



City of Yuma City Council Meeting Agenda

Wednesday, June 4, 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 2025-083](#) **Regular Council Worksession Draft Minutes April 15, 2025**

Attachments: [2025 04 15 RWS Minutes](#)

2. [MC 2025-084](#) **Regular Council Meeting Draft Minutes April 16, 2025**

Attachments: [2025 04 16 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 2025-079](#) **Bid Award: Avenue 3E and 32nd Street Median Landscape**

Award a construction services contract for the Avenue 3E and 32nd Street Median Landscape to the lowest responsive and responsible bidder in the amount of \$1,432,599.40 to Gutierrez Canales Engineering, Yuma, Arizona. (Engineering RFB-25-299) (Dave Wostenberg/Robin R. Wilson)

Attachments: [1. MAP Bid Award Ave 3E and 32nd St Median Landscape](#)

2. [MC 2025-080](#) **Contract Increase: Hotel Del Sol Multi-Modal Transportation Center**

Authorize a change order in the amount of \$431,889.43 to CORE Construction, Inc. of Phoenix, Arizona for preconstruction and post design services of the Hotel Del Sol Multi-Modal Transportation Center. (Engineering RFQ 2020-20000136) (David Wostenberg/Robin R. Wilson)

3. [MC 2025-081](#)**Memorandum of Understanding: Flock Safety**

Approve a memorandum of understanding between Flock Safety Group Inc. and the City of Yuma to allow the Yuma Police Department access to their Automated License Plate Reader system and database. (Police/Administration) (Thomas Garrity)

Attachments:

[1. MOU: Flock Safety](#)

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. [R2025-051](#)**Memorandum of Understanding: Yuma Regional Mental Health Court**

Authorize the Yuma Police Department to participate in the Yuma Regional Mental Health Court through the attached Memorandum of Understanding (MOU). (Police/ Administration) (Thomas Garrity)

Attachments:

[1. RES MOU: Yuma Regional Mental Health Court](#)

[2. AGMT MOU: Yuma Regional Mental Health Court](#)

2. [R2025-052](#)**Intergovernmental Agreement: San Luis Police Department**

Approve an intergovernmental agreement with the City of San Luis on behalf of the San Luis Police Department for the use of the City of Yuma Public Safety Training Facility. (Police/Support Services) (Thomas Garrity)

Attachments:

[1. RES IGA: San Luis PD](#)

[2. AGMT IGA: San Luis PD](#)

3. [R2025-053](#)**Intergovernmental Agreement Amendment: Arizona
Department of Transportation - Pedestrian Hybrid Beacons**

Authorize the City Administrator to execute Amendment No. One to the Intergovernmental Agreement with the State of Arizona Department of Transportation (ADOT) dated March 3, 2023, reducing the scope of work due to funding and right-of-way acquisition issues from the original five pedestrian hybrid beacons (PHB) to two PHBs. This is a Highway Safety Improvement Program (HSIP) project, the City has currently contributed \$197,753.57 in additional design cost. The total project amount will be \$2,213,097.57. (Engineering) (David Wostenberg)

Attachments:

- [1. RES IGA Amendment No. One - Pedestrian Hybrid Beacons](#)
- [2. AGMT IGA Amendment No. One - Pedestrian Hybrid Beacons](#)
- [3. IGA \(1993\) ADOT Amendment No. One - Pedestrian Hybrid Beacons](#)

4. [R2025-054](#)**Intergovernmental Agreement Amendment: Yuma County
Intergovernmental Public Transportation Authority**

Authorize the City Administrator to execute a fourth amendment to a grant pass through, Intergovernmental Agreement (IGA) between Yuma County Intergovernmental Public Transportation Authority (YCIPTA) and the City of Yuma for final design and pre-construction costs associated with the rehabilitation of the Hotel del Sol as a multimodal transportation center. (Engineering) (David Wostenberg)

Attachments:

- [1. RES IGA: YCIPTA](#)
- [2. AGMT IGA: YCIPTA](#)

5. [R2025-055](#)**Development Fee Deferral: Desert Sands Unit No. 4 Subdivision**

Adopt a resolution authorizing an agreement to defer City of Yuma development fees and water and sewer capacity charges for Desert Sands Unit No. 4 Subdivision, and to collect a \$500.00 administrative fee for the deferral agreement. The effective length of the deferral agreement is for three years from date of execution. (David Wostenberg) (Engineering/Development)

Attachments:

