

**MINUTES**  
**REGULAR WORKSESSION**  
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA  
CITY COUNCIL CHAMBERS - YUMA CITY HALL  
ONE CITY PLAZA, YUMA, ARIZONA  
**February 14, 2017**  
**6:00 p.m.**

**CALL TO ORDER**

**Mayor Nicholls** called the Regular City Council Worksession to order at 6:03 p.m.

Councilmembers Present: Shelton, Wright, Knight, Thomas, Craft, and Mayor Nicholls  
Councilmembers Absent: Miller  
Staffmembers Present: City Administrator, Gregory K. Wilkinson  
Senior Planner, Bobette Bauermann  
Police Lieutenant, Brian Scanlan  
Police Sergeant, Eric Egan  
Director of Community Development, Laurie Lineberry  
Various department heads or their representatives  
City Attorney, Richard W. Files  
City Clerk, Lynda Bushong

**I. GREATER YUMA ECONOMIC DEVELOPMENT CORPORATION MID-YEAR REPORT**

**Julie Engel**, President and CEO of the Greater Yuma Economic Development Corporation (GYEDC), presented a mid-year report of the organization's operations. GYEDC is in year three of a five-year strategy that encompasses the Six Pillars for Economic Success:

1) Promote Educational Excellence

- Work closely with the University of Arizona, Arizona Western College, the City of Yuma, and the Yuma Crossing National Heritage Area to create university campus in Downtown Yuma.
- Continue to support the Helios Foundation and Ready Now Yuma with statistics and demographic information.

2) Focus on Competitiveness

- Cost comparison conducted with competing cities shows that Yuma is becoming more competitive with regard to water and sewer rates as well as permit, impact, and capacity fees.
- Work with developers from Phoenix and Mexicali for investment of speculative buildings with primary focus on food production.

3) High Wage/High Skill Job Creation

- Manufacturing
  - Partner with Yuma County and inlying communities to implement a virtual speculative building to enhance the attraction of manufacturing.
  - The Investing in Manufacturing Community Partnership is creating Manufacturing Industrial Zones that align public capital programs with infrastructure needs.

- Aerospace/Defense
  - Work closely with two major defense contractors that are interested in the Joe Foss and Amelia Earhart hangars.
  - Continue support and recruitment for additional air service to the Yuma International Airport.
- Food production
  - Work with and support the initiatives of the Center of Excellence regarding field trials of innovative crop production and protection products.
  - Work with local and outside developers to implement the Recipe for Change concept through the development of a modular multipurpose food processing facility.
- Business Retention Expansion Surveys
  - The 2016/2017 survey focused on the manufacturing and distribution industries; over 70 interviews have been conducted and a report is forthcoming.
  - Major manufacturer is planning an expansion in 2018 that will add about 60 employees to their workforce.

4) Increased Focus on Resource Development

- New collateral materials were created for the three primary industry sectors which are in support of partnerships located in Mexico and the United States.
- 4FrontED is hosting an event on March 3<sup>rd</sup> with PIMSA International Development, who is interested in bringing Mexicali based manufacturers to Yuma.

5) Further Enhance Yuma's Sense of Place

- Summer Works for Yuma aligns local employers – including AEA Credit Union, Yuma Regional Medical Center, APS, General Motors, and S&A Industries - with Yuma County teachers for summer employment to reduce teacher turnover.
- The creation of a university campus in Downtown Yuma would be a significant step towards enhancing Yuma's sense of place.

6) Cultivate Collaboration and Stewardship Between Public and Private Sector

- The Southwest United Network was created to educate the community and encourage support for asking the legislature to stop the practice of sweeps and shifts within the State budget.
- Yuma 50 was created to act as a community support group for active military, family members, and veterans.

**Engel** thanked Jay Simonton, Utilities Director, and Mayor Nicholls for their contributions towards bringing the Almark Foods facility to Yuma.

