

MINUTES
REGULAR CITY COUNCIL WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS - YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
October 15, 2024
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the Regular City Council Worksession to order at 5:33 p.m.

Councilmembers Present: Smith, McClendon, Morris, Shoop, Shelton, and Mayor Nicholls
Councilmembers Absent: Morales
Staffmembers Present: Acting City Administrator, John D. Simonton
Director of Public Works, Joel Olea
Director of Building Safety, Randy Crist
Neighborhood Services Manager – Grants, Nikki Hoogendoorn
Fire Chief, Dusty Fields
Director of Parks and Recreation, Eric Urfer
Assistant Director of Engineering, Steve Wilson
Director of Planning and Neighborhood Services, Alyssa Linville
Various department heads or their representatives
City Attorney, Richard W. Files
City Clerk, Lynda L. Bushong

I. YUMA COUNTY ANTI-DRUG COALITION

Joanne Fiser, Executive Director, and **Shelly Mellon**, Chair, presented the following year-in-review of the Yuma County Anti-Drug Coalition (YCADC):

- About YCADAC
 - Comprised of community members and professionals to collectively educate and provide resources to reduce substance misuse within Yuma County
 - Coalition members represent a wide range of community sectors including:

▪ Business	▪ Parents
▪ Media	▪ Youth-serving organizations
▪ Law enforcement	▪ Civic groups
▪ Schools	▪ Healthcare professionals
▪ Substance use providers	▪ Governmental agencies
▪ Youth	▪ Faith-based organizations
- Red Ribbon Week
 - 2023
 - Kicked off the week at City Hall with Mayor Nicholls
 - Delivered Red Ribbon merchandize and balloon kits to over 20 schools
 - Featured a commercial on social media about the history of Red Ribbon Week

- 2024
 - Developed a month long campaign
 - Gathered community leaders as guest speakers at elementary and high schools throughout Yuma County
 - Themed kits distributed to 46 schools
- Yuma CARES Model
 - Curated to highlight YCADC's commitment to compassion, advocacy, resources, education, and support (CARES)
 - Included a press release and marketing campaign
 - The Yuma CARES approach is:
 - A comprehensive strategy for Substance Use Disorder, Opioid Use Disorder, and Alcohol Use Disorder
 - It begins with compassion, raises awareness about the issue, connects individuals to valuable resources, educates the community and provides ongoing support to those affected by substance misuse
 - Aims to eradicate the impact of substance misuse in the community
- Quarterly Campaigns
 - Strategically developed quarterly marketing campaigns aimed at effectively communicating and disseminating vital tools and resources to the community
 - Alcohol/Mental Health Awareness
 - Dangers of Vaping
 - Marijuana Misuse
 - Fentanyl is Fatal
 - Each campaign is thoughtfully crafted to address specific challenges related to substance misuse, with a focus on both prevention and education
 - Tools and resources from Substance Awareness Coalition Leaders of Arizona and other trusted partners used to present to local community members, Rotary Clubs, faith-based groups, and schools
 - Messaging is tailored to align with the community's needs to ensure that the resources provided are accessible, relevant, and impactful
- YCADC Radio Show
 - Launched in January 2024 to feature coalition champions and their resources
 - Features engaging discussions to be a catalyst for change
 - Creates a platform for passionate community advocates' voices to be heard
 - Enlightens, inspires, and unites against drug misuse in Yuma County
 - Amplifies awareness to the Yuma community
 - Airs live on 1400 AM every-other Wednesday and streams live on the YCADC Facebook page
- Resource Distribution and Community Events
 - 20,000 cinch bags distributed to Yuma County families
 - 100,000 pieces of drug prevention resources provided at various community events
- Youth Engagement
 - Practice shirts, cinch bags, and resources supplied to more than 1,000 children in the Yuma Catch and Go Football League

- Donations provided to more than 250 children in the Coyote Football League and over 600 children in the Yuma Boy's Baseball Leagues
- Strategic Partnerships
 - Yuma Regional Medical Center
 - Yuma Police Department
 - City of Yuma's 2024 Back to School Rodeo
- Grad Night Revival
 - 2,100 students attended
 - \$29,000 in monetary support from the community
 - \$11,500 in raffle prizes donated by Community Partners
 - \$126,000 in food donated by food vendors
 - \$27,200 in-kind sponsors
- Growing Network
 - Initial member roster of 40 individuals has grown to over 150 dedicated, engaged members committed to fostering a drug-free community
 - Monthly coalition meetings
 - Monthly Yuma CARES conversations
 - Website, Instagram, YouTube, and Facebook
 - Internship program
 - Constant Contact communication channel
- Awareness Campaign Partnership with Yuma County Sheriff's Office
 - Fentanyl awareness video was created and has been aired on KYMA

Discussion

- The Fentanyl Awareness Forum held last year was great because it reached out to the whole community, not just Yuma's youth, to address what is a community-wide issue; it would be a welcome addition to next year's schedule (**Mayor Nicholls/Mellon**)
- Hushabye Nursery is a member of YCADC that specializes in helping substance exposed babies and their caregivers; in addition to education and prevention, YCADC also offers resources for those currently impacted by mental health and/or substance abuse issues (**Smith/Fiser**)

II. CLEAN & BEAUTIFUL ANNUAL REPORT

Olea introduced **Greg LaVann**, Chairman of the Clean and Beautiful Commission (Commission), to provide an update on the Commission's accomplishments over the past year and plans for future projects.

