



City of Yuma City Council Meeting Agenda

Wednesday, May 20, 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 2026-096** **Regular Council Meeting Draft Minutes April 15, 2026**

Attachments: 2026 04 15 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 2026-089** **Bid Award: Traffic Control Services**
Authorize the award of traffic control services for community events and additional services City wide to the lowest responsive and responsible bidders, Quail Construction, Yuma, Arizona, and Hollis Brothers, Yuma, Arizona. The award consists of a one-year contract, with the option to renew for four additional one-year periods, depending on satisfactory performance at an estimated annual expenditure of \$100,000.00. (Administration-RFB-26-216) (Jenn Reichelt/Robin R. Wilson)
2. **MC 2026-090** **Bid Rejection: Main Street Water Treatment Plant Filters 9, 10, 11, & 12 Rehabilitation and Upgrades Phase 3**
Pursuant to the Yuma City Code § 36-36, reject the bid received for the Main Street Water Treatment Plant Filters 9, 10, 11, and 12 Rehabilitation/Upgrades Phase 3 project due to the bid exceeding the allocated amount for the Capital Improvement Project. (Engineering-RFB-26-200) (Dave Wostenberg/Robin R. Wilson)

3. **MC 2026-091** **Contract Award: Design Services for 40th Street: Avenue 6E to Avenue 7E**
 Authorize an engineering design services contract for the initial scoping documents of 40th Street from Avenue 6E to Avenue 7E in the amount of \$116,680.00 to Kimley-Horn and Associates, Inc., Tucson, Arizona. (Engineering RFQ-26-180) (David Wostenberg/ Robin R. Wilson)

4. **MC 2026-092** **Ratification: 28th Street, I-8 and Avenue 4E**
 Ratify and approve the Job Order Contract (JOC) proposal for the Roadway Improvements, 28th Street, I-8 and Avenue 4E Project in the amount of \$383,600.00 to DPE Construction Inc., Yuma, Arizona. (Engineering RFQ-25-159) (David Wostenberg/ Robin R. Wilson)

5. **MC 2026-095** **Cooperative Purchase Agreement: National Executive Recruitment**
 Authorize a professional services agreement with Mosaic Public Partners of Lincoln, California, at an estimated expenditure of \$35,000.00 to conduct a national executive recruitment for the position of City Administrator. (Human Resources-CPA-26-324) (Monica Welch/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. **R2026-015** **Delegation Agreement: Arizona Department of Environmental Quality**
 Authorize a Delegation Agreement with ADEQ for the issuance of open burning permits for a term of 10 years from effective date. The current Delegation Agreement will expire on May 23, 2026. (Yuma Fire Department) (John Louser)

Attachments:

1. RES Delegation Agreement: ADEQ for Issuance of Burning Permits
2. AGMT Delegation Agreement: ADEQ for Issurance of Burning Permits

2. R2026-016**Development Fee Deferral: Santana Unit 1 Subdivision**

Authorize an agreement to defer City of Yuma development fees and water and sewer capacity charges for Santana Unit 1 Subdivision, and to collect a \$500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is three years from date of execution. (Engineering) (David Wostenberg)

Attachments:

1. MAP Development Fee Deferral: Santana Unit 1 Subdivision
2. RES Development Fee Deferral: Santana Unit 1 Subdivision
3. AGMT Development Fee Deferral: Santana Unit 1 Subdivision

3. R2026-017**Development Fee Deferral: Santana Unit 2 Subdivision**

Authorize an agreement to defer City of Yuma development fees and water and sewer capacity charges for Santana Unit 2 Subdivision, and to collect a \$500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is for three years from date of execution. (Engineering) (David Wostenberg)

Attachments:

1. MAP Development Fee Deferral: Santana Unit 2 Subdivision
2. RES Development Fee Deferral: Santana Unit 2 Subdivision
3. AGMT Development Fee Deferral: Santana Unit 2 Subdivision

4. R2026-018**Development Fee Deferral: Santana Unit 3 Subdivision**

Authorize an agreement to defer City of Yuma development fees and water and sewer capacity charges for Santana Unit 3 Subdivision, and to collect a \$500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is for three years from date of execution. (Engineering) (David Wostenberg)

Attachments:

1. MAP Development Fee Deferral: Santana Unit 3 Subdivision
2. RES Development Fee Deferral: Santana Unit 3 Subdivision
3. AGMT Development Fee Deferral: Santana Unit 3 Subdivision

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. [O2026-009](#) **Business License Fee Exemption for Resident Veteran-Owned Businesses and Merchants**

Revise Yuma City Code (Y.C.C.) to exempt resident veteran-owned businesses and merchants from the fee imposed by Y.C.C. § 70-05. (City Administration) (Jay Simonton)

Attachments: [1. ORD Veteran-Owned Business Tax Exemption](#)

IV. PUBLIC HEARING AND RELATED ITEMS

1. **R2026-019** **Major General Plan Amendment: 1912 S. Arizona Avenue**
Following a public hearing, approve the request to amend the City of Yuma General Plan to change the land use designation from Low Density Residential to High Density Residential, for the property located at 1912 S. Arizona Avenue. (GP-44756-2025) (Community Development) (Alyssa Linville)

Attachments: 1. PZ RPT GP Amendment: 1912 S. Arizona Avenue
2. RES GP Amendment: 1912 S. Arizona Avenue

V. BUDGET AND RELATED ITEMS

1. **MC 2026-093** **Public Hearing: Capital Improvement Program Fiscal Year 2027 - Fiscal Year 2031**

Conduct a public hearing for the proposed Fiscal Year 2027 - Fiscal Year 2031 City of Yuma Capital Improvement Program pursuant to Yuma City Charter, Article XIII, Section 11. (Engineering) (Susan Cowey)

The following discussion may result in the approval of the Tentative Annual Budget for Fiscal Year 2027

2. MC 2026-094 Tentative Annual Budget for Fiscal Year 2027

Adopt the Fiscal Year 2027 Tentative Annual Budget in the amount of \$566,762,519 which includes a Capital Improvement Plan 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. (Administration/Finance) (John D. Simonton/Douglas W. Allen)

Attachments: 1. FY2027 Tentative Budget State Forms Schedules A-G

VI. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Discussion and possible action on the following items:

1. Appointments:

- Parks, Arts, and Recreation Commission

2. 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 May 7, 2026 through May 20, 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.

3. Scheduling:

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

VII. 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.

VIII. 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.

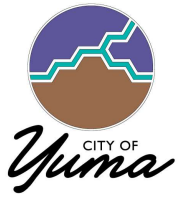
IX. EXECUTIVE SESSION

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:

There are no additional executive session items scheduled at this time.

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 2026-096

Agenda Date: 5/20/2026

Agenda #: 1.

Regular Council Meeting Draft Minutes April 15, 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
APRIL 15, 2026
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the City Council meeting to order at 5:32 p.m.

INVOCATION/PLEDGE

Pastor Tom McConkey of Liberty Baptist Church gave the invocation. **Alyssa Linville**, Director of Community Development, 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, Watts, and Mayor Nicholls
Councilmembers Absent: None
Staffmembers Present: Acting City Administrator, John D. Simonton
Director of Community Development: Alyssa Linville
Various Department Heads or their representative
City Attorney, Richard W. Files
Acting City Clerk, Janet L. Pierson

PRESENTATIONS

National Library Week Proclamation

Mayor Nicholls presented a proclamation for National Library Week, April 19-25, 2026, to Sarah Wisdom, Deputy Director of the Yuma County Library District, and encouraged all residents to visit their local library and explore its resources.

School Government Week Proclamation

Mayor Nicholls read a proclamation proclaiming the month of April 2026 as National Student Government Month and encouraged residents to recognize and celebrate the achievements of student council members and their advisors and to support the continued involvement of students in leadership and civic engagement.

Mayor Nicholls recessed the City Council meeting from 5:40 p.m. to 5:54 p.m. to allow for a photo opportunity with students attending the meeting.

I. MOTION CONSENT AGENDA

Motion Consent Item C.7 – Request for Qualifications Award: Residential Standard Plans Development
(Authorize a professional services contract for the development of Residential Standard Plans,

including accessory dwelling units (ADUs), single-family homes, duplexes, and triplexes, for a total cost of \$150,260.00 to Thompson Design, Yuma, Arizona) (RFQ-26-203) (DCD/Purch)

Morris declared a conflict of interest on Motion Consent Agenda Item C.7 and left the dais.

Discussion

- This Request for Qualifications is in response to Senate Bill 1529, which requires jurisdictions to offer standard plans for accessory dwelling units, single family homes, duplexes and triplexes. The first set of plans must be available by July 1, 2026. The purpose is to improve housing affordability by offering ready-to-use plans to homeowners, reducing design costs. The City will charge a minimal fee of about \$50 for use of the plans, which will also cover the permit fee. **(Smith/Linville)**
- Residents do not have to use these plans for their development. The plans are a template to expedite the process and be cost effective. **(Morales/Linville)**

Motion (Morales/Smith): To approve Motion Consent Agenda Item C.7 as recommended. Voice vote: **approved** 6-0-1, **Morris** abstaining due to conflict of interest.

Morris returned to the dais.

Motion (Smith/Watts): To approve the Motion Consent Agenda as presented, with the exception of item C. 7, which was approved through a previous vote. Voice vote: approved 7-0.

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

Regular Council Meeting Minutes

February 18, 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. Authorize the purchase of two ambulances utilizing the cooperative purchase agreement issued by the Houston-Galveston Area Council (HGAC) for an estimated amount of \$745,392.23 (including tax) to Republic EVS, Huntington Beach, California. (CPA-26-278) (Atty/Purch)
2. Authorize the purchase of one 100' rear mounted platform, utilizing the Cooperative Contract Purchase Agreement originating from the Houston-Galveston Area Council, at the cost of \$2,414,065.39, to Hughes Fire Equipment, Inc., Appleton, Wisconsin. (CPA-26-280) (YFD/Purch)
3. Authorize a contract increase to the Intergovernmental Agreement (IGA) with the State of Arizona Department of Transportation (ADOT) for the construction of the Shared-Use Pathway East Wetland Park to Pacific Avenue Project. (Eng)

4. Authorize an engineering design services contract for Pavement Replacement on 40th Street from Arizona Avenue to Avenue A utilizing the Professional Engineering Services On-Call contract at and expenditure of \$168,275.00 to Nicklaus Engineering Inc., Yuma Arizona. (RFQ-26-110) (Eng/Purch)
5. Authorize a contract increase to the Intergovernmental Agreement (IGA) with the State of Arizona Department of Transportation (ADOT) for the design and construction of the Bus Pull-Outs on Avenue A at 16th Street. (Eng)
6. Ratify and approve the purchase of HigherGround recording hardware, software, and maintenance service from vendor Commercial Electronics Corporation, San Antonio, Texas and authorize utilization of a Cooperative Purchase Agreement, for a combined expenditure of \$128,514.18. (CPA-26-270) (IT/Purch)
7. Pulled for separate consideration; see above.

II. RESOLUTION CONSENT AGENDA

Motion (McClendon/Morris): To adopt the Resolution Consent Agenda as recommended.

Pierson displayed the following title(s):

Resolution R2026-014

A resolution of the City Council of the City of Yuma, Arizona, authorizing and Intergovernmental Agreement with Yuma Elementary School District One for the installation and maintenance of speed beacons (located at the 24th Street corridor between College Avenue and 9E Avenue and at the 6E Avenue corridor between 44th Street and 46th Street) (Eng)

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

III. ADOPTION OF ORDINANCES CONSENT AGENDA

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

Pierson displayed the following title(s):

Ordinance O2026-013

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 (rezone approximately 2.42 acres for the property located at 2080 W. 27th Street) (Cmty Dev/Cmty Plng)

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

IV. INTRODUCTION OF ORDINANCES

Pierson displayed the following title(s):

Ordinance O2026-014

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 Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and Low Density Residential/Airport Overlay (R-1-12/AD) District, and amending the zoning map to conform with the rezoning (rezone approximately 36.24 acres located at the northeast corner of 40th Street and Avenue 5½ E) (Cmty Dev/Cmty Plng)

V. ANNOUNCEMENTS AND SCHEDULING

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

- City of Yuma Strategic Planning Retreat
- Good Morning Yuma
- Public Safety Evidence Storage Facility Ribbon Cutting
- Neighborhood Leadership Academy Graduation
- Strong Beginnings Walk for Autism
- Woman for Wellness Event by Onvida
- Yuma Metropolitan Planning Organization (YMPO) Audit Sub Meeting
- Annual Budget Meeting with the Finance Department
- Greater Yuma Economic Development Corporation (GYEDC) Data Center Seminar
- Church of the City Kids Academy Ribbon Cutting
- Greater Yuma Marketing Campaign Meeting
- GYEDC and Arizona Commerce Authority (ACA) Presentation
- Anti-Drug Coalition Meeting
- Taiwanese Delegation Dinner
- Athena Award Celebration
- JT Bros. Restaurant Ribbon Cutting
- Victims' Rights Committee Meeting
- Yuma Compassion Advocacy Resources Education Support (CARES) Meeting
- Virtual Arizona Space Commission Meeting
- The Army Ball

Scheduling - **McClendon** requested an update within the next month on department use of the Click and Fix system, including case activity and overall workflow. **Simonton** said the update can be done but asked to first work through the upcoming budget items in May and asked to present it in June. **Mayor Nicholls** agreed.

SUMMARY OF CURRENT EVENTS

Simonton reported the following events:

- April 18, 2026 - Children's Festival of the Arts
- April 18, 2026 – Yuma Salutes America's 250 – A Star Spangled Celebration
- April 25, 2026 – Yuma Police Department Autism Awareness Event

VI. CALL TO THE PUBLIC

Lucas Stancu, City resident, expressed opposition to data center development, thanked the Council for transparency and engagement with community advocates, raised concerns about citizen presentation opportunities, and cited research showing shifting data center trends and limited AI investment returns.

Ronald Van Why, City resident, thanked the Council for its hospitality during their retreat, stressed the importance of focusing on community needs and clear communication with the public, as well as exploration of interim options to improve fire and emergency response ahead of the 2030 timeline.

Carlos Adams, City resident, stated that residents have ongoing concerns regarding transparency and requested earlier public input on major developments; presented a transparency initiative and welcomed Council action but also stated he is prepared to pursue a voter petition if needed.

Mike Shelton, City resident, thanked the Council and highlighted the lasting impact of youth programs. He voiced support for current initiatives and encouraged continuing efforts that create positive experiences.

Mary Ellen Finch, Community Liaison Officer at Marine Corps. Air Station – Yuma, gave farewell remarks before retirement, introduced her successor Antonio Martinez, and thanked City staff for their support and collaboration.

Antonio Martinez incoming MCAS Yuma Community Liaison Officer, introduced himself, noting his long ties to the Yuma and Marine Corps community. He expressed appreciation to the Council and committed to continuing strong collaboration on upcoming issues and alternatives.

VII. EXECUTIVE SESSION

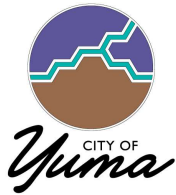
Motion (Morales/Smith): To adjourn the meeting to Executive Session. Voice vote: **approved** 7-0. The meeting adjourned at 6:41 p.m.

Janet L. Pierson, Acting City Clerk

APPROVED:

Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of: _____ Acting City Clerk: _____



City of Yuma

City Council Report

File #: MC 2026-089

Agenda Date: 5/20/2026

Agenda #: 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Finance	<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: Procurement	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:
Bid Award: Traffic Control Services

SUMMARY RECOMMENDATION:

Authorize the award of traffic control services for community events and additional services City wide to the lowest responsive and responsible bidders, Quail Construction, Yuma, Arizona, and Hollis Brothers, Yuma, Arizona. The award consists of a one-year contract, with the option to renew for four additional one-year periods, depending on satisfactory performance at an estimated annual expenditure of \$100,000.00. (Administration-RFB-26-216) (Jenn Reichelt/Robin R. Wilson)

STRATEGIC OUTCOME:

This item supports the City Council’s Safe and Prosperous strategic outcome by ensuring reliable traffic control services for annual community events, enhancing public safety, maintaining efficient traffic flow, and supporting Yuma’s economic and recreational activities.

REPORT:

The City is responsible for providing traffic control services for more than a dozen annual community events. Comprehensive traffic control is necessary to ensure public safety, efficient mobility, and compliance with Manual on Uniform Traffic Control Devices (MUTCD) standards. Examples of events requiring traffic control services include Tacos and Tunes, Downtown Christmas, 4th of July, AGFest, BBQ & Brew, and the Children’s Festival of the Arts.

These annual events vary in size and complexity and are held throughout the community, including but not limited to, downtown Yuma, Desert Sun Stadium, and the Yuma County Fairgrounds. Services include the development, maintenance, setup, and removal of traffic control equipment such as barricades, cones, signage, lane control devices, and related safety measures.

Vendors are required to provide all-inclusive pricing for each designated event, including labor, equipment, traffic control devices, deployment, maintenance, and removal. In addition, vendors must provide itemized pricing for non-specified or emergency services, including portable message boards, crane services, certified flaggers, additional devices, and other MUTCD-compliant traffic control equipment.

