

MINUTES
REGULAR WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
January 16th, 2018
6:00 p.m.

CALL TO ORDER

Mayor Nicholls called the City Council Worksession to order at 6:00 p.m.

Councilmembers Present: Shelton, Watts, Thomas, Knight, McClendon, Miller and Mayor Nicholls
Councilmembers Absent: None
Staff members Present: City Administrator, Gregory K. Wilkinson
Development Engineering Manager, Andrew McGarvie
Director of Public Works, Joel Olea
City Engineer, Jeff Kramer
Principal Planner, Alyssa Linville
Various department heads or their representatives
City Attorney, Richard Files
City Clerk, Lynda Bushong

I. YUMA VISITOR'S BUREAU

Linda Morgan, Executive Director of Yuma Visitor's Bureau (YVB), began the midyear update with their mission, "To promote Yuma as a destination site by spreading the word about the rich diversity of our area and its history." Morgan then broke down the 2016 Dean Runyan Associate survey as follows:

- Economic Impact on Yuma
 - Direct travel spending = \$606 million dollars
 - Jobs Generated = 6,400
 - Earnings Generated = \$155.1 million dollars
 - Government Revenue Generated = \$48.3 million dollars
- Lodging Occupancy
 - November 2016 YTD 59.5%
 - November 2017 YTD 64.2% - increase of 7.9%
- Lodging Average Daily Rate
 - November 2016 YTD \$76.39
 - November 2017 YTD \$82.66 – increase of 8.2%
- 2% Hospitality Tax
 - October 2017 YTD – Up 6.7% over the same period last year

Morgan continued by stating YVB has increased economic impact by providing advertising and marketing, media relations, conventions and group sales, and tourism programs outside of the Yuma region, as well as locally. **Morgan** ended her presentation by providing the following information:

- The Visitor Center
 - Welcomes more than 60,000 visitors each year
 - Provides information about things to do in Yuma

- Sells gifts and souvenirs to enhance the experience
- YVB
 - Is supported by 400 members
 - Local partnerships include City and County Governments, the Caballeros de Yuma, the Greater Yuma Economic Development Corporation, 4FrontED, Yuma 50, and many more
 - Is working with the Arizona Film Commission and facilitating production companies interested in filming in the Yuma area.

Discussion:

Mayor Nicholls thanked **Morgan** for her presentation and asked what changes were made from the previous year that have sustained the 6,400 jobs by tourism efforts. **Morgan** did not have this information, but agreed to provide it to the Mayor once obtained.

Shelton, Mayor Nicholls and **Morgan** conversed about last year's visitor, Matthew Earl Jones, and how he is willing to support Yuma in any way he can relating to local filming.

Thomas asked if Trip Advisor was still being used. **Morgan** confirmed it was and suggested that the Councilmembers come see her at the Visitor's Center where she would be happy to share additional Trip Advisor information.

II. CHILDREN'S MUSEUM OF YUMA COUNTY

Melissa Rushin Irr, Executive Director of the Children's Museum, began her presentation by providing the following information about the Children's Museum:

- An estimated 7,000 to 9,000 attendees came through the free "mini-museum" held at the Yuma Art Center in the summer of 2016
- In 2017 the museum raised \$11,488.00 from paid admission
 - The City of Yuma received half the amount
- The Executive Director, an intern from Arizona@Work, two teachers from the Summer Works in Yuma Program, and numerous volunteers staff the Children's Museum
- 2017 offered new and exciting adventures including:
 - Two Arizona Community Foundation grant-sponsored free admission days
 - A large entomology exhibit sponsored by Yuma Rotary and Rotary District 5500
 - A geology exhibit
 - A new Art Creation Makerspace
 - supplies partially funded by Southwest Gas Corporation
 - An increased number of hands-on activities from 26 in 2016 to 51 in 2017
 - Field trip experiences to local day cares and preschools
 - Two Sensory-Friendly Days for children with sensory processing sensitivities

Rushin Irr continued by noting the following post-summer activities:

- Assisted with developing an exhibit for National Planner's Month which was located in City Hall

- Participated in the Children's Festival of the Arts, The New Year's Eve Family Fun Night, and Art in the Park
- Received grants from:
 - Yuma Rotary Club and Rotary District 5500
 - Arizona Community Foundation
 - Foundation of Yuma Regional Medical Center
 - National Informal Science Educators Network

Rushin Irr spoke about returning back to the Yuma Art Center in the summer of 2018 with their new feature exhibit, *Mission: Space Connection*, sponsored by Yuma Rotary and Rotary District 5500.