LaVann presented the following information:

- Purpose
 - To educate, assist and involve the community in achieving visible improvements in the way our city's environment is preserved, protected, beautified and maintained
- Beautification Awards
 - In the past year, six businesses were awarded for their efforts
- Adopt-A-Street
 - Eight new streets adopted:
 - 24th Street from Pacific Avenue to Avenue 3E
 - 16th Street from Avenue B to Avenue C

- Bike Path from 1st Street to 8th Street
- Bike Path from 8th Street to 16th Street
- Avenue A from County 12th Street to Airport Loop
- Palo Verde Street from Pacific Avenue to Avenue 3E
- Avenue 3E from 32nd Street to 40th Street
- 4th Avenue from 16th Street to 24th Street
- Household Hazardous Waste Program
 - Commissioners volunteers their time to support this City program
 - Over 2,626 tons of household hazardous waste was collected
- Collateral Materials
 - More than 1,000 pamphlets printed and distributed to the community
- Website Update
 - The Commission's page on the City's website has been updated to include Beautification Award winners and information on the Adopt-A-Street Program and Yuma Click & Fix
- Collaborations
 - Planting of 14 date trees in Downtown Yuma in collaboration with the Downtown Yuma Merchant's Association, Gowan Company, and the Parks and Recreation Department
 - Over 130 trees and shrubs were purchased and planted along the East Main Canal with the support of Onvida Health (formerly Yuma Regional Medical Center), NexGen, and Arizona Public Service
 - Installation of augmented reality murals along the East Main Canal sponsored by Onvida Health
- Current Projects
 - East Main Canal Beautification Mural Installation
 - East Main Canal Phase II: 24th Street to 32nd Street
 - Pacific Avenue Corridor Beautification

Discussion

- The Commission's involvement with Yuma Click & Fix is limited to promoting it as a tool to submit requests and report issues (**McClendon/LaVann**)
- There are many alleyways throughout the City and streets that visitors to Yuma frequently drive on that could benefit from some attention; the Commission will discuss that as a possible future initiative (**McClendon/LaVann**)
- The biggest challenge the Commission is facing is educating the community on the resources that are available to them (**Shelton/LaVann**)
- The augmented reality mural allows people to bring the murals to life and interact with them using their smartphone (**Morris/LaVann**)

III. BUILDING SAFETY DEPARTMENT UPDATE

Crist presented the following Building Safety Department update:

- Building Safety Department – Two Divisions
 - Building Safety Division
 - Budget Fiscal Year 2023-2024: \$2,126,631
 - Staff: 24 Employees

- Facilities Management Division
 - Budget FY 2023-2024: \$7.9 million
 - Staff: 55 Employees
 - Oversees 900,000 square-feet of building space
- Professional Staff
 - All staff are International Code Council (ICC) certified
 - Career ladder opportunities are available to staff
 - Helps address turnover by providing promotional opportunities contingent upon earning certain certifications
 - Employee of the Quarter
 - An exceptional employee is recognized each quarter
 - Their name is engraved on a plaque and they receive a gift card
- Adopted Building Codes for the City of Yuma
 - A total of 10 codes
 - 2024 codes are currently under review
 - All life safety provisions reviewed (residential and commercial)
 - Accessibility requirements reviewed (Americans with Disabilities Act, Chapter 11 of the International Building Code)
 - Residential energy standards reviewed
 - Codes are reviewed on a six-year cycle

Crist displayed several photos and a video illustrating the code violations that Building Safety has encountered over the years and the safety risks they pose.

