,629</u>	<u>\$ 4,609,629</u>	<u>\$ 4,890,371</u>
DEBT SERVICE FUNDS				
Municipal Property Corporation Bonds	\$ 18,897,766	\$ -	\$ 18,897,766	\$ 18,736,861
Capital Improvement Bonds	-	-	9,103,409	9,729,724
Contingency	15,000,000	-	-	15,000,000
Total	<u>\$ 33,897,766</u>	<u>\$ -</u>	<u>\$ 28,001,175</u>	<u>\$ 43,466,585</u>
ENTERPRISE FUNDS				
Water:				
City Administration	\$ -	\$ -	\$ -	\$ -
Engineering	713,752	-	737,612	745,307
Utilities	25,037,849	-	25,236,754	31,280,888
General Government	349,899	-	-	405,666
Capital Improvements	16,749,500	-	3,892,084	277,000
Capital Improvement Bonds	-	-	1,674,677	21,287,823
Total	<u>\$ 42,851,000</u>	<u>\$ -</u>	<u>\$ 31,541,127</u>	<u>\$ 53,996,684</u>

CITY OF YUMA EXPENDITURES/EXPENSES BY FUND
FISCAL YEAR 2027

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES/ EXPENSES* 2026	BUDGETED EXPENDITURES/ EXPENSES 2027
Wastewater:				
Engineering	\$ 521,271	\$ -	\$ 532,141	\$ 535,460
Utilities	23,034,830	-	22,387,806	25,350,359
General Government	279,618	-	-	326,772
Capital Improvements	95,277,000	800,000	52,286,028	41,671,223
Capital Improvement Bonds	-	-	2,002,147	20,960,353
Total	<u>\$ 119,112,719</u>	<u>\$ 800,000</u>	<u>\$ 77,208,123</u>	<u>\$ 88,844,167</u>
Yuma Regional Comm. System Fund				
Information Technology	\$ 16,324,237	\$ -	\$ 8,082,914	\$ 16,656,931
General Government	-	-	-	49,111
Total	<u>\$ 16,324,237</u>	<u>\$ -</u>	<u>\$ 8,082,914</u>	<u>\$ 16,706,042</u>
Solid Waste Fund				
Public Works	\$ 6,026,969	\$ -	\$ 5,961,337	\$ 5,820,442
Engineering	6,070	-	6,118	6,563
General Government	856,107	-	856,107	851,552
Total	<u>\$ 6,889,146</u>	<u>\$ -</u>	<u>\$ 6,823,562</u>	<u>\$ 6,678,557</u>
Total Enterprise Funds	<u>\$ 185,177,102</u>	<u>\$ 800,000</u>	<u>\$ 123,655,726</u>	<u>\$ 166,225,450</u>
INTERNAL SERVICE FUNDS				
Equipment Maintenance Fund:				
General Government	\$ -	\$ -	\$ -	\$ 73,688
Public Works	3,335,803	-	3,107,053	3,590,563
Total	<u>\$ 3,335,803</u>	<u>\$ -</u>	<u>\$ 3,107,053</u>	<u>\$ 3,664,251</u>
Insurance Reserve Fund:				
City Attorney	\$ 1,135,000	\$ -	\$ 895,884	\$ 1,055,000
General Government	3,389,635	-	3,389,635	3,275,330
Total	<u>\$ 4,524,635</u>	<u>\$ -</u>	<u>\$ 4,285,519</u>	<u>\$ 4,330,330</u>
Equipment Replacement Fund:				
Community Development	\$ 277,309	\$ -	\$ 38,069	\$ 41,813
Building Safety	102,261	-	-	-
Municipal Court	-	-	79,576	75,578
Facilities Management	-	-	-	89,415
Public Works	4,928,652	-	2,631,408	3,685,874
Utilities	314,117	-	93,630	1,162,756
Parks and Recreation	2,075,500	-	1,247,139	1,416,533
Police Department	1,134,508	-	552,233	1,337,313
Fire Department	902,035	-	64,130	1,060,512
Equipment Replacement	-	-	-	17,667
Total	<u>\$ 9,734,382</u>	<u>\$ -</u>	<u>\$ 4,706,185</u>	<u>\$ 8,887,461</u>
Workmans' Comp Fund	3,000,000	-	1,788,360	3,000,000
Total Internal Service Funds	<u>\$ 20,594,820</u>	<u>\$ -</u>	<u>\$ 13,887,117</u>	<u>\$ 19,882,042</u>
Total All Funds	<u><u>\$ 547,121,059</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 352,657,151</u></u>	<u><u>\$ 566,762,519</u></u>

*Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF YUMA
SUMMARY BY DEPARTMENT OF EXPENDITURES/EXPENSES
 FISCAL YEAR 2027

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES EXPENSES 2026*	BUDGETED EXPENDITURES EXPENSES 2027
MAYOR & CITY COUNCIL				
General Fund	\$ 878,325	\$ -	\$ 899,884	\$ 901,903
Special Highway Users Fund	36,900	-	36,900	45,000
Total	<u>\$ 915,225</u>	<u>\$ -</u>	<u>\$ 936,784</u>	<u>\$ 946,903</u>
MUNICIPAL COURT				
General Fund	\$ 3,486,255	\$ -	\$ 3,457,229	\$ 3,739,694
Public Safety Tax Fund	-	-	-	-
Grant Funds	100,000	8,541	-	100,000
Equipment Replacement Fund	-	-	79,576	75,578
Total	<u>\$ 3,586,255</u>	<u>\$ 8,541</u>	<u>\$ 3,536,805</u>	<u>\$ 3,915,272</u>
CITY ADMINISTRATION				
General Fund	\$ 4,602,153	\$ (12,300)	\$ 3,754,125	\$ 4,664,877
Two Percent Tax Fund	1,309,822	-	952,562	1,391,642
Grant Funds	350,000	287,716	300,000	250,000
Total	<u>\$ 6,261,975</u>	<u>\$ 275,416</u>	<u>\$ 5,006,687</u>	<u>\$ 6,306,519</u>
CITY ATTORNEY				
General Fund	\$ 2,087,532	\$ -	\$ 2,066,645	\$ 2,328,419
Grant Funds	118,000	-	-	118,000
Insurance Reserve Fund	1,135,000	-	895,884	1,055,000
Total	<u>\$ 3,340,532</u>	<u>\$ -</u>	<u>\$ 2,962,529</u>	<u>\$ 3,501,419</u>
INFORMATION TECHNOLOGY				
General Fund	\$ 6,679,968	\$ -	\$ 6,700,817	\$ 6,981,780
Yuma Regional Comm. System Fund	16,324,237	-	8,082,914	16,656,931
Grant Funds	1,000,000	7,000	-	1,000,000
Total	<u>\$ 24,004,205</u>	<u>\$ 7,000</u>	<u>\$ 14,783,732</u>	<u>\$ 24,638,711</u>
FINANCE				
General Fund	\$ 3,434,644	\$ -	\$ 3,172,160	\$ 3,544,664
Total	<u>\$ 3,434,644</u>	<u>\$ -</u>	<u>\$ 3,172,160</u>	<u>\$ 3,544,664</u>
HUMAN RESOURCES				
General Fund	\$ 2,113,634	\$ -	\$ 2,059,294	\$ 2,256,607
Total	<u>\$ 2,113,634</u>	<u>\$ -</u>	<u>\$ 2,059,294</u>	<u>\$ 2,256,607</u>

CITY OF YUMA
SUMMARY BY DEPARTMENT OF EXPENDITURES/EXPENSES
 FISCAL YEAR 2027

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES EXPENSES 2026*	BUDGETED EXPENDITURES EXPENSES 2027
GENERAL GOVERNMENT				
General Fund	\$ 20,717,884	\$ -	\$ 853,169	\$ 19,542,774
Highway User Revenue Fund	165,983	-	-	138,504
City Road Tax Fund	119,755	-	-	170,617
Public Safety Tax Fund	233,690	-	233,690	259,971
Two Percent Tax Fund	2,423,057	-	2,306,348	2,940,902
Mall Maintenance Fund	-	-	-	5,909
Grant Funds	11,113,636	(6,252,865)	25,000	12,452,408
Debt Service Fund	33,897,766	-	28,001,175	43,466,585
Water Fund	349,899	-	-	405,666
Wastewater Fund	279,618	-	-	326,772
Yuma Regional Comm. System Fund	-	-	-	49,111
Equipment Maintenance Fund	-	-	-	73,688
Solid Waste Fund	856,107	-	856,107	851,552
Insurance Reserve Fund	3,389,635	-	3,389,635	3,275,330
Workmans' Comp Fund	3,000,000	-	1,788,360	3,000,000
Total	<u>\$ 76,547,030</u>	<u>\$ (6,252,865)</u>	<u>\$ 37,453,484</u>	<u>\$ 86,977,456</u>
COMMUNITY DEVELOPMENT				
General Fund	\$ 6,411,283	\$ (114,710)	\$ 6,023,483	\$ 7,070,805
Grant Funds	\$ 4,892,540	\$ 271,806	\$ 3,620,056	3,017,766
ARPA Fund	-	109,629	109,629	-
Equipment Replacement Fund	277,309	-	38,069	41,813
Total	<u>\$ 11,581,132</u>	<u>\$ 266,725</u>	<u>\$ 9,791,237</u>	<u>\$ 10,130,384</u>
FACILITIES MANAGEMENT				
General Fund	\$ 8,348,891	\$ 127,010	\$ 8,192,167	\$ 8,871,973
Grants Funds	-	-	-	-
Equipment Replacement Fund	102,261	-	-	89,415
Total	<u>\$ 8,451,152</u>	<u>\$ 127,010</u>	<u>\$ 8,192,167</u>	<u>\$ 8,961,388</u>
PUBLIC WORKS				
Highway User Revenue Fund	\$ 12,940,352	\$ (47,519)	\$ 12,475,570	\$ 13,052,060
City Road Tax Fund	3,636,705	47,519	3,824,263	4,264,177
Improvement Districts Funds	636,884	-	517,780	757,034
Grant Funds	200,000	9,950	-	200,000
Solid Waste	6,026,969	-	5,961,337	5,820,442
Equipment Maintenance Fund	3,335,803	-	3,107,053	3,590,563
Equipment Replacement Fund	4,928,652	-	2,631,408	3,685,874
Total	<u>\$ 31,705,365</u>	<u>\$ 9,950</u>	<u>\$ 28,517,411</u>	<u>\$ 31,370,150</u>
ENGINEERING				
General Fund	\$ 460,633	\$ -	\$ 454,123	\$ 489,008
City Road Tax Fund	2,715,779	-	2,788,155	3,210,505
Two Percent Tax Fund	9,689	-	9,788	10,476
Water Fund	713,752	-	737,612	745,307
Wastewater Fund	521,271	-	532,141	535,460
Solid Waste	6,070	-	6,118	6,563
Total	<u>\$ 4,427,194</u>	<u>\$ -</u>	<u>\$ 4,527,936</u>	<u>\$ 4,997,319</u>