**Thomas** asked at what point Yuma will be able to attract tech jobs to the area. **Engel** stated that the majority of the manufacturers use automation and robotics that require tech support in their plants. The hospital is a major employer of tech-driven jobs. However, Yuma will not be able to attract a tech company until it has a university that is creating a pipeline of graduates with tech degrees.

**Wright** asked what the process is to identify and pursue companies that are believed to be a good fit for Yuma. **Engel** that the entire first year of the five-year strategy was spent researching which companies made the most sense, which is how the focus areas – manufacturing, aerospace, and food

production – were identified. These were presented as areas where resources should be invested and approved by the Board of Directors in year two.

## II. OLD TOWN SOUTH REVITALIZATION PLAN IMPLEMENTATION STRATEGY

**Bauermann** explained that the purpose of the Old Town South Revitalization Plan Implementation Strategy is to create partnerships with property owners to work toward redevelopment of the Old Town South area over the next 10 to 15 years. The City has received a second Environmental Protection Agency grant to conduct Phase I and Phase II Environmental Assessments of the remaining properties in the Brownfield Redevelopment and Revitalization Area. Brownfields are properties where development is hindered due to real or perceived environmental contamination. Old Town South is comprised of approximately 107 acres of which 40 parcels – about 55 acres – are vacant or underutilized. The remaining 52 acres are made up of public right of ways and interspersed with housing, office and industrial uses.

A survey was conducted in May 2016 to determine the condition of the properties located in the Brownfield area. The property conditions are described as follows:

- Condition A – Standard
  - Meets current codes with little or no deferred maintenance
  - Property is fully utilized for its General Plan or zoning ordinance designated land use
- Condition B – Deficient/Rehabilitation Feasible
  - Property and structures located on the property do not fully meet current codes and ordinances, and have minor to moderate deferred maintenance issues
  - Rehabilitation of the property and structure should not exceed 50% of its replacement cost
- Condition C – Deficient/Rehabilitation Questionable
  - Property and structures located on the property do not fully meet current codes and ordinances and have multiple and major deferred maintenance issues
  - Rehabilitation of the property and structure may approach or exceed 50% of its replacement cost
  - Property contains non-conforming land uses, which may not be economically feasible to rehabilitate or permitted under current code.
- Condition D – Substandard
  - Property and structures located on the property do not fully meet current codes and ordinances and have multiple and major deferred maintenance problems
  - Evidence of structural issues
  - May include environmental hazards requirement mitigation
  - Rehabilitation appears unfeasible
- Condition E – Vacant or Underutilized
  - Property that is vacant or underutilized for its General Plan or zoning ordinance designated purposes was placed in this category

Furthermore, **Bauermann** gave the following statistics of the properties within the survey:

- 60% of the properties were given an ‘E’ rating,
- 2% of the properties were rated as ‘A’, meaning that they meet current codes and are fully utilized

- 15% of the properties were given a 'B' rating, where rehabilitation of the property and structure should not exceed 50% of its replacement cost
- 4% were rated as a 'C' and may not be economically feasible to rehabilitate.
- The remaining 12% of the properties were rated as 'D', indicating that rehabilitation appears to be unfeasible.
- 48% have completed Phase I and/or Phase II Environmental Assessments while 52% remain to be assessed.

Continuing, **Bauermann** stated that one conceptual plan for the Brownfield area includes a university campus with a near-term (1-5 years) goal to accommodate 2,000 to 4,000 students and a long-term (10 to 15 years) goal of developing a 28-acre research park and expanded campus to accommodate 5,000 to 10,000 students. The United States Census Bureau indicates that the majority of jobs in 2020 will require skills beyond a high school diploma, and a university campus in Yuma may provide options for students that are not currently available locally. The next step is to complete all Phase 1 and/or Phase II assessments and work with property owners to rehabilitate their properties and improve public infrastructure within and adjacent to the area.