City Staff recommends awarding traffic control services for the City’s annual community events to Quail Construction. Hollis Brothers will serve as an additional awarded vendor for non-specified, on-call, emergency, or supplemental traffic control needs as necessary. Utilizing both vendors provides operational

flexibility and ensures the City can respond to unplanned closures, maintenance operations, concurrent events, emergencies, and special projects beyond the scope of annual events.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 100,000.00	BUDGETED:	\$ 100,000.00
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	\$ 100,000.00	General Fund	

FISCAL IMPACT STATEMENT:

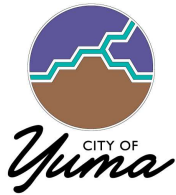
Sufficient budget capacity is provided in the FY 2026 City Council approved budget to enter this agreement contingent upon subsequent budget appropriations.

ADDITIONAL INFORMATION:

NONE

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

Acting City Administrator: Jennifer Reichelt for John D. Simonton	Date: 05/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/11/2026



City of Yuma

City Council Report

File #: MC 2026-090

Agenda Date: 5/20/2026

Agenda #: 2.

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

TITLE:

Bid Rejection: Main Street Water Treatment Plant Filters 9, 10, 11, & 12 Rehabilitation and Upgrades Phase 3

SUMMARY RECOMMENDATION:

Pursuant to the Yuma City Code § 36-36, reject the bid received for the Main Street Water Treatment Plant Filters 9, 10, 11, and 12 Rehabilitation/Upgrades Phase 3 project due to the bid exceeding the allocated amount for the Capital Improvement Project. (Engineering-RFB-26-200) (Dave Wostenberg/Robin R. Wilson)

STRATEGIC OUTCOME:

This item supports the City Council’s strategic outcome of Respected and Responsible by rejecting the bid, which exceeds the budgeted amount.

REPORT:

The existing filter and backwash system at the Main Street Water Treatment Plant is over 40 years old. A potential failure is possible due to the age of the structures and equipment. System failure may result in lengthy service interruptions for a majority of water customers.

The project was budgeted in the Capital Improvement Program in the amount of \$4,340,000.00. The single bid received substantially exceeded the allocated amount for this project and no additional funding is available for this project this fiscal year.

Yuma City Code § 36-36 permits the City Council to reject all bids received in response to a solicitation “if it is determined by the Council that such action is taken in the best interests of the City.”

Approving this motion will reject the bid received. The solicitation will be revised, readvertised, and resolicited.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 4,340,000.00
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	\$ 0.00	0037-WATER10	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

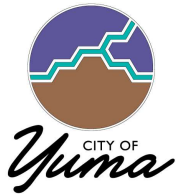
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

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: Jennifer Reichelt for John D. Simonton	Date: 05/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/11/2026



City of Yuma

City Council Report

File #: MC 2026-091

Agenda Date: 5/20/2026

Agenda #: 3.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<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: Procurement	<input checked="" type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Contract Award: Design Services for 40th Street: Avenue 6E to Avenue 7E

SUMMARY RECOMMENDATION:

Authorize an engineering design services contract for the initial scoping documents of 40th Street from Avenue 6E to Avenue 7E in the amount of \$116,680.00 to Kimley-Horn and Associates, Inc., Tucson, Arizona. (Engineering RFQ-26-180) (David Wostenberg/ Robin R. Wilson)

STRATEGIC OUTCOME:

The 40th Street project promotes the City Council's Safe and Prosperous strategic outcome by making roads safer, improving traffic flow, and fostering economic growth in the long term. Additionally, the project supports the Connected and Engaged strategic outcome by enhancing multimodal connections across US-195, and by including coordinated planning and public outreach efforts that keep residents informed and involved throughout the project's development.

REPORT:

The City is advancing improvements along the 40th Street corridor between Avenue 6E and Avenue 7E, starting with the Phase 1 design led by Kimley-Horn. The design will focus on creating an Intersection Control Evaluation Report to explore possible intersection options at 40th Street and State Route 195, such as at-grade concepts and a potential grade-separated Single Point Urban Interchange. Additional efforts include analyzing traffic data, projecting current and future conditions, developing conceptual layouts, and considering safety and cost for each option.

Phase 1 sets the foundation for choosing the safest and most effective long-term solution for the intersection at 40th Street and SR 195. By integrating traffic modeling, safety analysis, and preliminary cost estimates with collaborative outreach, the study provides the City and ADOT leaders with a clear understanding of how each alternative performs both now and in the future. The findings from this phase will inform the selection of the preferred option and prepare the City to move forward into Phase 2, which involves detailed engineering and final construction planning.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 116,680.00	BUDGETED:	\$ 120,000.00
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	\$ 116,680.00	Bond-Road Tax	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 budget and is programmed to be carried forward in the FY 2027 Proposed budget.

ADDITIONAL INFORMATION:

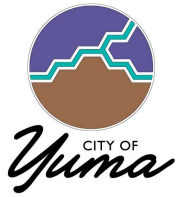
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

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: Jennifer Reichelt for John D. Simonton	Date: 05/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/11/2026



City of Yuma

City Council Report

File #: MC 2026-092

Agenda Date: 5/20/2026

Agenda #: 4.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Finance	<input 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: Procurement	<input checked="" type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:
Ratification: 28th Street, I-8 and Avenue 4E

SUMMARY RECOMMENDATION:

Ratify and approve the Job Order Contract (JOC) proposal for the Roadway Improvements, 28th Street, I-8 and Avenue 4E Project in the amount of \$383,600.00 to DPE Construction Inc., Yuma, Arizona. (Engineering RFQ-25-159) (David Wostenberg/ Robin R. Wilson)

STRATEGIC OUTCOME:

This item supports the City Council's strategic outcome of Connected and Engaged by supporting infrastructure improvements to promote sustainable economic development, enhance transportation access, and strengthen regional industries.

REPORT:

On November 5, 2025, City Council approved Resolution No. R2025-096 supporting the application for the Arizona Commerce Authority's Economic Strength Project (ESP) grant program. The project will fund roadway improvements, including the construction of a new asphalt-paved road to provide critical access to undeveloped sites near Interstate 8 and Avenue 4E. The effort will also include the installation of wet utilities. Work includes extending a 6" waterline and a 10" sewer line approximately 1300 feet to the east from Avenue 4E along 28th Street. In addition, this same section of 28th Street will be graded and paved with installation of border curb.

This Economic Strength Project (ESP) grant includes state funding of \$345,240.00 for construction, with a City match of \$38,360.00, for a total construction cost of \$383,600.00.

The Job Order Contract (JOC) amount for construction, as provided by DPE Construction Inc., is \$383,599.12.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 38,360.00	BUDGETED:	\$383,600.00
STATE FUNDS:	\$345,240.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	CIP Grants 0035-ROAD1 General Fund 0035-RO	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget and Capital Improvement Plan to enter this contract. These improvements are programmed in the FY 2027 Proposed budget and Capital Improvement Plan, contingent on City Council adoption.

ADDITIONAL INFORMATION:

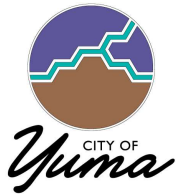
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

None

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

Acting City Administrator: Jennifer Reichelt for John D. Simonton	Date: 05/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/11/2026



City of Yuma

City Council Report

File #: MC 2026-095

Agenda Date: 5/20/2026

Agenda #: 5.

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

TITLE:

Cooperative Purchase Agreement: National Executive Recruitment

SUMMARY RECOMMENDATION:

Authorize a professional services agreement with Mosaic Public Partners of Lincoln, California, at an estimated expenditure of \$35,000.00 to conduct a national executive recruitment for the position of City Administrator. (Human Resources-CPA-26-324) (Monica Welch/Robin R. Wilson)

STRATEGIC OUTCOME:

Engaging a qualified executive search firm to recruit the next City Administrator directly supports the City Council's strategic outcome of Respected and Responsible. This approach reflects the City Council's dedication to strong governance, transparency, and accountability in making one of the organization's most significant leadership appointments.

REPORT:

The City Administrator position is currently vacant and being filled on an interim basis. This role is essential to the City's executive leadership, strategic planning, and overall organizational effectiveness.

Due to the importance and high visibility of this position, City staff recommends engaging a professional executive search firm experienced in public-sector recruitment. Utilizing such a firm will broaden the candidate pool, ensure a competitive and confidential process, and support the identification of highly qualified candidates with the leadership capabilities necessary to effectively serve the organization and the community.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 35,000.00	BUDGETED:	\$ 45,000.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 35,000.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 35,000.00	General fund-City Administration	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2027 City Council approved budget to enter this agreement.

ADDITIONAL INFORMATION:

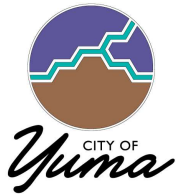
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

None

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

Acting City Administrator: Jennifer Reichelt for John D. Simonton	Date: 05/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/11/2026



City of Yuma

City Council Report

File #: R2026-015

Agenda Date: 5/20/2026

Agenda #: 1.

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

TITLE:
Delegation Agreement: Arizona Department of Environmental Quality

SUMMARY RECOMMENDATION:
 Authorize a Delegation Agreement with ADEQ for the issuance of open burning permits for a term of 10 years from effective date. The current Delegation Agreement will expire on May 23, 2026. (Yuma Fire Department) (John Louser)

STRATEGIC OUTCOME:
 Extending this agreement furthers the City Council's Safe and Prosperous strategic outcome by addressing fire safety concerns and assuring that air quality and safety standards are met.

REPORT:
 On February 21, 2014, the City entered into an agreement with ADEQ whereby ADEQ delegated its authority to the City to issue open burning permits pursuant to A.R.S. § 49-107. The 2014 Agreement was then extended until May 23, 2026, by Resolution R2024-017.

The City of Yuma Fire Department (YFD) issues approximately 10-15 open burn permits, and around five bonfire permits annually on behalf of ADEQ. Not only are fire safety concerns addressed in the application process, but the permits are also reviewed for compliance with relevant Arizona Administrative Code as it relates to air quality and safety. Historically, ADEQ has periodically audited the program and has taken copies of all the issued burn permits within the audit period to account for volume of emissions. ADEQ also provides feedback periodically on the permit applications to ensure ADEQ has the data it needs for its air quality program.

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:

- Original IGA dated 2/21/14
- Amendment No. 1 to 2/21/14 IGA
- Resolution R2024-017 (extension of original IGA until May 23, 2026)

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: Jennifer Reichelt for John D. Simonton	Date: 05/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/11/2026

RESOLUTION NO. R2026-015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING A DELEGATION AGREEMENT BETWEEN THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND THE CITY OF YUMA, ARIZONA

WHEREAS, A.R.S. § 49-107 generally authorizes the Director of the Arizona Department of Environmental Quality (ADEQ) to delegate to a local environmental agency, county health department, public health services district or municipality any functions, powers, or duties (Functions and Duties) which the Director believes can be competently, efficiently, and properly performed by the local agency; and,

WHEREAS, A.R.S. § 49-501(D) specifically permits ADEQ to delegate authority for the issuance of open burn permits to a county, city, town, fire district, and,

WHEREAS, A.R.S. § 41-1081 sets forth the standards for delegation agreements between the delegating agency and the political subdivision, and,

WHEREAS, the City of Yuma (City) meets the delegation qualification set forth in A.R.S. § 49-501(D); and,

WHEREAS, the Director of ADEQ believes the City, acting through the City of Yuma Fire Department, will competently, efficiently, and properly perform the Functions and Duties covered by this Agreement; and,

WHEREAS, the City deems that it is in its best interests to accept such delegation.

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

SECTION 1: The ADEQ Delegation Agreement No. EV26-0064, attached as Exhibit A and incorporated as part of this resolution by reference, is approved in accordance with its terms for a period of 10 years.

SECTION 2: On behalf of the City of Yuma, the City Administrator is authorized and directed to execute ADEQ Delegation Agreement No. EV 26-0064.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

APPROVED AS TO FORM:

Janet L. Pierson
City Clerk

Richard W. Files
City Attorney

Delegation Agreement No. EV26-0064

between the

Arizona Department of Environmental Quality

and the

City of Yuma

WHEREAS, A.R.S. § 49-107 generally authorizes the Director of the Arizona Department of Environmental Quality (ADEQ) to delegate to a local environmental agency, county health department, public health services district or municipality any functions, powers, or duties (Functions and Duties) which the Director believes can be competently, efficiently, and properly performed by the local agency, and

WHEREAS, A.R.S. § 49-501(D) specifically permits the Director to delegate authority for the issuance of open burning permits to a county, city, town, or fire district, and

WHEREAS, A.R.S. § 41-1081 sets forth the standards for delegation agreements between the delegating agency and the political subdivision, and

WHEREAS, the City of Yuma (City) meets the delegation qualification set forth in A.R.S. § 49-501(D), and

WHEREAS, the Director of ADEQ believes the City, acting through the City of Yuma Fire Department as the Local Authority (LA), will competently, efficiently, and properly perform the Functions and Duties covered by this Agreement, and

WHEREAS, the City deems that it is in its best interests to accept such delegation, and

WHEREAS, this Delegation Agreement meets the standards set forth in A.R.S. § 41-1081.

THEREFORE, the Director of ADEQ delegates to the LA and the LA accepts the delegation to perform those Functions and Duties on behalf of ADEQ and in accordance with the terms and conditions contained herein.

A. DELEGATED FUNCTIONS AND DUTIES

The Functions and Duties delegated to the LA by this Agreement are identified in A.R.S. § 49-501 and A.A.C. R18-2-602 pertaining to the issuance of open burning permits.

B. STANDARDS OF PERFORMANCE

1. OPEN BURNING CONFORMANCE

In carrying out its Functions and Duties under this Agreement, the LA shall comply with the provisions of A.R.S. § 49-501 and A.A.C. R18-2-602.

2. GENERAL CONFORMANCE

Pursuant to A.R.S. § 49-106, the rules adopted by ADEQ apply and shall be observed throughout this state, or as provided by their terms, and the appropriate local officer, council or board shall enforce them. Section 49-106 does not limit the authority of local governing bodies to adopt ordinances and rules within their respective jurisdictions if those ordinances and rules do not conflict with state law and are equal to or more restrictive than the rules of ADEQ, but section 49-106 does not grant local governing bodies any authority not otherwise provided by separate state law.

3. RECORDS AND INSPECTIONS

- a. The LA agrees to prepare records relating to each of the Open Burn permits issued under this Agreement. The LA agrees to maintain each of these records for a period of five years after issuance of the respective permit and make them available for inspection by the Director as required by A.A.C. R18-2-602(G).
- b. The LA agrees to maintain and provide to ADEQ upon request a copy of each open burn permit issued in the previous calendar year and a record of daily burn activity, excluding household waste burn permits, as required by A.A.C. R18-2-602(G).
- c. ADEQ representatives may accompany employees of the LA on inspections and review all records relating to the performance of the activities set forth in this Agreement. Where practicable, ADEQ will provide prior notice to the LA of its intent to accompany the LA's employees on inspections.

4. OPERATING GUIDANCE

- a. ADEQ will provide the LA with a copy of A.R.S. § 49-501 and A.A.C. R18-2-602, an open burning permit application form, and an open burning permit form.
- b. Additional guidance may be provided on an as-requested basis. This additional guidance may include other material that may assist the LA in making decisions necessary to carry out the activities covered by this Agreement.
- c. ***The LA is encouraged to contact ADEQ at any time to request clarification or to request that guidance be provided to cover a particular topic.***

5. COMPLIANCE AND ENFORCEMENT

- a. The LA shall monitor compliance with permit conditions.
- b. Pursuant to A.A.C. R18-2-602(D)(3)(o), the LA may order that a burn be extinguished or prohibit burning during periods of inadequate smoke dispersion, excessive visibility impairment, or extreme fire danger.
- c. The LA shall initiate timely and appropriate referrals to ADEQ when necessary for enforcement actions against individuals and facilities to resolve permit noncompliance or violation of statutes and rules applicable to this Agreement, including A.R.S. § 49-501 and A.A.C. R18-2-602. When necessary, ADEQ will work with the LA to enforce the statutes and rules applicable to this Agreement.

- d. Nothing herein shall preclude the LA from independently initiating enforcement action pursuant to its own authority, including civil or criminal statute or local ordinance, or from pursuing any other available legal or equitable remedy.
- e. ADEQ retains its complete authority to take enforcement action against any individual, facility or violator covered by this Agreement or, at its sole discretion, to refrain from exercising such authority if enforcement action taken or initiated by the LA is timely, appropriate, and effective.
- f. If the LA contacts the County Attorney for enforcement assistance, the LA shall communicate the details of that request to ADEQ within 24-48 hours.
- g. The LA shall respond to imminent health hazards which fall under the LA's area of jurisdiction. ADEQ also retains any and all authority defined in A.R.S. Title 49 to respond to, abate, or eliminate an imminent and substantial danger to public health or the environment.
- h. ***The LA shall contact ADEQ with any compliance or enforcement questions or issues.***

C. TERMS AND CONDITIONS OF AGREEMENT

1. TERM OF AGREEMENT

This Agreement shall be effective 30 days after ADEQ gives written notice of its final decision to enter into this Agreement. This Agreement shall remain in effect for ten (10) years from its effective date.

2. AMENDMENT PROCEDURES

- a. This Agreement may be modified or renegotiated for additional periods upon mutual written agreement of the parties, by formal amendment executed with the same formalities as this Agreement.
- b. Amendments shall comply with the provisions of A.R.S. § 41-1081, including public notice and comment.
- c. Amendments to this Agreement shall be effective 30 calendar days after ADEQ gives written notice of its final decision to modify this Agreement.