CITY OF YUMA
SUMMARY BY DEPARTMENT OF EXPENDITURES/EXPENSES
 FISCAL YEAR 2027

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES EXPENSES 2026*	BUDGETED EXPENDITURES EXPENSES 2027
UTILITIES				
Water Funds	\$ 25,037,849	\$ -	\$ 25,236,754	\$ 31,280,888
Wastewater Funds	23,034,830	-	22,387,806	25,350,359
Equipment Replacement Fund	314,117	-	93,630	1,162,756
Total	<u>\$ 48,386,796</u>	<u>\$ -</u>	<u>\$ 47,718,190</u>	<u>\$ 57,794,003</u>
PARKS & RECREATION				
General Fund	\$ 10,818,713	\$ -	\$ 10,242,439	\$ 11,977,225
Two Percent Tax Fund	9,017,383	-	8,434,947	8,073,636
Mall Maintenance Fund	363,645	-	375,983	414,881
Grant Funds	285,000	469,187	268,997	485,000
Equipment Replacement Fund	2,075,500	-	1,247,139	1,416,533
Total	<u>\$ 22,560,241</u>	<u>\$ 469,187</u>	<u>\$ 20,569,504</u>	<u>\$ 22,367,275</u>
POLICE				
General Fund	\$ 37,839,983	\$ 28,000	\$ 36,305,564	\$ 39,723,076
Public Safety Tax Fund	4,615,671	(28,000)	4,455,389	3,696,283
Equipment Replacement Fund	1,134,508	-	552,233	1,337,313
Grant Funds	8,471,960	2,417,097	1,954,322	7,703,927
Total	<u>\$ 52,062,122</u>	<u>\$ 2,417,097</u>	<u>\$ 43,267,509</u>	<u>\$ 52,460,599</u>
FIRE				
General Fund	\$ 21,923,261	\$ 18,153	\$ 23,489,419	\$ 24,706,010
Public Safety Tax Fund	1,997,888	(18,153)	1,999,602	3,278,071
Equipment Replacement Fund	902,035	-	64,130	1,060,512
Grant Funds	1,665,800	547,148	5,000	1,665,800
Total	<u>\$ 26,488,984</u>	<u>\$ 547,148</u>	<u>\$ 25,558,151</u>	<u>\$ 30,710,393</u>
CAPITAL PROJECTS				
Capital Projects Fund	\$ 5,460,000	\$ -	\$ 4,378,171	\$ 3,570,000
Capital Reserve and Contingency	9,175,000	-	-	9,175,000
Capital Improvement Bonds	-	-	9,583,135	65,791,865
General Fund	9,958,815	-	1,597,944	1,170,000
City Road Tax Fund	17,933,873	(800,000)	8,144,081	3,319,988
Public Safety Tax Fund	4,004,000	-	545,179	251,000
Two Percent Tax Fund	1,220,729	-	862,615	-
Grant Funds	51,975,656	2,124,791	5,137,510	43,518,834
ARPA Fund	9,500,000	-	4,500,000	4,890,371
Utility Improvement Bonds	-	-	3,676,824	42,248,176
Water Funds	16,749,500	-	3,892,084	277,000
Wastewater Funds	95,277,000	800,000	52,286,028	41,671,223
Total	<u>\$ 221,254,573</u>	<u>\$ 2,124,791</u>	<u>\$ 94,603,571</u>	<u>\$ 215,883,457</u>
Total All Funds	<u>\$ 547,121,059</u>	<u>\$ -</u>	<u>\$ 352,657,151</u>	<u>\$ 566,762,519</u>

*Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

City of Yuma, Arizona
Full-Time Employees and Personnel Compensation
Fiscal Year 2027

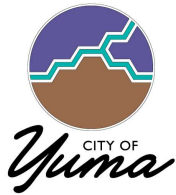
FUND	Full-Time Equivalent (FTE) *	Employee Salaries and Hourly Costs**	Retirement Costs***	Healthcare Costs****	Other Benefit Costs	Total Estimated Personnel Compensation
GENERAL FUND	746.13	65,742,857	8,933,540	10,239,426	5,686,815	\$90,602,638
SPECIAL REVENUE FUNDS						
Highway User Revenue Fund	47.50	2,892,519	347,481	466,754	374,300	4,081,054
City Road Tax Fund	26.80	2,718,521	326,824	426,064	306,081	3,777,490
Two Percent Tax Fund	39.98	3,683,778	379,417	495,670	350,019	4,908,884
Grants Fund	5.90	670,793	81,302	44,713	61,928	858,736
Mall Maintenance Fund	2.10	93,949	11,160	41,448	9,851	156,408
Total Special Revenue Funds	122.28	10,059,560	1,146,184	1,474,649	1,102,179	13,782,572
ENTERPRISE FUNDS						
Water Fund	96.99	7,045,894	853,959	1,246,228	712,559	9,858,640
Wastewater Fund	70.35	5,476,062	663,699	959,463	537,543	7,636,767
Sanitation Fund	16.95	1,306,945	158,411	217,489	177,218	1,860,063
Yuma Reg Comm Sys Fund	8.30	806,250	97,478	146,542	62,889	1,113,159
Total Enterprise Funds	192.59	14,635,151	1,773,547	2,569,722	1,490,209	20,468,629
INTERNAL SERVICE FUNDS						
Equipment Maintenance Fund	16.00	1,279,331	154,978	201,818	124,429	1,760,556
Total Internal Service Funds	16.00	1,279,331	154,978	201,818	124,429	1,760,556
TOTAL ALL FUNDS	1,077.00	\$91,716,899	\$12,008,249	\$14,485,615	\$8,403,632	\$126,614,395

* Full-time employees only, including Elected Officials, overfill positions

** Includes full-time, part-time, overtime and standby pay

*** Includes Soc Sec/Medicare

**** Health/dental/life insurance



City of Yuma

City Council Report

File #: R2026-027

Agenda Date: 6/17/2026

Agenda #: 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Engineering	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Resolution
DIVISION: Administration/CIP	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Introduction <input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:
Fiscal Year 2027 - Fiscal Year 2031 Capital Improvement Program

SUMMARY RECOMMENDATION:
 Adopt a resolution approving the FY 2027 - FY 2031 Capital Improvement Program, pursuant to the Yuma City Charter, Article XII, Section 11. (Engineering) (David Wostenberg)

STRATEGIC OUTCOME:
 This action supports the City Council’s strategic outcome of Respected and Responsible, as development and approval of a Capital Improvement Program complies with the requirements of the City Charter and Arizona Revised Statutes.

REPORT:
 The City Council is required to legislatively adopt a Capital Improvement Program (CIP), with or without amendment, on or before July 1 of each year. By City Charter, adoption of the Capital Improvement Program involves legislative decision making, the exercise of legislative discretion, and the setting of fundamental City policy and direction.

The Capital Improvement Program considers identified projects and deliberately, as a matter of legislative prerogative, delays certain projects until resources become available to fund such projects in the future. The City Council’s approval of the Capital Improvement Program reflects the City Council’s legislative intent and decision to prioritize spending of limited resources on projects while also reflecting City Council’s decision to not allocate the City’s limited resources in other areas.

Pursuant to the Yuma City Charter, Article XIII, Section 10, the City Administrator has prepared and submitted to City Council a five-year Capital Improvement Program on May 1, 2026. The Proposed Capital Improvement Program includes:

1. A general summary of content.
2. A list of all capital improvements which are proposed to be undertaken during the program fiscal year, with appropriate supporting information as to the necessity for such improvements.
3. Cost estimates, method of financing, and recommended time schedule for each such improvement; and
4. The estimated annual cost of operating and maintaining the facilities to be constructed or acquired.

Pursuant to Yuma City Charter, Article XIII, Section 11, on May 3, 2026, City Council published a general summary of the Capital Improvement Program and a notice stating:

1. The times and places where copies of the Capital Improvement Program are available for inspection by the public.
2. The time and place, not less than two weeks after such publication, for a public hearing on the Capital Improvement Program.

On May 4, 2026, copies of the proposed Fiscal Year 2027 - Fiscal Year 2031 CIP were made available on the City's website at www.yumaaz.gov/CIP, the City Clerk's Office, and Public Works Building.

The first year of the Capital Improvement Program is adopted as part of the annual budget utilizing committed funds. Years two through five are fiscally constrained to existing fund balance and reasonably anticipated revenues. Years six through ten are projected based on anticipated demand and funding availability.

A Public Hearing on the Fiscal Year 2027- Fiscal Year 2031 Capital Improvement Program was held before City Council on May 20, 2026. Pursuant to Yuma City Charter, Article XIII, Section 11(b), "The City Council by Resolution shall adopt the Capital Improvement Program with or without amendment on or before the first of July each year."