**Wright** asked how the City will accomplish working with numerous property owners with different interests towards the creation of a university campus. **Bauermann** stated that the City has been working with property owners on possibly doing a land exchange for other City property, as one way of acquiring the property needed. **Shelton** expressed concern that there was not adequate communication with Arizona Western College (AWC) and their faculty, leaving them anxious and uncertain about what is being planned. He suggested that there should be a presentation to AWC, including the President, District Governing Board, and faculty to explain the project and allow them to be involved. **Thomas** expressed appreciation for the Yuma University plan, pointing out that it would help bring tech companies to Yuma and create tech jobs outside of manufacturing. He noted that those who leave Yuma to pursue advanced degrees rarely come back to Yuma because jobs are not available. A local university would create a tremendous financial impact on the community.

### III. REGULAR CITY COUNCIL MEETING AGENDA OF FEBRUARY 15, 2017

Motion Consent Agenda Item B.8 – Cooperative Purchase Agreement: Motorcycles/Traffic Units  
(purchase of five motorcycles for estimated \$185,135.17 from Victory Police Motorcycles, Tucson) (Police)

**Knight** noted that the City purchased a Victory motorcycle in 2016 and asked how the motorcycle was performing. **Scanlan** stated that the Yuma Police Department (YPD) has been doing extensive testing and evaluation of the motorcycle and so far it is meeting their needs. **Knight** asked how many motorcycles YPD has overall. **Scanlan** explained that they currently have 13 motorcycles: 11 are available for service and two are used for training. **Knight** asked how old the motorcycles are that are being replaced with this purchase. **Scanlan** answered that they will be replacing motorcycles that were manufactured in 2011. **Knight** asked what percentage of downtime the older motorcycles experience due to maintenance issues and what the average maintenance cost is for those vehicles. **Egan** stated that while he could not provide a percentage, they are frequently in the shop for repairs including new tires, brakes, and clutch handles. Maintenance costs have been increasing continuously; the first year the motorcycles were out of warranty YPD went over their budget allowance for motorcycle

maintenance. In the past the City was able to replace bikes as soon as their warranty ended. **Knight** asked if it was correct that the new motorcycles will have a five-year warranty. **Egan** confirmed that was correct.

**Thomas** asked if the five-year warranty will be used as the lifecycle for the new motorcycles. **Scanlan** stated that the plan is to utilize the motorcycles for five years and, budget permitting, replace them at the end of the warranty period. **Thomas** asked if – as a worst case scenario – the City was unable to replace the motorcycles after five years, would the out-of-pocket costs exceed what YPD is currently paying. **Scanlan** explained that as a contingency plan YPD has some in-house trained mechanics who are able to provide basic and some intermediate-level maintenance. **Thomas** asked if parts will be kept on site. **Scanlan** stated that Victory has outfitted a local shop and certified them to service Victory motorcycles. In the event that a repair is beyond their capabilities, the motorcycles can be sent to Tucson.

**Wright** asked what kind of feedback was received from other municipalities who are utilizing Victory motorcycles. **Egan** stated that while officers transitioning from Honda and BMW motorcycles had some minor performance complaints, no significant mechanical issues have been reported. The feedback from the majority of agencies indicate that the platform works well and maintenance is not an issue.

Motion Consent Agenda Item B.11 – Final Plat: Trail Estates #6 (property located on the southeast corner of 36<sup>th</sup> Street and Avenue 8 ½ E) (DCD)

**Knight** stated that it appears the reference to the exterior subdivision wall should indicated that it is between Avenues 8 ½ E and 9 E, instead of between Avenues 8E and 8 ½ E. **Lineberry** explained that the conditions are taken directly from the writer and placed into the document and stated she would check with Engineering to see if a correction is needed.

#### **IV. EXECUTIVE SESSION/ADJOURNMENT**

There being no further business, **Mayor Nicholls** adjourned the meeting at 6:53 p.m. No Executive Session was held.

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Lynda L. Bushong, City Clerk

APPROVED:

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Douglas J. Nicholls, Mayor