3. TERMINATION PROCEDURES

- a. Either party may terminate this Agreement at any earlier time by providing written notice to the other party at least thirty (30) days prior to the termination date. The notice shall specify the effective date of termination.
- b. Either party may cancel this Agreement for conflict of interest in accordance with section (C)(3)(a) of this Agreement, without penalty or further obligation, pursuant to A.R.S. § 38-511.
- c. The LA shall, prior to the termination of the Agreement, deliver to the Director all files, public documents, and pending applications received by the LA for those delegated Functions and Duties being terminated, and a summary status report of those delegated Functions and Duties, and shall provide written notification of the effective date of termination to all persons with pending applications and to all regulated facilities affected by the termination of this Agreement.

4. LOCAL FEE

Pursuant to A.R.S. § 41-1083, the LA may not assess any fee, tax or other assessment in the exercise of its delegated Functions and Duties pursuant to this Agreement unless the LA is otherwise authorized by law to impose the fee, tax or other assessment.

5. PERSONNEL QUALIFICATIONS

- a. In order to assure ADEQ's delegation is competently, efficiently, and properly performed by qualified personnel, the LA agrees to authorize only fire service providers performing fire protection services within that county, city, town or fire district to issue open burning permits, pursuant to A.R.S. § 49-501 and A.A.C. R18-2-602. Qualified personnel have training in the issuance of open burning permits.
- b. LA may request and receive training by ADEQ for the issuance of open burning permits and the LA agrees to be trained by ADEQ as necessary.

6. CONFLICT RESOLUTION PROCEDURES

- a. This Agreement shall be governed by and construed in accordance with Arizona Revised Statutes Title 49 and other laws and regulations of the State of Arizona as applicable, including the Arizona Procurement Code at A.R.S. § 41-2501 *et. seq.* and administrative rules and regulations A.A.C. R2-7-101 *et. seq.*
- b. In the event of any judicial proceeding related to this Agreement or any unauthorized Subcontract the parties agree that venue shall be proper in Maricopa County, Arizona. *See* A.R.S. §§ 12-123 and 12-401(17).
- c. The parties to this Agreement agree to resolve all disputes arising out of or relating to this Agreement through arbitration, after exhausting applicable administrative review, to the extent required by A.R.S. § 12-1518, except as may be required by other applicable statutes (Title 41).

7. DELEGATION TO OTHER LOCAL AGENCIES AND SUB-DELEGATION

- a. ADEQ's delegation to another political jurisdiction within the LA's boundaries shall in no way infringe upon, reduce or usurp the LA's right, authority and responsibility to implement non-delegated locally authorized activities and programs.
- b. Prior to entering into any delegation agreement with another political subdivision within the LA's boundaries, ADEQ shall coordinate with both the LA and the other political subdivision on jurisdictional issues.
- c. ADEQ shall provide the LA a copy of any delegation agreement with another jurisdiction located within the LA's boundaries.
- d. Before any changes to jurisdictional boundaries are made that affect this Agreement, parties shall notify ADEQ, and ADEQ shall coordinate with the parties.
- e. The LA may not subdelegate the Functions and Duties delegated pursuant to this Agreement to another local government agency or political subdivision without first obtaining the prior written approval of the Director. Pursuant to A.R.S. § 49-501(D), with the prior written approval of the Director, the LA may assign the issuance of open burning permits to a private

fire protection service provider that performs fire protection services within the LA's jurisdiction.

8. PRIMARY CONTACT PERSONS

- a. The parties shall address all notices relative to this Agreement to the following persons:

John D. Simonton
City Administrator
One City Plaza
Yuma, AZ 85364

John Louser
Fire Chief
City of Yuma Fire Department
One City Plaza

Yuma, AZ 85364
928-373-4850

Karla Murrieta
Unit Manager, Air Quality Permits, Air Quality Division
ADEQ
1110 W. Washington St.
Phoenix, AZ 85007
602-637-4820
murietta.karla@azdeq.gov

- b. If a party names a successor to its primary contact person, that party shall provide notice to the other party as specified in section (C)(8)(a) of this Agreement. The naming of a successor shall not require the execution of an amendment to this Agreement.

9. SEVERABILITY

In the event that any provision of this Agreement is determined to be void or unenforceable, such determination shall not affect the remainder of this Agreement, which shall continue to be in full force and effect.

10. NON-DISCRIMINATION

All Parties shall comply with all existing federal, state, and local laws, rules, policies, or executive orders, including the Americans with Disabilities Act and State of Arizona Executive Order 2023-1, to prohibit discrimination based on race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, disability, military service or veteran status, or marital status by the persons performing the contract or subcontract.

Daniel Czecholinski

Date:
Title: Director of Air Quality Division
Arizona Department of Environmental Quality

Name: John D. Simonton

Date:
Title: City Administrator
City of Yuma

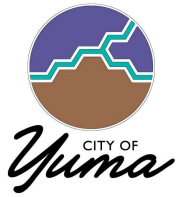
John Louser
City of Yuma Fire Chief
Date:

ATTEST:

Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney
Date:



City of Yuma

City Council Report

File #: R2026-016

Agenda Date: 5/20/2026

Agenda #: 2.

	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 <input type="checkbox"/> Ordinance - Introduction
DIVISION: Development Engineering	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:
Development Fee Deferral: Santana Unit 1 Subdivision

SUMMARY RECOMMENDATION:
 Authorize an agreement to defer City of Yuma development fees and water and sewer capacity charges for Santana Unit 1 Subdivision, and to collect a \$500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is three years from date of execution. (Engineering) (David Wostenberg)

STRATEGIC OUTCOME:
 This item supports the City Council's strategic outcome of Respected and Responsible by providing support and assistance to the development community for continued quality growth within the City.

REPORT:
 City Administration and staff previously met with the development community regarding local economic activity, particularly that of the construction industry, and determined to recommend to City Council that, upon payment of a \$500.00 deferral fee for City costs associated with processing and tracking deferrals, for a period of three years, all development fees, along with sanitary sewer and water capacity charges, would be eligible for deferral until prior to issuance of a certificate of occupancy. Eligibility for deferrals is in accordance with the terms outlined in the proposed development agreement required by A.R.S. § 9-463.05.

Elliott Homes Inc. has requested the deferral agreement for Santana Unit 1 Subdivision as shown on the attached location map.

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:

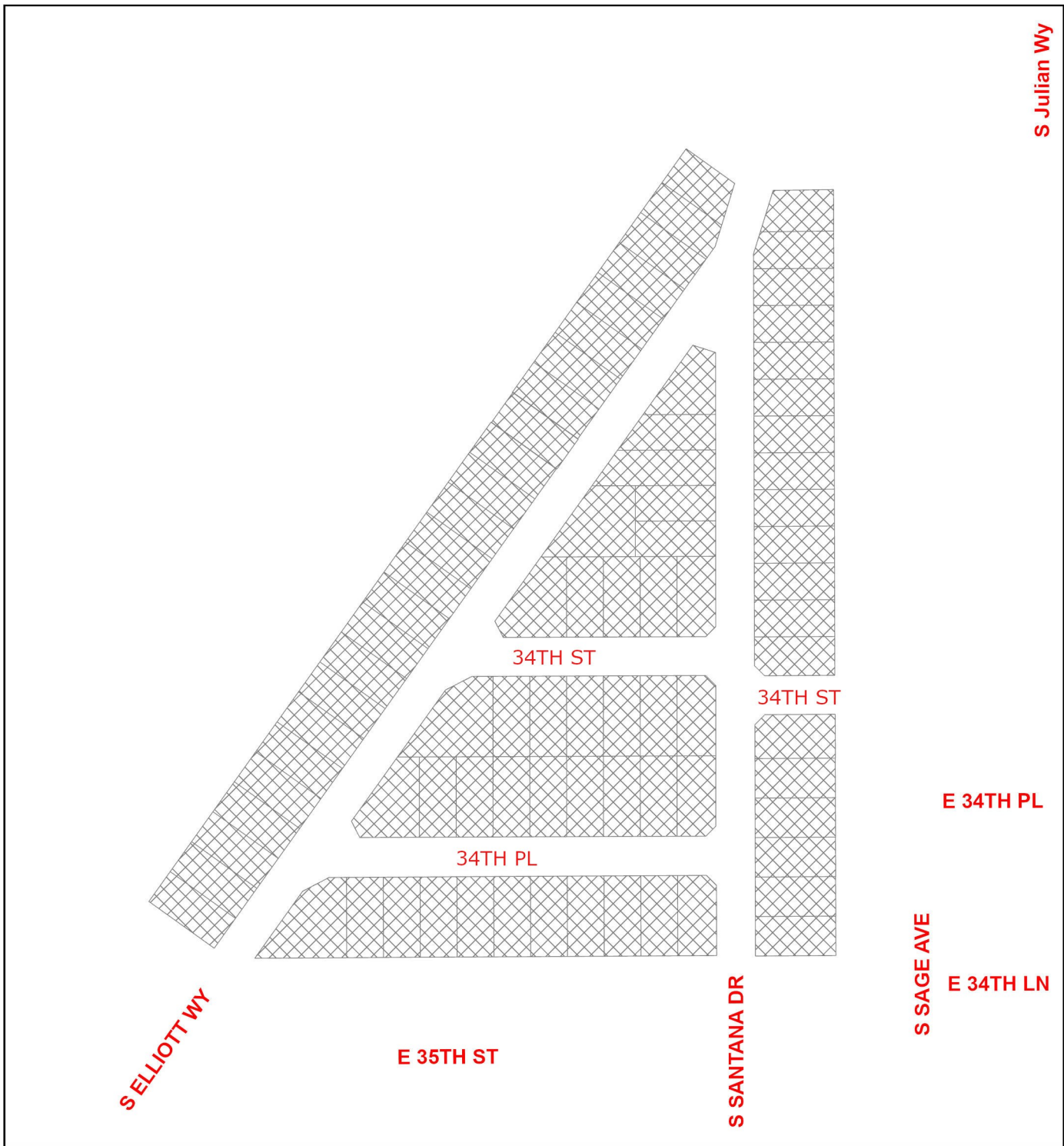
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

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: Jennifer Reichelt for John D. Simonton	Date: 05/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/11/2026



AFFECTED AREA

NOTE: THIS MAP IS PREPARED TO SHOW GENERAL SITE LOCATION ONLY AND REPRESENTS NO SPECIFIC DIMENSIONS RELATED TO THE SITE.



LOCATION MAP

Prepared by: **ANDREW MCGARVIE**

Checked by:

**CITY OF YUMA
ENGINEERING
DEPARTMENT**

DATE: **4/13/2022**

SCALE: **N.T.S**

REVISED:

CIP NO.

RESOLUTION NO. R2026-016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING AND APPROVING A DEVELOPMENT AGREEMENT PERMITTING THE DEFERRAL OF CITY OF YUMA DEVELOPMENT FEES AND WATER AND SANITARY SEWER CAPACITY CHARGES FOR SANTANA UNIT 1 SUBDIVISION

WHEREAS, the City of Yuma, Arizona desires to obtain those public benefits accruing from the development of property, which benefits include, but are not limited to, the creation and retention of jobs, stimulation of further economic development within the City, increased property tax values based on improvements to be constructed on the property and by retention and generation of additional sales tax revenues through increased business activities; and,

WHEREAS, A.R.S. § 9-463.05(B)(10) permits the deferral of payment of development fees for residential units when supported by appropriate security and included as part of a development agreement; and,

WHEREAS, deferral of payment of development fees and water and sanitary sewer capacity charges until prior to issuance of a certificate of occupancy, will promote economic activity within the City of Yuma and shall constitute sufficient consideration for the deferral.

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

SECTION 1: The deferral of City of Yuma Development Fees, water and sanitary sewer capacity charges is approved in accordance with the terms of the Development Agreement attached as Exhibit A, and by this reference, made part of this Resolution.

SECTION 2: Upon payment to the City of Yuma of the described \$500 administrative fee for Santana Unit 1 Subdivision, the City Administrator is authorized and directed to execute the Development Agreement on behalf of the City of Yuma.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

**RESOLUTION NO. R2026-016
DEVELOPMENT AGREEMENT
SANTANA UNIT 1**

This Development Agreement (“Agreement”), in accordance with the Arizona Revised Statutes (A.R.S.) § 9-500.05, is by and between Elliott Construction, Inc., an Arizona Corporation (“Owner”), as owner of the real property described in the SANTANA UNIT 1 plat, lots 1 to 325, dated 03/03/2026, recorded as Yuma County Assessor’s Fee #: 2026-05237, and Book 38 of Plats, Pages 20 and 21, (the “Property”) and the City of Yuma, an Arizona municipal corporation (“City”).

RECITALS

WHEREAS, the City desires to obtain those public benefits which accrue from the development of the Property and include (but are not limited to) the creation and retention of jobs, stimulation of further economic development within the City, increased property tax values based on improvements to be constructed on the Property, and by generation of additional sales tax revenues through increased business activity; and,

WHEREAS, A.R.S. § 9-463.05(B)(10) permits the deferral of payment of development fees for residential units when supported by appropriate security and included as part of a development agreement; and,

WHEREAS, for the mutual benefit of both parties, the sufficiency of which is acknowledged, the parties have entered into this Agreement to provide for the deferral of payment of City of Yuma Development Fees and City of Yuma water and sanitary sewer capacity charges and connection fees upon the terms and conditions contained herein.

NOW THEREFORE, in consideration of the above recitals, the parties agree as follows:

1. Term. This Agreement shall be effective (the “Effective Date”) upon execution by all of the parties and the payment to the City of a five hundred dollar (\$500.00) deferral fee. This Agreement shall expire three (3) years from the Effective Date (the “Expiration Date”) unless the parties mutually agree to an earlier termination.
2. Vesting. Vesting of deferred fees and charges shall accrue on a lot by lot basis. To vest the right to deferral, the residential unit must pass the under slab plumbing and building setback inspection (“underground inspection”) within 30 days of the date of issuance of the building permit. Time is of the essence. If the underground inspection is not successfully completed within 30 days of the issuance of the building permit, no right to deferral shall vest, and Owner shall either: (1) be issued a refund of 80% of the cost of the building permit and the building permit shall expire; or (2) all deferral amounts shall immediately be due and payable to the City to prevent the building permit from expiring. At the expiration or termination of this Agreement, any vested lot shall continue to enjoy the deferral benefit unless construction is abandoned by Owner. On the Expiration Date, the deferral benefit shall expire for any non-vested lot.

3. Deferral Benefits. Deferral of certain described City of Yuma Development Fees and water and sewer capacity charges shall be available to the Property throughout the term of this Agreement. An expired building permit shall not prohibit Owner from reapplying for the deferral benefit provided that a new building permit is applied for. When vested in accordance with paragraph 2 above, the deferral benefit shall include:
 - a. Deferral of Payment of Citywide Development Fees and Water and Sewer Capacity Charges. For any platted lot within the Property, payment of City of Yuma Development Fees (the parks and recreational facilities development fee, the police facilities development fee, the fire facilities development fee, the general government facilities development fee, and the streets facilities development fee), and water and sewer capacity charges may, upon written request on a form provided by City staff, be deferred from the time of application for a building permit.
 - b. Application. At the time of application for the first building permit on the Property, Owner shall submit and sign a “Request for Deferral of City of Yuma Development fees and/or Water and Sewer Capacity Charges” (City of Yuma Form J) together with payment of a five hundred (\$500.00) dollar deferral fee (which shall cover the deferral costs for all of the Property for the term of this Agreement), payable to the City of Yuma. The deferred amount shall be calculated at the rate in effect at the time of construction permit or water meter issuance, signed by Owner and the City Administrator or the City Administrator’s designee, and shall constitute an enforceable contract for the payment to the City of all deferred amounts. The completed Request for Deferral of City of Yuma Development Fees and Water and Sewer Capacity Charges, together with this Development Agreement, shall serve as the security required by statute for payment thereof. During the Term of this Agreement, any subsequent building permit application on the Property for which deferral is sought shall require Owner’s signature on a City of Yuma Form J.
 - c. Period of Deferral. Payment in full of the deferred fees and charges shall be made to the City of Yuma no later than the date of issuance of any certificate of occupancy, whether temporary or otherwise. In the case of residential property, in the event that Owner does not request a residential certificate of occupancy, then the “date of final inspection” shall be substituted for “date of issuance of a certificate of occupancy.”
 - d. Deferred Amount Due Upon Sale. Notwithstanding any sales contract or agreement to the contrary between Owner and the purchaser of any lot, part or portion of the Property which has a vested deferral, Owner shall pay all deferred amounts to the City prior to recording any deed transferring ownership or entering into a lease of lot.
4. Notice. All notices, demands or other communications must be in writing and are deemed duly delivered upon personal delivery, or as of the second business day after mailing by United States mail, postage prepaid, registered or certified, return receipt

requested, addressed as follows:

OWNER:

Elliott Construction, Inc.
An Arizona Corporation
6255 E 26th Street, Suite D
Yuma AZ, 85365

CITY:

City Administrator
City of Yuma
One City Plaza
Yuma, Arizona 85364-1436

If either party changes address, written notice of the change of address must be given to the other party. Notice of change of address is deemed effective five (5) days after mailing by the party changing address.

