



# City of Yuma City Council Meeting Agenda

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Wednesday, August 6, 2025

5:30 PM

Yuma City Hall Council Chambers  
One City Plaza, Yuma

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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](http://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](http://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 for agenda related items.*

## 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 2025-119](#)      **Special Budget Worksession Draft Minutes April 23, 2025**  
Attachments:      [2025 04 23 SWS Minutes](#)
2. [MC 2025-120](#)      **Regular Council Meeting Draft Minutes June 18, 2025**  
Attachments:      [2025 06 18 RCM Minutes](#)
3. [MC 2025-121](#)      **Regular Council Meeting Draft Minutes July 2, 2025**  
Attachments:      [2025 07 02 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 2025-111](#)      **Liquor License: 4 Lokos by Sonora Grilling**  
Approve a Series #12: Restaurant Liquor License application submitted by Juanita Esparza, agent for 4 Lokos by Sonora Grilling located at 712 S. 4th Avenue. (LL25-11) (City Administration/City Clerk) (Lynda L. Bushong)  
Attachments:      [1. MAP Liquor License: 4 Lokos by Sonora Grilling](#)
2. [MC 2025-112](#)      **Liquor License: The Chile Pepper**  
Approve a Series #12: Restaurant Liquor License application submitted by Andrea Huff, agent for The Chile Pepper located at 2401 S. 4th Avenue. (LL25-12) (City Administration/City Clerk) (Lynda L. Bushong)  
Attachments:      [1. MAP Liquor License: The Chile Pepper](#)

3. [MC 2025-113](#)      **Cooperative Purchase Agreement: Fire Service Apparatus**  
Authorize the purchase of a 2026 Ford 350, utilizing the cooperative purchase agreement originated by the Houston-Galveston Area Council, at an expenditure of \$230,284.70 to Republic EVS, Huntington Beach, California (Fire Department-CPA-26-009) (Dustin Fields/Robin R. Wilson)
4. [MC 2025-114](#)      **Cooperative Purchase Agreement: Dump Truck**  
Authorize the purchase of a Dump Truck utilizing a cooperative purchase agreement through Houston-Galveston Area Council, for an estimated expenditure of \$216,564.90 to Rush Truck Centers of Yuma, Yuma, Arizona. (Parks and Recreation-CPA-26-014) (Eric Urfer/Robin R. Wilson)
5. [MC 2025-115](#)      **Cooperative Purchase Agreement: Elgin Sweeper**  
Authorize the purchase of a Elgin Broom Bear Street Sweeper utilizing a cooperative agreement originated by Sourcewell, at a cost of \$466,174.75 to Norwood Equipment LLC., Phoenix, Arizona. (Public Works-CPA-26-011) (Joel Olea/Robin R. Wilson)
6. [MC 2025-116](#)      **Cooperative Purchase Agreement: Side Loaders**  
Authorize the purchase of three 2026 Peterbilt Model 520/McNeilus 25 Yard Side Loaders utilizing the cooperative purchase agreement originated by Houston-Galveston Area Council, for an estimated expenditure of \$1,491,065.00 to Rush Truck Centers of Yuma; Yuma, Arizona. (Public Works-CPA-26-012) (Joel Olea/ Robin R. Wilson)
7. [MC 2025-117](#)      **Cooperative Purchase Agreement: Rear Loader**  
Authorize the purchase of a 2026 Peterbilt Model 520/McNeilus 25 Yard truck, utilizing the cooperative purchase agreement originated by Houston-Galveston Area Council, for an estimated expenditure of \$411,508.61 to Rush Truck Centers of Yuma; Yuma, Arizona. (Public Works-CPA-26-013) (Joel Olea/Robin R. Wilson)
8. [MC 2025-118](#)      **Cooperative Purchase Agreement: Asphalt Patcher**  
Authorize the purchase of a 2026 Peterbilt Model 567/Model B-5 Asphalt Patcher (5 cubic yard capacity) utilizing the cooperative purchase agreement originated by Houston-Galveston Area Council for an estimated expenditure of \$370,228.49 to Rush Truck Center of Yuma; Yuma, Arizona. (Public Works-CPA-26-015) (Joel Olea/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. [R2025-079](#)

**Intent to Create Municipal Improvement District No. 130: La Vida Townhomes**

Approve the creation of Municipal Improvement District (MID) No. 130 to serve La Vida Townhomes located at the northwest corner of 34th Street and DeVane Drive. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

**Attachments:**

[1. RES MID 130 Intent to Create La Vida Townhomes](#)

[2. EXH A MID 130 Intent to Create: La Vida Townhomes](#)

2. [R2025-080](#)

**Preannexation Development Agreement: JD & B Yuma RP, LLC**

Authorize a Preannexation Development Agreement for Assessor Parcel Number 724-09-002 located at the southwest corner of 42nd Street and Avenue 4¼ E. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

**Attachments:**

[1. RES PDA: JD and B Yuma RP, LLC](#)

[2. AGR PDA: JD and B Yuma RP, LLC](#)

## 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. [O2025-028](#)

**Yuma City Code Text Amendment: Public Nuisances**

Amend Title 13, Chapter 134, Article 5 (Yuma City Code § 134-05) to include a defined procedure and standard for obtaining an Administrative Warrant allowing the City to inspect or remedy violations of the Property Maintenance Code on private property that pose a danger to life or property. (Building Safety) (Alyssa Linville/Randall Crist)

**Attachments:**

[1. ORD Text Amendment: Public Nuisances](#)

#### IV. INTRODUCTION OF ORDINANCES

*The following ordinance(s) is presented to the City Council for introduction. No vote or action by the City Council is necessary. However, the City Council may, at its option, vote or take action where appropriate. Ordinances given introduction are generally presented to the City Council for adoption at the next Regular City Council meeting.*

1. [O2025-029](#)

**Right-of-Way Vacation - 48th Street**

Authorize the vacation of 48th Street (County 13th Street) right-of-way to Kerley Investments of Yuma, LLC, an Arizona limited liability company. (Engineering/ Development) (David Wostenberg)

**Attachments:**

[1. ORD Right-of-Way Vacation: 48th Street](#)

[2. MAP Right-of-Way Vacation: 48th Street](#)

[3. QCD Right-of-Way Vacation: 48th Street](#)

#### V. PUBLIC HEARING AND RELATED ITEMS

*Following the public hearing, City Council may vote to adopt Resolution R2025-081*

1. [R2025-081](#)

**Minor General Plan Amendment: Northwest and North of the Intersection of Colorado Street and 20th 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. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

**Attachments:**

[1. P&Z RPT GP Amendment: Northwest and North of the Intersection of Colorado Street and 20th Avenue](#)

[2. RES GP Amendment: Northwest and North of the Intersection of Colorado Street and 20th Avenue](#)

#### VI. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

*Discussion and possible action on the following items:*

1. Appointments:

- Building Advisory Board

## 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 July 17, 2025 through August 6, 2025. 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:*

A. Discussion, consultation with and/or instruction to legal counsel regarding a potential Development Agreement with Juniper Tree Academy. (A.R.S. §38-431.03 A3, A4 & A7)

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

C. Discussion, consultation with and/or instruction to legal counsel concerning potential litigation. (A.R.S. §38-431.03 A3, A4)

D. Discussion, consultation with and/or instruction to legal counsel regarding various provisions in the Yuma City Charter. (A.R.S. §38-431.03 A3 and A4)

## **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.