- [1. MAP-Development Fee Dererral: Desert Sands Unit No. 4 Subdivision](#)
- [2. RES Development Fee Dererral: Desert Sands Unit No. 4 Subdivision](#)
- [3. AGR Development Fee Dererral: Desert Sands Unit No. 4 Subdivision](#)

6. [R2025-057](#) **Preannexation Development Agreement: 594 S. May Avenue**
Authorize a Preannexation Development Agreement with Yuma Investment Partners, LLC, for the properties located at 594 S. May Avenue. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)
- Attachments: [1. RES PDA: 594 S. May Avenue](#)
 [2. AGMT PDA: 594 S. May Avenue](#)
7. [R2025-058](#) **Preannexation Development Agreement: 9381 E. Stetson Street**
Authorize a Preannexation Development Agreement for the property located at 9381 E. Stetson Street. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)
- Attachments: [1. RES PDA: 9381 E. Stetson Street](#)
 [2. AGR PDA: 9381 E. Stetson Street](#)
8. [R2025-059](#) **Preannexation Development Agreement: 9365 E. Stetson Street**
Authorize a Preannexation Development Agreement for the property located at 9365 E. Stetson Street. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)
- Attachments: [1. RES PDA: 9365 E. Stetson Street](#)
 [2. AGR PDA: 9365 E. Stetson Street](#)
9. [R2025-060](#) **Preannexation Development Agreement: 9453 E. Stetson Street**
Authorize a Preannexation Development Agreement for the property located at 9453 E. Stetson Street. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)
- Attachments: [1. RES PDA: 9453 E. Stetson Street](#)
 [2. AGR PDA: 9453 E. Stetson Street](#)
10. [R2025-061](#) **Preannexation Development Agreement: 530 S. Avenue C**
Authorize a Preannexation Development Agreement for the property located at 530 S. Avenue C. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)
- Attachments: [1. RES PDA: 530 S. Avenue C](#)
 [2. AGR PDA: 530 S. Avenue C](#)

11. [R2025-062](#)**Preannexation Development Agreement: Avenue 9E South of 32nd Street**

Authorize a Preannexation Development Agreement for the property located on Avenue 9E South of 32nd Street (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments:

[1. RES PDA: APN 699-36-208](#)

[2. AGR PDA: APN 699-36-208](#)

12. [R2025-063](#)**Order Improvements: Municipal Improvement District No. 134 Butler Estates Unit No. 1 Subdivision**

Order Improvements for Municipal Improvement District (MID) No.134 to serve Butler Estates Unit No. 1 Subdivision, to maintain landscaping improvements within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures (Landscape Improvements); declaring the Landscape Improvements to be of more than local or ordinary benefit, and that the costs of the Landscape Improvements for MID No. 134 shall be assessed upon the properties in MID No. 134 according to acreage; providing that the proposed Landscape Improvements shall be performed in accordance with Arizona Revised Statutes (A.R.S.) Title 48, Chapter 4, Article 2. (Community Development/Community Planning) (Alyssa Linville)

Attachments:

[1. RES Order Improvements MID No. 134 Butler Estates Unit No. 1](#)

[2. EXH A Order Improvements MID 134: Butler Estates Unit No. 1](#)

13. [R2025-064](#)**Order Improvements: Municipal Improvement District No. 132
Butler Estates Unit No. 2 Subdivision**

Order Improvements for Municipal Improvement District (MID) No.132 to serve Butler Estates Unit No. 2 Subdivision, to maintain landscaping improvements within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures (Landscape Improvements); declaring the Landscape Improvements to be of more than local or ordinary benefit, and that the costs of the Landscape Improvements for MID No. 132 shall be assessed upon the properties in MID No. 132 according to acreage; providing that the proposed Landscape Improvements shall be performed in accordance with Arizona Revised Statutes (A.R.S.) Title 48, Chapter 4, Article 2. (Community Development/Community Planning) (Alyssa Linville)

Attachments:[1. RES Order Improvements MID No. 132: Butler Estates Unit No. 2](#)[2. EXH A Order Improvements MID No. 132: Butler Estates Unit No. 2 Subdivision](#)14. [R2025-065](#)**Order Improvements: Municipal Improvement District No. 133
Kahuna Estates**

Order Improvements for Municipal Improvement District (MID) No. 133 to serve Kahuna Estates, to maintain landscaping improvements within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures (Landscape Improvements); declaring the Landscape Improvements to be of more than local or ordinary benefit, and that the costs of the Landscape Improvements for MID No. 133 shall be assessed upon the properties in MID No. 133 according to acreage; providing that the proposed Landscape Improvements shall be performed in accordance with Arizona Revised Statutes (A.R.S.) Title 48, Chapter 4, Article 2. (Planning & Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments:[1. RES Order Improvement MID 133: Kahuna Estates](#)[2. EXH A Order of Improvement MID 133: Kahuna Estates](#)