5. Successors and Assigns. This Agreement is binding upon the heirs, executors, administrators, successors, and assigns of both Parties.
6. Waiver. If either party fails to require the other party to perform any provision of this Agreement, that failure does not prevent the other party from later enforcing that provision. Neither party is released from any responsibilities or obligations imposed by law or this Agreement if the other party fails to exercise a right or remedy. No waiver of any provisions of this Agreement shall be binding upon either party unless in writing signed by both Parties.
7. Governing Law and Venue. The laws of the State of Arizona govern this Agreement as to validity, interpretation, and performance. The Parties shall institute and maintain any legal action or other judicial proceeding arising from this Agreement in a court of competent jurisdiction in Yuma County, Arizona.
8. Severability. If any terms, parts, or provisions of this Agreement are for any reason invalid or unenforceable, the remaining terms, parts, or provisions are nevertheless valid and enforceable.
9. Costs and Attorney Fees. If either party brings an action or proceeding for failure to observe any of the terms or provisions of this Agreement, the prevailing party shall recover, as part of such action or proceeding, all reasonable costs, expenses, and attorney fees as determined by the Court and not by a jury.
10. Integration. This Agreement contains the entire agreement between the parties, and no oral or written statements, promises, or inducements made by either party or its agents not contained or specifically referred to in this Agreement is valid or binding. All modifications to this Agreement must be in writing, signed and endorsed by the parties.

11. Recordation. The City shall record a copy of this Agreement no later than ten (10) days from date of entering into this Agreement pursuant to A.R.S. § 9-500.05.
12. Estoppel Certificate. The parties agree that, upon not less than twenty one (21) business days prior written request from a party to this Agreement, a requested party shall execute, acknowledge and deliver to the party making such request a written statement certifying to the current status of the Agreement, including whether or not, a party is in default of any obligation or duty set forth within the Agreement. Any such certificate may be relied on by a prospective purchaser of any lot within the Property, or any prospective lender.
13. No Partnership. This Agreement does not create and is not intended to imply a partnership or joint venture between Owner and City.
14. Good Standing; Authority. Each of the parties represents and warrants to the other that it is duly formed and validly existing under the laws of Arizona and that the individual(s) executing this Agreement on behalf of their respective party is authorized and empowered to bind the party on whose behalf each such individual is signing.

IN WITNESS WHEREOF, the parties have executed this Agreement through their authorized representatives.

DATED this _____ day of _____, 2026.

CITY OF YUMA:

OWNER: Elliott Construction, Inc., an
Arizona Corporation

By: _____
John D. Simonton
Acting City Administrator

By: _____
Roberta Lynn Cooper
Manager

ATTEST:

By: _____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

By: _____
Richard W. Files
City Attorney

ACKNOWLEDGEMENT

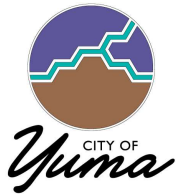
State of _____)
) ss
County of _____)

The foregoing instrument was acknowledged before me this ____ of _____, 2026 by Roberta Lynn Cooper, on behalf of Elliott Homes Inc., an Arizona corporation.

In witness whereof, I have set my hand and official seal

My commission expires:

By: _____
Notary Public



City of Yuma

City Council Report

File #: R2026-017

Agenda Date: 5/20/2026

Agenda #: 3.

	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: Development Engineering	<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:
Development Fee Deferral: Santana Unit 2 Subdivision

SUMMARY RECOMMENDATION:
 Authorize an agreement to defer City of Yuma development fees and water and sewer capacity charges for Santana Unit 2 Subdivision, and to collect a \$500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is for three years from date of execution. (Engineering) (David Wostenberg)

STRATEGIC OUTCOME:
 This item supports the City Council’s strategic outcome of Respected and Responsible by providing support and assistance to the development community for continued quality growth within the City.

REPORT:
 City Administration and staff previously met with the development community regarding local economic activity, particularly that of the construction industry, and determined to recommend to City Council that, upon payment of a \$500.00 deferral fee for City costs associated with processing and tracking deferrals, for a period of three years, all development fees, along with sanitary sewer and water capacity charges, would be eligible for deferral until prior to issuance of a certificate of occupancy. Eligibility for deferrals is in accordance with the terms outlined in the proposed development agreement required by A.R.S. § 9-463.05.

Elliott Homes Inc. has requested the deferral agreement for Santana Unit 2 Subdivision as shown on the attached location map.

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:

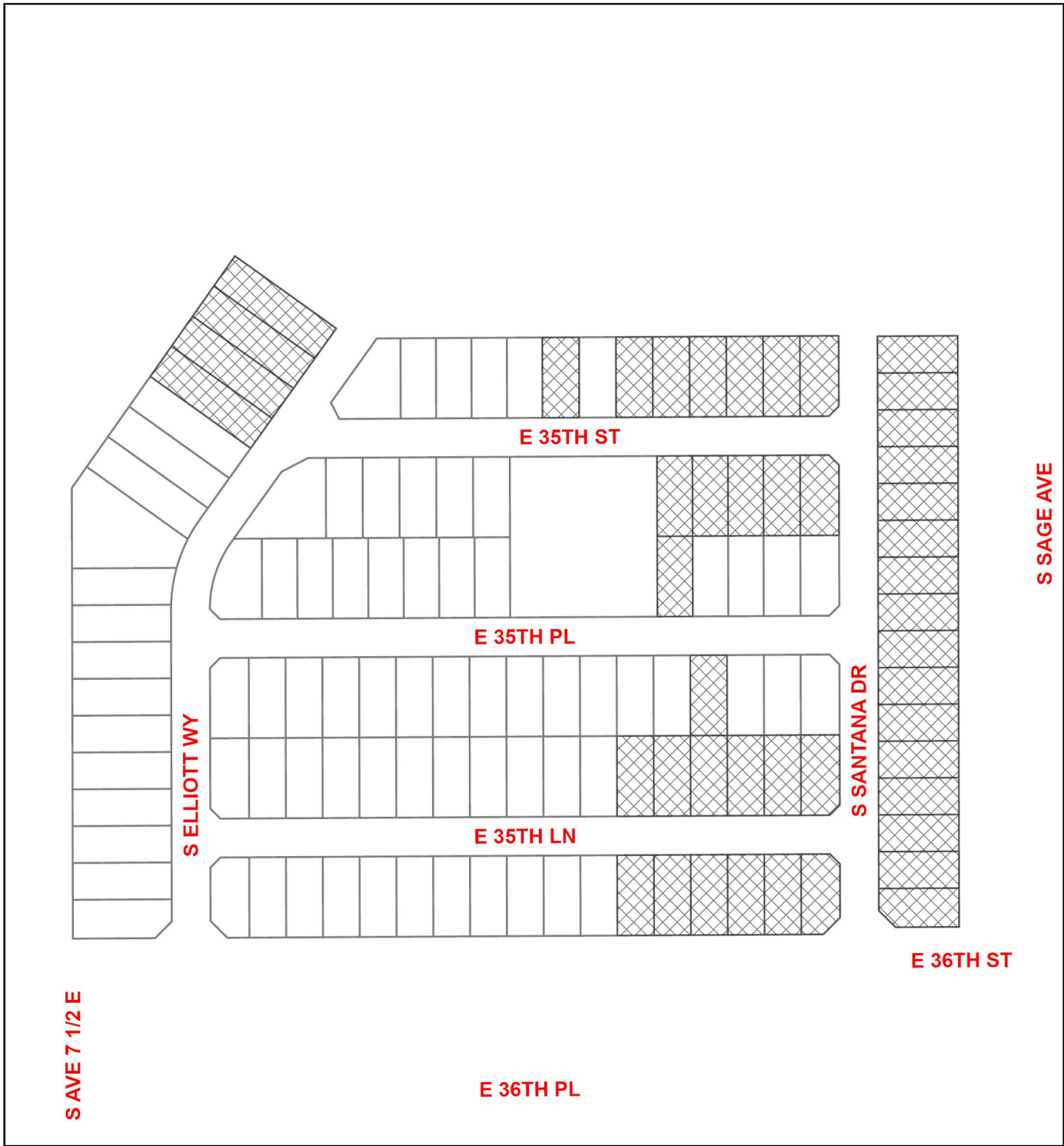
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

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: Jennifer Reichelt for John D. Simonton	Date: 05/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/11/2026



AFFECTED AREA

NOTE: THIS MAP IS PREPARED TO SHOW GENERAL SITE LOCATION ONLY AND REPRESENTS NO SPECIFIC DIMENSIONS RELATED TO THE SITE.



LOCATION MAP

Prepared by: **ANDREW MCGARVIE**

Checked by:

**CITY OF YUMA
ENGINEERING
DEPARTMENT**

DATE: **4/13/2022**

SCALE: **N.T.S**

REVISED:

CIP NO.

RESOLUTION NO. R2026-017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING AND APPROVING A DEVELOPMENT AGREEMENT PERMITTING THE DEFERRAL OF CITY OF YUMA DEVELOPMENT FEES AND WATER AND SANITARY SEWER CAPACITY CHARGES FOR SANTANA UNIT 2 SUBDIVISION

WHEREAS, the City of Yuma, Arizona desires to obtain those public benefits accruing from the development of property, which benefits include, but are not limited to, the creation and retention of jobs, stimulation of further economic development within the City, increased property tax values based on improvements to be constructed on the property and by retention and generation of additional sales tax revenues through increased business activities; and,

WHEREAS, A.R.S. § 9-463.05(B)(10) permits the deferral of payment of development fees for residential units when supported by appropriate security and included as part of a development agreement; and,

WHEREAS, deferral of payment of development fees and water and sanitary sewer capacity charges until prior to issuance of a certificate of occupancy, will promote economic activity within the City of Yuma and shall constitute sufficient consideration for the deferral.

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

SECTION 1: The deferral of City of Yuma Development Fees, water and sanitary sewer capacity charges is approved in accordance with the terms of the Development Agreement attached as Exhibit A, and by this reference, made part of this Resolution.

SECTION 2: Upon payment to the City of Yuma of the described \$500 administrative fee for Santana Unit 2 Subdivision, the City Administrator is authorized and directed to execute the Development Agreement on behalf of the City of Yuma.

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

**RESOLUTION NO. R2026-017
DEVELOPMENT AGREEMENT
SANTANA UNIT 2**

This Development Agreement (“Agreement”), in accordance with the Arizona Revised Statutes (A.R.S.) § 9-500.05, is by and between Elliott Construction, Inc., an Arizona Corporation (“Owner”), as owner of the real property described in the SANTANA UNIT 2 plat, lots 1 to 22, 48 to 51, 57, 59 to 64, 69 to 65, 84, 92, and 117 to 122 dated 06/17/2022, recorded as Yuma County Assessor’s Fee #: 2022-20999, and Book 34 of Plats, Pages 8 and 9, (the “Property”) and the City of Yuma, an Arizona municipal corporation (“City”).

RECITALS

WHEREAS, the City desires to obtain those public benefits which accrue from the development of the Property and include (but are not limited to) the creation and retention of jobs, stimulation of further economic development within the City, increased property tax values based on improvements to be constructed on the Property, and by generation of additional sales tax revenues through increased business activity; and,

WHEREAS, A.R.S. § 9-463.05(B)(10) permits the deferral of payment of development fees for residential units when supported by appropriate security and included as part of a development agreement; and,

WHEREAS, for the mutual benefit of both parties, the sufficiency of which is acknowledged, the parties have entered into this Agreement to provide for the deferral of payment of City of Yuma Development Fees and City of Yuma water and sanitary sewer capacity charges and connection fees upon the terms and conditions contained herein.

NOW THEREFORE, in consideration of the above recitals, the parties agree as follows:

1. Term. This Agreement shall be effective (the “Effective Date”) upon execution by all of the parties and the payment to the City of a five hundred dollar (\$500.00) deferral fee. This Agreement shall expire three (3) years from the Effective Date (the “Expiration Date”) unless the parties mutually agree to an earlier termination.
2. Vesting. Vesting of deferred fees and charges shall accrue on a lot by lot basis. To vest the right to deferral, the residential unit must pass the under slab plumbing and building setback inspection (“underground inspection”) within 30 days of the date of issuance of the building permit. Time is of the essence. If the underground inspection is not successfully completed within 30 days of the issuance of the building permit, no right to deferral shall vest, and Owner shall either: (1) be issued a refund of 80% of the cost of the building permit and the building permit shall expire; or (2) all deferral amounts shall immediately be due and payable to the City to prevent the building permit from expiring. At the expiration or termination of this Agreement, any vested lot shall continue to enjoy the deferral benefit unless construction is abandoned by Owner. On the Expiration Date, the deferral benefit shall expire for any non-vested lot.

3. Deferral Benefits. Deferral of certain described City of Yuma Development Fees and water and sewer capacity charges shall be available to the Property throughout the term of this Agreement. An expired building permit shall not prohibit Owner from reapplying for the deferral benefit provided that a new building permit is applied for. When vested in accordance with paragraph 2 above, the deferral benefit shall include:
 - a. Deferral of Payment of Citywide Development Fees and Water and Sewer Capacity Charges. For any platted lot within the Property, payment of City of Yuma Development Fees (the parks and recreational facilities development fee, the police facilities development fee, the fire facilities development fee, the general government facilities development fee, and the streets facilities development fee), and water and sewer capacity charges may, upon written request on a form provided by City staff, be deferred from the time of application for a building permit.
 - b. Application. At the time of application for the first building permit on the Property, Owner shall submit and sign a “Request for Deferral of City of Yuma Development fees and/or Water and Sewer Capacity Charges” (City of Yuma Form J) together with payment of a five hundred (\$500.00) dollar deferral fee (which shall cover the deferral costs for all of the Property for the term of this Agreement), payable to the City of Yuma. The deferred amount shall be calculated at the rate in effect at the time of construction permit or water meter issuance, signed by Owner and the City Administrator or the City Administrator’s designee, and shall constitute an enforceable contract for the payment to the City of all deferred amounts. The completed Request for Deferral of City of Yuma Development Fees and Water and Sewer Capacity Charges, together with this Development Agreement, shall serve as the security required by statute for payment thereof. During the Term of this Agreement, any subsequent building permit application on the Property for which deferral is sought shall require Owner’s signature on a City of Yuma Form J.
 - c. Period of Deferral. Payment in full of the deferred fees and charges shall be made to the City of Yuma no later than the date of issuance of any certificate of occupancy, whether temporary or otherwise. In the case of residential property, in the event that Owner does not request a residential certificate of occupancy, then the “date of final inspection” shall be substituted for “date of issuance of a certificate of occupancy.”
 - d. Deferred Amount Due Upon Sale. Notwithstanding any sales contract or agreement to the contrary between Owner and the purchaser of any lot, part or portion of the Property which has a vested deferral, Owner shall pay all deferred amounts to the City prior to recording any deed transferring ownership or entering into a lease of lot.
4. Notice. All notices, demands or other communications must be in writing and are deemed duly delivered upon personal delivery, or as of the second business day after mailing by United States mail, postage prepaid, registered or certified, return receipt

requested, addressed as follows:

OWNER:

Elliott Construction, Inc.
An Arizona Corporation
6255 E 26th Street, Suite D
Yuma AZ, 85365

CITY:

City Administrator
City of Yuma
One City Plaza
Yuma, Arizona 85364-1436

If either party changes address, written notice of the change of address must be given to the other party. Notice of change of address is deemed effective five (5) days after mailing by the party changing address.

5. Successors and Assigns. This Agreement is binding upon the heirs, executors, administrators, successors, and assigns of both Parties.
6. Waiver. If either party fails to require the other party to perform any provision of this Agreement, that failure does not prevent the other party from later enforcing that provision. Neither party is released from any responsibilities or obligations imposed by law or this Agreement if the other party fails to exercise a right or remedy. No waiver of any provisions of this Agreement shall be binding upon either party unless in writing signed by both Parties.
7. Governing Law and Venue. The laws of the State of Arizona govern this Agreement as to validity, interpretation, and performance. The Parties shall institute and maintain any legal action or other judicial proceeding arising from this Agreement in a court of competent jurisdiction in Yuma County, Arizona.
8. Severability. If any terms, parts, or provisions of this Agreement are for any reason invalid or unenforceable, the remaining terms, parts, or provisions are nevertheless valid and enforceable.
9. Costs and Attorney Fees. If either party brings an action or proceeding for failure to observe any of the terms or provisions of this Agreement, the prevailing party shall recover, as part of such action or proceeding, all reasonable costs, expenses, and attorney fees as determined by the Court and not by a jury.
10. Integration. This Agreement contains the entire agreement between the parties, and no oral or written statements, promises, or inducements made by either party or its agents not contained or specifically referred to in this Agreement is valid or binding. All modifications to this Agreement must be in writing, signed and endorsed by the parties.

11. Recordation. The City shall record a copy of this Agreement no later than ten (10) days from date of entering into this Agreement pursuant to A.R.S. § 9-500.05.
12. Estoppel Certificate. The parties agree that, upon not less than twenty one (21) business days prior written request from a party to this Agreement, a requested party shall execute, acknowledge and deliver to the party making such request a written statement certifying to the current status of the Agreement, including whether or not, a party is in default of any obligation or duty set forth within the Agreement. Any such certificate may be relied on by a prospective purchaser of any lot within the Property, or any prospective lender.
13. No Partnership. This Agreement does not create and is not intended to imply a partnership or joint venture between Owner and City.
14. Good Standing; Authority. Each of the parties represents and warrants to the other that it is duly formed and validly existing under the laws of Arizona and that the individual(s) executing this Agreement on behalf of their respective party is authorized and empowered to bind the party on whose behalf each such individual is signing.

IN WITNESS WHEREOF, the parties have executed this Agreement through their authorized representatives.

DATED this _____ day of _____, 2026.