Other additions for summer 2018 include:

- Movies themed to the featured space exhibit
- Season passes
- Night at the Museum- A sleep-over at the museum for youth groups
- Curious Minds Access Ability Days - for children and families in the community undergoing cancer treatment (sponsored by a grant from Foundation of YRMC)
- Curious Minds Discovery Pass - for lower income families

Rushin Irr presented the long-term goals and projects for creating and building the future for Yuma's Children:

- Continue fundraising for a permanent, year round location with expanded programs
- Develop new and exciting partnerships locally, regionally, and nationally
- Expand outreach opportunities to schools, libraries, and other organizations to utilize the current mobile exhibits and develop new exhibits and activities

Rushin Irr finished her presentation by outlining why the community's support is so important:

- It helps give local teachers jobs in the summer
- It helps to provide job skills training to experienced interns and volunteers.
- The museum creates a place where children, parents and grandparents can build relationships through playing and learning together.
- The Children's Museum is a place to explore, imagine, create and teach through informal play.

Discussion:

Shelton and **Watts** thanked **Rushin Irr** for the excellent presentation.

Thomas asked for further clarification on field trips offered to local daycares and preschools. **Rushin Irr** explained daycares can make arrangements with the museum to bring the children in for a private two hour time period. **Thomas** questioned if the movie would have a cost associated. **Rushin Irr** stated the season pass includes admission to the movie on Saturday. For those who do not buy the season pass admission to the movie is \$1.00 per person.

Mayor Nicholls thanked Ms. **Rushin Irr** and her colleagues for all the great work they do and is looking forward to the summer exhibit.

III. DEVELOPMENT FEES

Andrew McGarvie, Engineering Manager began his presentation by explaining how development fees are essentially the infrastructure needed to support new growth within the City, and went on to provide the following development fee update.

Five categories of development fees include:

1. Parks Infrastructure
2. Police Infrastructure
3. Fire Infrastructure
4. General Government Infrastructure
5. Street Infrastructure

Development fees are regulated by A.R.S. § 9-463.05 and consist of:

- Land Use Assumptions (LUA)
- Infrastructure Improvements Plan (IIP)
- Development Fees

McGarvie added:

- LUA's take the City's current status, population, building permits issued and the State's expected growth then breaks the data down to come up with the number of building permits to be issued by building types, well as the amount of commercial square footage expected to be built per year.
- The IIP generates a baseline of services for new infrastructure that may be necessary due to growth; the associated costs are then compiled.
- Development Fees take that list of infrastructure or demand units as calculated in the base for each resident and determines what the costs would be based on growth.
- Development fees have been in effect for over 12 years
 - ✓ last major update was in 2012
 - ✓ last minor update was in 2013
 - ✓ last development fee audit, dated August 8, 2017, recommends that we update our Land Use Assumptions
- Development Fees cannot be used to pay for:
 - ✓ Golf course facilities or helicopters for police or fire departments
 - ✓ Repair, operation, or maintenance of existing facilities
 - ✓ Any capital improvement not included in the IIP
 - ✓ Upgrading, updating, expanding or replacing existing services to provide higher level of service

McGarvie mentioned the fire stations, stating the City owns the land however funding is needed for the buildings and equipment. There is a general plan that calls out locations of fire stations based on response time and services they would provide the community. Currently two fire stations are needed. He continued by providing the tangible and intangible benefits of adding this infrastructure. One of the intangible benefits would be the possibility of driving down fire insurance rates for the public. Additionally the City is going to have to bridge a few roads due to obstacles with the A canal and SR 195 (Yuma Area Service Highway). Ave 8E is currently the only way into that area located Southeast of the A Canal bounded by Avenue 7E and Avenue 8E. **McGarvie** continued by providing the

financial methods that are being used in the development fee study, explaining information on incremental expansion, cost recovery, benefits and hidden benefits of infrastructure and providing the LUA, IIP and Development Fee schedules. **McGarvie** concluded his presentation by announcing a public presentation of the development fee update can be found through the Yuma Sun newspaper ad on January 18th, 2018; as well as a public hearing taking place on March 21st, 2018.

Discussion:

Thomas inquired about the ratio regarding the number of fire stations to the number of residents. **Wilkinson** stated the standard is one fire station per 15,000 residents. **Knight** questioned if having pullouts to cross the freeway would be more cost effective than bridges. **McGarvie** explained that ADOT would need to be involved for traffic studies. **Thomas** suggested moving an unused bridge to a location where it is needed. **McGarvie** mentioned that is not something that is possible to do. **Shelton** asked if there will be a need for a citizen recommendation committee for this. **Wilkinson** stated a preliminary meeting was held a few months ago, but due to a lack of quorum, they are now putting together a group of citizens.