15. [R2025-067](#)**Resolution of Support - Paradise Cove West Wetland Designation as a Protected Surface Water**

Approve a Resolution of Support for the designation of the Paradise Cove West Wetland effluent channel as a waterbody pursuant to the Arizona Department of Environmental Quality rulemaking process. (Utilities/Administration) (Jeremy McCall)

Attachments: [1. RES Support for Paradise Cove West Wetland Designation](#)

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. [O2025-016](#)**Rezoning of Properties: 19 A, LLC**

Rezone approximately 160 acres from the Agriculture (AG) District to the Heavy Industrial (H-I) District, for the properties located at the northeast corner of W. 96th Street and S. Avenue A. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments: [1. P&Z RPT Rezoning of Properties: 19 A, LLC](#)
 [2. ORD Rezoning of Properties: 19 A, LLC](#)

2. [O2025-017](#)**Text Amendment: Animals and Fowl**

Amend Yuma City Code, Title 13, Chapter 130, Animals and Fowl, in response to State law changes that allow domestic fowl on residential properties, development standards for the placement of domestic fowl, and provide clarity with regard to animals allowed, maintenance, and enclosures. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments: [1. ORD Text Amendment: Animals and Fowl](#)

3. [O2025-018](#)**Text Amendment: Large Animals**

Amend Title 15, Chapter 154 Suburban Ranch and Low Density Residential zoning districts to amend the calculation for the allowed number of large animals. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments: [1 P&Z RPT Text Amendment: Large Animals](#)
 [2 ORD Text Amendment: Large Animals](#)

4. [O2025-019](#)**Text Amendment: Accessory Dwelling Units**

Amend Title 15, Chapter 154, to update development regulations and expand the residential zoning districts which permit accessory dwelling units. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments:[1. P&Z RPT Text Amendment: Accessory Dwelling Units](#)[2. ORD Text Amendment: Accessory Dwelling Units](#)5. [O2025-020](#)**Text Amendment: Planned Unit Development Overlay District**

Amend Title 15, Chapter 154, Article 14, Section 7, to update regulations within the Planned Unit Development Overlay (PUD) District. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments:[1. P&Z RPT Text Amendment: Planned Unit Development Overlay District](#)[2. ORD Text Amendment: Planned Unit Development Overlay District](#)**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. [O2025-021](#)**Rezoning of Property: 1720 S. Maple Avenue**

Rezone a 6,300 square foot lot from the Light Industrial/Infill Overlay (LI/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1720 S. Maple Avenue. (ZONE-43811-2025) (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments:[1. P&Z RPT Rezoning of Property: 1720 S. Maple Avenue](#)[2. ORD Rezoning of Property: 1720 S. Maple Avenue](#)

V. PUBLIC HEARING AND RELATED ITEMS

The following Public Hearing may result in the adoption of Resolution R2025-066

1. [R2025-066](#) **Minor General Plan Amendment: 3064 and 3116 S. Avenue B**
Following a public hearing, approve the request to amend the City of Yuma General Plan to change the land use designation from Commercial to High Density Residential. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments:

- [1. P&Z RPT GP Amendment: 3064 and 3116 S. Avenue B](#)
- [2. RES GP Amendment: 3064 and 3116 S. Avenue B](#)

The following Public Hearing may result in the approval of Annexation Area No. ANEX-43789-2025 Vision Assets

2. [MC 2025-082](#) **Annexation Area No. ANEX-43789-2025 Vision Assets**
This is a public hearing to consider the annexation of properties located at the northeast corner of W. 27th Street and 21st Drive. (ANEX-43789-2025). (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments:

- [1. PET Annex: Vision Assets](#)
- [2. PZ RPT Annex: Vision Assets](#)
- [3. MAP Annex: Vision Assets](#)

VI. BUDGET DISCUSSION

Discussion and questions by City Council relating to the proposed FY2026 Budget

VII. 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 May 22, 2025 through June 4, 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.

VIII. 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.

IX. 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.

X. 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 potential sale of real property. (A.R.S. §38-431.03 A3, A4 & A7)
- B. Discussion, consultation with and/or instruction to legal counsel concerning development of prior City owned real property and contract extension. (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 & A7)
- D. Discussion, consultation with and/or instruction to legal counsel regarding the railroad crossing at 9E. (A.R.S. §38-431.03 A3 & 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.