CITY OF YUMA:

OWNER: Elliott Construction, Inc., an
Arizona Corporation

By: _____
John D. Simonton
Acting City Administrator

By: _____
Roberta Lynn Cooper
Manager

ATTEST:

By: _____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

By: _____
Richard W. Files
City Attorney

ACKNOWLEDGEMENT

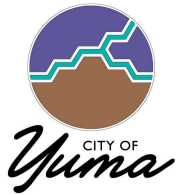
State of _____)
) ss
County of _____)

The foregoing instrument was acknowledged before me this ____ of _____, 2026
by Roberta Lynn Cooper, on behalf of Elliott Homes Inc., an Arizona corporation.

In witness whereof, I have set my hand and official seal

My commission expires:

By: _____
Notary Public



City of Yuma

City Council Report

File #: R2026-018

Agenda Date: 5/20/2026

Agenda #: 4.

	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: Development Engineering	<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:
Development Fee Deferral: Santana Unit 3 Subdivision

SUMMARY RECOMMENDATION:
 Authorize an agreement to defer City of Yuma development fees and water and sewer capacity charges for Santana Unit 3 Subdivision, and to collect a \$500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is for three years from date of execution. (Engineering) (David Wostenberg)

STRATEGIC OUTCOME:
 This item supports the City Council’s strategic outcome of Respected and Responsible by providing support and assistance to the development community for continued quality growth within the City.

REPORT:
 City Administration and staff previously met with the development community regarding local economic activity, particularly that of the construction industry, and determined to recommend to City Council that, upon payment of a \$500.00 deferral fee for City costs associated with processing and tracking deferrals, for a period of three years, all development fees, along with sanitary sewer and water capacity charges, would be eligible for deferral until prior to issuance of a certificate of occupancy. Eligibility for deferrals is in accordance with the terms outlined in the proposed development agreement required by A.R.S. § 9-463.05.

Elliott Homes Inc. has requested the deferral agreement for Santana Unit 3 Subdivision as shown on the attached location map.

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:

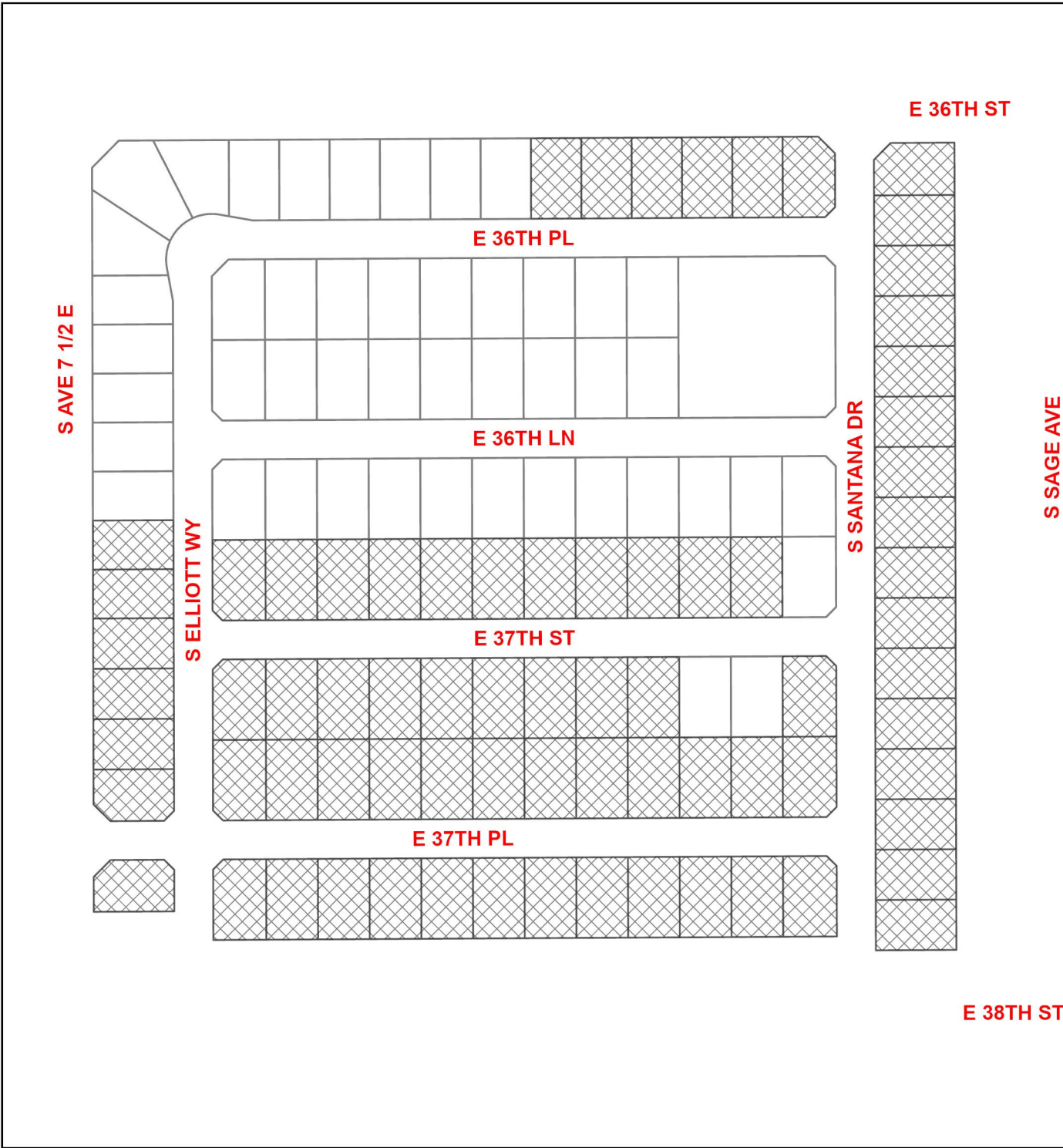
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

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: Jennifer Reichelt for John D. Simonton	Date: 05/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/11/2026



AFFECTED AREA

NOTE: THIS MAP IS PREPARED TO SHOW GENERAL SITE LOCATION ONLY AND REPRESENTS NO SPECIFIC DIMENSIONS RELATED TO THE SITE.

LOCATION MAP



Prepared by: **ANDREW MCGARVIE**

Checked by:

**CITY OF YUMA
ENGINEERING
DEPARTMENT**

DATE: **4/13/2022**

SCALE: **N.T.S**

REVISED:

CIP NO.

RESOLUTION NO. R2026-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING AND APPROVING A DEVELOPMENT AGREEMENT PERMITTING THE DEFERRAL OF CITY OF YUMA DEVELOPMENT FEES AND WATER AND SANITARY SEWER CAPACITY CHARGES FOR SANTANA UNIT 3 SUBDIVISION

WHEREAS, the City of Yuma, Arizona desires to obtain those public benefits accruing from the development of property, which benefits include, but are not limited to, the creation and retention of jobs, stimulation of further economic development within the City, increased property tax values based on improvements to be constructed on the property and by retention and generation of additional sales tax revenues through increased business activities; and,

WHEREAS, A.R.S. § 9-463.05(B)(10) permits the deferral of payment of development fees for residential units when supported by appropriate security and included as part of a development agreement; and,

WHEREAS, deferral of payment of development fees and water and sanitary sewer capacity charges until prior to issuance of a certificate of occupancy, will promote economic activity within the City of Yuma and shall constitute sufficient consideration for the deferral.

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

SECTION 1: The deferral of City of Yuma Development Fees, water and sanitary sewer capacity charges is approved in accordance with the terms of the Development Agreement attached as Exhibit A, and by this reference, made part of this Resolution.

SECTION 2: Upon payment to the City of Yuma of the described \$500 administrative fee for Santana Unit 3 Subdivision, the City Administrator is authorized and directed to execute the Development Agreement on behalf of the City of Yuma.

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

**RESOLUTION NO. R2026-018
DEVELOPMENT AGREEMENT
SANTANA UNIT 3**

This Development Agreement (“Agreement”), in accordance with the Arizona Revised Statutes (A.R.S.) § 9-500.05, is by and between Elliott Construction Inc., an Arizona Corporation (“Owner”), as owner of the real property described in the SANTANA UNIT 3 subdivision plat, lots 123 to 128, 143 to 165, 196 to 206, 208, and 211-243, dated 06/17/2022, recorded as Yuma County Assessor’s Fee #: 2022-21000, and in Book 34 of Plats, Pages 10 & 11, (the “Property”) and the City of Yuma, an Arizona municipal corporation (“City”).

RECITALS

WHEREAS, the City desires to obtain those public benefits which accrue from the development of the Property and include (but are not limited to) the creation and retention of jobs, stimulation of further economic development within the City, increased property tax values based on improvements to be constructed on the Property, and by generation of additional sales tax revenues through increased business activity; and,

WHEREAS, A.R.S. § 9-463.05(B)(10) permits the deferral of payment of development fees for residential units when supported by appropriate security and included as part of a development agreement; and,

WHEREAS, for the mutual benefit of both parties, the sufficiency of which is acknowledged, the parties have entered into this Agreement to provide for the deferral of payment of City of Yuma Development Fees and City of Yuma water and sanitary sewer capacity charges and connection fees upon the terms and conditions contained herein.

NOW THEREFORE, in consideration of the above recitals, the parties agree as follows:

1. Term. This Agreement shall be effective (the “Effective Date”) upon execution by all of the parties and the payment to the City of a five hundred dollar (\$500.00) deferral fee. This Agreement shall expire three (3) years from the Effective Date (the “Expiration Date”) unless the parties mutually agree to an earlier termination.
2. Vesting. Vesting of deferred fees and charges shall accrue on a lot by lot basis. To vest the right to deferral, the residential unit must pass the under slab plumbing and building setback inspection (“underground inspection”) within 30 days of the date of issuance of the building permit. Time is of the essence. If the underground inspection is not successfully completed within 30 days of the issuance of the building permit, no right to deferral shall vest, and Owner shall either: (1) be issued a refund of 80% of the cost of the building permit and the building permit shall expire; or (2) all deferral amounts shall immediately be due and payable to the City to prevent the building permit from expiring. At the expiration or termination of this Agreement, any vested lot shall continue to enjoy the deferral benefit unless construction is abandoned by Owner. On the Expiration Date, the deferral benefit shall expire for any non-vested lot.

3. Deferral Benefits. Deferral of certain described City of Yuma Development Fees and water and sewer capacity charges shall be available to the Property throughout the term of this Agreement. An expired building permit shall not prohibit Owner from reapplying for the deferral benefit provided that a new building permit is applied for. When vested in accordance with paragraph 2 above, the deferral benefit shall include:
 - a. Deferral of Payment of Citywide Development Fees and Water and Sewer Capacity Charges. For any platted lot within the Property, payment of City of Yuma Development Fees (the parks and recreational facilities development fee, the police facilities development fee, the fire facilities development fee, the general government facilities development fee, and the streets facilities development fee), and water and sewer capacity charges may, upon written request on a form provided by City staff, be deferred from the time of application for a building permit.
 - b. Application. At the time of application for the first building permit on the Property, Owner shall submit and sign a “Request for Deferral of City of Yuma Development fees and/or Water and Sewer Capacity Charges” (City of Yuma Form J) together with payment of a five hundred (\$500.00) dollar deferral fee (which shall cover the deferral costs for all of the Property for the term of this Agreement), payable to the City of Yuma. The deferred amount shall be calculated at the rate in effect at the time of construction permit or water meter issuance, signed by Owner and the City Administrator or the City Administrator’s designee, and shall constitute an enforceable contract for the payment to the City of all deferred amounts. The completed Request for Deferral of City of Yuma Development Fees and Water and Sewer Capacity Charges, together with this Development Agreement, shall serve as the security required by statute for payment thereof. During the Term of this Agreement, any subsequent building permit application on the Property for which deferral is sought shall require Owner’s signature on a City of Yuma Form J.
 - c. Period of Deferral. Payment in full of the deferred fees and charges shall be made to the City of Yuma no later than the date of issuance of any certificate of occupancy, whether temporary or otherwise. In the case of residential property, in the event that Owner does not request a residential certificate of occupancy, then the “date of final inspection” shall be substituted for “date of issuance of a certificate of occupancy.”
 - d. Deferred Amount Due Upon Sale. Notwithstanding any sales contract or agreement to the contrary between Owner and the purchaser of any lot, part or portion of the Property which has a vested deferral, Owner shall pay all deferred amounts to the City prior to recording any deed transferring ownership or entering into a lease of lot.
4. Notice. All notices, demands or other communications must be in writing and are deemed duly delivered upon personal delivery, or as of the second business day after mailing by United States mail, postage prepaid, registered or certified, return receipt

requested, addressed as follows:

OWNER:

Elliott Construction, Inc.,
An Arizona Corporation
6255 E. 26th St., Suite D
Yuma AZ, 85365

CITY:

City Administrator
City of Yuma
One City Plaza
Yuma, Arizona 85364-1436

If either party changes address, written notice of the change of address must be given to the other party. Notice of change of address is deemed effective five (5) days after mailing by the party changing address.

5. Successors and Assigns. This Agreement is binding upon the heirs, executors, administrators, successors, and assigns of both Parties.
6. Waiver. If either party fails to require the other party to perform any provision of this Agreement, that failure does not prevent the other party from later enforcing that provision. Neither party is released from any responsibilities or obligations imposed by law or this Agreement if the other party fails to exercise a right or remedy. No waiver of any provisions of this Agreement shall be binding upon either party unless in writing signed by both Parties.
7. Governing Law and Venue. The laws of the State of Arizona govern this Agreement as to validity, interpretation, and performance. The Parties shall institute and maintain any legal action or other judicial proceeding arising from this Agreement in a court of competent jurisdiction in Yuma County, Arizona.
8. Severability. If any terms, parts, or provisions of this Agreement are for any reason invalid or unenforceable, the remaining terms, parts, or provisions are nevertheless valid and enforceable.
9. Costs and Attorney Fees. If either party brings an action or proceeding for failure to observe any of the terms or provisions of this Agreement, the prevailing party shall recover, as part of such action or proceeding, all reasonable costs, expenses, and attorney fees as determined by the Court and not by a jury.
10. Integration. This Agreement contains the entire agreement between the parties, and no oral or written statements, promises, or inducements made by either party or its agents not contained or specifically referred to in this Agreement is valid or binding. All modifications to this Agreement must be in writing, signed and endorsed by the parties.

11. Recordation. The City shall record a copy of this Agreement no later than ten (10) days from date of entering into this Agreement pursuant to A.R.S. § 9-500.05.
12. Estoppel Certificate. The parties agree that, upon not less than twenty one (21) business days prior written request from a party to this Agreement, a requested party shall execute, acknowledge and deliver to the party making such request a written statement certifying to the current status of the Agreement, including whether or not, a party is in default of any obligation or duty set forth within the Agreement. Any such certificate may be relied on by a prospective purchaser of any lot within the Property, or any prospective lender.
13. No Partnership. This Agreement does not create and is not intended to imply a partnership or joint venture between Owner and City.
14. Good Standing; Authority. Each of the parties represents and warrants to the other that it is duly formed and validly existing under the laws of Arizona and that the individual(s) executing this Agreement on behalf of their respective party is authorized and empowered to bind the party on whose behalf each such individual is signing.

IN WITNESS WHEREOF, the parties have executed this Agreement through their authorized representatives.

DATED this _____ day of _____, 2026.

CITY OF YUMA:

OWNER: Elliott Construction, Inc., an Arizona Corporation

By: _____
John D. Simonton
Acting City Administrator

By: _____
Roberta Lynn Cooper
Manager

ATTEST:

By: _____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

By: _____
Richard W. Files
City Attorney

ACKNOWLEDGEMENT

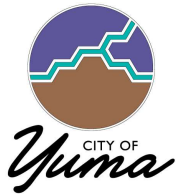
State of _____)
) ss
County of _____)

The foregoing instrument was acknowledged before me this ____ of _____, 2026
by Roberta Lynn Cooper, on behalf of Elliott Homes, Inc., an Arizona corporation.

In witness whereof, I have set my hand and official seal

My commission expires:

By: _____
Notary Public



City of Yuma

City Council Report

File #: O2026-009

Agenda Date: 5/6/2026

Agenda #: 1.

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

TITLE:

Business License Fee Exemption for Resident Veteran-Owned Businesses and Merchants

SUMMARY RECOMMENDATION:

Revise Yuma City Code (Y.C.C.) to exempt resident veteran-owned businesses and merchants from the fee imposed by Y.C.C. § 70-05. (City Administration) (Jay Simonton)

STRATEGIC OUTCOME:

Exempting resident veteran-owned businesses from the business license fee imposed by Y.C.C. § 70-05 furthers City Council's Unique and Creative strategic outcome, strengthening the City of Yuma's reputation as a Great American Defense Community.

REPORT:

Clerk Note: Ordinance O2026-009 was reintroduced as amended at the May 5, 2026, Regular City Council meeting.

The City of Yuma is one of three Great American Defense Communities (GADC) recognized nationwide by the Association of Defense Communities in 2025. The City's GADC designation is based on the City's strong support of the U.S. military, service members and veterans. To further cement the City's reputation as a GADC during this 250th year of America, the City Administrator recommends exempting City residents who are veterans from the fees imposed on resident businesses and merchants under Y.C.C. § 70-05. The purpose of the exemption is to recognize the service of military veterans and promote veteran entrepreneurship by reducing financial barriers to starting and operating a veteran-owned business within the City.

