



City of Yuma City Council Meeting Agenda

Wednesday, July 16, 2025

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 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 2025-108](#) **Regular Council Meeting Draft Minutes May 7, 2025**
 Attachments: [2025 05 07 RCM Minutes](#)
2. [MC 2025-109](#) **Regular Council Meeting Draft Minutes May 21, 2025**
 Attachments: [2025 05 21 RCM Minutes](#)
3. [MC 2025-110](#) **Regular Council Worksession Draft Minutes June 17, 2025**
 Attachments: [2025 06 17 RWS 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 2025-104](#) **Cooperative Purchasing Agreement: Electrical Energy Power Generation Equipment**
 Authorize the use of a cooperative purchase agreement initiated by Sourcewell for the purchase of a Caterpillar XQ125 Portable Generator with a 10-year/5000 Hour Warranty through Empire Power Systems HQ, Phoenix, Arizona, at an expenditure of \$112,636.00 (Utilities-CPA-26-008) (Jeremy McCall/Robin R. Wilson)

2. [MC 2025-105](#) **Cooperative Purchase Agreement: YRCS Dispatch Radio Equipment**
Authorize the purchase of dispatch radio equipment and services utilizing a Cooperative Purchase Agreement through the State of Arizona from Motorola Solutions, Inc. for a total amount of \$2,399,556.44. (IT/YRCS-GRT-26-006) (Jeremy W. Jeffcoat/Robin R. Wilson)
3. [MC 2025-107](#) **Transfer of Ownership: Police Canine**
Authorize the retirement and transfer of ownership of Yuma Police Department canine to the assigned handler. (Police/Patrol) (Thomas Garrity)

Attachments: [1. SUPP Transfer of K9 Ownership](#)

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. [R2025-076](#) **Intergovernmental Agreement: Crane Elementary School District No. 13**
Authorize the execution of a one-year Intergovernmental Agreement (IGA) with Crane Elementary School District No. 13 for School Resource Officer (SRO) services. (Police/Patrol) (Thomas Garrity)
2. [R2025-077](#) **Preannexation Development Agreement: Tangerine and Tonic, LLC**
Authorize a Preannexation Development Agreement for property located at the southwest corner of 40th Street and Avenue 4¼ E (APN 724-01-007). (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments: [1. RES PDA: Tangerine and Tonic, LLC](#)
[2. AGR PDA: Tangerine and Tonic, LLC](#)

3. [R2025-078](#)**Preannexation Development Agreement: 2150 RV Park, LLC**

Authorize a Preannexation Development Agreement for the property located at 2150 W. 16th Street. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments:[1. RES PDA: 2150 RV Park, LLC](#)[2. AGR PDA: 2150 RV Park LLC](#)**III. ADOPTION OF GPLET LEASE**

This item must be adopted by a simple majority vote without the use of the consent calendar

1. [O2025-026](#)**GPLET Lease: Spencrazi, L.L.C.**

Adopt an ordinance authorizing: (1) accepting title to land and improvements on Parcel B of the Center Pointe Commons Lot Tie/Lot Split at the southwest corner of 16th Street and 4th Avenue; (2) an eight-year government property land and improvements lease with Spencrazi, L.L.C., as the statutory prime lessee; (3) abatement of the government property lease excise tax for the term of the lease; and, (4) reconveyance of the land and improvements to the prime lessee at the conclusion of the lease. (This item must be adopted by a simple majority vote without the use of the consent calendar) (City Attorney) (Richard Files)

Attachments:[1. ORD GPLET Lease Spencrazi LLC - Bubba's 33](#)[2. GPLET Lease Spencrazi LLC - Bubba's 33](#)[3. MEMO GPLET Lease Spencrazi LLC - Bubba's 33](#)[4. NOTICE GPLET Lease Spencrazi LLC - Bubba's 33](#)

IV. 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. [O2025-025](#)

Annexation Area No. ANEX-43789-2025 Vision Assets

Authorize annexation of properties located at the northeast corner of W. 27th Street and S. 21st Drive. (ANEX-43789-2025)
(Planning and Neighborhood Services/Community Planning)
(Alyssa Linville)

Attachments:

- [1. PET Annex Vision Assets](#)
- [2. ORD Annex Vision Assets](#)

2. [O2025-027](#)

Acquisition of Union Pacific Railroad Property

Authorize the acquisition of approximately 14.32 acres of real property for future downtown redevelopment. (City Administrator)
(Jay Simonton)

Attachments:

- [1. ORD Acquisition of Property](#)

V. 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. [O2025-028](#)

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](#)

VI. ANNOUNCEMENTS AND SCHEDULING

Discussion and possible action on the following items:

1. 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 3, 2025, through July 16, 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.

2. 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 the following legal matters (ARS 38-431.03 A3, A4 and A7):

- 1) BJA v. City of Yuma
- 2) Quinn v. Yuma County, et al.
- 3) Jaramillo, et al. v. City of Yuma
- 4) Mullikin v. City of Yuma
- 5) Candela v. City of Yuma
- 6) Blankenship v. Allo, et al.
- 7) Jones v. Uber
- 8) Castillo v. Yuma County, et al.
- 9) Thompson v. City of Yuma
- 10) Quesada v. City of Yuma
- 11) O'Neal v. T&A, et al.
- 12) City of Yuma v. Yuma County Flood Control District
- 13) Claims against the City

B. Discussion with City Administrator regarding annual performance review. (A.R.S. 38-431.03 A1)

C. 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)

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.