- Permit Technicians
 - Permits Issued
 - 5,631 permits issued in 2023 (4,304 so far in 2024)
 - Single family homes – 405 in 2023 (490 so far in 2024)
 - Over-the-counter permits – same day
 - Residential review times – two to five days
 - Commercial review times – seven to 15 days
 - 2023 construction valuation \$169 million in 2023 (\$156 million so far in 2024)
- Plans Examiners
 - Plans Examined
 - 3,200 plan reviews in 2023
 - 15 day review time – 90% on time
 - 75% of plan reviews are now electronic
 - 2,100 plans reviewed to date this year
- Online Permits and E-Reviews
 - Use of the Yuma Development Portal for online permit and plan reviews significantly increased in 2020-2022 during COVID, and also now with the City’s updated online system
- Significant Projects Under Construction
 - Three new hotels totaling 360 rooms (\$20 million)
 - Alside Windows addition of 104,000 square feet (\$8.1 million)

- Exceptional Health Surgery Center (\$1.9 million)
- Yuma County Administration Building 101,000 square feet
- Onvida Health Project (\$23.5 million)
- Building Inspectors
 - Inspections Performed
 - Over 30,000 inspections completed in 2023 (currently at 25,000 for 2024)
 - 24 hour response - 100% on time
 - Morning and evening inspections, weekends, and holidays
 - Full combination inspectors for both commercial and residential
 - Use of iPads with wireless technology for all inspections; mobile access to internet and e-plans
 - Use of FaceTime and videos for Inspectors
 - Use of robot and drone for inspections
- Self Inspection Program (SIP)
 - Program is for drywall, roof and lath nailing only
 - 81 contractors participated in the program training
 - 69 certificates were issued
 - Contractors took a test and needed 80% to pass
 - Spot checks conducted by inspection staff
 - Reports required for all SIP inspections
- Post Disaster or Event: Response, Repair, Mitigation
 - Works closely with the Yuma Fire Department and Yuma Police Department following fire or other disaster events
 - Frequently called out after hours to assess buildings and determine whether occupants can safely return
- Code Compliance
 - In 2023, Code Enforcement staff opened 800 cases (587 so far in 2024)
 - Complaints ranged from work without permit, to operating without business license, to dangerous or abandoned buildings and various zoning violations
 - Cases are primarily opened on a complaint basis through Yuma Click & Fix, calls, and emails
- Building Advisory Board/Board of Appeals
 - Review commercial building codes
 - Serves as Board of Appeals for commercial properties
- Residential Advisory Board/Board of Appeals
 - Reviews residential building codes
 - Serves as Board of Appeals for residential properties
- The Future of Building Safety
 - Utilize drone and robot for inspections
 - Certified drone pilot on staff
 - Safer and easier to inspect difficult to access areas
- The Results
 - Team effort applied to customer service – The Yuma Way
 - Safe working environment for our inspectors (drone/robot)
 - Projects start quickly
 - One stop shop for permits and plan reviews

- Steady progress
- Timely completion
- Premium quality service
- Safe structures to live, shop, and work in

Discussion

- The drone is used to inspect roof nailing on high roofs with steep slopes as well as solar, tower, and sign inspections, and lathing inspections on taller buildings (**Morris/Crist**)
- The City Attorney is a licensed pilot and provided training for one staff member; additional staff are interested in completing the training and certification (**Morris/Crist**)
- The robot weighs about eight pounds and is able to navigate over pipes and other obstacles without flipping over (**Morris/Crist**)
- Bathroom exhaust fans are a significant cause of home fires, which have led to major damage and loss of life; a proposed amendment to the building code would require fans to be installed on a timer instead of a switch, so they will turn off automatically (**Morris/Crist**)
- Both the drone and the robot have the capability to record inspections; staff is currently exploring legal and storage concerns related to keeping video footage on file (**Mayor Nicholls/Crist**)

IV. REGULAR CITY COUNCIL MEETING AGENDA OF OCTOBER 16, 2024

Motion Consent Agenda Item C.4 – Bid Award: Replacement of Manufactured Home with HOME Investment Partnership Act Funding (award of bid to lowest responsive and responsible bidder in the amount of \$110,398.00 to Easy Living Lifestyles, LLC.) (Plng & Nbhd Svcs/Cmty Plng)

Discussion

- The reason that a manufactured home is being purchased versus a site-built home is because the HOME funds require that it be a “like-for-like” replacement (**Morris/Hoogendoorn**)

Motion Consent Agenda Item C.9 – Cooperative Purchase Agreement: Fire Service Apparatus (purchase of one Skeeter Emergency Vehicle 2025 Ford F-550 Type 5 Rescue Vehicle at a cost of \$374,330.79 from Hughes Fire Equipment, Inc.) (CPA-25-138) (YFD)

Discussion

- This is a specialized vehicle that will not be used as frequently as a pumper truck or ambulance, and will be staffed only as needed for situations that require going off-road; additional staff can be called in if necessary (**McClendon/Fields**)
 - City Council also recently approved the purchase of a vehicle utilizing Department of Emergency and Military Affairs grant funding that will assist with emergency responses along the border (**Mayor Nicholls/Fields**)
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Motion Consent Agenda Item C.11 – Begin Negotiating Terms of the Hotel Del Sol Development Agreement (with Kalthia Group Hotels from San Diego for redevelopment of the Hotel del Sol and former AlSCO properties) (RFQ-24-200) (Eng)