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: 04/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2026

ORDINANCE NO. O2026-009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING TITLE 7 OF THE YUMA CITY CODE, CHAPTER 70, REVISING SECTION 70-05 TO EXEMPT VETERAN-OWNED BUSINESSES AND MERCHANTS FROM SECTION 70-05

WHEREAS, the City of Yuma (“City”) is one of three Great American Defense Communities recognized by the Association of Defense Communities in 2025; and,

WHEREAS, the City’s designation as a Great American Defense Community cites Yuma’s “legacy of unwavering support” of the U.S. military, service members, and veterans; and,

WHEREAS, 2026 is the 250th year of America; and,

WHEREAS, the City licenses businesses and merchants operating within the City under Section 70-05 of the Yuma City Code; and,

WHEREAS, the City Council seeks to honor the service of military veterans and promote veteran entrepreneurship by reducing financial barriers to starting and operating a business within the City by exempting Yuma County residents who are military veterans from the cost imposed on businesses and merchants under Section 70-05.

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

SECTION 1: Yuma City Code, Section 70-05 is amended to add subsection D exempting resident veteran-owned businesses and merchants from payment for a business license. Subsection D shall read as follows where underlined text represents additions:

(D) Exemption. Yuma County resident veteran-owned businesses or merchants shall be exempt from payment for any business license under this section. An applicant for exemption shall provide proof of veteran status, ownership, and residence status when applying for a City business license. The exemption shall terminate if the business or merchant ceases to be veteran-owned. For purposes of this subsection, “veteran” means a person discharged from the United States Armed Forces under conditions other than dishonorable, and “veteran-owned business or merchant” means a business entity or merchant in which one or more veterans own at least fifty percent (50%) of the equity, possess at least fifty percent (50%) of the voting power, and control daily operations.

SECTION 2: §70-99 Penalty. Unless otherwise specifically provided for in this ordinance, any person or corporation who shall violate any provision of this ordinance

shall be deemed guilty of a class 2 misdemeanor, and shall be punished as provided in § 10-99 of this Code.

Adopted this __ day of _____, 2026.

APPROVED:

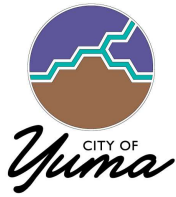
Douglas J. Nicholls
Mayor

ATTESTED:

Janet L. Pierson
Acting City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney



City of Yuma

City Council Report

File #: R2026-019

Agenda Date: 5/20/2026

Agenda #: 1.

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

TITLE:
Major General Plan Amendment: 1912 S. Arizona Avenue

SUMMARY RECOMMENDATION:
 Following a public hearing, approve the request to amend the City of Yuma General Plan to change the land use designation from Low Density Residential to High Density Residential, for the property located at 1912 S. Arizona Avenue. (GP-44756-2025) (Community Development) (Alyssa Linville)

STRATEGIC OUTCOME:
 This General Plan amendment furthers the City Council's strategic outcome of Safe and Prosperous by providing an adequate mixture of land uses.

REPORT:
(This is a Major Amendment to the City of Yuma General Plan. Per A.R.S. 9-461.06 H "...a major amendment to the general plan shall be approved by affirmative vote of at least two-thirds of the members of the governing body of the municipality.")

This is a Major General Plan Amendment request by Brittani Lee, on behalf of T3AZ, LLC, to change the land use designation from Low Density Residential to High Density Residential for approximately .72 acres, for the property located at 1912 S. Arizona Avenue, Yuma, AZ.

The existing Low Density Residential land use designation supports the following types of zoning: Low Density Residential (R-1-5, R-1-6, R-1-8, R-1-12 and R-1-20), Residential Estate (RE-12, RE-18) and the Residence-Manufactured Housing (R-MH-6, R-MH-8, R-MH-10, R-MH-12, R-MH-20) districts.

The proposed High Density Residential land use designation supports the following types of zoning: High Density Residential (R-3), Residence-Manufactured Housing (R-MH), Recreational Vehicle Subdivision (RVS) and Manufactured Housing Park (MHP) districts.

On January 8, 2024, the Planning and Zoning Commission approved a Conditional Permit for this site to allow 15 multi-family dwelling units in conjunction with an established business activity within the General Commercial (B-2) zoning district. At the time the applicant intended to locate their main business office at the site as the business activity.

Building permits for that project have been submitted and site development is underway. The applicant's intent in changing the land use designation now is to pursue a rezone of the site from General Commercial (B-2) to

High Density Residential (R-3) to allow for the conversion of the commercial office into a residential dwelling unit, for a total of 16 dwelling units on the site.

On April 13, 2026, the Planning and Zoning Commission voted to recommend APPROVAL (5-0), with one vacancy, of the General Plan amendment request to change the land use designation to High Density Residential.

Public Comments- Excerpt from Planning and Zoning Commission Minutes (3/13/26):

QUESTIONS FOR STAFF - None

APPLICANT/APPLICANT’S REPRESENTATIVE - Tom Cockburn, 1700 S. 1st Avenue Suite #200, Yuma, AZ was available for questions.

“**Chairman Chris Hamel** asked for confirmation that the project had previously been approved with a commercial component and asked if the current proposal would remove the commercial component and replace it with additional residential units. **Cockburn** replied yes.”

PUBLIC COMMENT - None

“**Motion by Commissioner Chelsea Malouff-Craig, second by Vice Chairman John Mahon to close the public hearing GP-44756-2025. Motion carried unanimously, (6-0) with one absent.**”

Public Comments- Excerpt from Planning and Zoning Commission Minutes (4/13/26):

QUESTIONS FOR STAFF - None

APPLICANT/APPLICANT’S REPRESENTATIVE - Brittani Lee, 1700 S. 1st Avenue, Yuma, AZ, was available for questions.

PUBLIC COMMENT - None

“**Motion by Commissioner Lorraine Arney, second by Commissioner Luis Cuevas to APPROVE GP-44756-2025 as presented. Motion carried unanimously, (5-0) with one 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:

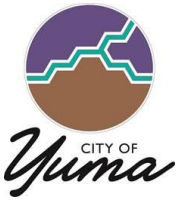
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

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: Jennifer Reichelt for John D. Simonton	Date: 05/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/11/2026



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Erika Peterson**

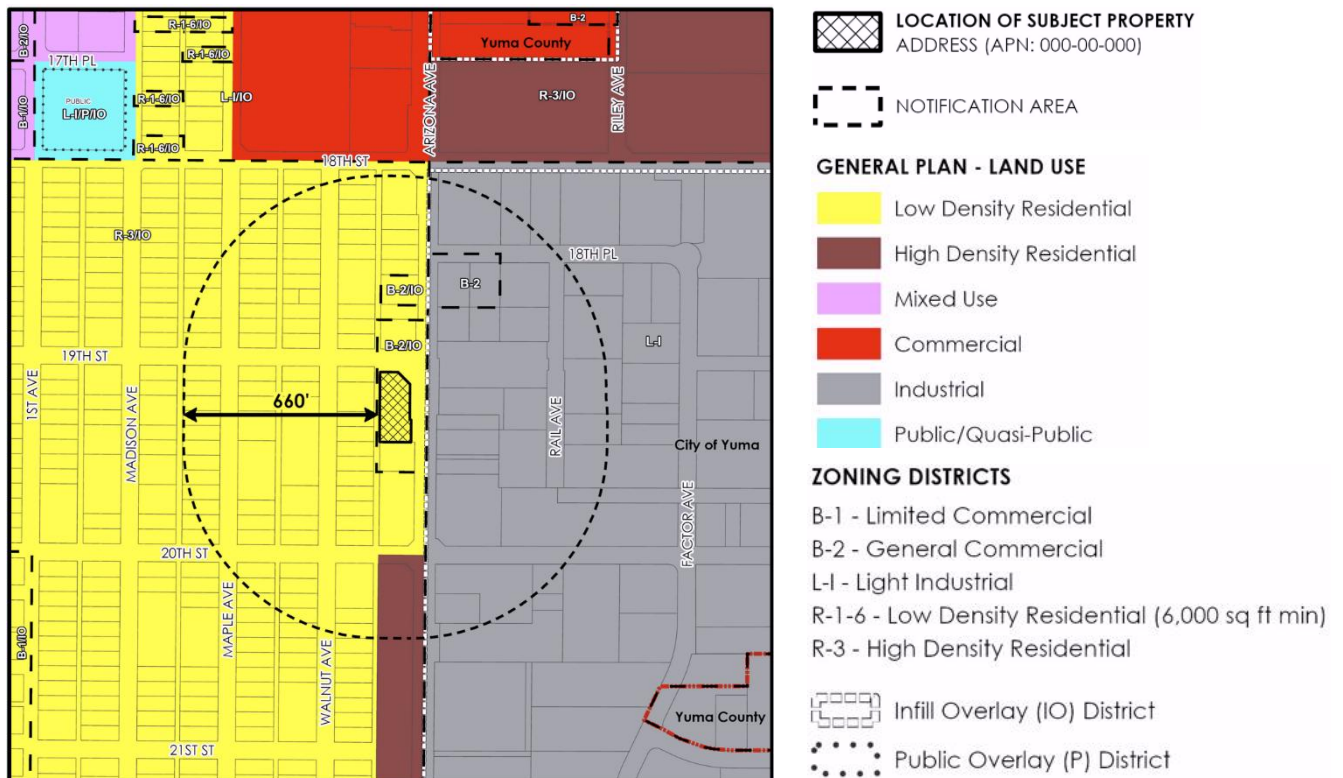
Hearing Date: April 13, 2026

Case Number: GP-44756-2025

Project Description/Location: This is a Major General Plan Amendment request by Brittani Lee, on behalf of T3AZ, LLC, to change the land use designation from Low Density Residential to High Density Residential for approximately .72 acres, for the property located at 1912 S. Arizona Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial/ Infill Overlay (B-2/IO)	Commercial and residential under construction	Low Density Residential
North	General Commercial/ Infill Overlay (B-2/IO)	Undeveloped	Low Density Residential
South	General Commercial/ Infill Overlay (B-2/IO)	Commercial Building	Low Density Residential
East	Light Industrial (L-1)	Offices, bar, water vending	Industrial
West	High Density Residential/ Infill Overlay (R-3/IO)	Residences	Low Density Residential

Location Map



Prior site actions: Annexation: Ord. 672, effective 7/21/1956; Rezone: Ord. 2191, Res. "C" to General Commercial (B-2); Conditional Use Permit: CUP-41954-2023, Multi-family in conjunction with commercial.

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately .72 acres from Low Density Residential to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately .72 acres from Low Density Residential to High Density Residential.

Staff Analysis: This is a Major General Plan Amendment request by Brittani Lee, on behalf of T3AZ, LLC, to change the land use designation from Low Density Residential to High Density Residential for approximately .72 acres, for the property located at 1912 S. Arizona Avenue, Yuma, AZ.

The existing Low Density Residential land use designation supports the following types of zoning: Low Density Residential (R-1-5, R-1-6, R-1-8, R-1-12 and R-1-20), Residential Estate (RE-12, RE-18) and the Residence-Manufactured Housing (R-MH-6, R-MH-8, R-MH-10, R-MH-12, R-MH-20) districts.

The proposed High Density Residential land use designation supports the following types of zoning: High Density Residential (R-3), Residence-Manufactured Housing (R-MH), Recreational Vehicle Subdivision (RVS) and Manufactured Housing Park (MHP) districts.

On January 8, 2024, the Planning and Zoning Commission approved a Conditional Permit for this site to allow 15 multi-family dwelling units in conjunction with an established business activity within the General Commercial (B-2) zoning district. From the applicant at that time:

"Tcock Properties' main business office will occupy one of the 16 units on the bottom Northeast corner of the property. We are a Licensed and Registered Contractor, Licensed Realtor, and Property Manager in Yuma. We will provide a constant presence in the neighborhood as well as bring commerce to an unused area of Mesa Heights.

Building permits for that project have been submitted and site development is underway. The applicant's intent in changing the land use designation now is to pursue a rezone of the site from General Commercial (B-2) to High Density Residential (R-3) to allow for the conversion of the commercial office into a residential dwelling unit, for a total of 16 dwelling units on the site. From the applicant for this request:

1. Why do you believe the General Plan should be changed?
Answer: We didn't anticipate having a new Property management office (located at 350 W. 16th street) at the time we planned for this project. Population changes and the demand for these types of housing is more realistic than having a wasted unit that would not be utilized (referring to the office in building A per plans).

2. How does the existing General Plan limit your ability to use your property?

Answer: The existing General Plan limits us from gaining another unit to house a family. The office (that is located in Building A) would be useless to us now that we currently have an office we are operating out of for all our property management needs.

Density

The existing Low Density Residential land use designation would allow the development of one to 4 single-family dwellings.

The proposed High Density Residential land use designation would allow 9 to 22 dwelling units to be developed.

Population

Information from the 2023 American Community Survey provides data on population by housing unit type. The information results in an average household size for multi-family units of 1.8 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Existing Low Density Residential:
 - Minimum 1 homes – Expected population: 3
 - Maximum 4 homes – Expected population: 11
- High Density Residential:
 - Minimum 9 homes – Expected population: 16
 - Maximum 22 homes – Expected population: 40

The 2020 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore, the expected school-age population is estimated at:

- Low Density Residential:
 - Minimum expected population: 3 – School Age: 1
 - Maximum expected population: 11 – School Age: 2
- High Density Residential:
 - Minimum expected population: 16 – School Age: 3
 - Maximum expected population: 40 – School Age: 8

Transportation

The property is located on the southwest corner of 19th Street and Arizona Avenue. Primary vehicle access to the property will be from 19th Street providing a connection to Arizona Avenue.

The City of Yuma Transportation Master Plan identifies 19th Street as a Local Road and Arizona Avenue as a Collector Road. According to the City of Yuma Transportation Master Plan (2025), 19th Street operates at a Level of Service (LOS) of A and Arizona Avenue operates at a Level of Service (LOS) of B or above. In addition, the annual average daily traffic counts identified by the Yuma Metropolitan Planning Organization for 2025 on Arizona Avenue is 6,282.

YCAT, Green Route 4A has two transit stops along Arizona Avenue, one at Arizona Avenue and 18th Street, Stop 390, and one at Arizona Avenue and 20th Street, Stop 391.

Housing

The Housing Element of the City of Yuma 2022 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 notes providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

Public Services

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the 3 school districts in the General Plan area. The request is located within the district boundaries of the Yuma Elementary School District One and the Yuma Union High School District.

According to the Yuma Elementary School District One Boundary Map, the elementary students in the subject area are within the boundary of C W McGraw Elementary School located at 2345 S. Arizona Avenue and junior high school students are within the boundary of Gila Vista Junior High School at 2245 S. Arizona Avenue.

According to the Yuma Union High School District, the high school students are within the boundary of Kofa High School located at 3100 S. Avenue.

Redevelopment

The Redevelopment Chapter of the General Plan emphasizes conservation, rehabilitation, redevelopment, neighborhood preservation, and revitalization efforts. Designated Revitalization Areas are blighted areas that are primarily residential in character, often defined by strong family ties and a history of long-term, multigenerational residency. The subject property is located within the Mesa Heights Revitalization Area, aligning it with the City's broader objectives for neighborhood reinvestment and community enhancement.

Growth Areas

The Growth Areas chapter identifies those parts of the Planning Area ideal for a concentration of a variety of land uses, including higher densities and intensities or uses. Equally essential is the need for growth to occur close to existing or planned public facilities and services.

The General Plan request is located within the Arizona Avenue and 16th Street Growth Area, which presents significant opportunities for infill development due to the presence of numerous vacant and underutilized properties. This area is well-supported by existing infrastructure, transportation networks, and commercial development, making it well-positioned for strategic growth. New residential developments of high and medium density in this location would serve as an effective transitional buffer, separating the established residential neighborhoods to the south from the more intensive commercial and industrial uses located to the north and west.

An increase in residents in this area would enhance and strengthen the existing commercial development and transportation network. The YCAT bus system has several fixed routes through this area with a focus on the Yuma Mesa Shopping Center.

1. Does the proposed amendment impact any elements of the General Plan?

No The proposed amendment does not impact any of the elements of the General Plan.

Transportation Element:		
FACILITY PLANS		
Transportation Master Plan	Planned	Existing
Arizona Avenue- Collector 2 lane	40 FT H/W ROW	40 FT H/W ROW
19 th Street- Local road	29 FT H/W ROW	29 FT H/W ROW
Median Disclosure		

2. Does the proposed amendment impact any of the facility plans?

No The proposed amendment does not impact any of the facility plans.

3. Is the proposed amendment in conflict with Council’s prior actions?

Yes The 2022 City of Yuma General Plan identified this area as Low Density Residential.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: March 9, 2026
- City of Yuma Planning and Zoning Commission: April 13, 2026
- City of Yuma City Council: May 20, 2026

Public Comments Received: See Attachment A
Agency Comments: None Received
Neighborhood Meeting Comments: See Attachment D

Final staff report delivered to applicant on:

- Applicant agreed with staff’s recommendation: 3/12/2026
- Applicant did not agree with staff’s recommendation:
- Final report has been emailed to applicant on 3/12/2026.