The proposed adopting resolution is attached as R2026-027. With approval of this resolution, City Council will adopt the Fiscal Year 2027 - Fiscal Year 2031 Capital Improvement Program as presented.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$176,364,623	BUDGETED:	\$ 0.00
STATE FUNDS:	\$11,450,406	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$32,068,428	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$219,883,457	Various - Contingency reserve is not noted as part overall budget.	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

1. Fiscal Year 2027 - Fiscal Year 2031 Capital Improvement Program

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 06/09/2026
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Reviewed by City Attorney: Richard W. Files	Date: 06/08/2026
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RESOLUTION NO. R2026-027

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA,
ARIZONA, ADOPTING THE FISCAL YEAR 2027 THROUGH
FISCAL YEAR 2031 CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, pursuant to the Yuma City Charter, Article XIII, Section 10, the City Administrator submitted to City Council a proposed five-year Capital Improvement Program listing capital improvements to be undertaken during fiscal years 2027 through 2031; and,

WHEREAS, pursuant to the Yuma City Charter, Article XIII, Section 10, the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Program includes cost estimates, methods of financing, and recommended time schedules for each such improvement and, with certain exceptions, the estimated annual operation and maintenance costs for each facility to be constructed or acquired; and,

WHEREAS, pursuant to the Yuma City Charter, Article XIII, Section 11, City Council did publish a general summary and notice of the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Program; and,

WHEREAS, pursuant to the Yuma City Charter, Article XIII, Section 11, the Fiscal Year 2027 – Fiscal Year 2031 Capital Improvement Program has been available for public inspection through the City Clerk's Office, the Public Works/Engineering Building, and on the City website since May 6, 2026; and,

WHEREAS, a Notice of Public Hearing was published in the Sun newspaper on Sunday, May 3, 2026, indicating the times and places where copies of the Capital Improvement Program would be available for public inspection and the time and place where the public hearing would be held; and,

WHEREAS, the required public hearing on the Capital Improvement Program was held at the May 20, 2026, regular City Council meeting; and,

WHEREAS, the first year of the Capital Improvement Program utilizes committed funds, the second through the fifth years of the Capital Improvement Program are fiscally constrained to reasonably anticipated revenues, and a listing of years six through ten of the program identifies projected capital improvements based upon anticipated demand and funding availability; and,

WHEREAS, the Capital Improvement Program represents the Yuma City Council's legislative policy and direction for funding and constructing capital improvements and maintenance in the upcoming years. The City Council's policy and direction expressed through the Capital Improvement Program is based on a balance of available resources against recognized needs. Almost every year, the needs exceed the available resources, and the City Council balances its legislative policy and strategic direction based on available resources against the City's needs. The City Council's approval of the Capital Improvement Program reflects its legislative intent and decision to prioritize expenditure

of limited resources on projects in alignment with the City Council’s adopted strategic outcomes, while also reflecting the decision to not allocate limited resources in other areas

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: The Capital Improvement Program for Fiscal Year 2027 through Fiscal Year 2031, dated May 1, 2026, on file with the City Clerk, as increased, reduced, or changed, is hereby adopted.

SECTION 2: The Capital Improvement Program Budget for Fiscal Year 2027 will be adopted as part of the City of Yuma budget for Fiscal Year 2027.

SECTION 3: The Capital Improvement Program is subject to annual revision and authorization and is not binding on future legislative bodies.

Adopted this _____ day of June, 2026.

APPROVED:

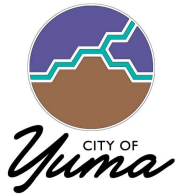
Douglas J. Nicholls
Mayor

ATTESTED:

Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney



City of Yuma

City Council Report

File #: R2026-028

Agenda Date: 6/17/2026

Agenda #: 2.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Finance	<input checked="" type="checkbox"/> Safe & Prosperous <input checked="" type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Administration	<input checked="" type="checkbox"/> Connected & Engaged <input checked="" type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:
Final Budget Adoption for Fiscal Year 2027

SUMMARY RECOMMENDATION:
 Adopt the City of Yuma’s final budget for Fiscal Year 2027 in the amount of \$566,762,519 which is comprised of a Capital Improvement Program Budget of \$215,883,457; combined Maintenance Improvement Districts of \$757,034 and Operating Expenditure / Expense Budget of \$350,122,028; including Governmental and Enterprise operations. The adoption of the proposed budget resolution includes a 3% increase in solid waste fees and establishes the budgets for the Main Street Mall and Off-Street Parking Maintenance District No. 1. (Administration/Finance) (Jay Simonton/ Douglas W. Allen)

STRATEGIC OUTCOME:
 The adoption of the Fiscal Year 2027 Annual Budget provides the financial framework for the City Council’s vision and supports all five of City Council’s strategic outcomes across all departments and funds at the City.

REPORT:
 The City Administrator and City staff, after receiving City Council input through several vision and goal setting sessions throughout Fiscal Years 2022, 2023, 2024, 2025 and 2026, prepared the Fiscal Year 2027 Proposed Annual Budget for City Council’s consideration. City Council approved the tentative budget by motion on May 20, 2026, which set the ceiling on expenditures for FY 2027 and there have been no changes. Following the close of the public hearing, the City Council may open a special meeting to adopt the Fiscal Year 2027 Annual Budget of \$566,762,519 by resolution with accompanying schedules which includes a line item 3% solid waste fee increase.

The FY 2027 budget is comprised of the following amounts:

TOTAL BUDGET (EXPENDITURES / EXPENSES)				
Expenditures / Expenses	BUDGET FY 2026	BUDGET FY 2027	FY 2027 AND FY 2026 CHANGE IN	
			\$	%
General Fund	\$ 139,761,974	\$ 145,117,109	\$ 5,355,135	4%
Water Operating and Capacity	42,851,000	53,998,492	11,147,492	26%
Waste Water Operating and Capacity	50,112,719	59,793,636	9,680,917	19%
Highway Users Revenue Fund	13,143,235	13,235,564	92,329	1%
City Road Tax Fund	24,406,112	41,577,279	17,171,167	70%
Public Safety Tax Fund	10,851,249	19,087,154	8,235,905	76%
Two Percent Tax Fund	13,980,680	28,846,406	14,865,726	106%
ARPA	9,500,000	4,890,371	(4,609,629)	-49%
All Other Funds	242,514,090	200,216,508	(42,297,582)	-17%
Total Expenditures / Expenses	547,121,059	566,762,519	19,641,460	4%
Less: Capital Improvement Plan	221,254,573	215,883,457	(5,371,116)	-2%
Operating Expenditures / Expenses	\$ 325,866,486	\$ 350,879,062	\$ 25,012,576	8%
Does not include interfund transfers				

Adoption of the tax rate and tax levy ordinance is scheduled for the July 1, 2026 regular City Council meeting at 5:30 p.m. in the City Council chambers located at City Hall, One City Plaza, Yuma, Arizona. In order to adopt the ordinance, it must be separately introduced following the adoption of the Fiscal Year 2027 Annual Budget by resolution. A separate tax rate and tax levy ordinance introduction is included in this June 17, 2026 Agenda.

Notice of the Public hearings, including the improvement districts and the Main Street Mall and Off-Street Parking Maintenance District No. 1, was published in the Yuma Sun on June 2, 2026, and June 9, 2026, as part of the statutorily required Budget Financial Schedules. The Fiscal Year 2027 Proposed Annual Budget has been available online, in the City Clerk’s office, and at the public library located at 2951 S. 21st Street since April 30, 2026. The proposed budget has been reviewed by the City Administrator, City staff, and City Council. The end result is a Fiscal Year 2027 financial planning document incorporating the vision and strategic outcomes established by the City Council.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

One of the most important duties of the Mayor and City Council is to adopt an annual budget for the City. The budget process provides the Mayor and City Council with the opportunity to match the needs of the City and

available resources with the interest of gaining the maximum return on each dollar.

The adopted budget includes funding for all department operating budgets effective July 1, payment of debt obligations, capital improvement projects, enterprise services and contingencies.

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 06/09/2026
Reviewed by City Attorney: Richard W. Files	Date: 06/08/2026

RESOLUTION NO. R2026-028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, ADOPTING ESTIMATES OF PROPOSED EXPENDITURES BY THE CITY OF YUMA FOR THE FISCAL YEAR 2027 BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027 (TENTATIVE ANNUAL BUDGET FISCAL YEAR 2027), WHICH INCORPORATES THE BUDGETS FOR EACH OF THE THIRTEEN IMPROVEMENT DISTRICTS; AND DECLARING THAT SUCH SHALL CONSTITUTE THE ADOPTED BUDGET OF THE CITY OF YUMA FOR FISCAL YEAR 2027; ADOPTING A THREE PERCENT INCREASE IN BOTH THE RESIDENTIAL SOLID WASTE FEE AND THE ENVIRONMENTAL SOLID WASTE FEE; DECLARING THE NECESSITY OF BOARDS AND COMMISSIONS; AND AUTHORIZING EMPLOYMENT OF OUTSIDE LEGAL COUNSEL

WHEREAS, in accordance with the provisions of Title 42, Ch. 17, Art. 1-5 Arizona Revised Statutes (A.R.S.), the City Council did, on May 20, 2026, make and tentatively adopt an estimate (proposed Tentative Budget for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027) of the different amounts required to meet the public expenditures/expenses for the ensuing year, also an estimate of revenues from sources other than direct taxation, and the amount to be raised by taxation upon real and personal property of the City of Yuma; and,

WHEREAS, in accordance with such state statutes, and following due public notice, the City Council met on June 17, 2026, at which meeting any taxpayer was privileged to appear and be heard in favor of or against any of the proposed expenditures/expenses or tax levies including the Improvement Districts shown on Schedule B; and,

WHEREAS, publication has been duly made as required by law, of the estimated Tentative Budget for Fiscal Year 2027, together with a notice that the City Council would meet on June 17, 2026, at 5:30 pm at One City Plaza for the purpose of hearing taxpayers and making tax levies as set forth in said estimates; and,

WHEREAS, the sums to be raised by taxation, as specified in the Tentative Budget for Fiscal Year 2027, do not in the aggregate exceed that amount as computed in A.R.S. § 42-17051(A); and,

WHEREAS, Resolution No. R2018-002 of the City of Yuma provides for the adoption of an increase in solid waste fees by the lesser of 3% or the current year Consumer Price Index (CPI), the City of Yuma provided the required 60 day posting on the City of Yuma website, and the City of Yuma provided for public comment on June 17, 2026; and,

WHEREAS, Article IX, Section 1 of the Yuma City Charter requires that the City Council annually review all current Boards and Commissions and determine whether such are necessary; and,

WHEREAS, under the Yuma City Charter the City Council shall have control of all litigation of the City and may employ other attorneys to take charge of any litigation or to assist the City Attorney therein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: The City Council has determined the final estimates of expenditures, which will be required of the City for the Fiscal Year 2027 beginning July 1, 2026, and ending June 30, 2027.

SECTION 2: The purposes of expenditure and the amount finally established for each purpose as set forth in the estimates of revenues and expenditures/expenses shown on the attached and incorporated Schedules A through G, as now increased, reduced, or changed, are hereby adopted as

the official and final adopted budget of the City of Yuma, the Main Street Mall and Off-Street Parking Maintenance District No. 1, and Maintenance Improvement Districts Nos. 100, 102, 104, 107, 108, 109, 110, 111, 112, 113, 115, 120 and 124 for the Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027, as subject to State law.

SECTION 3: Money from any fund may be used for any of the purposes set forth in Section 2 of this Resolution, except money specifically restricted by State law or the City Charter, Ordinance or Resolutions.