IV. REGULAR CITY COUNCIL MEETING AGENDA OF JANUARY 17, 2018

Motion Consent Agenda Item B.8 –Cooperative Purchase Agreement: Articulating Telescopic Aerial Truck (authorize the purchase of an Articulating Telescopic Aerial Truck for a total cost of \$162,701.00 to: Altec Industries) (Public Works/Finance)

Miller questioned how often this vehicle will be used as street lights and traffic signals will be upgraded to LEDs. **Olea** explained this will be the only articulating lift truck the City owns. They also have a platform truck, but regardless of the LEDs performing as scheduled, the City needs the truck for maintenance purposes. **Miller** asked what the cost would be to replace the chassis and mechanical work on the 2008 model truck versus purchasing a new one. **Olea** stated this particular truck is currently in Phoenix getting repaired, it has been problematic and it is time for a replacement. **Miller** wondered why our fleet maintenance crew cannot work on the vehicle. **Olea** replied that the City does not have the capability to deal with the specific hydraulic issues of this truck which is why the work has to be contracted out.

Thomas questioned the life expectancy of the 2008 model truck. **Olea** stated ten years typically. Unfortunately we did not have that luck with this particular model. **Miller** expressed disagreement with purchasing a \$162,000 vehicle and again questioned how often it will be used when the traffic streetlights are being replaced with LEDs.

Motion Consent Agenda Item B.7 – Bid Award: 3rd Avenue Improvements (award a contract for the construction of the 3rd Avenue Improvements in the amount of \$1,191,086.05 to the lowest responsive and responsible bidder: DPE Construction, Inc., Yuma, Arizona) (Engineering)

Miller recused himself from item B.7 due to his employer is receiving the award. He left the dais.

McClendon asked when the project would start and how long it will take. **Kramer** stated the project will begin in February and last between five to six months. **McClendon** questioned if business access would be closed during construction. **Kramer** explained that per the contract, DPE Construction will

be required to maintain traffic access. There may be occasions when there will be limited access for specific work activities, but not a full closure to the businesses.

Knight asked why the initial expected budget was \$268,581., but came in with a bid of \$558,000. **Kramer** responded it was an estimated cost of the project. They had not accounted for unknown volatilities in the construction materials market, which have recently been impacted due to the storms.

Thomas asked if it would be more cost effective for the contractors to perform this construction project during the night so it does not disrupt businesses during the day. **Kramer** explained that night construction is generally more expensive because of the lighting that is required. Additionally, traffic control still has to be set up during the day.

Miller returned to the dais.

Motion Consent Agenda Item B.9 – Cooperative Purchase Agreement: Premier Educational Purchasing Program (PEPPM)/Central Susquehanna Intermediate Unit (CSIU) (ITS/Purchasing)

Knight asked if local vendors will be solicited to ensure we are receiving the lowest price for goods and services. **Wilkinson** replied that at the beginning of each year the City lists all the State Contract Purchasing Agreements to see if better pricing is available. If the City cannot get the service locally, it goes to a Cooperative Purchase Agreement.

Motion Consent Agenda Item B.11 – Agreement: City Administrator (authorize an agreement and terms of employment with Gregory K. Wilkinson to serve as City Administrator for the City of Yuma) (Mayor and Council)

Knight questioned the language in Section 4 of the agreement implying that the City Administrator will receive an additional raise when the rest of the City of Yuma employees get one later in the year. **Wilkinson** explained the raise is 2%, which is a match to what all City of Yuma employees received in January. **Wilkinson** stated the last City Administrator agreement was approved two years ago. Typically if there are any changes during the year, City Council approves an amendment which was completed last year.

Adoption of Ordinances Consent Agenda O2018-002- Rezoning of Property: Northeast corner of 36th Street and Avenue 4 ½ E: (Rezone approximately 20 acres from the Agriculture District to the Light Industrial District.) (Community Development/Community Planning)

Adoption of Ordinances Consent Agenda O2018-003-Rezoning of Property: 36th Street and the B 3.7 Canal Lateral (rezone approximately 20 acres from the Agriculture District to the Light Industrial District) (Community Development/Community Planning)

McClendon asked for a refresher on what the Light Industrial District consists of. **Linville** explained that light industrial is light manufacturing, warehousing, and distribution. Alsides, which is a window manufacturer, is an example of light industrial.

Adoption of Ordinances Consent Agenda O2018-001- Rezoning of Property: 632, 636, and 642 S. 4th Avenue (rezone two parcels totaling approximately 0.32 acres from the General Commercial/Infill Overlay District to the Transitional/Infill Overlay District) (Community Development/Community Planning)

Thomas questioned why those homes are going from a General Commercial Infield Overlay District to a Transitional Overlay District. **Linville** explained these homes are currently zoned for commercial, which is causing lending issues for people who want to purchase them as single-family homes.

V. EXECUTIVE SESSION

The meeting adjourned at 7:26 p.m. No Executive Session was held.

Lynda L. Bushong, City Clerk

APPROVED:

Douglas J. Nicholls, Mayor