Attachments

A	B	C	D	E
Public Comments	Staff Worksheet	Neighborhood Meeting Comments	Neighbor Notification List	Aerial Photo

Prepared By: *Erika Peterson*

Date: 3/11/2026

Erika Peterson
Senior Planner

(928) 373-5000, x3071

Erika.Peterson@YumaAZ.Gov

Reviewed By: Jennifer L. Albers

Jennifer L. Albers,
Assistant Director of Planning

Date: 3/11/26

Approved By: Alyssa Linville


Alyssa Linville,
Director, Community Development

Date: 03/11/2026

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Mae Cuff			Contact Information:	(928)920-7705					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comment:	<p>Neighbor called and stated she is opposed to the request. She does not agree the proposed development and with the "change the City made years ago to change the area to commercial and now changing it to residential".</p>									
Name:	Daniel and Isaura Siqueiros			Contact Information:						
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input checked="" type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comment:	<p>"Ms. Peterson,</p> <p>To be direct and as brief as possible, we are homeowners residing 2 blocks from the proposed change to high-density zoning of the above residential development.</p> <p>We are definitely opposed to such a change. Arizona Avenue is very congested with vehicular traffic. The elementary schools are heavily enrolled causing more traffic.</p> <p>Also, our neighborhood, where I have lived most of my life has converted into a HUD housing mecca destabilizing the tranquility of the neighborhood. There are apartments everywhere!</p> <p>Also, because we reside on Maple Avenue, the 100% residential street has slowly converted into a another First Avenue! People use this street to drive on to drop their children at the Prep School on Maple Avenue which is 1 block from our home. Speeding is very, very common. I'm sure you did not know that.</p> <p>And because of the increase in the number of apartments, and therefore people, police regularly patrol the neighborhood. All the speeding, people congestion, police having to take care of problems is stressful.</p> <p>My neighborhood is congested enough. Please say NO to high-density zoning.</p> <p>Sincerely, Daniel and Isaura Siqueiros"</p>									
Name:	Francisco Lopez			Contact Information:	(323)533-7756					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comment:	<p>Received the Neighbor Notification and wanted to know what the request was about. In addition, Mr. Lopez wanted to know if this development would affect his property taxes.</p> <p>Address: 1893 S. Maple Avenue</p>									
Name:	Maria Valenzuela			Contact Information:	(217)461-2038					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comment:	<p>Ms. Valenzuela received the Neighbor Notification and wanted to know what the request was about. Ms. Valenzuela had additional questions about how far the property was from hers, if the requested change also changed her land use designation, and if it would affect her property.</p> <p>Address: 1815 S. Walnut Avenue</p>									

**ATTACHMENT B
STAFF WORKSHEET**

	<p>STAFF RESEARCH – GENERAL PLAN AMENDMENT</p> <p>CASE #: GP-44756-2025 CASE PLANNER: ERIKA PETERSON</p>
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I. PROJECT DATA

Project Location:		1912 S. Arizona Avenue							
Parcel Number(s):		665-44-199							
Parcel Size(s):		31,449 sq.ft.							
Total Acreage:		.72							
Proposed Dwelling Units:		Maximum: 22		Minimum: 9					
Address:		1912 S. Arizona Avenue							
Applicant:		T3AZ, LLC							
Applicant's Agent:		Brittani Lee							
Land Use Conformity Matrix:		Current Zoning District Conforms:		Yes		No	X		
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	X	None	
Airport	Noise Contours	65-70	70-75	75+	APZ1	APZ2	CLEAR ZONE		
	Existing Zoning	Current Use			General Plan Designation				
Site	General Commercial/ Infill Overlay (B-2/IO)	Commercial and residential under construction			Low Density Residential				
North	General Commercial/ Infill Overlay (B-2/IO)	Undeveloped			Low Density Residential				
South	General Commercial/ Infill Overlay (B-2/IO)	Commercial building			Low Density Residential				
East	Light Industrial (L-I)	Offices, bar, water vending			Industrial				
West	High Density Residential/ Infill Overlay (R-3/IO)	Residences			Low Density Residential				
Prior Cases or Related Actions:									
<u>Type</u>	<u>Conforms</u>		<u>Cases, Actions or Agreements</u>						
Pre-Annexation Agreement	Yes		No	N/A					
Annexation	Yes	X	No	Ord. 672, effective 7/21/1956					
General Plan Amendment	Yes		No	In process					
Development Agreement	Yes		No	N/A					
Rezone	Yes	X	No	Ord. 2191, Res. "C" to General Commercial (B-2)					
Subdivision	Yes		No	N/A					
Conditional Use Permit	Yes	X	No	CUP-41954-2023, Multi-family in conjunction w/ commercial					
Pre-Development Meeting	Yes	X	No	Date: 8/31/2023, PDM: 41796-2023					
Enforcement Actions	Yes		No	N/A					
Land Division Status:	Legal lot of record								
Irrigation District:	None								
Adjacent Irrigation Canals & Drains:	None								
Water Conversion: (5.83 ac ft/acre)	4.20 Acre Feet a Year								
Water Conversion Agreement Required	Yes		No	X					

II. CITY OF YUMA GENERAL PLAN

Land Use Element:										
Land Use Designation:			Low Density Residential							
Issues:			Proximity to industrial land use.							
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X		
Historic Buildings on Site:	Yes		No	X						
Transportation Element:										
FACILITY PLANS										
Transportation Master Plan		Planned	Existing	Gateway	Scenic	Hazard	Truck			
Arizona Ave - Collector 2 lane		40 FT H/W	40 FT H/W					X		
19 th Street - Local road		29 FT H/W	29 FT H/W							
Bicycle Facilities Master Plan		Arizona Avenue- Proposed bike lane								
YCAT Transit System		Arizona Avenue- Green Route								
Issues:		None								
Parks, Recreation and Open Space Element:										
Parks and Recreation Facility Plan										
Neighborhood Park:		Existing: Joe Henry Optimist Park			Future: Joe Henry Optimist Park					
Community Park:		Existing: Kennedy Park			Future: Kennedy Park					
Linear Park:		Existing: East Main Canal Linear Park			Future: East Main Canal Linear Park					
Issues:										
Housing Element:										
Special Need Household:		N/A								
Issues:										
Redevelopment Element:										
Planned Redevelopment Area:		Mesa Heights Revitalization Area								
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:										
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>Multi-Family</i>		Projected Population	Police Impact	Water Consumption		Wastewater Generation	
			Maximum	Per Unit		Officers	GPD	AF	GPD	
			22	1.8	40	0.07	8,197	9.2	2,772	
			Minimum							
			9	1.8	16	0.03	3,353	3.8	1,134	
Fire Services Plan:		Existing: Fire Station No. 3			Future: Fire Station No. 3					
Water Facility Plan:		Source:	City	X	Private	Connection:	Connection: 4" AC on 19 th St.			
Sewer Facility Plan:		Treatment:	City	X	Septic	Private	Connection: 8" PVC in alley			
Issues:										
Safety Element:										
Flood Plain Designation:		500-year Flood			Liquefaction Hazard Area:		Yes		No	X
Issues:										

Growth Area Element:

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

NOTIFICATION

- Legal Ad Published: The Sun 2/14/26
- Display Ad Published: 2/14/26
- 660' Vicinity Mailing: 12/16/25
- 54 Commenting/Reviewing Agencies noticed: 12/9/25
- Site Posted: 12/23/25
- Neighborhood Meeting: 1/6/26
- Hearing Dates: 3/9/26, 4/13/26, 5/20/26
- Comments Due: 2/7/26

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	YES	12/10/25	X	
Yuma County Airport Authority	YES	12/10/25	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	YES	12/10/25	X	
Yuma Metropolitan Planning Organization (ARS)	NR			
YCIPTA – Transportation Authority	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Century Link Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Charter Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	NR			
Yuma Proving Ground	NR			
US Bureau of Land Management (ARS)	NR			
US Bureau of Reclamation	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	12/10/25	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	YES	12/12/25	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			

Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	YES	12/10/25	X	

City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Police	NR			
Parks and Recreation	NR			
City Engineer	NR			
Traffic Engineer	NR			
Development Engineer	NR			
Fire	YES	12/9/25	X	
Building Safety	NR			
Utilities	NR			
Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
1/6/2026	See Attachment C
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Date Held: 1/6/2026

Location: 1912 S. Arizona Avenue

Attendees: City Staff: Erika Peterson; Applicant: Brittani Lee; Neighbors: Bart Wapler

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Staff explained the request and previous history of CUP.
- Neighbor asked applicant about businesses in other locations.
- Neighbor was not opposed to the request and wanted to learn about the process and request. Is excited to see the finished concept and asked about the choice to build using flat roofs.
- Neighbor asked what the east side of property was intended for?
- Applicant noted that part of it is city right-of-way and the rest is retention for this project.

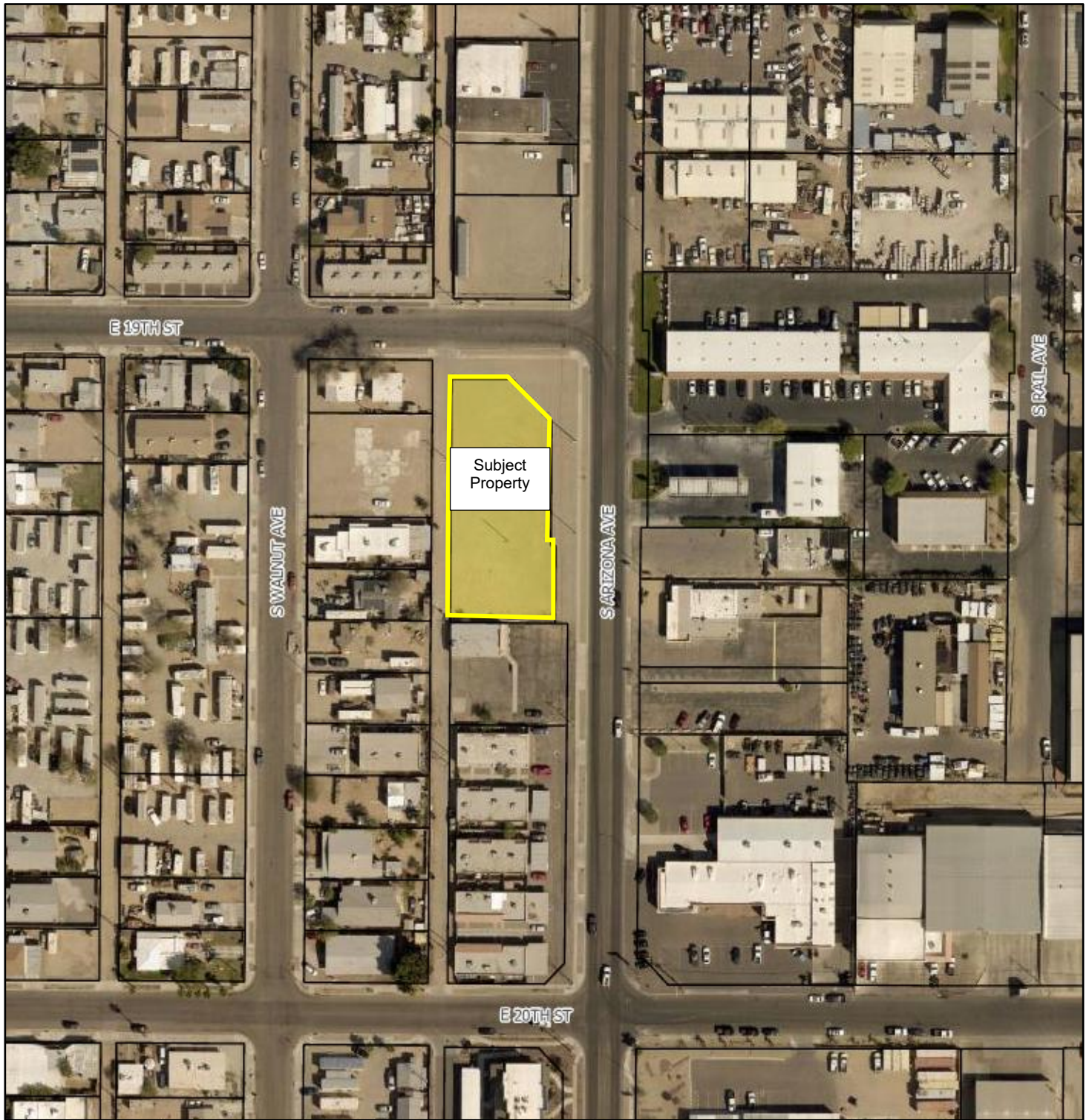
**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

NAME	ADDRESS	CITY	ST	ZIP CODE
ALFARUE ROSA ISELA	1079 S AVENUE B SPC 95	YUMA	AZ	85364
ALL SECURE SELF STORAGE	575 E 18TH PL	YUMA	AZ	85364
AMERICAN HOME BUYERS LLC	1020 S 4TH AVE	YUMA	AZ	85364
ARIZONA HOUSING DEVELOPMENT CORP	420 S MADISON AVE	YUMA	AZ	85364
ARIZONA HOUSING DEVELOPMENT CORP	420 S MADISON AVE	YUMA	AZ	85364
ARMENTA GUILLERMO JIMENEZ & LETICIA	1973 S MAPLE AVE	YUMA	AZ	85364
AVALOS LUIS G	1944 S MAPLE AVE	YUMA	AZ	85364
AVILA BRIONES ARTURO	1855 S MAPLE AVE	YUMA	AZ	85364
BEJ FAMILY AZ LLC	1821 S ARIZONA AVE	YUMA	AZ	85364
BERMUDEZ MANUEL	1983 S WALNUT AVE	YUMA	AZ	85364
BRIONES EVA AVILA	1843 S MAPLE AVE	YUMA	AZ	85364
BUSTAMANTE GABRIEL	PO BOX 7565	VAN NUYS	CA	91406
CAMARILLO RUBEN & GUADALUPE	1936 S MAPLE AVE	YUMA	AZ	85364
CASTANEDA CARLOS & MICHELLE J HOGAN-CASTANEDA LIVING TRUST 12-30-2024	994 W 34TH PL	YUMA	AZ	85365
CATPRO LLC	1891 RAIL AVE	YUMA	AZ	85364
CONCEPT GENERAL CONSTRUCTION AZ LLC	PO BOX 8805	SAN LUIS	AZ	85349
CONTRERAS JOSE A	2044 S WALNUT AVE	YUMA	AZ	85364
CRUZ9 LLC	9474 VERVAIN ST	SAN DIEGO	CA	92021
DE SILVA VERONICA AYON	1952 S MAPLE AVE	YUMA	AZ	85364
DELGADO JOSE CARLOS JR	1867 S MAPLE AVE	YUMA	AZ	85364
DESERT HOLDINGS OF YUMA AZ LLC	PO BOX 208	YUMA	AZ	85366
DUNN TIMOTHY M & EILEEN E TRUST 4-17-02	6324 E TELEGRAPH ST	YUMA	AZ	85365
E & C NEGRONI LLC	2616 N OAKMONT DR	FLAGSTAFF	AZ	86004
ERWIN MICHAEL S	1875 S ARIZONA AVE	YUMA	AZ	85365
ESPINOZA ENRIQUE & MERCEDES JT	1919 S MAPLE AVE	YUMA	AZ	85364
ESTUDILLO RICARDO	2040 S WALNUT AVE	YUMA	AZ	85364
EVITCH WAYNE A & IRENE	1906 S WALNUT AVE	YUMA	AZ	85364
EVOKE 80. LLC	12519 BROOKLAKE ST	LOS ANGELES	CA	90066
FAVORS TRUST 2-14-2023	1818 S WALNUT AVE	YUMA	AZ	85364
FRANKLIN DWAIN R & GRACE K TRS 4-29-99	1845 S ARIZONA AVE	YUMA	AZ	85365
FRANKLIN DWAIN R & GRACE TRUST 4-29-85	1845 S ARIZONA AVE	YUMA	AZ	85365
GALVAN ALEJANDRA & DANIEL	1608 S ATHENS AVE	YUMA	AZ	85364
GAMBOA DAVID JR	1911 S MAPLE AVE	YUMA	AZ	85364
GARIBAY GABRIEL & ROSA C JT	740 S CARROLL AVE	STOCKTON	CA	95215
GASTELUM JESUS & MARTHA JT	4156 W 17TH ST	YUMA	AZ	85364
GJ DOUBLE L INVESTMENTS LLC	2500 E MONROE	YUMA	AZ	85364
HALL JARED E & KRISTAL L	2037 S WALNUT AVE	YUMA	AZ	85364
HAZLETT PROPERTIES AZ LLC	2875 S KYLA AVENUE	YUMA	AZ	85365
HEI HOLDINGS LLC	1319 GATE WAY	YUMA	AZ	85364
HERNANDEZ DORA & JOHN P	1895 S MAPLE AVE	YUMA	AZ	85364
HEUTON 2001 TRUST 11-13-2001	13353 S ONAMMI AVE	YUMA	AZ	85367