SECTION 4: A residential solid waste fee increase, and environmental solid waste fee increase of 3% for Fiscal Year 2027 is approved.

SECTION 5: All current City Boards and Commissions are necessary for the public health, safety and welfare of the City and will be continued.

SECTION 6: The City Attorney is authorized to employ outside legal counsel to take charge of any litigation or to assist the City Attorney.

Adopted this _____ day of June, 2026.

APPROVED:

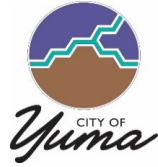
Douglas J. Nicholls
Mayor

ATTESTED:

Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney



CITY OF YUMA BUDGET SCHEDULES

**Finance Department
One City Plaza
Yuma, AZ 85364
928-373-1735**

Notice is hereby given that the Yuma City Council will hold a public hearing in the Council Chambers, City Hall, One City Plaza, Yuma, Arizona, on **Wednesday, June 17, 2026, at 5:30 P.M.**, for the purpose of (1) hearing taxpayers in favor of or against any proposed expenditure or tax levy and (2) finally determining and adopting estimates of proposed expenditures for the various purposes as set forth in the estimates and tentatively adopted. This final determination shall constitute the budget of said City for fiscal year 2026-2027. At this same time and place, the Yuma City Council will meet for the purpose of introducing the 2026-2027 tax levy. Final adoption of the tax levy will occur on **July 1, 2026**. The proposed Budget may be examined in the office of the City Clerk located at One City Plaza, Yuma, Arizona, at the Yuma County Library located at 2951 S 21st Drive, Yuma, Arizona, or may be viewed online at www.yumaz.gov.

**CITY OF YUMA, ARIZONA
SUMMARY SCHEDULE OF ESTIMATED REVENUES AND EXPENDITURES/EXPENSES
Fiscal Year 2027**

Fiscal Year	S c h	FUNDS								
		General Fund	Special Revenue Funds	Debt Service Fund	Capital Project Funds	ARPA Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds	
2026	Adopted/Adjusted Budgeted Expenditures/Expenses*	E	139,808,127	151,773,615	33,897,766	5,460,000	9,609,629	185,977,102	20,594,820	547,121,059
2026	Actual Expenditures/Expenses**	E	109,268,462	59,273,736	28,001,175	13,961,306	4,609,629	123,655,726	13,887,117	352,657,151
2027	Fund Balance/Net Position at July 1***		41,765,878	95,736,558	1,817,297	7,016,988	-	146,470,482	41,343,036	334,150,238
2027	Primary Property Tax Levy	B	18,020,540	-	-	-	-	-	-	18,020,540
2027	Secondary Property Tax Levy	B	-	581,107	-	-	-	-	-	581,107
2027	Estimated Revenues Other than Property Taxes	C	111,232,336	120,004,659	685,000	3,375,700	4,890,371	85,422,337	16,247,569	341,857,972
2027	Other Financing Sources	D	-	-	15,000,000	-	-	-	-	15,000,000
2027	Other Financing (Uses)	D	-	-	-	-	-	-	-	-
2027	Interfund Transfers In	D	-	250,790	28,466,585	-	-	-	-	28,717,375
2027	Interfund Transfers Out	D	19,385,382	8,663,002	-	438,998	-	229,993	-	28,717,375
2027	Total Financial Resources Available		151,633,372	207,910,112	45,968,882	9,953,690	4,890,371	231,662,826	57,590,605	709,609,857
2027	Budgeted Expenditures/Expenses	E	137,968,815	124,967,391	43,466,585	69,361,865	4,890,371	166,225,450	19,882,042	566,762,519

EXPENDITURE LIMITATION COMPARISON

	2026	2027
1. Budgeted expenditures/expenses	\$ 547,121,059	\$ 566,762,519
2. Add/subtract: estimated net reconciling items	-	-
3. Budgeted expenditures/expenses adjusted for reconciling items	547,121,059	566,762,519
4. Less: estimated exclusions	371,956,302	383,647,436
5. Amount subject to the expenditure limitation	175,164,757	\$ 183,115,083
6. EEC expenditure limitation	\$ 175,164,757	\$ 183,115,083

* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

CITY OF YUMA, ARIZONA
TAX LEVY AND TAX RATE INFORMATION
Fiscal Year 2027

	2026	2027
1. Maximum Allowable Primary Property Tax Levy. A.R.S. 42-17051(A)	\$ 17,291,632	\$ 18,039,979
2. Amount Received from Primary Property Taxation in the 2023-2024 Fiscal Year in Excess of the Sum of that Year's Maximum Allowable Primary Property Tax Levy. A.R.S. 42-17102(A)(18).		
3. Property Tax Levy Amounts		
A. Primary Property Taxes	\$ 17,187,850	\$ 18,020,540
B. Secondary Property Taxes (City-wide)		
C. Special Assessment Districts		
(1) Downtown Mall District	159,131	157,893
(2) Park West Units 4 and 5	28,953	30,401
(3) Cielo Verde Unit Three Phases 1 and 2	16,599	8,716
(4) Desert Sky Unit 1	78,923	77,696
(5) Saguaro Units 3 and 4	28,722	21,150
(6) Driftwood Ranch Units 1 and 2	26,169	14,941
(7) Livingston Ranch Unit No. 2	44,531	43,837
(8) Desert Sands Unit No. 1	38,255	35,149
(9) Villa Serena Unit No. 1	12,659	17,609
(10) Araby North Subdivision	6,719	7,055
(11) Autumn Valley Subdivision	5,677	6,852
(12) La Estancia Subdivision	54,122	49,591
(13) Cielo Verde Units 2B, 4 and 6	-	-
(14) Desert Sands Unit No. 2	-	-
(15) Desert Sands Unit No. 3	-	-
(16) Santana Sub Units 1-4	42,404	56,430
(17) La Vida	32,157	53,787
(18) Barkley Ranch Units 8-10	-	-
(19) Riverview Terrace	-	-
	575,021	581,107
	\$ 17,762,871	\$ 18,601,647
4. Property Taxes Collected*		
A. Primary Property Taxes		
(1) 2025-2026 Levy	\$ 16,937,851	
(2) Prior Years' Levies	312,621	
(3) Total Primary Property Taxes	17,250,472	
B. Secondary Property Taxes (City-wide)		
(1) 2025-2026 Levy	-	
(2) Prior Years' Levies	-	
(3) Total Secondary Property Taxes	-	
C. Special Assessment Districts		
(1) 2025-2026 Levy	428,394	
(2) Prior Years' Levies	-	
(3) Total Primary Property Taxes	428,394	
D. Total Property Taxes Collected	\$ 17,678,866	

CITY OF YUMA, ARIZONA
TAX LEVY AND TAX RATE INFORMATION
 Fiscal Year 2027

	<u>2026</u>	<u>2027</u>
5. Property Tax Rates		
A. City of Yuma Tax Rate		
(1) Primary Property Tax Rate**	\$ 2.1321	\$ 2.1321
(2) Secondary Property Tax Rate	-	-
(3) Total City of Yuma Tax Rate	<u>2.1321</u>	<u>2.1321</u>
B. Special Assessment Districts		
(1) Downtown Mall District	4.3500	4.4250
(2) Park West Units 4 and 5	0.7000	0.7000
(3) Cielo Verde Unit Three Phases 1 and 2	1.0000	0.5000
(4) Desert Sky Unit 1	1.6000	1.5000
(5) Saguaro Units 3 and 4	0.5000	0.3500
(6) Driftwood Ranch Units 1 and 2	0.5000	0.2500
(7) Livingston Ranch Unit No. 2	1.6000	1.5000
(8) Desert Sands Unit No. 1	1.6000	1.4000
(9) Villa Serena Unit No. 1	1.8000	1.8000
(10) Araby North Subdivision	1.8000	1.8000
(11) Autumn Valley Subdivision	1.8000	1.8000
(12) La Estancia Subdivision	1.6000	1.4000
(13) Cielo Verde Units 2B, 4 and 6	-	-
(14) Desert Sands Unit No. 2	-	-
(15) Desert Sands Unit No. 3	-	-
(16) Santana Sub Units 1-4	1.8000	1.8000
(17) La Vida	1.8000	1.8000
(18) Saguaro Units 5 and 6	-	-
(19) Barkley Ranch Units 8-10	-	-
(20) Riverview Terrace	-	-
(21) Total Special Assessment Districts Tax Rates	<u>22.4500</u>	<u>21.0250</u>
D. Total Property Tax Rates	<u>\$ 24.5821</u>	<u>\$ 23.1571</u>

*Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

CITY OF YUMA, ARIZONA
REVENUES OTHER THAN PROPERTY TAXES
Fiscal Year 2027

SOURCES OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
GENERAL FUND			
Local Taxes:			
Sales tax (1%)	\$ 36,770,000	\$ 37,042,000	\$ 37,694,000
Franchise tax	4,229,107	3,979,394	4,134,245
Government Lease Property Excise	7,205	9,200	7,560
Delinquent property tax	255,754	345,500	275,000
Intergovernmental Revenues:			
State revenue sharing	19,500,000	20,185,000	21,470,000
State sales tax	15,400,000	15,636,000	15,567,000
Smart & Safe AZ	740,000	738,200	735,000
Auto in-lieu tax	5,888,000	6,030,000	6,196,000
Tribal contribution	16,000	114,609	25,000
Licenses and Permits:			
Business licenses	270,000	272,000	270,000
Liquor licenses	45,950	47,750	47,200
Animal Control licenses	35,000	39,500	40,000
Building permits	1,530,500	1,572,000	1,565,500
Electrical permits	405,000	344,600	405,000
Plumbing permits	115,000	125,000	115,000
Mechanical permits	100,000	106,500	100,000
Fire inspection	10,000	14,400	10,000
Encroachment permits	27,500	25,000	27,500
Charges for Services:			
Zoning and subdivision fees	51,800	57,136	52,300
Plan check fees	525,000	515,000	525,000
Other development fees	61,875	79,200	60,000
Swimming fees	153,000	153,700	153,000
Recreation fees	597,400	695,650	632,400
Ambulance Service fees	4,400,000	5,185,600	6,185,600
Intercity Cost Allocation	10,926,985	10,426,985	9,426,865
Other charges	22,000	20,329	2,000
Police services	625,000	665,000	625,000
Use of Money and Property:			
Investment income	3,433,513	3,498,910	2,900,150
Recreation facility rentals	303,500	321,753	299,933
Rents and surcharges	247,584	192,983	192,983
Fines, Forfeitures, Penalties:			
Vehicle code fines	575,000	546,000	575,000
Parking & other fines	425,000	485,718	435,000
Miscellaneous Revenues:			
Sale of property	168,000	185,662	168,000
Unclassified revenues	330,400	467,623	315,100
Total General Fund	<u>\$ 108,191,073</u>	<u>\$ 110,123,902</u>	<u>\$ 111,232,336</u>