Discussion

- This agreement will work in conjunction with the grant the City received for the multimodal transportation center, which will only take up the first floor of the three-story Hotel Del Sol; the remaining two floors are available for the developer to utilize (**McClendon/Simonton**)

Resolution R2024-055 – Intergovernmental Agreement: Yuma Union High School District #70 – Joint Use of Facilities (to continue the current Joint Use of Facilities Program) (Parks & Rec)

Resolution R2024-056 – Intergovernmental Agreement: Yuma Union High School District #70 – Cibola Softball Complex (to continue the current maintenance and use of the Cibola High School Softball Complex) (Parks & Rec)

Resolution R2024-057 – Intergovernmental Agreement: Yuma Union High School District #70 – Sunrise Optimist Park (to continue the current maintenance and use arrangement of the Sunrise Optimist Park) (Parks & Rec)

Discussion

- The Joint Use of Facilities Program agreement was modified to remove Desert Hills Golf Course (DHGC) from the list of facilities, a priority list was added to resolve use request conflicts, and the school year was defined (**Morris/Urfer**)
- The agreement regarding the Cibola Softball Complex was modified to change the term to 10 years with renewal for up to two additional five-year terms, and to specify that any repair over \$10,000 will be split between the parties; no changes were made to the Sunrise Optimist Park agreement (**Morris/Urfer**)
- Red line copies will be provided for the middle school agreements that will be brought to City Council for approval in the next few months, to clarify the changes being made (**Mayor Nicholls/Morris/Urfer**)
- Any litter issues in the past have been from users who have booked facilities from the City, and the City has dealt with them directly; the insurance requirement for the agreements is \$1 million per incident, \$3 million aggregate (**Mayor Nicholls/Urfer**)
- There are three Facility Use Priorities:
 - Priority 1 (Required)
 - Schools/Intergovernmental Agreements
 - State Agreements
 - Event Agreements
 - Priority 2 (Critical)
 - City Programs
 - Co-Sponsors
 - Priority 3 (Important)
 - Third Party Users

Most school use of facilities occurs immediately after school release, while City programs and co-

- sponsors use the fields later in the evening, so conflicts are not frequent (**Mayor Nicholls/Urfer**)
- DHGC was removed from the Joint Use of Facilities Program for priority use by schools because it became impractical to continue to run the golf course as a revenue generating operation while still affording significant time to schools; students are being accommodated mostly on the driving range, greens, other chipping facilities, and the Par Three (**McClendon/Urfer**)
 - The Parks, Arts, Recreation and Trails Master Plan specifically encourages the pursuit of collaborative partnerships to strengthen and grow parks, recreation programs, and services (**Mayor Nicholls/Urfer**)

Ordinance O2024-035 – 3rd Street Right-of-Way Acquisition (acquire 3rd Street right-of-way from east of 27th Drive to Avenue B, a distance of approximately 700’, from Yuma County) (Eng)

Discussion

- The areas on either side of 3rd Street are already City property, and this acquisition will allow the connection of those two areas (**Mayor Nicholls/Wilson**)

Resolution R2024-054 – General Plan Amendment: Southeast corner of Avenue A and 16th Street (change the land use designation for approximately 1.3 acres of property from Mixed Use and Low Density Residential to High Density Residential) (GP-42762-2024) (Plng & Nbhd Svcs/Cmty Plng)

Discussion

- It may be wise to put this item on hold until proposals are received to avoid making unnecessary changes (**Mayor Nicholls/Shelton/Simonton**)
- The subject property seems to be a prime location for housing, and housing is something that is needed in the community (**Morris**)
- The Request for Proposal (RFP) can state that the City is open to commercial or residential development on the property; if this item is put on hold, the RFP would specify that additional steps would be required for a multifamily residential development (**Simonton**)
- The idea of families with small children living and playing near a busy intersection is concerning; this is an opportunity to pause and take a closer look at the issues raised (**McClendon**)
- Several neighbors have brought up concerns, and the Planning and Zoning Commission did not give a unanimous recommendation of approval; City Council should get more information before proceeding (**Smith**)
- City Council will be provided with the time limit, after which the amendment would need to restart, at tomorrow night’s meeting (**Mayor Nicholls/Linville**)
- Staff will prioritize sending out the RFP very soon after directed by City Council to avoid losing time already invested in the process (**Mayor Nicholls/Simonton**)
- A concept plan, basic elevations, and points of ingress and egress can be required to be submitted as part of the RFP (**Mayor Nicholls/Morris/Simonton**)

EXECUTIVE SESSION/ADJOURNMENT

Motion (Morris/McClendon): To adjourn the meeting to Executive Session. Voice vote: **adopted** 6-0. The meeting adjourned at 7:33 p.m.

Lynda L. Bushong, City Clerk

APPROVED:

Douglas J. Nicholls, Mayor

DRAFT

Approved at the City Council Meeting of:

City Clerk: _____