HIRTH ENTERPRISES INC AN ARIZONA CORP	1999 S ARIZONA AVE	YUMA	AZ	85364
HOUSING AUTHORITY OF THE CITY OF YUMA	420 S MADISON AVE	YUMA	AZ	85364
HUTCHESON DOUGLAS E & NANCY I JT	1813 S WALNUT AVE	YUMA	AZ	85364
JSC PROPERTIES LLC	12222 E PASEO VERANO ST	YUMA	AZ	85367
LAND LEO L & JO ANN TRUST 2-1-88	3431 E CREEK RD	PHOENIX	AZ	85044
LAND TRUST 2-1-88	3431 E DRY CREEK RD	PHOENIX	AZ	85044
LARENCE-COLE DESARAY MARIE	1945 S WALNUT AVE	YUMA	AZ	85364
LARSON PAUL W	2603 S 4TH AVE	YUMA	AZ	85364
LOPEZ FRANCISCO JR	721 W 52ND PL	LOS ANGELES	CA	90037
LUEVANOS GREGORIO	322 EUCALIPTUS WAY	SALINAS	CA	93905
LUGO JOSHUA	11851 E 24TH LN	YUMA	AZ	85367
MAC ELECTRIC INC	10439 ROSELLE ST	SAN DIEGO	CA	92121
MAPLE CRUMB LLC	1890 S MAPLE AVE	YUMA	AZ	85364
MARQUEZ MIGUEL A	1630 S 11TH AVE	YUMA	AZ	85364
MARTINEZ-CLARK FAMILY REVOCABLE TRUST 10-8-2024	44017 EAGLEBLUFF CT	TEMECULA	CA	92592
MARTINEZ MANUEL & LORENA JT	2026 S WALNUT AVE	YUMA	AZ	85364
MAZAS LUISA	1844 S MAPLE AVE	YUMA	AZ	85364
MCNEEL KAREN J ETAL	1466 S 8TH AVE	YUMA	AZ	85364
MEDRANO ANDRES JR	1819 S MAPLE AVE	YUMA	AZ	85364
MESA PATRICIA E	1993 S WALNUT AVE	YUMA	AZ	85364
MEZA ALFONSO ANAYA	1964 S MAPLE AVE	YUMA	AZ	85364
MEZA JESUS H MEJIA &	1976 S MAPLE AVE	YUMA	AZ	85364
MILLER RENEE LAURA	PO BOX 1565	YUMA	AZ	85366
MORENO CECILIA	PO BOX 2748	SOMERTON	AZ	85350
MORRISON LYNN A & KRISTIN A JT	2025 S ARIZONA AVE	YUMA	AZ	85365
MURRIETA LUCY	1837 S WALNUT AVE	YUMA	AZ	85364
NAGY RICK ROBERT &	1830 S WALNUT AVE	YUMA	AZ	85364
NAVARRO IRENIA B	1987 S WALNUT AVE	YUMA	AZ	85365
NUNEZ JESUS & MARGARITA JT	1886 S WALNUT AVE	YUMA	AZ	85364
OJEDA HEBERTO DE JESUS	2014 S WALNUT AVE	YUMA	AZ	85364
OJEDA RICARDO I & ELENA RIVERA JT	1886 S WALNUT AVE	YUMA	AZ	85364
ORTIZ JESUS	617 SURREY WAY	SALINAS	CA	93905
OXLEY JOHN DAVID JR	PO BOX 473	MOUNTAIN HOME	ID	83647
PACE JEANIE N TRUST 4-8-89	1490 W 18TH PL	YUMA	AZ	85364
POLINO SALVADOR BANUELOS & MARIA SOCORRO	1827 S MAPLE AVE	YUMA	AZ	85364
QUIROZ JESUS I & MARIA ALMA	1876 S MAPLE AVE	YUMA	AZ	85364
RELEVANT MEDIA INC AZ CORP	1236 S 21ST DR	YUMA	AZ	85364
RH REAL ESTATE OF YUMA AZ LLC	2908 E ANDY DEVINE AVE	KINGMAN	AZ	86401
RIVERA LIVING TRUST 4-1-97	2300 W COUNTRY LN	YUMA	AZ	85365
RODRIGUEZ ISMAEL FELIX & TERESA LOPEZ	250 HUDSON LANDING RD	ROYAL OAKS	CA	95076
RODRIGUEZ ISRAEL M & RODRIGUEZ JOSUE	26152 LEGENDS CT	SALINAS	CA	93908
ROMAN ALMA	1953 S WALNUT AVE	YUMA	AZ	85364
ROMERO ROBERTO &	2023 S WALNUT AVE	YUMA	AZ	85364
S & H RENTAL PROPERTIES, LLC	PO BOX 5064	YUMA	AZ	85366
S & R MGT LLC	2305 E PALO VERDE ST STE B	YUMA	AZ	85365
SALCIDO DANIEL E & SONIA JT	305 E 20TH ST	YUMA	AZ	85364

SALCIDO MARIA LUISA	1859 S MAPLE AVE	YUMA	AZ	85364
SANTIAGO PEDRO G TRUST 1-17-2020	1843 CROMWELL DR	SALINAS	CA	93906
SEVEN ACES LLC	17825 S AVENUE A	SOMERTON	AZ	85350
SIEMIENOWSKI JOSEPH V & IRINA G TRUST 11-19-2008	10561 SAND CRAB PL	SAN DIEGO	CA	92130
SIQUEIROS DANIEL G & ISAURA MARTINEZ JT	1918 MAPLE AVE	YUMA	AZ	85364
T3AZ LLC	1700 S 1ST AVE STE 200	YUMA	AZ	85364
THOMPSON MAE IONE	1845 S WALNUT AVE	YUMA	AZ	85364
TO LAN TAN	725 W EMERSON AVE	MONTEREY PARK	CA	91754
UNDERHILL FACTOR HOLDINGS INC	1925 S FACTOR AVE	YUMA	AZ	85364
UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179
VALENZUELA MARIA DE JESUS &	PO BOX 223	BEARDSTOWN	IL	62618
VAN WEY RITA G	1977 S WALNUT AVE	YUMA	AZ	85364
VERA RAUL & LAURA &	1901 1/2 S WALNUT AVE	YUMA	AZ	85364
VERDUZCO ISRAEL FRIAS	1805 S WALNUT AVE	YUMA	AZ	85364
WARD KAREN	1904 S MAPLE AVE	YUMA	AZ	85364
WESCH LYNDA & PETER	8921 ARROYO DR	COLTON	CA	92324
WILSON RICHARD W & JANET L TRS 10-7-96	1087 S HEREFORD AVE	YUMA	AZ	85364
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
ZAKM HOGAN LLC	3615 S 18TH AVE	YUMA	AZ	85364

ATTACHMENT E
AERIAL PHOTO



RESOLUTION NO. R2026-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING RESOLUTION R2022-011, THE CITY OF YUMA 2022 GENERAL PLAN, TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY .72 ACRES FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL LOCATED AT 1912 S. ARIZONA AVENUE

WHEREAS, the General Plan of the City of Yuma was adopted in 2022 by Resolution R2022-011 for the orderly and balanced development of lands through efficient and systematic land use planning; and,

WHEREAS, the General Plan provides a vision of development into the future based on existing development, the needs of the community, and the desires of property owners; and,

WHEREAS, the City of Yuma Planning and Zoning Commission held public hearings on March 9, 2026 and April 13, 2026, for General Plan Amendment Case No. GP-44756-2025, regarding the request to amend the General Plan; and,

WHEREAS, due and proper notice of the public hearings were given in the time, form, substance and manner as provided by law, including publication of such notice in The Sun on February 14, 2026 and March 21, 2026; and,

WHEREAS, as the community grows and prospers, it may be necessary to amend the General Plan to reflect development trends and opportunities; and,

WHEREAS, the proposed General Plan Amendment meets the goals and objectives of the General Plan and retains an adequate mixture and balance of land uses.

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

SECTION 1: Resolution R2022-011, the City of Yuma 2022 General Plan, is amended to change the land use designation of the real property depicted with crosshatching in Exhibit A, attached and by this reference made a part of this Resolution, from Low Density Residential to High Density Residential.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

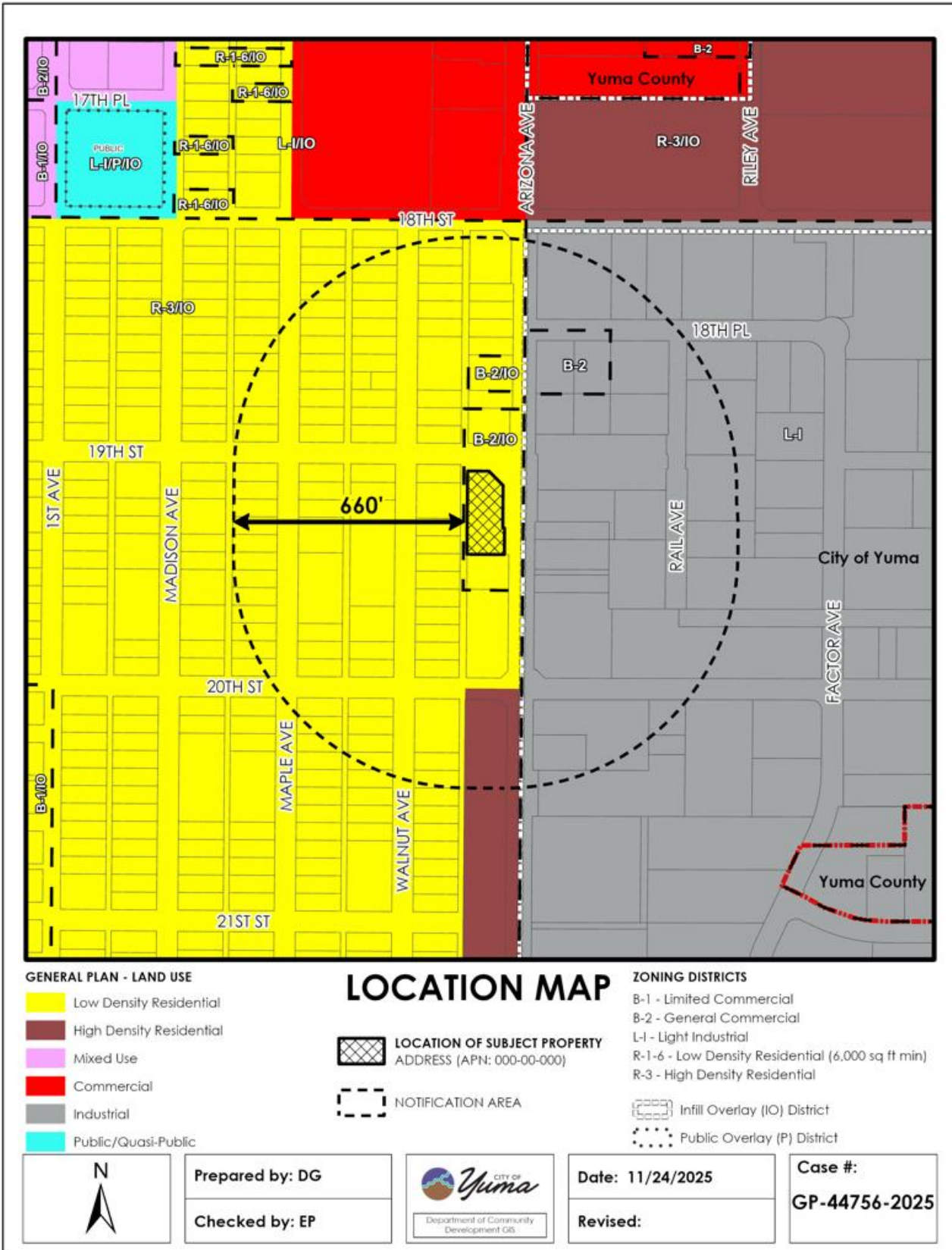
APPROVED AS TO FORM:

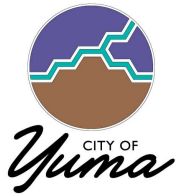
Janet L. Pierson
City Clerk

Richard W. Files
City Attorney

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

Exhibit A





City of Yuma

City Council Report

File #: MC 2026-093

Agenda Date: 5/20/2026

Agenda #: 1.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Engineering	<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 type="checkbox"/> Ordinance - Introduction
DIVISION: Administration/CIP	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input checked="" type="checkbox"/> Public Hearing

TITLE:

Public Hearing: Capital Improvement Program Fiscal Year 2027 - Fiscal Year 2031

SUMMARY RECOMMENDATION:

Conduct a public hearing for the proposed Fiscal Year 2027 - Fiscal Year 2031 City of Yuma Capital Improvement Program pursuant to Yuma City Charter, Article XIII, Section 11. (Engineering) (Susan Cowey)

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:

Pursuant to City of Yuma Charter, Article XIII, Section 10, the City Administrator is required to prepare and submit a Capital Improvement Program (CIP) containing not less than a five-year projection of planned improvements to City Council by May 1 of each year. The proposed CIP is required to include:

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

The above information may be revised and extended each year regarding capital improvements still pending or in process of construction or acquisition. In addition to the required content, for planning purposes the proposed CIP includes projected mid-range capital improvements for years six through 10, and a list of long-term Potential Infrastructure Projects.

City of Yuma Charter, Article XIII, Section 11, requires City Council to publish a general summary of the CIP prior to adoption, and a notice stating:

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

The proposed Fiscal Year 2027 - Fiscal Year 2031 CIP was delivered to City Council on May 1, 2026, and made available for public inspection at the City Clerk’s Office, the Public Works/Engineering Building, and posted on the City website at www.yumaaz.gov/CIP effective May 6, 2026.

A Notice of Public Hearing was published in the Yuma Sun newspaper on May 3, 2026.

Although the CIP is a five-year plan, only the funding for the first year is obligated through the annual budgeting process. Subsequent years are for planning purposes only and are subject to revision each year during the CIP update process to address changing market conditions and City Council priorities. Years six through ten are projected for planning purposes based on anticipated demand and funding availability.

As part of the update process, each year items included within the CIP are evaluated to accommodate priority initiative changes from City Council and community priorities, updates to strategic and master planning documents, current project progress, and updated cost estimates and revenue projections. Each program area within the CIP is likely to vary from year to year based on this evaluation. Based upon any direction by City Council, staff will present a resolution for the adoption of the Fiscal Year 2027 - Fiscal Year 2031 CIP concurrent with the budget approval process. The CIP must be adopted with or without amendment, on or before the first of July of each year.

The CIP represents the Yuma City Council’s legislative policy and provides direction to City staff for funding and constructing capital improvements and maintenance in the upcoming year. The City Council’s policy and direction is based on legislatively balancing the available resources against the need. Almost every year, but especially recently, the needs greatly exceed the available resources. The City Council’s approval of the CIP reflects its legislative intent and its decision to prioritize spending of limited resources on projects while also reflecting City Council’s decision to not allocate the limited resources in other areas.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 172,364,623	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	\$ 215,883,457		

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

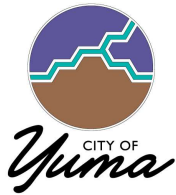
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

Fiscal Year 2027- Fiscal Year 2031 Proposed 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: Jennifer Reichelt for John D. Simonton	Date: 05/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/11/2026



City of Yuma

City Council Report

File #: MC 2026-094

Agenda Date: 5/20/2026

Agenda #: 2.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input checked="" 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: Administration	<input checked="" type="checkbox"/> Connected & Engaged <input checked="" type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:
Tentative Annual Budget for Fiscal Year 2027

SUMMARY RECOMMENDATION:
 Adopt the Fiscal Year 2027 Tentative Annual Budget in the amount of \$566,762,519 which includes a Capital Improvement Plan 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. (Administration/Finance) (John D. Simonton/Douglas W. Allen)

STRATEGIC OUTCOME:
 The Fiscal Year 2027 Annual Budget provides a financial framework to City Council goals and strategic initiatives and is developed for all departments, divisions, and funds at the City. The next step in the budget process is approving the Tentative Budget that supports all strategic outcomes.

REPORT:
 The Tentative Annual Budget for City Council's consideration is presented on the state required forms. The result is a financial planning document incorporating the policy goals and objectives, established by City Council, for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027. Attached to this request for City Council action are Schedules A-G representing the City's Fiscal Year 2027 Tentative Budget using the official budget forms prescribed by the Arizona State Auditor General.

By approving the Tentative Budget by motion, the City Council is establishing the maximum budget amount for Fiscal Year 2027 (July 1, 2026 - June 30, 2027). While monies may move among funds, the overall total cannot be exceeded.

The primary property tax rate is shown at the maximum allowed levy. This rate is subject to change with the FY 2027 Final Adopted Budget and introduction of the levy ordinance.

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	All funds	

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 intent of gaining the maximum return on each dollar. The Tentative Annual Budget includes funding for all department operating budgets effective July 1, payment of debt obligations, capital improvement projects, enterprise services and contingencies.

ADDITIONAL INFORMATION:

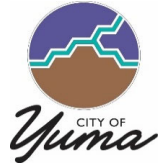
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

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: Jennifer Reichelt for John D. Simonton	Date: 5/13/2026
Reviewed by City Attorney: Richard W. Files	Date: 5/12/2026



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	\$ 80,172,592	\$ 18,545,426	\$ 70,511,735
	<u>\$ 80,172,592</u>	<u>\$ 18,545,426</u>	<u>\$ 70,511,735</u>
ARPA Fund			
Intergovernmental Revenue	\$ 9,500,000	\$ 4,609,629	\$ 4,890,371
	<u>\$ 9,500,000</u>	<u>\$ 4,609,629</u>	<u>\$ 4,890,371</u>
Capital Reserve and Contingency Fund			
Investment Income	\$ 75,000	\$ 75,000	\$ 60,000
	<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	<u>\$ 139,761,974</u>	<u>\$ 46,153</u>	<u>\$ 109,268,462</u>	<u>\$ 137,968,815</u>
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	<u>\$ 13,143,235</u>	<u>\$ (47,519)</u>	<u>\$ 12,512,470</u>	<u>\$ 13,235,564</u>
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	<u>\$ 24,406,112</u>	<u>\$ (752,481)</u>	<u>\$ 14,756,499</u>	<u>\$ 10,965,287</u>
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	<u>\$ 10,851,249</u>	<u>\$ (46,153)</u>	<u>\$ 7,233,860</u>	<u>\$ 7,485,325</u>
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	<u>\$ 13,980,680</u>	<u>\$ -</u>	<u>\$ 12,566,259</u>	<u>\$ 12,416,656</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
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