CITY OF YUMA, ARIZONA
REVENUES OTHER THAN PROPERTY TAXES
Fiscal Year 2027

SOURCES OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
SPECIAL REVENUE FUNDS			
Highway User Revenue Fund			
State gasoline tax	\$ 10,185,000	\$ 10,179,000	\$ 10,382,000
Investment income	154,000	134,212	134,000
Unclassified revenues	1,500	1,200	1,500
Total	<u>\$ 10,340,500</u>	<u>\$ 10,314,412</u>	<u>\$ 10,517,500</u>
City Road Tax Fund			
Sales tax (0.5%)	\$ 18,390,000	\$ 18,521,000	\$ 18,847,000
Development Charges	25,000	24,619	25,000
Investment income	500,000	695,500	500,000
Rental income	33,955	34,044	34,044
Unclassified revenues	1,500	-	-
Total	<u>\$ 18,950,455</u>	<u>\$ 19,275,163</u>	<u>\$ 19,406,044</u>
Public Safety Tax Fund			
Sales tax (0.2%)	\$ 7,350,000	\$ 7,408,400	\$ 7,538,800
Investment income	100,000	242,195	100,000
Total	<u>\$ 7,450,000</u>	<u>\$ 7,650,595</u>	<u>\$ 7,638,800</u>
Two Percent Tax Fund			
Sales tax (2%)	\$ 9,015,000	\$ 9,024,700	\$ 9,101,900
Theatre Revenue	59,500	54,016	59,500
Liquor sales	95,000	62,175	97,000
Green fees	1,070,000	984,700	1,095,000
Concession stand sales	226,150	221,840	232,200
Merchandise sales	245,000	176,950	225,000
Other sales	75,500	83,165	78,500
Commissions & fees	37,500	40,340	30,500
Investment income	100,000	105,500	70,000
Room rents	240,000	253,600	245,000
Equipment rents	509,000	517,900	516,500
Restaurant rental	79,820	62,584	73,680
Unclassified revenues	141,050	73,905	40,800
Total	<u>\$ 11,893,520</u>	<u>\$ 11,661,375</u>	<u>\$ 11,865,580</u>
Downtown Mall District Fund			
Delinquent property tax	\$ 3,000	\$ 1,367	\$ 3,000
Unclassified revenues	869	1,980	2,000
Total	<u>\$ 3,869</u>	<u>\$ 3,347</u>	<u>\$ 5,000</u>
Federal & State Grant Funds			
Grants	<u>\$ 80,172,592</u>	<u>\$ 18,545,426</u>	<u>\$ 70,511,735</u>
	<u>\$ 80,172,592</u>	<u>\$ 18,545,426</u>	<u>\$ 70,511,735</u>
ARPA Fund			
Intergovernmental Revenue	<u>\$ 9,500,000</u>	<u>\$ 4,609,629</u>	<u>\$ 4,890,371</u>
	<u>\$ 9,500,000</u>	<u>\$ 4,609,629</u>	<u>\$ 4,890,371</u>
Capital Reserve and Contingency Fund			
Investment Income	<u>\$ 75,000</u>	<u>\$ 75,000</u>	<u>\$ 60,000</u>
	<u>\$ 75,000</u>	<u>\$ 75,000</u>	<u>\$ 60,000</u>

CITY OF YUMA, ARIZONA
REVENUES OTHER THAN PROPERTY TAXES
Fiscal Year 2027

SOURCES OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
Public Safety Settlement Fund			
Settlement	\$ -	\$ 105,752	\$ -
	<u>\$ -</u>	<u>\$ 105,752</u>	<u>\$ -</u>
Total Special Revenue Funds	<u>\$ 138,385,936</u>	<u>\$ 72,240,699</u>	<u>\$ 124,895,030</u>
DEBT SERVICE FUND			
Special Assessments:			
Investment income	\$ 725,000	\$ 725,950	\$ 685,000
Total	<u>\$ 725,000</u>	<u>\$ 725,950</u>	<u>\$ 685,000</u>
CAPITAL PROJECTS FUNDS			
Impact Fees	\$ 1,990,000	\$ 1,546,900	\$ 1,340,000
Investment income	60,725	1,532,720	2,035,700
Total	<u>\$ 2,050,725</u>	<u>\$ 3,079,620</u>	<u>\$ 3,375,700</u>
ENTERPRISE FUNDS			
Water Fund			
Residential water fees	\$ 17,364,830	\$ 17,710,770	\$ 18,015,267
Commercial water fees	11,370,000	11,639,150	11,855,000
Fire hydrant fees	485,300	493,202	495,400
Delinquent fees	870,000	885,500	890,000
Service establishment fees	265,000	252,476	260,000
Investment income	1,000,000	2,105,280	1,577,500
Unclassified revenues	328,750	381,769	246,750
Total	<u>\$ 31,683,880</u>	<u>\$ 33,468,147</u>	<u>\$ 33,339,917</u>
Wastewater Fund			
Residential sewer fees	\$ 12,711,000	\$ 12,861,018	\$ 13,101,285
Commercial sewer fees	7,221,000	7,166,930	7,406,725
Investment income	1,000,000	1,253,000	1,327,500
Unclassified revenues	500	850	500
Total	<u>\$ 20,932,500</u>	<u>\$ 21,281,798</u>	<u>\$ 21,836,010</u>
Water and Wastewater Restricted			
Water capacity fees	\$ 2,900,000	\$ 3,059,050	\$ 2,950,000
Sewer capacity fees	3,400,000	3,186,400	3,400,000
Water system development charges	155,000	184,600	165,000
Sewer system development charges	200,000	241,720	200,000
Investment income	2,011,986	3,089,576	1,668,500
Unclassified revenues	100	130	100
Total	<u>\$ 8,667,086</u>	<u>\$ 9,761,476</u>	<u>\$ 8,383,600</u>
Solid Waste Fund			
Collection fees	\$ 6,070,000	\$ 6,164,504	\$ 6,350,500
Receptacles sales	95,000	100,760	105,000
Unclassified revenues	60,000	113,272	60,000
Total	<u>\$ 6,225,000</u>	<u>\$ 6,378,536</u>	<u>\$ 6,515,500</u>

CITY OF YUMA, ARIZONA
REVENUES OTHER THAN PROPERTY TAXES
 Fiscal Year 2027

SOURCES OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
Yuma Regional Communications System Fund			
Radio Repair Fees	\$ 2,535,000	\$ 2,523,850	\$ 2,597,310
Federal contributions	12,600,000	3,300,000	12,600,000
Investment income	175,000	160,000	150,000
Total	<u>\$ 15,310,000</u>	<u>\$ 5,983,850</u>	<u>\$ 15,347,310</u>
Total Enterprise Funds	<u>\$ 82,818,466</u>	<u>\$ 76,873,807</u>	<u>\$ 85,422,337</u>
INTERNAL SERVICE FUNDS			
Major Equipment Replacement Fund			
Equipment pre-payments	\$ 5,936,980	\$ 5,941,481	\$ 5,855,248
Investment income	100,000	678,000	100,000
Unclassified revenue	4,501	4,500	4,500
Total	<u>\$ 6,041,481</u>	<u>\$ 6,623,981</u>	<u>\$ 5,959,748</u>
Equipment Maintenance Fund			
Guaranteed maintenance	\$ 2,885,444	\$ 2,898,241	\$ 3,014,831
Non-guaranteed maintenance	320,000	492,500	350,000
Sale of property	-	616	-
Total	<u>\$ 3,205,444</u>	<u>\$ 3,391,357</u>	<u>\$ 3,364,831</u>
Insurance Reserve Fund			
Insurance premiums	\$ 2,957,968	\$ 2,965,968	\$ 3,206,490
Investment income	6,500	51,600	6,500
Unclassified revenue	1,500,000	1,500,000	1,500,000
Total	<u>\$ 4,464,468</u>	<u>\$ 4,517,568</u>	<u>\$ 4,712,990</u>
Workers Comp Fund			
Workers Comp charges	\$ 2,060,000	\$ 2,240,204	\$ 2,060,000
Investment income	150,000	342,600	150,000
Unclassified revenue	-	49,777	-
Total	<u>\$ 2,210,000</u>	<u>\$ 2,632,581</u>	<u>\$ 2,210,000</u>
Total Internal Service Funds	<u>\$ 15,921,393</u>	<u>\$ 17,165,487</u>	<u>\$ 16,247,569</u>
Total All Funds	<u><u>\$ 348,092,593</u></u>	<u><u>\$ 280,209,465</u></u>	<u><u>\$ 341,857,972</u></u>

*Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF YUMA, ARIZONA
OTHER FINANCING
SOURCES/(USES) AND INTERFUND TRANSFERS
 FISCAL YEAR 2027

FUND	OTHER FINANCING 2027		INTERFUND TRANSFERS 2027	
	SOURCES	USES	IN	(OUT)
GENERAL FUND	\$ -	\$ -	\$ -	\$ 19,385,382
SPECIAL REVENUE FUNDS				
Highway User Revenue Fund	\$ -	\$ -	\$ -	\$ 92,317
City Road Tax Fund	-	-	-	5,862,485
Public Safety Tax Fund	-	-	-	2,255,046
Two Percent Tax Fund	-	-	-	453,154
Yuma Mall Maintenance Fund	-	-	250,790	-
Total Special Revenue Funds	\$ -	\$ -	\$ 250,790	\$ 8,663,002
DEBT SERVICE FUNDS	\$ 15,000,000	\$ -	\$ 28,466,585	\$ -
CAPITAL PROJECTS FUNDS	\$ -	\$ -	\$ -	\$ 438,998
ENTERPRISE FUNDS				
Water Fund	\$ -	\$ -	\$ -	\$ 47,143
Wastewater Fund	-	-	-	52,190
Solid Waste Fund	-	-	-	130,660
Total Enterprise Funds	\$ -	\$ -	\$ -	\$ 229,993
INTERNAL SERVICE FUNDS	\$ -	\$ -	\$ -	\$ -
Total All Funds	\$ 15,000,000	\$ -	\$ 28,717,375	\$ 28,717,375

CITY OF YUMA EXPENDITURES/EXPENSES BY FUND
FISCAL YEAR 2027

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES/ EXPENSES* 2026	BUDGETED EXPENDITURES/ EXPENSES 2027
GENERAL FUND				
Mayor & City Council	\$ 878,325	\$ -	\$ 899,884	\$ 901,903
Municipal Court	3,486,255	-	3,457,229	3,739,694
City Administration	4,602,153	(12,300)	3,754,125	4,664,877
City Attorney	2,087,532	-	2,066,645	2,328,419
Information Technology	6,679,968	-	6,700,817	6,981,780
Finance	3,434,644	-	3,172,160	3,544,664
Human Resources	2,113,634	-	2,059,294	2,256,607
General Government	20,717,884	-	853,169	19,542,774
Planning and Neighborhood Services	6,411,283	(114,710)	6,023,483	-
Community Development	-	-	-	7,070,805
Building Safety	8,348,891	127,010	8,192,167	-
Facilities Management	-	-	-	8,871,973
Engineering	460,633	-	454,123	489,008
Parks and Recreation	10,818,713	-	10,242,439	11,977,225
Police	37,839,983	28,000	36,305,564	39,723,076
Fire	21,923,261	18,153	23,489,419	24,706,010
Capital Improvements	9,958,815	-	1,597,944	1,170,000
Total	\$ 139,761,974	\$ 46,153	\$ 109,268,462	\$ 137,968,815
SPECIAL REVENUE FUNDS				
Highway User Revenue Fund				
Mayor & City Council	\$ 36,900	\$ -	\$ 36,900	\$ 45,000
Public Works	12,940,352	(47,519)	12,475,570	13,052,060
General Government	165,983	-	-	138,504
Total	\$ 13,143,235	\$ (47,519)	\$ 12,512,470	\$ 13,235,564
City Road Tax Fund				
Public Works	\$ 3,636,705	\$ 47,519	\$ 3,824,263	\$ 4,264,177
Engineering	2,715,779	-	2,788,155	3,210,505
General Government	119,755	-	-	170,617
Capital Improvements	17,933,873	(800,000)	8,144,081	3,319,988
Total	\$ 24,406,112	\$ (752,481)	\$ 14,756,499	\$ 10,965,287
Public Safety Tax Fund				
Police	\$ 4,615,671	\$ (28,000)	\$ 4,455,389	\$ 3,696,283
Fire	1,997,888	(18,153)	1,999,602	3,278,071
General Government	233,690	-	233,690	259,971
Capital Improvements	4,004,000	-	545,179	251,000
Total	\$ 10,851,249	\$ (46,153)	\$ 7,233,860	\$ 7,485,325
Two Percent Tax Fund				
City Administration	\$ 1,309,822	\$ -	\$ 952,562	\$ 1,391,642
General Government	2,423,057	-	2,306,348	2,940,902
Engineering	9,689	-	9,788	10,476
Parks and Recreation	9,017,383	-	8,434,947	8,073,636
Capital Improvements	1,220,729	-	862,615	-
Total	\$ 13,980,680	\$ -	\$ 12,566,259	\$ 12,416,656

CITY OF YUMA EXPENDITURES/EXPENSES BY FUND
FISCAL YEAR 2027

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES/ EXPENSES* 2026	BUDGETED EXPENDITURES/ EXPENSES 2027
Yuma Mall Maintenance Fund				
Parks and Recreation	\$ 363,645	\$ -	\$ 375,983	\$ 414,881
General Government	-	-	-	5,909
Total	<u>\$ 363,645</u>	<u>\$ -</u>	<u>\$ 375,983</u>	<u>\$ 420,790</u>
Improvement Districts Funds				
Public Works	\$ 636,884	\$ -	\$ 517,780	\$ 757,034
	<u>\$ 636,884</u>	<u>\$ -</u>	<u>\$ 517,780</u>	<u>\$ 757,034</u>
Capital Reserve and Contingency				
Capital Improvements	\$ 9,175,000	\$ -	\$ -	\$ 9,175,000
Total	<u>\$ 9,175,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,175,000</u>
Grant Funds				
City Administration	\$ 350,000	\$ 287,716	\$ 300,000	\$ 250,000
Planning and Neighborhood Services	4,892,540	271,806	3,620,056	-
Community Development	-	-	-	3,017,766
Building Safety	-	-	-	-
Parks and Recreation	285,000	469,187	268,997	485,000
Municipal Court	100,000	8,541	-	100,000
City Attorney	118,000	-	-	118,000
Information Technology	1,000,000	7,000	-	1,000,000
Public Works	200,000	9,950	-	200,000
Police	8,471,960	2,417,097	1,954,322	7,703,927
Fire	1,665,800	547,148	5,000	1,665,800
General Government	11,113,636	(6,252,865)	25,000	12,452,408
Capital Improvements	51,975,656	2,124,791	5,137,510	43,518,834
Total	<u>\$ 80,172,592</u>	<u>\$ (109,629)</u>	<u>\$ 11,310,886</u>	<u>\$ 70,511,735</u>
Total Special Revenue Funds	<u>\$ 152,729,397</u>	<u>\$ (955,782)</u>	<u>\$ 59,273,736</u>	<u>\$ 124,967,391</u>
CAPITAL PROJECT FUNDS				
Development Fees	\$ 5,460,000	\$ -	\$ 4,378,171	\$ 3,570,000
Capital Improvement Bonds	-	-	9,583,135	65,791,865
Total	<u>\$ 5,460,000</u>	<u>\$ -</u>	<u>\$ 13,961,306</u>	<u>\$ 69,361,865</u>
ARPA FUNDS				
Neighborhood Services	\$ -	\$ 109,629	\$ 109,629	\$ -
Capital Improvements	9,500,000	-	4,500,000	4,890,371
Total	<u>\$ 9,500,000</u>	<u>\$ 109,629</u>	<u>\$ 4,609,629</u>	<u>\$ 4,890,371</u>
DEBT SERVICE FUNDS				
Municipal Property Corporation Bonds	\$ 18,897,766	\$ -	\$ 18,897,766	\$ 18,736,861
Capital Improvement Bonds	-	-	9,103,409	9,729,724
Contingency	15,000,000	-	-	15,000,000
Total	<u>\$ 33,897,766</u>	<u>\$ -</u>	<u>\$ 28,001,175</u>	<u>\$ 43,466,585</u>
ENTERPRISE FUNDS				
Water:				
City Administration	\$ -	\$ -	\$ -	\$ -
Engineering	713,752	-	737,612	745,307
Utilities	25,037,849	-	25,236,754	31,280,888
General Government	349,899	-	-	405,666
Capital Improvements	16,749,500	-	3,892,084	277,000
Capital Improvement Bonds	-	-	1,674,677	21,287,823
Total	<u>\$ 42,851,000</u>	<u>\$ -</u>	<u>\$ 31,541,127</u>	<u>\$ 53,996,684</u>

CITY OF YUMA EXPENDITURES/EXPENSES BY FUND
FISCAL YEAR 2027

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES/ EXPENSES* 2026	BUDGETED EXPENDITURES/ EXPENSES 2027
Wastewater:				
Engineering	\$ 521,271	\$ -	\$ 532,141	\$ 535,460
Utilities	23,034,830	-	22,387,806	25,350,359
General Government	279,618	-	-	326,772
Capital Improvements	95,277,000	800,000	52,286,028	41,671,223
Capital Improvement Bonds	-	-	2,002,147	20,960,353
Total	<u>\$ 119,112,719</u>	<u>\$ 800,000</u>	<u>\$ 77,208,123</u>	<u>\$ 88,844,167</u>
Yuma Regional Comm. System Fund				
Information Technology	\$ 16,324,237	\$ -	\$ 8,082,914	\$ 16,656,931
General Government	-	-	-	49,111
Total	<u>\$ 16,324,237</u>	<u>\$ -</u>	<u>\$ 8,082,914</u>	<u>\$ 16,706,042</u>
Solid Waste Fund				
Public Works	\$ 6,026,969	\$ -	\$ 5,961,337	\$ 5,820,442
Engineering	6,070	-	6,118	6,563
General Government	856,107	-	856,107	851,552
Total	<u>\$ 6,889,146</u>	<u>\$ -</u>	<u>\$ 6,823,562</u>	<u>\$ 6,678,557</u>
Total Enterprise Funds	<u>\$ 185,177,102</u>	<u>\$ 800,000</u>	<u>\$ 123,655,726</u>	<u>\$ 166,225,450</u>
INTERNAL SERVICE FUNDS				
Equipment Maintenance Fund:				
General Government	\$ -	\$ -	\$ -	\$ 73,688
Public Works	3,335,803	-	3,107,053	3,590,563
Total	<u>\$ 3,335,803</u>	<u>\$ -</u>	<u>\$ 3,107,053</u>	<u>\$ 3,664,251</u>
Insurance Reserve Fund:				
City Attorney	\$ 1,135,000	\$ -	\$ 895,884	\$ 1,055,000
General Government	3,389,635	-	3,389,635	3,275,330
Total	<u>\$ 4,524,635</u>	<u>\$ -</u>	<u>\$ 4,285,519</u>	<u>\$ 4,330,330</u>
Equipment Replacement Fund:				
Community Development	\$ 277,309	\$ -	\$ 38,069	\$ 41,813
Building Safety	102,261	-	-	-
Municipal Court	-	-	79,576	75,578
Facilities Management	-	-	-	89,415
Public Works	4,928,652	-	2,631,408	3,685,874
Utilities	314,117	-	93,630	1,162,756
Parks and Recreation	2,075,500	-	1,247,139	1,416,533
Police Department	1,134,508	-	552,233	1,337,313
Fire Department	902,035	-	64,130	1,060,512
Equipment Replacement	-	-	-	17,667
Total	<u>\$ 9,734,382</u>	<u>\$ -</u>	<u>\$ 4,706,185</u>	<u>\$ 8,887,461</u>
Workmans' Comp Fund	3,000,000	-	1,788,360	3,000,000
Total Internal Service Funds	<u>\$ 20,594,820</u>	<u>\$ -</u>	<u>\$ 13,887,117</u>	<u>\$ 19,882,042</u>
Total All Funds	<u><u>\$ 547,121,059</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 352,657,151</u></u>	<u><u>\$ 566,762,519</u></u>

*Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF YUMA
SUMMARY BY DEPARTMENT OF EXPENDITURES/EXPENSES
 FISCAL YEAR 2027

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES EXPENSES 2026*	BUDGETED EXPENDITURES EXPENSES 2027
MAYOR & CITY COUNCIL				
General Fund	\$ 878,325	\$ -	\$ 899,884	\$ 901,903
Special Highway Users Fund	36,900	-	36,900	45,000
Total	<u>\$ 915,225</u>	<u>\$ -</u>	<u>\$ 936,784</u>	<u>\$ 946,903</u>
MUNICIPAL COURT				
General Fund	\$ 3,486,255	\$ -	\$ 3,457,229	\$ 3,739,694
Public Safety Tax Fund	-	-	-	-
Grant Funds	100,000	8,541	-	100,000
Equipment Replacement Fund	-	-	79,576	75,578
Total	<u>\$ 3,586,255</u>	<u>\$ 8,541</u>	<u>\$ 3,536,805</u>	<u>\$ 3,915,272</u>
CITY ADMINISTRATION				
General Fund	\$ 4,602,153	\$ (12,300)	\$ 3,754,125	\$ 4,664,877
Two Percent Tax Fund	1,309,822	-	952,562	1,391,642
Grant Funds	350,000	287,716	300,000	250,000
Total	<u>\$ 6,261,975</u>	<u>\$ 275,416</u>	<u>\$ 5,006,687</u>	<u>\$ 6,306,519</u>
CITY ATTORNEY				
General Fund	\$ 2,087,532	\$ -	\$ 2,066,645	\$ 2,328,419
Grant Funds	118,000	-	-	118,000
Insurance Reserve Fund	1,135,000	-	895,884	1,055,000
Total	<u>\$ 3,340,532</u>	<u>\$ -</u>	<u>\$ 2,962,529</u>	<u>\$ 3,501,419</u>
INFORMATION TECHNOLOGY				
General Fund	\$ 6,679,968	\$ -	\$ 6,700,817	\$ 6,981,780
Yuma Regional Comm. System Fund	16,324,237	-	8,082,914	16,656,931
Grant Funds	1,000,000	7,000	-	1,000,000
Total	<u>\$ 24,004,205</u>	<u>\$ 7,000</u>	<u>\$ 14,783,732</u>	<u>\$ 24,638,711</u>
FINANCE				
General Fund	\$ 3,434,644	\$ -	\$ 3,172,160	\$ 3,544,664
Total	<u>\$ 3,434,644</u>	<u>\$ -</u>	<u>\$ 3,172,160</u>	<u>\$ 3,544,664</u>
HUMAN RESOURCES				
General Fund	\$ 2,113,634	\$ -	\$ 2,059,294	\$ 2,256,607
Total	<u>\$ 2,113,634</u>	<u>\$ -</u>	<u>\$ 2,059,294</u>	<u>\$ 2,256,607</u>

CITY OF YUMA
SUMMARY BY DEPARTMENT OF EXPENDITURES/EXPENSES
 FISCAL YEAR 2027

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES EXPENSES 2026*	BUDGETED EXPENDITURES EXPENSES 2027
GENERAL GOVERNMENT				
General Fund	\$ 20,717,884	\$ -	\$ 853,169	\$ 19,542,774
Highway User Revenue Fund	165,983	-	-	138,504
City Road Tax Fund	119,755	-	-	170,617
Public Safety Tax Fund	233,690	-	233,690	259,971
Two Percent Tax Fund	2,423,057	-	2,306,348	2,940,902
Mall Maintenance Fund	-	-	-	5,909
Grant Funds	11,113,636	(6,252,865)	25,000	12,452,408
Debt Service Fund	33,897,766	-	28,001,175	43,466,585
Water Fund	349,899	-	-	405,666
Wastewater Fund	279,618	-	-	326,772
Yuma Regional Comm. System Fund	-	-	-	49,111
Equipment Maintenance Fund	-	-	-	73,688
Solid Waste Fund	856,107	-	856,107	851,552
Insurance Reserve Fund	3,389,635	-	3,389,635	3,275,330
Workmans' Comp Fund	3,000,000	-	1,788,360	3,000,000
Total	<u>\$ 76,547,030</u>	<u>\$ (6,252,865)</u>	<u>\$ 37,453,484</u>	<u>\$ 86,977,456</u>
COMMUNITY DEVELOPMENT				
General Fund	\$ 6,411,283	\$ (114,710)	\$ 6,023,483	\$ 7,070,805
Grant Funds	\$ 4,892,540	\$ 271,806	\$ 3,620,056	3,017,766
ARPA Fund	-	109,629	109,629	-
Equipment Replacement Fund	277,309	-	38,069	41,813
Total	<u>\$ 11,581,132</u>	<u>\$ 266,725</u>	<u>\$ 9,791,237</u>	<u>\$ 10,130,384</u>
FACILITIES MANAGEMENT				
General Fund	\$ 8,348,891	\$ 127,010	\$ 8,192,167	\$ 8,871,973
Grants Funds	-	-	-	-
Equipment Replacement Fund	102,261	-	-	89,415
Total	<u>\$ 8,451,152</u>	<u>\$ 127,010</u>	<u>\$ 8,192,167</u>	<u>\$ 8,961,388</u>
PUBLIC WORKS				
Highway User Revenue Fund	\$ 12,940,352	\$ (47,519)	\$ 12,475,570	\$ 13,052,060
City Road Tax Fund	3,636,705	47,519	3,824,263	4,264,177
Improvement Districts Funds	636,884	-	517,780	757,034
Grant Funds	200,000	9,950	-	200,000
Solid Waste	6,026,969	-	5,961,337	5,820,442
Equipment Maintenance Fund	3,335,803	-	3,107,053	3,590,563
Equipment Replacement Fund	4,928,652	-	2,631,408	3,685,874
Total	<u>\$ 31,705,365</u>	<u>\$ 9,950</u>	<u>\$ 28,517,411</u>	<u>\$ 31,370,150</u>
ENGINEERING				
General Fund	\$ 460,633	\$ -	\$ 454,123	\$ 489,008
City Road Tax Fund	2,715,779	-	2,788,155	3,210,505
Two Percent Tax Fund	9,689	-	9,788	10,476
Water Fund	713,752	-	737,612	745,307
Wastewater Fund	521,271	-	532,141	535,460
Solid Waste	6,070	-	6,118	6,563
Total	<u>\$ 4,427,194</u>	<u>\$ -</u>	<u>\$ 4,527,936</u>	<u>\$ 4,997,319</u>

CITY OF YUMA
SUMMARY BY DEPARTMENT OF EXPENDITURES/EXPENSES
 FISCAL YEAR 2027

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES EXPENSES 2026*	BUDGETED EXPENDITURES EXPENSES 2027
UTILITIES				
Water Funds	\$ 25,037,849	\$ -	\$ 25,236,754	\$ 31,280,888
Wastewater Funds	23,034,830	-	22,387,806	25,350,359
Equipment Replacement Fund	314,117	-	93,630	1,162,756
Total	<u>\$ 48,386,796</u>	<u>\$ -</u>	<u>\$ 47,718,190</u>	<u>\$ 57,794,003</u>
PARKS & RECREATION				
General Fund	\$ 10,818,713	\$ -	\$ 10,242,439	\$ 11,977,225
Two Percent Tax Fund	9,017,383	-	8,434,947	8,073,636
Mall Maintenance Fund	363,645	-	375,983	414,881
Grant Funds	285,000	469,187	268,997	485,000
Equipment Replacement Fund	2,075,500	-	1,247,139	1,416,533
Total	<u>\$ 22,560,241</u>	<u>\$ 469,187</u>	<u>\$ 20,569,504</u>	<u>\$ 22,367,275</u>
POLICE				
General Fund	\$ 37,839,983	\$ 28,000	\$ 36,305,564	\$ 39,723,076
Public Safety Tax Fund	4,615,671	(28,000)	4,455,389	3,696,283
Equipment Replacement Fund	1,134,508	-	552,233	1,337,313
Grant Funds	8,471,960	2,417,097	1,954,322	7,703,927
Total	<u>\$ 52,062,122</u>	<u>\$ 2,417,097</u>	<u>\$ 43,267,509</u>	<u>\$ 52,460,599</u>
FIRE				
General Fund	\$ 21,923,261	\$ 18,153	\$ 23,489,419	\$ 24,706,010
Public Safety Tax Fund	1,997,888	(18,153)	1,999,602	3,278,071
Equipment Replacement Fund	902,035	-	64,130	1,060,512
Grant Funds	1,665,800	547,148	5,000	1,665,800
Total	<u>\$ 26,488,984</u>	<u>\$ 547,148</u>	<u>\$ 25,558,151</u>	<u>\$ 30,710,393</u>
CAPITAL PROJECTS				
Capital Projects Fund	\$ 5,460,000	\$ -	\$ 4,378,171	\$ 3,570,000
Capital Reserve and Contingency	9,175,000	-	-	9,175,000
Capital Improvement Bonds	-	-	9,583,135	65,791,865
General Fund	9,958,815	-	1,597,944	1,170,000
City Road Tax Fund	17,933,873	(800,000)	8,144,081	3,319,988
Public Safety Tax Fund	4,004,000	-	545,179	251,000
Two Percent Tax Fund	1,220,729	-	862,615	-
Grant Funds	51,975,656	2,124,791	5,137,510	43,518,834
ARPA Fund	9,500,000	-	4,500,000	4,890,371
Utility Improvement Bonds	-	-	3,676,824	42,248,176
Water Funds	16,749,500	-	3,892,084	277,000
Wastewater Funds	95,277,000	800,000	52,286,028	41,671,223
Total	<u>\$ 221,254,573</u>	<u>\$ 2,124,791</u>	<u>\$ 94,603,571</u>	<u>\$ 215,883,457</u>
Total All Funds	<u>\$ 547,121,059</u>	<u>\$ -</u>	<u>\$ 352,657,151</u>	<u>\$ 566,762,519</u>

*Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

City of Yuma, Arizona
Full-Time Employees and Personnel Compensation
 Fiscal Year 2027

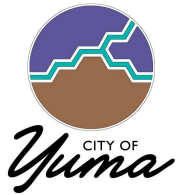
FUND	Full-Time Equivalent (FTE) *	Employee Salaries and Hourly Costs**	Retirement Costs***	Healthcare Costs****	Other Benefit Costs	Total Estimated Personnel Compensation
GENERAL FUND	746.13	65,742,857	8,933,540	10,239,426	5,686,815	\$90,602,638
SPECIAL REVENUE FUNDS						
Highway User Revenue Fund	47.50	2,892,519	347,481	466,754	374,300	4,081,054
City Road Tax Fund	26.80	2,718,521	326,824	426,064	306,081	3,777,490
Two Percent Tax Fund	39.98	3,683,778	379,417	495,670	350,019	4,908,884
Grants Fund	5.90	670,793	81,302	44,713	61,928	858,736
Mall Maintenance Fund	2.10	93,949	11,160	41,448	9,851	156,408
Total Special Revenue Funds	122.28	10,059,560	1,146,184	1,474,649	1,102,179	13,782,572
ENTERPRISE FUNDS						
Water Fund	96.99	7,045,894	853,959	1,246,228	712,559	9,858,640
Wastewater Fund	70.35	5,476,062	663,699	959,463	537,543	7,636,767
Sanitation Fund	16.95	1,306,945	158,411	217,489	177,218	1,860,063
Yuma Reg Comm Sys Fund	8.30	806,250	97,478	146,542	62,889	1,113,159
Total Enterprise Funds	192.59	14,635,151	1,773,547	2,569,722	1,490,209	20,468,629
INTERNAL SERVICE FUNDS						
Equipment Maintenance Fund	16.00	1,279,331	154,978	201,818	124,429	1,760,556
Total Internal Service Funds	16.00	1,279,331	154,978	201,818	124,429	1,760,556
TOTAL ALL FUNDS	1,077.00	\$91,716,899	\$12,008,249	\$14,485,615	\$8,403,632	\$126,614,395

* Full-time employees only, including Elected Officials, overfill positions

** Includes full-time, part-time, overtime and standby pay

*** Includes Soc Sec/Medicare

**** Health/dental/life insurance



City of Yuma

City Council Report

File #: O2026-019

Agenda Date: 6/17/2026

Agenda #: 1.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
City Administration	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance - Introduction
DIVISION: Finance	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Adopt the Fiscal Year 2027 City of Yuma Primary Property Tax Levy, the Main Street Mall and Off-Street Parking Maintenance District No. 1 Property Tax Levy, and 13 Municipal Improvement District Tax Levies

SUMMARY RECOMMENDATION:

Adopt the Fiscal Year 2027 Primary Property Tax Levy, the Main Street Mall and Off Street Parking Maintenance District No. 1 Property Tax Levy, and 13 Municipal Tax Levies. (Administration/Finance) (Jay Simonton/Douglas W. Allen)

STRATEGIC OUTCOME:

The community relies on the City to provide core and other necessary services consistent with City Council's strategic outcome of Respected and Responsible.

REPORT:

The City of Yuma Fiscal Year 2027 Adopted Annual Budget is based in part upon an estimated primary property tax levy that is anticipated to raise \$18,020,950 in tax revenue. This estimate is derived from the assessed valuation as of February 2026 provided by the Yuma County Assessor and multiplied by a tax rate of \$2.1321 on each \$100.00 of assessed valuation. The FY 2027 tax rate is the same tax rate as FY 2026, FY 2025, and FY 2024. City Council adoption of this ordinance reflects an increased tax levy of \$401,957 from new construction.

The levy ordinance for introduction is drafted at the maximum allowed levy for FY 2027 as posted for the truth-in-taxation public hearing notice. At the conclusion of the public hearing, City Council will have a roll call vote on the levy amount. The levy approved by City Council with the roll call vote will be the rate introduced in the Ordinance.

There has been no secondary property tax levy since 1992.

The tax rate for the Main Street Mall and Off-Street Parking Maintenance District No. 1 is \$4.4250 on each \$100.00 of assessed valuation, which is higher than the Fiscal Year 2026 tax rate of \$4.3500. The levy is anticipated to decrease approximately \$1,238 in tax revenue in Fiscal Year 2027. The City of Yuma will also contribute approximately \$250,790 to District No. 1 Mall Maintenance in Fiscal Year 2027.

The City will assess 13 Municipal Improvement Districts. The districts, their associated rates and levy are as follows:

Improvement District	Tax Rate	Tax Levy
Park West Units 4 and 5	\$ 0.7000	\$ 30,401
Cielo Verde Unit 3 Phases 1 and 2	0.5000	8,716
Desert Sky Unit 1	1.5000	77,696
Saguaro Units 3 and 4	0.3500	21,150
Driftwood Ranch Units 1 and 2	0.2500	14,941
Livingston Ranch Unit No. 2	1.5000	43,837
Desert Sands Unit No. 1	1.4000	35,149
Villa Serena Unit No. 1	1.8000	17,609
Araby North Subdivision	1.8000	7,055
Autumn Valley Subdivision	1.8000	6,852
La Estancia Subdivision	1.4000	49,591
Santana Sub Units 1-4	1.8000	56,430
La Vida	1.8000	53,787

The statutory combined Public Hearings on the Budget and tax levies were held on June 17, 2026, and subsequently City Council adopted the Final Budget of Estimated Revenues and Expenditures for Fiscal Year 2027 by Resolution. Introducing and adopting this tax levy ordinance will complete the Fiscal Year 2027 Budget process in accordance with state law and the Yuma City Charter.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

N/A

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk’s Office
- Document to be recorded

Document to be codified

Acting City Administrator: John D. Simonton	Date: 06/09/2026
Reviewed by City Attorney: Richard W. Files	Date: 06/08/2026

ORDINANCE NO. O2026-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, FIXING, LEVYING, AND ASSESSING PRIMARY PROPERTY TAXES UPON PROPERTY WITHIN THE CITY OF YUMA SUBJECT TO TAXATION, EACH IN A CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS OF VALUATION, SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET FOR THE FISCAL YEAR 2027 LESS THE AMOUNTS ESTIMATED TO BE RECEIVED FROM OTHER SOURCES OF REVENUE AND THE UNENCUMBERED BALANCES FROM THE PREVIOUS FISCAL YEAR, PROVIDING A GENERAL FUND; AND FIXING, LEVYING, AND ASSESSING UPON PROPERTY SUBJECT TO TAXATION WITHIN THE BOUNDARIES OF EACH OF THE RESPECTIVE MAINTENANCE IMPROVEMENT DISTRICTS NUMBERED 100, 102, 104, 107, 108, 109, 110, 111, 112, 113, 115, 120, 124 AND ALSO UPON PROPERTY SUBJECT TO TAXATION WITHIN THE BOUNDARIES OF THE MAIN STREET MALL AND OFF STREET PARKING MAINTENANCE DISTRICT NO. 1, EACH IN A CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS OF VALUATION, SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE REQUIRED FOR THE OPERATION, MAINTENANCE, REPAIR AND IMPROVEMENT OF THE FACILITIES OF SAID DISTRICT, ALL FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027

WHEREAS, pursuant to the laws of the State of Arizona and Article XIII, Section 6 of the Charter of the City of Yuma, the City Council is required, following the public hearing and adoption of estimates of proposed revenues and expenditures for Fiscal Year 2027 to fix, levy, and assess a primary rate of taxation upon each one hundred dollars (\$100.00) of the assessed valuation of all real and personal property subject to taxation within the City sufficient to raise the amount estimated to be required in the annual budget, less the amounts estimated to be received from all other sources of revenue and unencumbered balances from the previous fiscal year; to pay municipal expenses during Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027; and,

WHEREAS, pursuant to the laws of the State of Arizona, the City Council is required, following the public hearing and adoption of estimates of proposed revenues and expenditures for each of the maintenance improvement districts and the Main Street Mall and Off Street Parking Maintenance District No. 1 for Fiscal Year 2027, to fix, levy, and assess a rate of taxation upon each one hundred dollars (\$100.00) of the assessed valuation of all real and personal property included in the district and subject to taxation within the district, sufficient to raise the amount estimated to be required for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 20, 2027; and,

WHEREAS, the combined public hearing for the purpose of hearing taxpayers was held on June 17, 2026 after which a meeting was duly convened in which an estimate of revenue and expenditures was adopted by the City Council in final form for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027; and,

WHEREAS, the County of Yuma is the assessing and collecting authority for the City of Yuma.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: There is hereby levied a primary tax rate of \$2.1321 on each one hundred dollars (\$100.00) of assessed valuation on all property, both real and personal, within the corporate limits of the City of Yuma, except such property as may be by law exempt from taxation, for the purpose of providing a General Fund for the City of Yuma, for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027. Should such tax rate exceed the maximum allowable by law, the rate shall be reduced to such maximum allowable rate.

SECTION 2: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$4.4250 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Main Street Mall and Off Street Parking Maintenance District No. 1, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 3: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$0.7000 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 100, Park West Units 4 and 5, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 4: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$0.5000 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 102, Cielo Verde Unit 3 Phases 1 and 2, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 5: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$1.5000 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 104, Desert Sky Unit 1, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 6: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$0.3500 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 107, Saguaro Units 3 and 4, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 7: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$0.2500 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 108, Driftwood Ranch Units 1 and 2, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 8: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$1.5000 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 109, Livingston Ranch Unit No. 2, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 9: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$1.4000 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 110, Desert Sands Unit No. 1, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 10: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$1.8000 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 111, Villa Serena Unit No. 1, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 11: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$1.8000 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 112, Araby North Subdivision, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 12: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$1.8000 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 113, Autumn Valley Subdivision, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 13: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of

\$1.4000 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 115, La Estancia Subdivision, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 14: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$1.8000 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 120, Santana Subdivision Units 1-4, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 15: In addition to the rates set in Section 1, hereof, there is hereby levied a tax rate of \$1.8000 on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, within the corporate limits of the City of Yuma and located within the boundaries of the Improvement District Number 124, La Vida, except such property as may by law be exempt from taxation, for the purpose of providing a fund for the operation, maintenance, repair and improvement of the facilities to be maintained by the district for Fiscal Year 2027 beginning July 1, 2026 and ending June 30, 2027.

SECTION 16: The taxes assessed and levied in Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of this Ordinance are, and shall become, due and payable to the County Treasurer, and Ex-officio Tax Collector of Yuma County, at the Yuma County Treasurer's Office in the City of Yuma in the same manner and in the same time as provided by law for the collection and payment of State and County taxes.

SECTION 17: The City Clerk is authorized and directed to cause certified copies of this Ordinance to be forthwith personally delivered to the Yuma County Treasurer and the Chairman of the Board of Supervisors of Yuma County, Arizona, and to cause this Ordinance to be published once in the official newspaper of the City of Yuma published and circulated in the City of Yuma.

Adopted this _____ day of July, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney