



City of Yuma City Council Meeting Agenda

Wednesday, May 6, 2026

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.

ROLL CALL

PRESENTATIONS

- Reading of Proclamation: National Water Safety Month
- Reading of Proclamation: Economic Development Week
- Reading of Proclamation: Missing and Murdered Indigenous Women Day
- Reading of Proclamation: Building Safety Month
- Recognition of Outgoing Board Member

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 2026-085](#) **Regular Council Meeting Draft Minutes March 18, 2026**
Attachments: [2026 03 18 RCM Minutes](#)
2. [MC 2026-086](#) **Regular Council Worksession Draft Minutes March 31, 2026**
Attachments: [2026 03 31 RWS Minutes](#)
3. [MC 2026-087](#) **Regular Council Meeting Draft Minutes April 1, 2026**
Attachments: [2026 04 01 RCM Minutes](#)
4. [MC 2026-088](#) **Regular Council Worksession Draft Minutes April 14, 2026**
Attachments: [2026 04 14 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 2026-073](#) **Liquor License: Arco AM-PM**
Approve a Series #10: Beer and Wine Store Liquor License application submitted by Anwar Jatoui, agent for Arco AM-PM located at 2295 S. Avenue C. (LL26-03) (City Administration/ Acting City Clerk) (Janet L. Pierson)

Attachments: [1. MAP Liquor License: Arco AM-PM](#)
2. [MC 2026-075](#) **Bid Award: Lubricants, Motor Oils, and Greases**
Authorize the purchase of lubricants, motor oils, and greases to the lowest responsive and responsible bidders for a total estimated expenditure of \$55,500.00 annually to Senergy Petroleum, LLC of Gilbert, Arizona and McNeece Bros Oil Co. Inc. of Yuma, Arizona. (Public Works-RFB-26-251) (Joel Olea/Robin R. Wilson)
3. [MC 2026-076](#) **Contract Award: Professional Real Estate Services**
Authorize a one-year contract with the option to renew for up to four additional years, one year at a time, contingent on need and satisfactory performance, for Professional Real Estate Services with Realty Executives, McKelvey-Malouff Satellite, Yuma, Arizona. (Community Development-RFP-26-247) (Alyssa Linville/Robin R. Wilson)
4. [MC 2026-077](#) **Contract Award: Professional Engineering Services - Hydrogen Sulfide Mitigation Study**
Authorize a professional engineering services contract for the Hydrogen Sulfide Mitigation Study Grant project, utilizing the Water Systems On-Call Services contract in the amount of \$209,670.00 to Carollo Engineers, Inc. (Utilities RFQ-23-087) (Jeremy McCall/Robin Wilson)
5. [MC 2026-078](#) **Contract Award: Water Systems On-Call - Pureflow Expansion**
Authorize a design services contract for Agua Viva Water Treatment Plant, Pureflow Expansion, utilizing the Water Systems On-Call contract in the amount of \$288,570.00 to Carollo Engineers, Inc., (Utilities RFQ-23-087) (Jeremy McCall/Robin R. Wilson)

6. [MC 2026-061](#) **Cooperative Purchase Agreement: Printing, Insertion and Mailing Services**

Authorize Printing, Insertion and Mailing Services from Matrix Imaging Solutions, LLC, Coppell, Texas utilizing a cooperative purchase agreement from the City of Allen, Texas for one year with the option to renew for four additional one-year periods, one year at a time, depending on the appropriation of funds and satisfactory performance, at a total estimated annual expenditure of \$42,500.00 (excluding postage). (Finance - CPA-26-248) (Doug Allen/Robin R. Wilson)
7. [MC 2026-079](#) **Cooperative Purchase Agreement: Aquatics Feasibility Study**

Authorize the use of a cooperative purchase agreement through Omnia Partner Network, for the Aquatic Center Feasibility Study including Kennedy Pool to Berry, Dunn, McNeil & Parker, LLC of Phoenix, Arizona for a total expenditure of \$138,260.00. (Parks & Recreation CPA-26-292) (Eric Urfer/Robin R. Wilson)
8. [MC 2026-080](#) **Cooperative Purchasing Agreement: Pump and Motor Repair and Replacement**

Authorize the purchase and delivery of pump and motor repair and replacement from Precision Electric, Yuma, Arizona; Phoenix Pumps Inc., Phoenix, Arizona; and D&H Electric, Yuma, Arizona, utilizing a Cooperative Purchase Agreement from the Yuma Educational Materials Management Consortium. This contract is valid for one year with the option to renew for four additional one-year periods, one period at a time, depending on the appropriation of funds and satisfactory performance on an as-needed basis, at a total estimated annual expenditure of \$298,000.00. (Utilities, Parks and Recreation and Facilities Management CPA-24-372) (Jeremy McCall/Eric Urfer/Justin Lewis/Robin R. Wilson)
9. [MC 2026-081](#) **Cooperative Purchase Agreement: YRCS Microwave Radios**

Authorize the purchase of microwave radios and services, utilizing a Cooperative Purchase Agreement with Microwave Networks, Inc., Stafford, Texas for an estimated expenditure of \$1,290,466.00. (IT/YRCS-GNT-26-283) (Bret Moore/Robin R. Wilson)
10. [MC 2026-082](#) **Commemorative Facility Naming: City of Yuma Public Safety Evidence Storage Facility**

Approve naming the new Public Safety Evidence Storage Facility the Lt. Daniel Elkins Public Safety Evidence Storage Facility. (Police/Administration) (Thomas Garrity)

11. [MC 2026-083](#)**Guaranteed Maximum Price: Hotel Del Sol Multi-modal Transportation Center**

Authorize a contract for a guaranteed maximum price for the construction of the Multi-modal Transit Center in the amount of \$17,421,425.00 to Core Construction, Inc., Tempe, Arizona, under the existing Design-Build contract for the project. (Engineering 2020-20000136) (David Wostenberg/ Robin R. Wilson)

12. [MC 2026-084](#)**Agreement: Arizona Department of Corrections**

Authorize a five-year contract with the Arizona Department of Corrections (ADOC) for inmate labor within the City limits with an estimated annual expenditure of \$125,000.00. (Parks and Recreation, Public Works, and Utilities IGA-26-303) (Eric Urfer/Joel Olea/ Jeremy McCall/Robin R. Wilson)

II. 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. [O2026-014](#)**Rezoning of Property: Northeast Corner of 40th Street and Avenue 5¼E**

Rezone approximately 36.24 acres located at the northeast corner of 40th Street and Avenue 5¼E from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the Low Density Residential/Airport Overlay (R-1-12/AD) District (Community Development/Community Planning) (Alyssa Linville)

Attachments:

[1. P&Z RPT Rezoning of Property: Northeast Corner of 40th Street and S. Avenue 5 1/4 E](#)

[2. ORD Rezoning of Property: Northeast Corner of 40th Street and S. Avenue 5 1/4 E](#)

III. 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. [O2026-009](#) **Business License Fee Exemption for Resident Veteran-Owned Businesses and Merchants**

Revise Yuma City Code (Y.C.C.) to exempt resident veteran-owned businesses and merchants from the fee imposed by Y.C.C. § 70-05. (City Administration) (Jay Simonton)

Attachments: [1. ORD Veteran-Owned Business Tax Exemption](#)

IV. BUDGET DISCUSSION

Discussion and questions by City Council relating to the proposed FY 2027 Budget

V. 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 April 16, 2026 through May 6, 2026. 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.

VI. 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.

VII. 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.

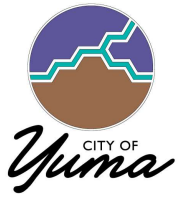
VIII. EXECUTIVE SESSION

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 City Attorney regarding Proposed Yuma City Charter amendment. (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.



City of Yuma
City Council Report

File #: MC 2026-085

Agenda Date: 5/6/2026

Agenda #: 1.

Regular Council Meeting Draft Minutes March 18, 2026

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS, YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
MARCH 18, 2026
5:30 p.m.

CALL TO ORDER

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

INVOCATION/PLEDGE

Pastor Phillip Hayman, Valley Baptist Church, gave the invocation, **Eric Urfer**, Director of Parks and Recreation, led the City Council in the Pledge of Allegiance.

FINAL CALL

Mayor Nicholls made a final call for the submission of Speaker Request Forms for agenda related items from members of the audience.

ROLL CALL

Councilmembers Present: Martinez, Morris, Smith (Telephonically), Morales, Watts, and Mayor Nicholls
Councilmembers Absent: McClendon
Staffmembers Present: Acting City Administrator, John D. Simonton
Neighborhood Services Specialist, Kassandra Granados
Various Department Heads or their representative
City Attorney, Richard W. Files
City Clerk, Lynda L. Bushong

PRESENTATIONS

Reading of Proclamation: Small Business Development Centers Day

Mayor Nicholls read a proclamation declaring March 18, 2026, as National Small Business Development Centers Day and encouraged Yuma's residents to recognize the vital contributions of the Arizona Western College (AWC) Small Business Development Center (SBDC) and the small businesses that strengthen our community.

Crystal Mendoza, president of the AWC SBDC, expressed gratitude for the partnership and support that has strengthened small business development efforts in Yuma, recognizing both the City's economic development team and the SBDC team for their dedication to helping local entrepreneurs and building a stronger community.

Children's Museum Update

Sabra Lemmon, Executive Director of the Children's Museum of Yuma County, presented the following information:

- The Children’s Museum of Yuma County has evolved from a nonprofit founded in 2014 into a permanent brick-and-mortar museum opened in April 2023, offering hands-on, play-based learning for children.
- The museum now features 18 unique exhibits, supported by a donated historic building and upcoming expansion enabled by the installation of a new elevator, which will add approximately 6,000 square feet to the existing 14,000-square-foot facility.
- Twenty-seven community partners contribute to the museum’s success, including local businesses, service clubs, and regional organizations that help sustain and grow programming and exhibits.
- Field trip demand continues to increase, with 881 students visiting in 2025 and projections of approximately 1,000 for the current year, supported by exclusive Tuesday hours for school groups.
- Total museum visitation reached 50,176 guests in 2025, more than double the prior year, with visitors coming from across the United States and abroad, reinforcing the museum as a local tourism destination.
- Operating costs average \$11 per guest while admission is set at \$8, with additional discounts for military, first responders, and Electronic Benefits Transfer card holders, resulting in admissions covering roughly 40% of operating expenses.
- Planned initiatives for 2026 include installing the elevator for second-floor access, developing a makerspace with robotics and 3D printing, and launching a new agriculture-themed exhibit that highlights Yuma’s agricultural identity.
- The museum aims to expand access for south Yuma County families, strengthened by new zip-code tracking that reveals both strong local engagement and growing attendance from out-of-area visitors.
- Overall, the organization emphasizes community partnership, sustained growth, and a mission centered on enriching children’s lives through exploration, imagination, and educational play.

Discussion

- The second floor is planned entirely for exhibits, including a sensory room for visitors who need a quiet, private space, as well as two free public 3D printing stations with available instructional classes. Additional exhibit concepts, such as an agriculture-themed area, are also being considered for the upstairs space, while administrative functions will remain elsewhere in the building. **(Morales/Lemmon)**
- The museum has secured funding for the elevator and the sensory room, but the rest of the second floor and several main-floor projects still need sponsors. The museum is also pursuing support for a mobile outreach unit to reach children who cannot visit the museum. Funding needs are shared through grant applications and community donations, though the organization continues to face an annual shortfall. **(Morales/Lemmon)**
- Admissions account for 40% of the museum’s operating costs, while the remaining 60% is covered through grants, donations, and support from generous community donors. Discounted entry programs, such as Museums for All, reduce revenue but are viewed as essential for accessibility, and occasional major donations help offset these gaps. **(Morris/Lemmon)**
- Visitor origin is being tracked using a simple tally-sheet method rather than specialized software, and the system is still new. Current data is considered too early and limited to draw conclusions, especially because January and February are typically slow months due to favorable outdoor weather. **(Morris/Lemmon)**

Consolidated Plan Update for Community Development Block Grant, HOME, and Neighborhood Revitalization Strategy Area Plans

Granados presented the following information:

- The City’s proposed Consolidated Plan outlines housing and community development priorities, guiding how federal Community Development Block Grant (CDBG) and HOME funds will be invested over the next five years to support low- and moderate-income residents.
- The Annual Action Plan details the specific projects to be funded each year, including housing rehabilitation, public services, infrastructure improvements, code enforcement, and economic development activities.
- CDBG funds, estimated at about \$984,000, may be used for flexible community-focused activities, while approximately \$237,000 in HOME funds support affordable housing efforts countywide.
- The proposed Neighborhood Revitalization Strategy Area (NRSA) expansion extends boundaries southward to include neighborhoods with significant housing, drainage, infrastructure, and safety needs, continuing previous revitalization progress in Mesa Heights.
- Community input – gathered through surveys, meetings, and targeted outreach in both English and Spanish – highlighted major needs such as affordable housing, rental assistance, behavioral health services, childcare, and workforce support.
- Key goals include increasing affordable housing, improving existing housing conditions, providing supportive services, enhancing public facilities and neighborhood conditions, and strengthening economic opportunities for low-income households.
- Funding recommendations for 2026-2027 were developed by the CDBG Advisory Committee and the Yuma County HOME Consortium, prioritizing projects with the greatest community impact within federal caps for public services and administration.

CDBG Funding Recommendations				
PY 26/27 Allocation	\$ 984,398			
Reprogrammed funds	495,257	Funding Requests	Advisory Board Recommendation	Comments
Total	\$ 1,479,655			
Applications Received				
Public Services (15% cap - \$147,660)				
1	Crossroads Mission Nutritional Wellness	40,000	40,000	1000 clients
2	OnVida Health Mobile Equity Project	149,737	28,497	LMA 800 clients
3	Achieve-Work Training Program	147,660	0	10 clients
4	Achieve-Homeless Outreach	79,163	79,163	80 clients
	Subtotal	\$416,560	\$147,660	
Housing & Public Facilities				
5	City of Yuma			
	Code Enforcement	15,000	15,000	
	Housing Rehab	500,000	559,616	7 rehabs
6	Housing America-Colorado Apartments	90,500	90,500	2 ADA units
7	Achieve-Flood Retaining Wall	28,918	0	
8	Bethel Dev. Public Infrastructure-Vistara Senior	100,000	100,000	Infrastructure supporting development of 82 units
9	Bethel Dev. Public Infrastructure-Solara	130,000	0	Infrastructure supporting 80 units (not CDBG eligible)
10	Gila Vista Art Shop Restoration	70,000	70,000	Flooring, HVAC, Windows
11	MHN Public Infrastructure		300,000	Streets, sidewalks, lighting, and related public facility enhancements.
	Subtotal	\$934,418	\$1,135,116	
Planning & Administration (20% cap - \$196,879)				
	CDBG Planning & Admin	196,879	181,879	
12	Southwest Fair Housing	22,000	15,000	
		\$218,879	\$196,880	
	Total	\$1,569,857	\$1,479,655	

HOME Funding Recommendations				
PY 26/27 Allocation		Funding	Consortium	Contingencies
Reprogrammed Funds		Requests	Recommendation	
Total				
	\$237,028.12			
	18,269.34			
	\$255,297.46			
Applications Received				
1	Danco Communities – Fortuna Palms	\$200,000	\$100,000	59 units –CONTIGENCY If not awarded LIHTC, funds will go to Yuma County
2	City of Yuma - Housing Rehab	\$375,000		2 reconstructions 1 major rehab
3	Yuma County - Housing Rehab	\$165,000		2 reconstructions
4	Proverbs "31 HOME"	\$230,000		Not eligible under HOME
5	Comite de Bien Estar	\$110,000		Down payment assistance
6	Bethel Development –Solara	\$300,000		Develop 80 units
7	Bethel Development–Vistara	\$100,000		Develop 82
8	Catholic Community Services–TBRA	\$157,000	96,040	Support 16 families
	Subtotal	\$1,467,000	\$196,040	
CHDO Required (15% estimated \$35,554)				
4	CHDO Set-Aside PY 2026-27	\$35,554	\$35,554	Project to be determined
	Subtotal	\$35,554	\$35,554	
HOME Planning & Administration (10% cap - \$23,703)				
5	HOME Planning & Admin	\$23,703	\$23,703	
	Total	\$1,526,257	\$255,297	

- The City also received a \$1.4 million Lead Hazard Reduction and Healthy Homes Grant to improve health and safety conditions in older housing and integrate these improvements with existing rehabilitation programs.
- Next steps include awaiting the Department of Housing and Urban Development (HUD) allocations, publishing recommendations for public comment, and holding a public hearing. The plans will be brought back for City Council consideration in May, with a goal of submitting all plans to HUD by May 15.

Discussion

- Postcards were mailed to residents in the expanded NRSA to invite them to a September 10 community meeting at Palmcroft Elementary School, which was well attended. Some residents were confused and believed the mailers were related to a proposed apartment development in the area, but they were only for the NRSA community meeting. **(Martinez/Granados)**
- The tenant-based rental assistance program is administered by Catholic Community Services, and additional details including how assistance is calculated and ongoing monitoring will be provided to City Council. **(Martinez/Granados)**
- Should allocations deviate from initial estimates, the CDBG Advisory Committee and the Yuma County HOME Consortium will reconvene to discuss fund redistribution and identify priority projects. **(Watts/Granados)**

I. MOTION CONSENT AGENDA

Motion (Morris/Morales): To approve the Motion Consent Agenda as recommended. Voice vote: **approved** 6-0.

A. Approval of minutes of the following City Council meeting:

Regular Council Worksession	February 3, 2026
Regular Council Worksession	March 3, 2026

B. Executive Session

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 Atty)

C. Approval of Staff Recommendations

1. Authorize the purchase and installation of upfitting for police vehicles from Arizona Emergency Products, Phoenix, Arizona and Waltz Outfitting, Tempe, Arizona, utilizing a cooperative purchase agreement from the City of Chandler for one year with the option to renew for four additional one-year periods, one period at a time, depending on the appropriation of funds and satisfactory performance as needed at an estimated annual expenditure of \$300,000.00. (CPA-26-252) (YPD)
2. Authorize the purchase and delivery of firefighting equipment, rescue tools, and related services from L.N. Curtis and Sons, Inc., Gilbert, Arizona utilizing a cooperative purchase agreement from Sourcewell for one year with the option to renew for four additional one-year periods, one period at a time, depending on the appropriation of funds and satisfactory performance as needed at an estimated annual expenditure of \$100,000.00. (CPA-26-241) (YFD)
3. Authorize the purchase of replacement server infrastructure hardware and services, utilizing a Cooperative Purchase Agreement through the State of Utah with The Redesign Group, El Segundo, California for an estimated expenditure of \$929,269.19. (CPA-26-254) (YRCS)
4. Authorize a sole source purchase of hosting service licenses for Badger Water Meters per unit, encoders, and endpoint water meters at an estimated expenditure of \$163,013.00 for fiscal year 2026. (SS-26-146) (Utilities)
5. Ratify settlement of the lawsuit Leticia Martinez v. City of Yuma, et al. Yuma County Superior Court Case No. S1400CV202500756. (City Atty)

II. RESOLUTION CONSENT AGENDA

Resolution R2026-012 – Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan (to serve as a guide for the City to improve access to the City’s facilities, programs, and services to individuals with disabilities) (Eng)

Mayor Nicholls declared a conflict of interest on Resolution R2026-012 as his firm was involved with the project, turned the meeting over to **Acting Deputy Mayor Morris**, and left the dais.

Motion (Morales/Watts): To adopt the Resolution Consent Agenda as recommended.

Bushong displayed the following title:

Resolution R2026-012

A resolution of the City Council of the City of Yuma, Arizona, adopting the 2025 Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan (pursuant to Title II of the ADA, which requires that public entities provide equal access for individuals with disabilities) (Eng)

Roll call vote: **adopted** 5-0-1, **Mayor Nicholls** abstaining due to conflict of interest.

Mayor Nicholls returned to the dais.

III. ADOPTION OF ORDINANCES CONSENT AGENDA

Motion (Morris/Watts): To adopt the Ordinances Consent Agenda as recommended.

Bushong displayed the following title:

Ordinance O2026-011

An ordinance of the City Council of the City of Yuma, Arizona, annexing to the City of Yuma, a portion of Section 12, Township 9 South, Range 24 West of the Gila and Salt River Base & Meridian, Yuma County, Arizona, and amending Chapter 154 of the Yuma City Code, as amended, designating the zoning of certain property to the Agriculture (AG) Zoning District, and amending the zoning map to conform thereto, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona revised statutes as amended (approximately 97.9 acres of property located northwest of the 38th Street alignment and Avenue C) (DCD/Cmty Plng)

Roll call vote: **adopted** 6-0.

IV. INTRODUCTION OF ORDINANCES

Bushong displayed the following title:

Ordinance O2026-012

An ordinance of the City Council of the City of Yuma, Arizona, accepting a corrected Warranty Deed for the east half of Michigan Avenue; declaring the south 20 feet of 32nd Street (9,440 square feet) and a 300-squarefoot corner triangle of right-of-way as surplus; vacating the surplus 20-foot right-of-way easement and corner triangle to the abutting property owner upon the recording of a deed reserving a 20-foot utility easement for water, sanitary sewer and other public purposes; and authorizing an exchange of the surplus right-of-way for the underlying fee title to the 80-foot 32nd Street right-of-way described in this ordinance (consistent with the City's 2005 Major Roadways Plan, which requires an 80-foot half-width right-of-way for an expressway classification along the frontage of the Palms RV Resort property) (Eng)

V. ANNOUNCEMENTS AND SCHEDULING

Announcements

Morales, Morris, Watts, Martinez, Smith, and Mayor Nicholls reported on the following meetings attended and upcoming events:

- Yuma Day at the Capitol
- Meeting with Secretary of State Adrian Fontes
- Greater Yuma Economic Development Corporation briefing on new projects
- Yuma Crossing National Heritage Area Board meeting
- Yuma County Anti-Drug Coalition meeting
- Yuma Coalition to End Homelessness meeting
- Western Arizona Council of Governments Yuma County Advisory Council meeting
- Yuma County Victims' Rights Committee meeting
- Salvation Army Advisory Board meeting
- Ribbon cutting for the Yuma Acne Clinic
- Humane Society of Yuma County Critter Country fundraiser
- Groundbreaking ceremony for the new San Luis Port of Entry
- Yuma Air Show

Scheduling – No meetings were scheduled at this time.

VI. SUMMARY OF CURRENT EVENTS

Simonton reported the following events:

- Spring Archery Tournament at the Pacific Avenue Athletic Complex on March 28th
- True Crime Night Tour at the Yuma Territorial Prison on March 28th
- Annual Neighborhood Clean-Up is currently in Zones 8 and 9

VII. CALL TO THE PUBLIC

Dennis Franklin, City resident, urged the City to treat the spaceport proposal as an investment and emphasized that large ventures require a comprehensive, multi-year business plan before moving forward. Drawing from his experience with major projects, he noted that the consulting costs spent so far are modest and that understanding customer needs, supporting industries, and workforce requirements is essential to attracting major companies. He encouraged the City to approach future opportunities with a strategic business mindset to ensure long-term community benefit.

Will Katz, City resident, requested that the City reopen Kennedy Pool, noting that it was central to the Mesa Heights Revitalization Plan and has lacked public discussion despite being closed for five years. This existing community asset remains unused while the Space Port project, which lacks voter support and transparency, is moving forward. He requested a legal presentation clarifying how nondisclosure agreements are being applied to economic development matters and what information should be public.

VIII. EXECUTIVE SESSION/ADJOURNMENT

Motion (Morales/Morris): To adjourn the meeting to Executive Session. Voice vote: **approved** 6-0. The meeting adjourned at 6:30 p.m.

Janet L. Pierson, Acting City Clerk

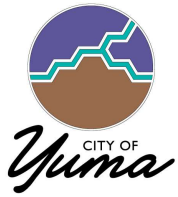
APPROVED:

Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of:

Acting City Clerk: _____

DRAFT



City of Yuma
City Council Report

File #: MC 2026-086

Agenda Date: 5/6/2026

Agenda #: 2.

Regular Council Worksession Draft Minutes March 31, 2026

MINUTES
REGULAR CITY COUNCIL WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS - YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
March 31, 2026
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the Regular City Council Worksession to order at 5:31 p.m.

Councilmembers Present: Martinez, Morris, McClendon, Smith, Morales, Watts, and Mayor Nicholls
Councilmembers Absent: None
Staffmembers Present: Acting City Administrator, John D. Simonton
Various department heads or their representatives
City Attorney, Richard W. Files
Deputy City Clerk, Janet L. Pierson

I. HUMANE SOCIETY OF YUMA

Annette Lagunas, Executive Director of the Humane Society of Yuma (HSOY), presented the following information on animal welfare and the organization's collaboration with the City:

- HSOY's Mission
 - To reduce the number of homeless pets through adoption, rescue, and spay and neuter programs.
- Funding
 - HSOY is an independent 501(c)(3) Nonprofit Organization
 - HSOY receives grants from American Society for the Prevention of Cruelty to Animals (ASPCA) and Best Friends Animal Society (Best Friends) when awarded.
 - Best Friends has provided training to HSOY staff at Best Friends' expense, but does not provide ongoing funding.
 - HSOY partners with PetSmart Charities and is awarded grant funding yearly.
 - No funding comes from the Humane Society of the United States or any other large animal welfare organization unless granted for a specific project.
- Governance
 - The nonprofit is governed by a Board of Directors whose members typically serve two three-year terms.
 - HSOY employs 46 staff across the shelter, PetSmart location, thrift store, and main facility.
 - The Executive Director, who is the Board's only direct employee, began their career in veterinary medicine and has dedicated nearly 23 years of service to HSOY.
- HSOY Shelter
 - The current shelter can house approximately 238 dogs and cats, a significant increase from the former facility's capacity of about 50 dogs.
 - The shelter includes 93 large dog kennels, each able to hold two or sometimes three dogs, along with 40 small dog kennels.
 - With over 300 animals currently on site and kitten season approaching, the facility consistently operates at maximum capacity.

- Staff work nightly to free three to four kennels to ensure space for incoming animals brought in by Animal Control Officers (ACOs).
- All dogs, except small ones, have indoor/outdoor kennels, and a strong volunteer base helps ensure they receive regular outdoor time.
- The shelter has 105 cat kennels and is already receiving kittens, with expectations of being quickly overwhelmed as kitten season progresses.
- Association of Shelter Veterinarians (ASV) Guidelines
 - HSOY follows established guidelines created by shelter-medicine veterinarians, using these standards to shape procedures, community cat practices, intake protocols, and overall animal care.
 - These guidelines cover numerous operational topics and serve as a reference for both shelter operations and animal control practices.
- History of Animal Welfare in Yuma County
 - Annual intake numbers have decreased significantly from 16,000-17,000 animals in the old facility to just over 9,000 when the new shelter opened, largely due to an aggressive spay and neuter program.
 - Recent grant funding, including \$20,000 from the Arizona pet license plate program and a total of \$77,000 awarded across regional partners, is expected to make a substantial impact on spay and neuter efforts.
 - Intake trends fluctuated during COVID-19, when fewer animals entered the shelter, but numbers have since returned to previous levels as normal activity resumed.
- 2025 Animal Intake
 - A total of 7,361 animals entered the shelter last year, including roughly 3,000 cats.
 - Forty-six percent of all incoming animals originate from City residents, and most arrivals are unidentified strays.
 - Despite free microchipping efforts offered through City and Yuma County support, most incoming animals still arrive without microchips, and some with chips lack owner information.
 - Free microchips will continue to be offered to those unable to pay, while others may obtain one for \$20.
 - ACOs are equipped with scanners that allow them to check for microchips in the field, helping reunite pets with owners without transporting them to the shelter.
- Statutory Requirements
 - State law requires shelters to hold unidentified animals for three days, and animals with identification for five days; the City currently holds identified animals for six days.
 - Any dog or cat involved in a bite incident must be held for a mandatory 10-day quarantine period, as required by statute across all local jurisdictions.
 - ACOs investigate cruelty cases, pick up sick, injured, and abandoned animals, and provide significant public assistance.
 - Although ACOs are not certified peace officers and cannot enforce the state criminal code, they are still able to investigate, engage with the public, and provide education on animal welfare issues.
 - The partnership between ACOs and HSOY is strengthened by officers' field efforts, which support both community safety and humane animal care.

- Cost of Care

- The figures listed below represent only the basic intake costs and do not include staff labor, veterinary oversight, vaccine management, microchip inventory, parasite treatment, or other medical needs that require a licensed veterinarian.
- Veterinary staffing shortages are a nationwide issue, making access to veterinary care increasingly difficult, though the shelter is currently supported by a supervising veterinarian.
- Intake costs do not account for daily care needs such as food, water, medication, and thorough kennel cleaning for more than 300 animals, all of which significantly increase operational expenses.

Dogs	Cats
<ul style="list-style-type: none"> • DA2PP-\$2.60 • Kennel Cough Vx-\$2.56 • Rabies-\$1.13 • Microchip-\$4.35 • Food-\$4.00 • Flea/Tick-\$8.00 • Spay/Neuter-\$190.00 • Medical Care-\$50+ • Staff-\$323.00 	<ul style="list-style-type: none"> • FVRCP-\$2.15 • Rabies-\$1.13 • Microchip-\$4.35 • Food-\$6.00 • Spay/Neuter-\$95.00 • Medical Care-\$75+ • Staff-323.00
Estimated cost per Dog: \$585.64	Estimated cost per Cat: \$502.28

- City of Yuma 2025 Animal Intake

- Animal intakes for the City alone last year included roughly 1,400 stray dogs, nearly 1,700 stray cats, and 120 animals received through agency assists.
 - Agency assists include providing shelter for pets whose owners have been arrested or involved in a car accident, for example.
- Seventy-seven animals were involved in bite incidents within the City during the same period.
- When applied to average per-animal costs, the total estimated expense for these intakes approaches \$1.8 million.

Stray Dogs-1,466
 Stray Cats-1,696
 Agency Assist-120
 Bite Animals-77

3,359 total stray, agency assist and bite quarantined animals in 2025.

Average cost of animal \$543.93=\$1,827,060

2026-2027 contract between HSOY and COY=\$500,000

- Other Services Provided
 - HSOY provides multiple community services, including low-cost vaccines, a low-cost spay/neuter clinic, and financial assistance through grants to help offset surgical costs that would otherwise be prohibitively expensive for many pet owners.
 - Additional support includes end-of-life services, pet food distribution, free or low-cost microchipping, minor medical assistance, and public education programs for children promoting humane treatment of animals and one another.
 - Owners who are unable to pay reclaim fees can get fee waivers, helping reunite pets with their families and ensuring sterilization and microchipping.
 - The community cat program altered roughly 1,200 cats last year, contributing to population control, though far greater capacity is needed to meet community demand.

Discussion

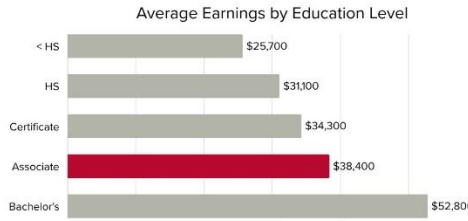
- Animal origins are documented based on the information provided by the individual who brings the animal to the shelter. Because citizens may encounter animals outside their neighborhoods, the reported location is taken at face value and entered into the system as accurately as possible. **(Morris/Lagunas)**
- Inmates currently assist at the shelter by handling most of the daily cleaning, reducing the need for additional staff. Although animal placement programs operate in prisons in other parts of the state, efforts to establish a similar program locally have not been approved. **(Morris/Lagunas)**
- Reviewing the City-mandated six-day hold period for identified animals is worth further discussion, as reducing the required stay could help relieve shelter overcrowding. **(Smith/Simonton/Lagunas)**
- The ongoing shortage of veterinarians remains a significant challenge, though the shelter continues to support education and training opportunities. Interns and veterinary students regularly work on-site, including during recent high-volume spay and neuter clinics that offered hands-on experience. **(Smith/Lagunas)**
- The community cat program requires feeders to register their colonies online, resulting in more than a thousand registered colonies and demand that far exceeds available spay and neuter capacity. Appointment slots fill quickly, prompting large volunteer-supported clinics to help manage volume. While the shelter does not conduct routine monitoring, ACOs respond to complaints, verify registration, and provide education to both feeders and neighbors. **(Morales/Lagunas)**
- Residents who are unable to trap feral cats themselves can contact HSOY for assistance, as staff and volunteers will perform trapping when needed and coordinate appointments with available veterinarians. The community cat coordinator provides direct support, offers deterrent guidance, and works with ACOs when necessary. Cats that go through the program are vaccinated, sterilized, and ear-tipped to identify them as treated. **(Watts/Lagunas)**
- Over a six-year period before the implementation of trap-neuter-return (TNR), approximately 20,000 cats were euthanized, yet cat populations continued to rise, demonstrating that lethal control was ineffective. Visible improvements at locations such as Texas Roadhouse and Sonic show that sustained TNR efforts can significantly reduce community cat numbers over time. **(Lagunas)**

II. ARIZONA WESTERN COLLEGE

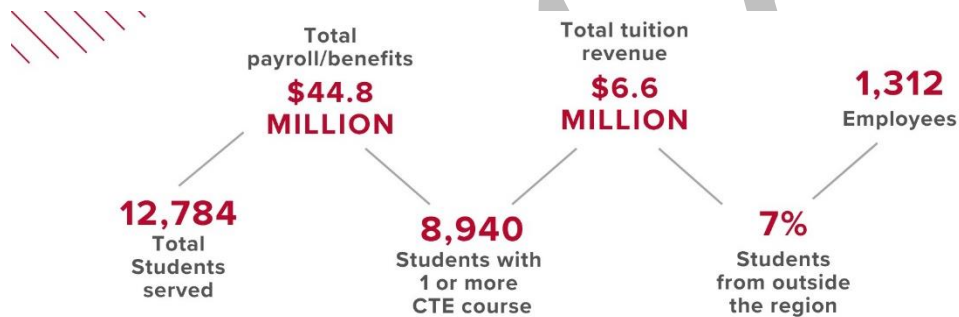
Dr. Daniel Corr, President of Arizona Western College (AWC), presented information on AWC's impact on the Yuma community as follows:

- Mission
 - Transforming lives through education and partnerships to create thriving communities.
- Student Demographics
 - Approximately 60% of students are first-generation, a percentage that has steadily declined over the past several years, reflecting increasing levels of college attainment among parents.
 - About three-quarters of students identify as Hispanic or Latino, and more than half speak a language other than English at home, with Spanish commonly heard across campus.
 - Roughly 30% of current students are still in high school and earn college credit through dual-enrollment programs taught either on campus, online, or by credentialed high-school instructors.
 - These efforts support a college-going culture aligned with the institution's long-term goal of doubling bachelor's degree attainment by 2035.
- Enrollment and Completion
 - AWC is experiencing record enrollment this academic year, the highest in its 63-year history.
 - It also awarded a record number of degrees and certificates last year and is on track to surpass that total again this May.
 - Graduation attendance has outgrown the local football stadium, prompting the addition of a December ceremony to help manage crowd size, especially for large first-generation families.
 - The highly celebratory commencement events reflect strong community support and the college's mission of transforming lives and contributing to a thriving community.
- Transfer Students
 - AWC leads the state in university transfer growth, showing a 14% increase over four years while statewide transfer rates have declined.
 - About 70% of students who transfer from AWC to a state university complete their bachelor's degree within four years, with completion rates rising further beyond that point.
- Early College Experience
 - Discounted dual-enrollment tuition – which is \$30 per credit hour and waived for students unable to pay – has expanded early-college access dramatically.
 - Over the past nine years, high-school participation in early-college courses has increased more than tenfold, moving AWC from last in the state to third in total dual-enrollment students and first in the percentage of local high-school students earning college credit.
 - Last year, 105 high-school students earned associate degrees prior to their high-school graduation, with the number expected to climb to roughly 150 this year.
- Yuma and La Paz Counties
 - The data available represents the full AWC service area, covering both Yuma and La Paz Counties, and cannot be separated to the city or county level.
 - The region's gross regional product is a little over \$10 billion, supporting more than 100,000 jobs.
 - Average annual salaries increase with higher levels of education, with certificates building towards associate degree-level earnings and associate degrees building toward baccalaureate-level earnings.

About Yuma and La Paz Counties



- Fiscal Year 2023-2024



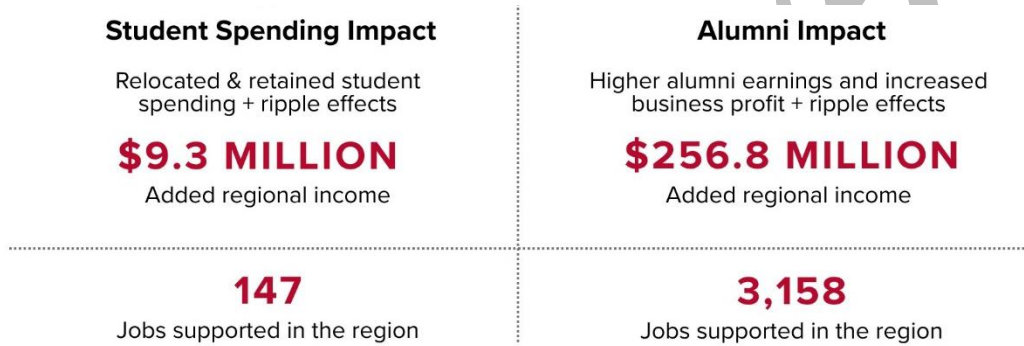
- The following statistics have been updated from the Fiscal Year 2023–2024 figures shown in the image above:

- Total students served – approximately 13,500
- Total payroll/benefits – about \$47 million,
- Total tuition revenue – slightly above \$7 million and
- Students from outside of the region – roughly 7%
- Career and Technical Education (CTE) – around 10,000 students enrolled in at least one CTE course
- Employment – just under 1,400 employees

- Expenditures

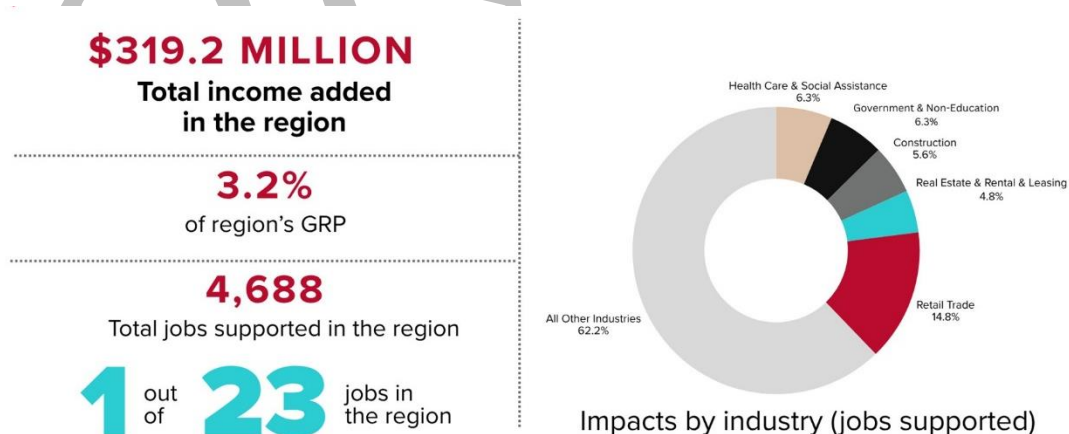
- Payroll spending is reported at just over \$51 million, supporting approximately 1,351 local jobs, though actual figures are likely higher due to inflation and institutional growth.
- Significant expansion has occurred across the institution, including the growth of the Wellton Advanced Manufacturing Center, which now serves more than 600 students.
- Recent developments also include the establishment of a Law Enforcement Training Academy, a newly constructed De Anza residence hall, and the Matador Activity Center.
- All major capital projects were funded without local tax increases, relying instead on revenue bonds repaid through housing fees and tuition rather than new levies or voter-approved bonds.

- Strong Fiscal Stewardship
 - AWC maintains strong fiscal stewardship, reflected in its AA+ bond rating from Standard and Poor and AAA bond rating from Moody’s Investors Service.
 - These high ratings are the result of sustained financial management, which has improved incrementally over the past decade.
 - The upcoming budget proposal will include no property tax increase, marking the eighth year out of nine in which AWC has avoided raising taxes.
 - AWC takes pride in consistently delivering budgets that require no additional burden on local taxpayers.
- Student and Alumni Impact



Source: Lightcast All results measured in income, not sales. Results are net of counterfactual scenarios.

- Relocated and retained students at AWC contribute directly to the local economy through spending, with ripple effects estimated at approximately \$9.3 million.
- The figures cited reflect only AWC students; additional enrollment from Northern Arizona University (NAU), the University of Arizona, and Arizona State University (ASU) likely amplifies the overall economic impact.
- Alumni further strengthen the regional economy through higher earnings and business activity, with ripple effects estimated at \$256 million and support for more than 3,000 jobs.
- Total Impact



Source: Lightcast

- Investment Analysis

Student Perspective	Taxpayer Perspective	Social Perspective
\$232.6 MILLION Benefit: Higher future earnings	\$70.4 MILLION Benefit: Future tax revenue, government savings	\$903.1 MILLION Benefit: Growth in state economic base, future earnings, and private/social savings
\$48.2 MILLION Cost: Tuition, supplies, opportunity cost	\$62.9 MILLION Cost: State and local funding	\$133.7 MILLION Cost: All college and student costs
4.8 Benefit/Cost Ratio	1.1 Benefit/Cost Ratio	6.8 Benefit/Cost Ratio
16.2% Rate of Return	1.3% Rate of Return	N/A* Rate of Return

Source: Lightcast
Future benefits are discounted to the present.
*The rate of return is not reported for the social perspective because the beneficiaries are not necessarily the same as the original investors.

- Student Perspective
 - Students incur tuition, supplies, transportation, and opportunity costs, totaling an estimated \$48.2 million in investment.
 - Their education leads to higher future wages, generating an estimated 16% rate of return, which is considered a strong and reliable investment.
- Taxpayer Perspective
 - Even individuals with no direct connection to the college experience a positive return on their tax contributions.
 - With two-thirds of college funding coming from local property taxes, the benefit-to-cost ratio remains about 1.1 to 1, showing a slight but positive return on investment for taxpayers.
- Social Perspective
 - Higher education contributes to economic growth and increased future earnings across the community.
 - Societal benefits also include reduced incarceration rates, stronger civic participation, and growth in the economic base associated with higher education levels.
- Student Spotlight: Willyam Garcia
 - Keys to Education for Youth Success (KEYS) is a long-standing federal grant-supported initiative at AWC designed to help first-generation, low-income, or otherwise under-represented students succeed in college.
 - Willyam is an AWC graduate who participated in the KEYS program and is continuing studies through ASU Local.
 - AWC is proud to be the first community college campus to host an ASU Local program, which expands bachelor’s degree access to students who want or need to remain in Yuma.
- Program Spotlight: AWC Nursing
 - AWC made a significant investment to double the size of its nursing program, which is one of the institution’s most costly programs due to low faculty-to-student ratios, clinical requirements, and specialized equipment.
 - The expansion was undertaken in response to strong community need and direct requests from healthcare partners such as Onvida.

- The nursing program currently has an employment rate of approximately 95% percent, with most graduates choosing to remain in Yuma County.
- A new Health Careers building will open on the Onvida campus in October, supporting continued program growth and workforce development.
- About half of nursing graduates are expected to continue directly into a Bachelor of Science in Nursing program through AWC's partnership with NAU.

Mayor Nicholls noted that Dr. Corr is leaving AWC at the end of May and thanked him for his commitment to AWC and the Yuma community.

Discussion

- Career and technical education programs provide pathways for students to enter the workforce directly, including fields such as trades, law enforcement, automotive technology, and other skill-based areas. Local workforce needs continue to expand in advanced manufacturing, healthcare, cybersecurity, and artificial intelligence, leading to ongoing program growth to meet industry demand. These opportunities enable students to remain in the community, build careers, and support their families while benefiting from increasingly sophisticated training and technology. **(McClendon/Corr)**
- The recent expansion of the nursing program, which doubled in size over the past few years, is a significant achievement that supports both student progression and local workforce needs. Graduates are successfully advancing into bachelor's degree programs soon after completing their initial training. The program's responsiveness to community needs and continued efforts to ensure students can study locally and transition into local employment opportunities is appreciated. **(Smith)**

III. REGULAR CITY COUNCIL MEETING AGENDA OF APRIL 1, 2025

Motion Consent Agenda Item C.2 – Bid Award: Pavement Replacement, Yuma Country Club Estates Unit 1 (award a construction services contract to DPE Construction in the amount of \$1,867,800.00) (RFB-26-144) (Eng)

Mayor Nicholls declared a conflict of interest on Motion Consent Agenda Item C.2 as his firm was involved in the project. There being no questions or discussion, **Mayor Nicholls** remained on the dais.

Motion Consent Agenda Item C.6 – Scheduling: 2026 City Council Retreat (approve the scheduling of the annual City Council Retreat to be held on April 6 and 7, 2026)

Discussion

- Retreat locations should be discussed earlier in the planning process to ensure local venues and the hospitality industry have the opportunity to benefit. Local venues are fully capable of hosting such events, and holding them locally supports businesses contributing to the City's hospitality tax. While the upcoming retreat is already set, future decisions should incorporate these considerations before plans are finalized. **(McClendon)**
- The retreat planning process includes identifying informational sessions, and the upcoming schedule features a tour of the San Luis Port of Entry, a major regional investment with significant economic impact. Visiting the site provides valuable firsthand insight for future discussions on economic development and supports relationship building with regional partners. **(Mayor Nicholls)**

- The retreat location was selected as part of an effort to rotate sites throughout the region and strengthen partnerships. Previous retreats have been held both locally and at neighboring regional venues. The intention was to create a setting outside normal work environments to reduce everyday distractions while remaining within a short driving distance and supporting nearby communities. **(Simonton)**
- While it is important to collaborate with other regional entities, future planning should ensure that such partnerships are reciprocal. A lunch meeting with San Luis leadership is being arranged, offering an opportunity to encourage them to host a similar gathering in Yuma as part of strengthening the partnership. **(McClendon/Simonton)**
- There is value in partnering with San Luis and the opportunity provided by the tour, but there is also a desire for City Council to have input on retreat locations. Just under \$24,000 of the retreat's \$30,000 budget covers the facilitator's preparation, travel time, and two-day engagement. Because no food or venue payments have been made, relocating the retreat would not result in significant financial losses, though rescheduling could add minor costs. **(Morales/Simonton)**
- The concerns raised about retreat locations are understandable. Holding retreats in different parts of the region, including San Luis, helps strengthen relationships across Yuma County. The upcoming tour of the new port facility is highly beneficial, offering insight into a major economic asset for the broader community. Continued cross-community collaboration is encouraged, including inviting San Luis representatives to visit Yuma facilities to support mutual engagement and shared regional benefit. **(Morris)**
- Supporting Yuma businesses is important, especially in the current economy. Even though most retreat costs relate to the facilitator, some spending still benefits the local community. Regional partnerships remain valuable, but City Council should discuss retreat locations in advance, including how often events should be held outside of Yuma. Scheduling additional travel can be challenging given full-time workloads, so future planning should include a clearer conversation about preferred retreat locations. **(Smith)**
- The key issue is not the venue itself but ensuring that City Council is included in deciding the location and timing of the retreat. City Council should have a direct role in these decisions as part of the retreat planning process. **(Martinez)**

EXECUTIVE SESSION/ADJOURNMENT

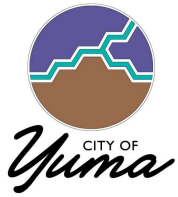
There being no further business, **Mayor Nicholls** adjourned the meeting at 6:39 p.m. No Executive Session was held

Janet L. Pierson, Acting City Clerk

APPROVED:

Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of: _____ Acting City Clerk: _____



City of Yuma
City Council Report

File #: MC 2026-087

Agenda Date: 5/6/2026

Agenda #: 3.

Regular Council Meeting Draft Minutes April 1, 2026

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS, YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
APRIL 1, 2026
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the City Council meeting to order at 5:34 p.m.

INVOCATION/PLEDGE

Pastor Michael Black of Morningside Southern Baptist Church gave the invocation. **David Wostenberg**, Director of Engineering, led the City Council in the Pledge of Allegiance.

FINAL CALL

Mayor Nicholls made a final call for the submission of Speaker Request Forms for agenda related items from members of the audience.

ROLL CALL

Councilmembers Present: Martinez, Morris, McClendon, Smith, Morales, Watts, and Mayor Nicholls
Councilmembers Absent: None
Staffmembers Present: Acting City Administrator, John D. Simonton
Various Department Heads or their representative
City Attorney, Richard W. Files
City Clerk, Lynda L. Bushong

PRESENTATIONS

Reading of Proclamation: Month of the Military Child

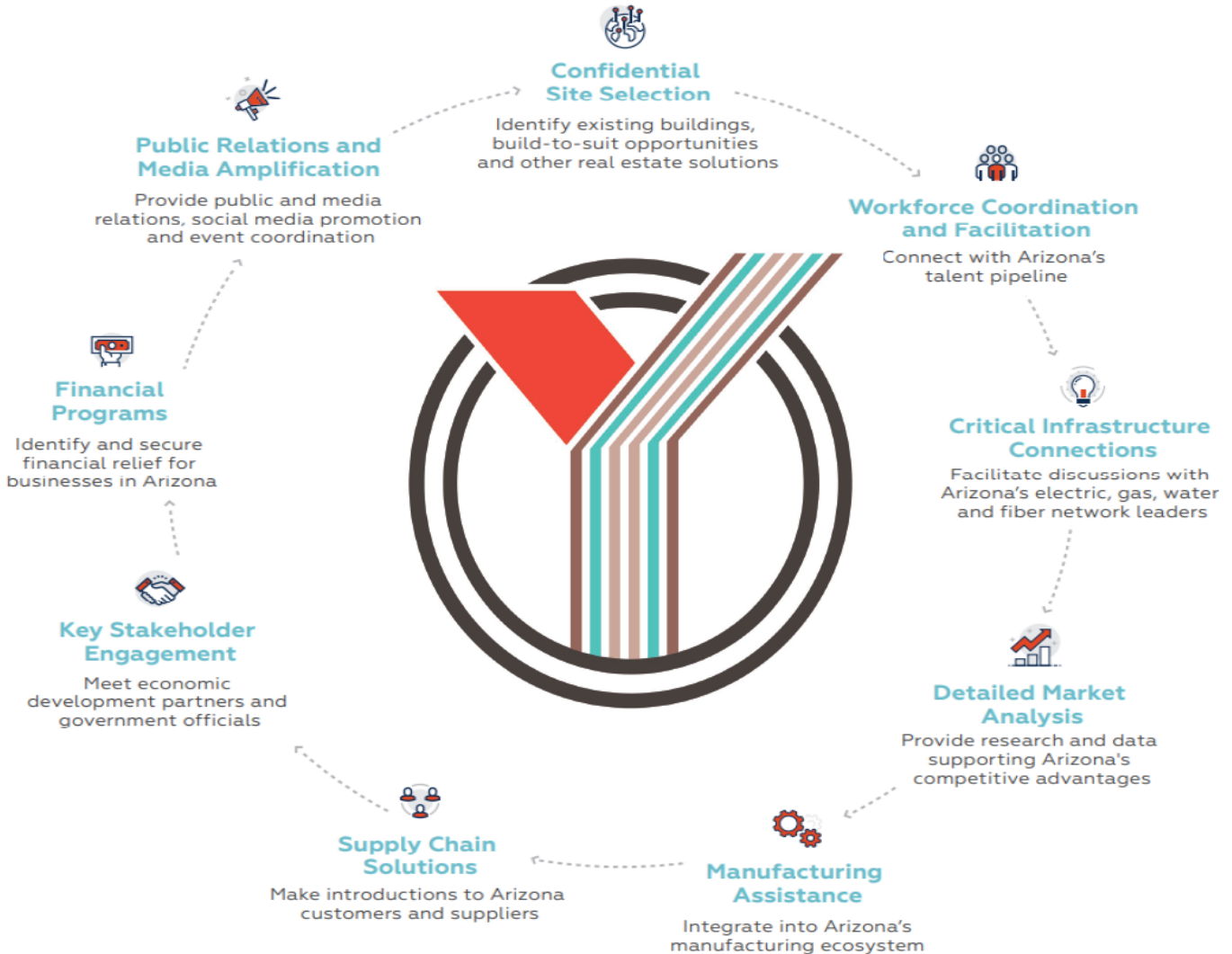
Mayor Nicholls read a proclamation declaring April as Month of the Military Child and called upon all residents, businesses, schools, and organizations to join in honoring and supporting military-connected children and their families throughout this month and beyond.

Candice Brown, School Liaison Officer from Marine Corps Air Station Yuma, expressed gratitude for the community's strong support of military-connected children and reminded everyone to wear purple on April 24th in their honor.

Greater Yuma Economic Development Corporation Update

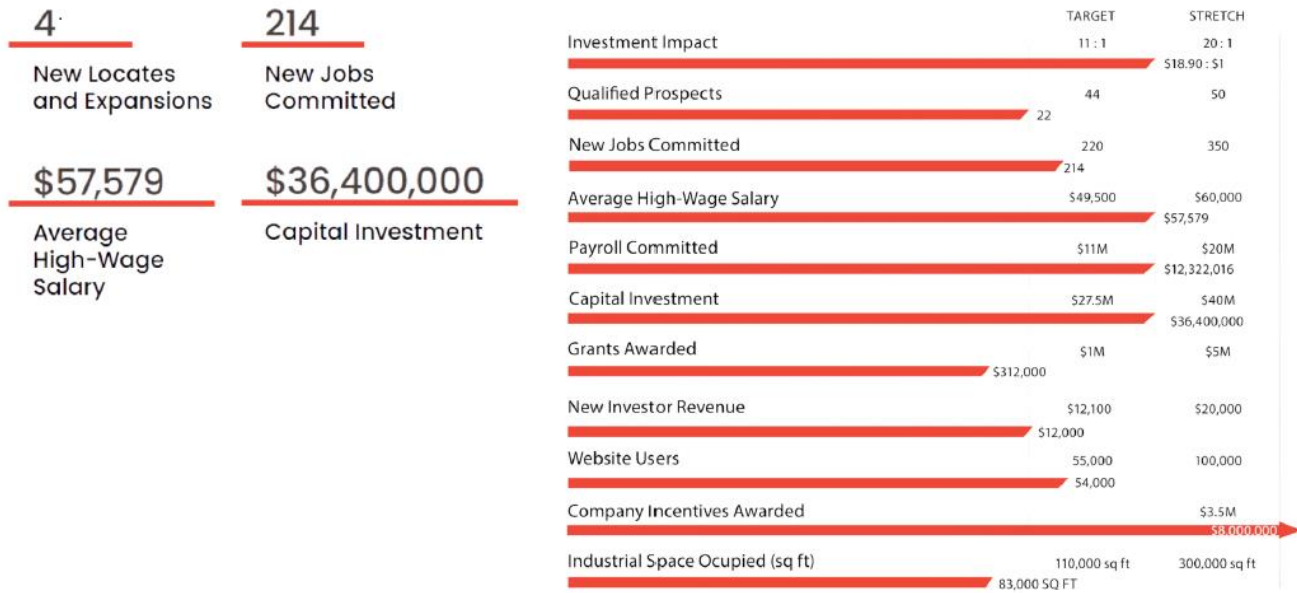
Greg LaVann, President and Chief Executive Officer of the Greater Yuma Economic Development Corporation (GYEDC), presented the GYEDC Mid-Year Report as follows:

- Services Provided
 - GYEDC provides far more than business attraction services, offering a broad range of support that benefits the City.
 - Services include helping existing and new businesses grow, assisting with workforce development, conducting market analysis, supporting public and utility infrastructure planning, engaging key stakeholders, and aiding the City with media and promotional efforts.



- **GYEDC Staff**
 - A team of six staff members and one consultant supports the City by assisting with grant writing, infrastructure efforts, marketing and promotion, business retention and attraction, data reporting, and cross-border investment outreach, all made possible through pooled funding from regional partners and private investors.
- **GYEDC Economic Impact**
 - Several active projects are benefiting the City, including Amazon, Project Ambition, and Fastener Systems, Inc.
 - Project Ambition is investing significantly, preparing to introduce its operation publicly once equipment, procedures, and intellectual property protections are in place.
 - Project Ambition's leadership has relocated to Yuma and is recruiting additional executives, signaling long-term commitment to the community.
 - Fastener Systems, Inc., has purchased a local facility, plans to begin regional distribution, and intends to add manufacturing in the future.
 - Mid-year results show 30 qualified prospects, 214 committed new jobs, strong average wages, and notable capital investment that contributes to local tax revenue.
 - Performance metrics are reviewed annually with guidance from City leadership to ensure balanced progress across jobs, investment, and broader community benefits.

GYEDC Economic Impact Q1/Q2 FY2026



- Current City of Yuma Projects
 - Three active confidential projects are nearing completion, each representing significant potential investment in the community.
 - Project Box is a medical device manufacturer proposing 438 new jobs and is currently working with a developer and negotiating a site.
 - Project Build is a well-known distribution company planning a 200,000-square-foot facility and has already begun early permitting discussions.
 - Project Orange is pursuing a Yuma location to produce multifamily modular homes for multiple regional markets and is negotiating for a local building.
 - Collectively, these projects could create 738 jobs, generate major capital investment, and expand high-wage employment opportunities in the area.
- What's On the Horizon?
 - Data centers are emerging across the region due to growing industry interest, strong electrical infrastructure, and upcoming large-scale power investments that will not impact ratepayers.
 - New data center models rely far less on water, and continued discussions are expected as these projects develop throughout Yuma County.
 - Opportunity Zones are being prioritized with City and regional partners to attract long-term private investment into rural and blighted areas through federal capital gains incentives.
 - Work on the Spaceport continues, with significant potential benefits if developed in the correct sequence.
 - Increased U.S.-Mexico trade activity and a firm national stance on global trade agreements are driving more Foreign Trade Zone (FTZ) users and expansions, creating shared economic growth opportunities for Yuma and neighboring Mexican partners.

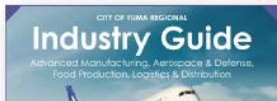
- Telling the Region’s Story
 - A multi-tiered marketing campaign has been launched in partnership with the City to strategically promote the greater Yuma area.
 - Locally produced SWAZ Business Journal has been created to share stories with industry leaders, investors, consultants, and site selectors.
 - Social media platforms are being used extensively to reach audiences with targeted regional messaging.
 - Television advertising, including placements in the Hollywood market, is showcasing Yuma to broader audiences.
 - Additional promotions are appearing in prominent business publications such as Phoenix Business Journal and The Wall Street Journal to reach key decision-makers through multiple channels.
- Binational
 - Binational Consultant, Carlos Armando Mexia, is actively engaging companies in Mexico to highlight the advantages of reshoring to the greater Yuma area.
 - All promotional materials are produced in both Spanish and English to support cross-border outreach.
 - Relationship-building efforts are helping connect Yuma with groups that can contribute to regional economic growth.
- Marketing
 - Multiple promotional platforms are being used in collaboration with the City to showcase and elevate the community through its investment in GYEDC.



Marketing



City of Yuma Industry Guide

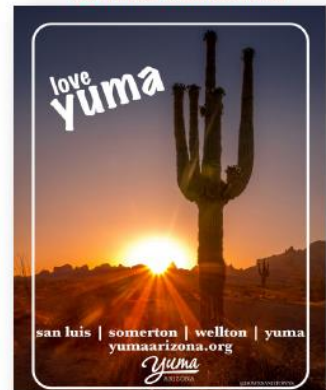


Regional Industry Guide



Regional Guide Distribution

Greater Yuma Marketing Committee Advertisements



- Data/Reports/Leads
 - Significant investment in advanced software allows GYEDC to serve as the region’s primary data repository.
 - The City’s investment provides value through a wide range of reports shared with City departments and partner organizations.

- Website activity generates roughly 7,000 monthly visitors, and business leads from those visits are passed directly to the City's Economic Development Department for follow-up.
- Upcoming Events
 - An Opportunity Zone roundtable will be held on April 14 to brief investors on the purpose of Opportunity Zones, their value to developers, and the process for submitting sites for state approval.
 - A separate, invitation-only symposium will be provided for elected officials, regional government leaders, economic development directors, and public works staff to give an impartial introduction to data centers and their differing technologies, impacts, and industry practices.

Discussion

- Code names are used to protect companies' competitive advantages by keeping sensitive plans, technologies, and intellectual property confidential while projects are still developing. This confidentiality prevents competitors from copying ideas, avoids local disruptions such as inflated land prices, and ensures companies remain willing to invest in the community. It also allows economic development staff to properly vet projects so only those acting in the community's best interest move forward. **(Mayor Nicholls/LaVann)**
- FTZs help U.S. manufacturers stay competitive by reducing duties, lowering material costs, and allowing tax-advantaged storage and distribution. Yuma County is especially well-positioned due to its proximity to major ports, cross-border markets, and the ability to establish FTZ sites across 2,000 acres. These advantages have helped local companies save millions and retain jobs, and strong, fast support from the local Customs and Border Patrol office further enhances the region's competitiveness. **(Morris/LaVann)**
- The binational consultant is focused on attracting Mexican investment in active sectors like medical devices, semiconductors, and battery manufacturing, while strengthening relationships across Baja California and Sonora. Additional efforts aim to direct qualified companies toward Yuma-area opportunities and increase northbound commercial traffic through the underused port of entry. **(Morales/LaVann)**
- The Spaceport initiative is at a stage where public-sector groundwork is needed before private developers typically commit, which aligns with how similar projects progress nationwide. Industry interest exists, but many potential participants are waiting for the project to advance to the developer selection phase. **(Morales/LaVann)**
- Key considerations regarding data centers include environmental impacts, land-use implications, emergency-response needs, and long-term economic value beyond construction jobs. Yuma-specific insights are being sought to understand practical benefits and challenges, including utility management and job creation. **(Morales/LaVann)**
- Any contracts for the Spaceport project would fall under the City's authority. Partner organizations play advisory and outreach roles only and do not have the power to sign user or operator agreements as the project moves toward a public-private partnership model. **(Mayor Nicholls/Morales/LaVann)**
- Estimated development timelines for current projects vary. Project Build has a required delivery in January 2028. Project Box would still need more than a year for construction even if started immediately. And Project Orange is positioned to move the fastest due to minimal specialized equipment needs and contract obligations in 2027. **(Smith/LaVann)**

- Ensuring balanced, unbiased information on data centers includes understanding power demand, potential utility rate impacts, and broader community effects. A large private-sector energy proposal involving a new natural gas pipeline could supply the needed power independently of Arizona Public Service, though the project remains conceptual until formal commitments are made. **(Watts/LaVann)**
- The initial data-center seminar is intended for elected officials, with later sessions planned for investor groups and, eventually, the broader public to ensure community members are fully informed and educated about potential impacts. Authority over whether a data center proceeds within the city rests with City Council, unless future state-level preemption alters that authority. **(Mayor Nicholls/Martinez/LaVann)**

Amber Shek, GYEDC Chief Operations Officer, presented the following overview of the recently updated Comprehensive Economic Development Strategy (CEDS) for Yuma and La Paz County:

- Purpose
 - The CEDS is required to apply for U.S. Economic Development Administration (EDA) funding and to identify shared goals and priority projects across the area.
 - By aligning regional partners around common objectives, it strengthens the collective ability to secure state and federal investment.
- Funding and Coordination Tool
 - The CEDS framework begins with shared regional priorities, identifies aligned projects, and matches them with appropriate funding opportunities to bring investment into the area.
 - Intentional collaboration between both counties is essential to ensure these efforts are coordinated and effective.
- Regional Projects
 - Project updates were developed through a collaborative, region-wide process in which cities and counties submitted proposals aligned with the CEDS goals.
 - These submissions were reviewed by a consultant and consolidated into a unified project list included in the final document.

Nominating Agency	Project Name/Description	Estimated Total Cost	Identified Local Share	Potential EDA Assistance Requested
City of San Luis	Downtown San Luis Redevelopment Design	\$500,000	\$0	\$500,000
City of San Luis	County 25th Extension to Avenue B Design	\$750,000	\$0	\$750,000
GYEDC on behalf of City of Yuma	Yuma Spaceport	\$9,000,000	\$6,000,000	\$3,000,000
City of Yuma	Strategic Planning for Industrial Use and Rail Spur Development	\$400,000	\$0	\$400,000
Yuma County	Avenue D/E Corridor Project	\$24,000,000	\$0	\$24,000,000
Town of Wellton	Williams Street road connector to facilitate proposed mixed-use/resort development	\$3,500,000	\$0	\$3,500,000
City of Somerton	Industrial infrastructure development (roads, water and sewer) for future distribution & manufacturing growth	TBD	TBD	TBD
City of Somerton	Somerton Innovation & Business Incubation Hub	\$4,000,000	\$800,000	\$3,200,000
Town of Parker & Colorado River Indian Tribe (CRIT)	Joint Venture Sewage Plant (addressing critical capacity issue)	\$20,000,000	\$0	\$20,000,000
Cocopah Indian Tribe	Cocopah Tribal Butcher Shop and Meat Processing Facility	TBD	TBD	TBD
La Paz County Parks	La Paz County RV Park Sewer Project	\$2,000,000	\$0	\$2,000,000

- Next Steps
 - The CEDS is actively used as a shared, living framework across communities to maintain priority project lists and match them with funding opportunities, including EDA and other federal programs.
 - This approach ensures planning and investment efforts remain aligned with regional goals and enables a proactive, rather than reactive, path to economic development.
- The City's Role Going Forward
 - The City plays an essential role in putting the CEDS into action by using it to guide planning, support priority projects, prepare initiatives for grant readiness, and stay aligned with regional partners.
 - Strong coordination across communities strengthens the entire region and improves the ability to achieve shared economic-development goals.

I. MOTION CONSENT AGENDA

Motion Consent Agenda Item C.2 – Bid Award: Pavement Replacement, Yuma Country Club Estates Unit 1 (Authorize the award of a construction services contract for Pavement Replacement, Yuma Country Club Estates Unit 1, to the lowest responsive and responsible bidder, DPE Construction, Inc., Yuma, Arizona, in the amount of \$1,867,800.00.) (RFB-26-144) (Eng)

Mayor Nicholls declared a conflict of interest on Motion Consent Agenda Item C.2, turned the meeting over to **Deputy Mayor McClendon**, and left the dais.

Motion (Morris/Morales): To approve Motion Consent Agenda Item. C.2 as presented. Voice vote: **approved 6-0-1, Mayor Nicholls** abstaining due to conflict of interest.

Mayor Nicholls returned to the dais.

Motion (Morris/Smith): To approve the Motion Consent Agenda as recommended with the exception of Item C.2. Voice vote: **approved 7-0.**

A. Approval of minutes of the following City Council meetings:

Regular Council Worksession	January 20, 2026
Regular Council Worksession	February 17, 2026

B. Executive Session

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 Atty)

C. Approval of Staff Recommendations

1. Authorize the award of a construction services contract for the Colorado River Interceptor Manhole Replacement Phase II project to the lowest responsive and responsible bidder in the amount of \$1,384,468.50 to Taylor Engineering PLLC, Yuma, Arizona. (RFB-26-228) (Eng)
2. Pulled for separate consideration; see above.
3. Authorize a bid award for the repair of a block wall at the Bark Park, to the lowest responsive and responsible bidder in the amount of \$104,590.00 to Maya's Construction, Yuma, Arizona. (RFQ-25-090) (Eng)
4. Authorize an engineering design services contract for 1st Street Pavement Replacement Project from Avenue B to 4th Avenue utilizing the Professional Engineering Services On-Call contract at an expenditure of \$159,760.00 to Dahl, Robins and Associates Inc., Yuma, Arizona. (RFQ-26-110) (Eng)
5. Authorize the purchase of Proofpoint Email Security and Protection licensing utilizing a Cooperative Purchase Agreement through the State of Arizona for three years at an annual expenditure of \$145,000.00, totaling \$435,000.00 to SHI, Somerset, New Jersey. (CPA-26-257) (IT)
6. Approve the scheduling of the annual City Council Retreat to be held on April 6 and 7, 2026, with an agenda posted in accordance with state law. (City Admin)

II. RESOLUTION CONSENT AGENDA

Motion (Smith/McClendon): To adopt the Resolution Consent Agenda as recommended.

Bushong displayed the following title:

Resolution R2026-013

A resolution of the City Council of the City of Yuma, Arizona, authorizing and approving an Intergovernmental Agreement with Yuma County for the construction of Avenue B from 16th Street to 1st Street (proportionally split construction costs, 75.6% City of Yuma and 24.4% Yuma County, with a total estimated project cost of \$4,132,366.50) (0430-ROAD39) (Eng)

Roll call vote: **adopted** 7-0.

III. ADOPTION OF ORDINANCES CONSENT AGENDA

Motion (Morales/Watts): To adopt the Ordinances Consent Agenda as recommended.

Bushong displayed the following title:

Ordinance O2026-012

An ordinance of the City Council of the City of Yuma, Arizona, accepting a corrected Warranty Deed for the east half of Michigan Avenue; declaring the south 20 feet of 32nd Street (9,440 square feet) and a 300-square-foot corner triangle of right-of-way as surplus; vacating the surplus 20-foot right-

of-way easement and corner triangle to the abutting property owner upon the recording of a deed reserving a 20-foot utility easement for water, sanitary sewer and other public purposes; and authorizing an exchange of the surplus right-of-way for the underlying fee title to the 80-foot 32nd Street right-of-way described in this ordinance (consistent with the City's 2005 Major Roadways Plan, which requires an 80-foot half-width right-of-way for an expressway classification along the frontage of the Palms RV Resort property) (Eng)

Roll call vote: **adopted** 7-0.

IV. INTRODUCTION OF ORDINANCES

Bushong displayed the following title:

Ordinance O2026-013

An ordinance of the City Council of the City of Yuma, Arizona, amending Chapter 154 of the Yuma City Code, rezoning certain property located in the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, and amending the zoning map to conform with the rezoning (rezone approximately 2.49 acres located at 2080 W. 27th Street) (ZONE-44797-2025)

V. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Appointments

Motion (Smith/McClendon): To appoint Aaron J. DeNise to the Building Advisory Board with a term expiration of December 31, 2027. Voice vote: **approved** 7-0.

Motion (Smith/Morris): To appoint Jorge R. Nunez to the Residential Advisory Board with a term expiration of December 31, 2030. Voice vote: **approved** 7-0.

Announcements

Martinez, Smith, Morales, and Mayor Nicholls reported on the following meetings attended and upcoming events:

- Military Affairs Council meeting
- Planning for Veterans/Military Appreciation Day
- Flag-raising ceremony for Roy Davis, outgoing Commander of the Yuma Territorial Marines
- Victims Rights Committee meeting
- Yuma Metropolitan Planning Organization meeting
- Greater Yuma Water Safety Alliance meeting
- Diamonds and Denim Fundraiser featuring Governor Hobbs
- Teen Challenge event and proclamation
- Meeting with Yuma High School students working on a mental-health public health project
- Visit to the Western Arizona Council of Governments Early Learning Center
- Onvida mixer
- Arizona Western Entrepreneurial College recognition celebration
- Arbor Day tree-planting event
- Amazon ribbon-cutting ceremony

- Relay for Life proclamation
- Amberly's Place board meeting
- Arizona League of Cities and Towns executive meeting
- Arizona Commerce Authority Rural Economic Advisory Council meeting

Morales requested a presentation by 4FrontED. **Simonton** confirmed that the presentation will be added to an upcoming agenda.

Scheduling – No meetings were scheduled at this time.

VI. SUMMARY OF CURRENT EVENTS

Simonton reported the following events:

- Public Works Department's spring pavement preservation program begins April 1st
- Yuma Salutes America's 250 – A Star-Spangled Celebration on April 18th
- Reception in recognition of **Bushong**'s retirement following tonight's meeting

VII. CALL TO THE PUBLIC

The following speakers expressed opposition to the development of data centers in Yuma, citing concerns about water usage, energy demands, environmental and public health impacts, costs and transparency issues, and potential harm to local agriculture and tribal lands:

- **Katie La Force**, City resident
- **Lucas Stancu**, City resident
- **Elena Rodriguez**, City resident
- **Priscilla Ruedas**, City resident
- **Roxanne Barley**, nonresident

Carlos Adams, City resident, reported that residents are seeking clearer information on City spending, strongly support removing the grocery tax, and consistently request improvements in public safety, road and park maintenance, and youth and recreation opportunities.

Henry Valenzuela, City resident, urged City Council to prioritize public safety by addressing officer retention and compensation and ensuring transparency on critical audit information, and emphasized his continued commitment to advocating for the community.

Phil Clark, nonresident, acknowledged **Bushong**'s long-standing service and warmly wished her well in retirement.

A video was presented recognizing **Bushong** for 18 years of dedicated service to the City and extending best wishes for the future as she enters retirement.

VIII. EXECUTIVE SESSION/ADJOURNMENT

There being no further business, **Mayor Nicholls** adjourned the meeting at 7:20 p.m. No Executive Session was held.

Janet L. Pierson, Acting City Clerk

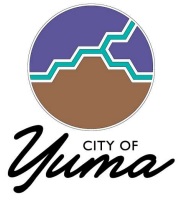
APPROVED:

Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of:

Acting City Clerk: _____

DRAFT



City of Yuma
City Council Report

File #: MC 2026-088

Agenda Date: 5/6/2026

Agenda #: 4.

Regular Council Worksession Draft Minutes April 14, 2026

MINUTES
REGULAR CITY COUNCIL WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS - YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
April 14, 2026
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the Regular City Council Worksession to order at 5:32 p.m.

Councilmembers Present: Martinez, Morris, McClendon, Smith, Morales, Watts, and Mayor Nicholls
Councilmembers Absent: None
Staffmembers Present: Acting City Administrator, John D. Simonton
Deputy City Attorney, Rodney Short
Director of Engineering, David Wostenberg
Various department heads or their representatives
City Attorney, Richard W. Files
Acting City Clerk, Janet L. Pierson

I. LEGISLATIVE UPDATE

Short presented information regarding State and Federal legislative guiding principles, priorities, and strategies as well as the status of proposed actions affecting the City as follows:

- City Council’s Guiding Legislative Principles
 - Support legislation that protects and enhances the City Council’s ability to efficiently serve Yuma residents and visitors in a cost-effective manner
 - Protect local decision-making
 - Protect local revenues and mandates that are unfunded
 - Protect the City’s water rights and support water remaining in the region
- State Legislature Important Items/Dates
 - Seven bill limit for each elected State Legislator
 - February 20 – Last day for bills in committee
 - February 23 – Cross-Over Week
 - Record number of bills and “strike everything” amendments
 - April 17 – Last Day for Conference Committees
 - April 21 – 100th Day of Session
 - June 30 at 11:59 p.m. – Budget deadline
- City Council’s State Legislative Priorities
 - Maintain shared, voter-approved local revenues
 - Maintain the directed revenue sources
 - Preserve local authority over local taxation
 - Preserve and expand local economic development and job-creation
 - Preserve and expand support for public safety
 - Preserve and expand local growth and housing
 - Preserve and expand investments in infrastructure, quality of life, and community investment

- Protect local water rights for City of Yuma and region
- Local Preemptions
 - Senate Concurrent Resolution (SCR) 2016
 - Formerly House Bill (HB) 4030 and House Concurrent Resolution (HCR) 2052, both of which previously failed to receive enough votes but are revived through this “strike everything” amendment and are now moving forward again in essentially identical form.
 - Measures labeled as HCR or SCR bypass the governor and go directly to voters, meaning these proposals could ultimately be decided by the public rather than through executive approval.
 - The revived legislation is intended to address issues in certain areas of the valley where cities have not raised water or utility rates in years and aims to stop subsidization by requiring all users to pay their fair share, particularly in light of anticipated cuts to Colorado River water allocations.
 - There is concern that this legislation represents state-level overreach, as decisions affecting local communities like Yuma could be made by lawmakers in Phoenix rather than by local officials.
 - Senate Bill (SB) 1431
 - Another bill, SB1431, was scheduled for consideration but was pulled from the agenda and is still under review.
 - SB1431 focuses on preempting local control over residential standards in planned communities, though it stems from a small number of specific issues involving a particular builder in the valley.
 - A major concern with SB1431 is that it may incorrectly classify certain life-safety requirements – such as canal fencing – as optional design standards, potentially weakening important safety regulations.
 - Legislators are now taking a closer look at SB1431, with a deadline approaching Friday to determine whether it will move forward.
- State Budget
 - The state budget is the next major issue, with multiple competing proposals under consideration and general dissatisfaction with the figures produced by the Joint Legislative Budget Committee.
 - Lawmakers are currently waiting to determine the final budget numbers, which will dictate how much funding the state ultimately has available.

Discussion

- There is currently no set timeline for adjournment because a state budget agreement has not been reached. Budget negotiations remain stalled, with recent meetings ending quickly and little progress made. Lawmakers are significantly divided, not only along ideological lines but also within the same party, largely due to disagreements over budget numbers. (**Mayor Nicholls/Short**)
- Several proposed preemptive measures related to data centers have not progressed and appear to be stalled. These measures are mainly focused on limiting the authority of state agencies and counties rather than cities. There has been minimal attention on municipalities, as data centers are not currently seen as a significant concern at the city level. (**Smith/Short**)

- Legislation related to a veterans property tax benefit may have already been signed, but follow-up provisions are still being addressed, including an income eligibility limitation. The measure has not been closely monitored at the local level because it is a state issue, even though it may have local impacts. Additional information on its current status may be gathered if needed. (Martinez/Short)

II. RECAP AND OVERVIEW OF THE 2026 CITY COUNCIL RETREAT

Simonton presented the following overview of key takeaways, major themes, and identified priorities for future City Council consideration:

- Retreat Overview
 - A two-day retreat was held, including a tour of a new port facility in San Luis, which is expected to be a significant asset for the region.
 - The event also provided an opportunity to connect with local officials, including members of the San Luis City Council.
 - Key topics discussed during the retreat included economic development, annexation, and public safety, with updates provided on public safety planning and initiatives.
 - Progress on the Parks Master Plan and its multi-year implementation was reviewed in detail.
 - Discussions included the annual expenditure limitation and plans to place the measure on the November ballot to address future budget constraints.
 - Heat preparedness was also highlighted as a priority, along with ongoing and future efforts to address it.
- Building on progress
 - As part of the retreat, participants reviewed accomplishments from the past year and identified several key areas of progress.
 - Notable achievements included improvements in infrastructure and parks, as well as advancements in public safety staffing and long-term planning.
 - Continued progress was highlighted in downtown revitalization and broader economic development efforts.
 - Significant strides were made in technology and asset management, including upgrades to traffic management systems and new software implementation.
 - Workforce development and retention also improved, with particularly strong gains in retaining employees within departments such as the Police Department.
- Organizational Strength and Community Impact
 - The City's bond rating was strengthened, reflecting a strong financial position and effective financial management.
 - Revenue bonds are being strategically used to support capital improvement projects, particularly in parks and recreation, while also addressing expenditure limitations and cash flow constraints.
 - Progress has been made in asset management implementation, supervisory training, and workforce development, including the successful launch of a mentoring program.
 - Staffing and employee retention have continued to improve across departments.
 - Advancements have been made in Americans with Disabilities Act (ADA) accessibility and downtown improvements.
 - Ongoing efforts in housing and affordable housing initiatives.
 - Additional programs and initiatives are moving forward, including a youth government program and planning for the America 250 celebration event.

- Strategic Plan Updates
 - Several initiatives have transitioned from planning or implementation phases into ongoing and established efforts.
 - The Parks Master Plan is now in the implementation stage and considered an ongoing initiative.
 - The youth government program and downtown visibility improvements, including new lighting in the 200 block of Main Street, are actively moving forward, with installation expected soon.
 - Key completed items include planning for the America 250 celebration and the finalization of a land deal for the Innovation District.
- New and Emerging Priorities
 - Key priority areas identified for the coming year include public safety staffing, facilities, and continued implementation of the Master Plan.
 - The implementation of an Intelligent Transportation System is a major focus, including integrating traffic signals throughout the city.
 - Ongoing efforts will continue in downtown improvements and development of the Innovation District, alongside a planned parking feasibility study to address future demand and costs.
 - There is an emphasis on improving volunteer coordination and centralizing public engagement to better support community involvement in City projects.
 - Enhancing communication and outreach is also a priority, with a goal of being more proactive in sharing information and highlighting positive developments within the community.
- Council Direction: Priority Topics
 - Economic Development / Emerging Industries
 - Staff presentations highlighted progress and opportunities in economic development, particularly in emerging industries and target industry attraction.
 - There is a continued focus on creating high-wage jobs and advancing efforts to finalize Opportunity Zones, with additional discussion expected.
 - A balanced approach to commercial and retail recruitment was emphasized, supporting interested businesses without offering incentives that could disadvantage existing local businesses.
 - Annexation
 - Annexation strategies were discussed in detail, including the state process and potential areas for expansion.
 - An important consideration is to continue exploring annexation opportunities while ensuring that City resources, such as public safety and the Public Works Department, can adequately support growth over the long term.
 - Public Safety
 - Public safety remains a top priority, with a continued focus on funding and implementing recommendations from public safety plans.
 - The Police Department is currently developing its plan, expected to be completed by the end of the year, with implementation anticipated to begin in future budgets starting in Fiscal Year 2028.

- The future of the public safety tax, which is set to sunset in 2037, will require further discussion, including potential options to extend or modify it to support infrastructure needs.
- Parks Master Plan
 - Parks and recreation priorities include maintaining existing parks, improving lighting for extended use, and replacing aging playgrounds and ramadas.
 - An aquatics feasibility study is expected to move forward soon, beginning with an evaluation of the Kennedy Park pool.
 - Community input will play a key role in shaping future aquatic facilities, using a similar engagement approach as recent projects like the skate park.
- Annual Expenditure Limitation
 - Presentations outlined strategies to educate the community on expenditure limitations and the need for a proposed increase, while maintaining a neutral, informational approach.
 - A proposed \$30 million increase to the expenditure limit was discussed, which would help sustain City operations and financial stability over the long term.
- Heat Readiness and Preparedness
 - Heat preparedness was identified as a growing priority, with an emphasis on implementing strategies to address rising temperatures.
 - There is recognition of increasing heat trends, reinforcing the need for proactive planning and community readiness moving forward.
- Key Takeaways
 - There is strong alignment between staff and City Council priorities, supported by the use of a Strategic Plan that has improved focus and coordination across departments.
 - The City is transitioning from long-term planning into active implementation of projects identified several years ago.
 - Continued emphasis is being placed on core infrastructure and services, including roads and public safety.
 - Responsible growth and development remain a priority, with careful planning to support expansion.
 - Investment in quality of life, particularly in parks and recreation, continues to be a key focus to enhance the community.
- Next Steps
 - The senior leadership team will review and synthesize input from the recent discussions to guide next steps.
 - A revised Strategic Plan will be developed and presented for adoption in the coming months.
 - Work will continue to advance priorities and implement the updated plan moving forward.

Discussion

- There is a strong need to improve communication and provide more background information to the public, as many residents may not be fully aware of ongoing efforts and progress. Increased outreach could help highlight the significant work being done and ensure the community understands how major decisions, such as feasibility studies, are being carefully considered. **(Smith)**

III. REGULAR CITY COUNCIL MEETING AGENDA OF APRIL 15, 2016

Motion Consent Agenda Item C.5 – Contract Increase: Arizona Department of Transportation – Bus Pull-Outs (Authorize a contract increase to the Intergovernmental Agreement (IGA) with the State of Arizona Department of Transportation (ADOT) for the design and construction of the Bus Pull-Outs on Avenue A at 16th Street.) (Eng)

Discussion

- The Carbon Reduction Program funding requested through the Yuma Metropolitan Planning Organization did not include ADOT’s higher mobilization rates, higher temporary traffic-control rates, or the additional below-the-line construction administration costs of 15-20%. Those required costs have now been added, increasing the project estimate, and the City is being asked to amend the IGA and pay the additional amount so ADOT can advertise the project. (**Morris/Wostenberg**)

Motion Consent Agenda Item C.7 – Request for Qualifications Award: Residential Standard Plans Development (Authorize a professional services contract for the development of Residential Standard Plans, including accessory dwelling units, single-family homes, duplexes, and triplexes, for a total cost of \$150,260.00 to Thompson Design, Yuma, Arizona.) (RFQ-26-203) (DCD/Cmty Plng)

Morris declared a conflict of interest on Motion Consent Agenda Item C.7. There being no discussion or questions, **Morris** remained on the dais.

EXECUTIVE SESSION/ADJOURNMENT

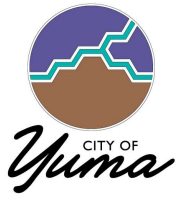
There being no further business, **Mayor Nicholls** adjourned the meeting at 5:57 p.m. No Executive Session was held

Janet L. Pierson, Acting City Clerk

APPROVED:

Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of: _____ Acting City Clerk: _____



City of Yuma

City Council Report

File #: MC 2026-073

Agenda Date: 5/6/2026

Agenda #: 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: City Administration	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: City Clerk	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Liquor License: Arco AM-PM

SUMMARY RECOMMENDATION:

Approve a Series #10: Beer and Wine Store Liquor License application submitted by Anwar Jatoi, agent for Arco AM-PM located at 2295 S. Avenue C. (LL26-03) (City Administration/ Acting City Clerk) (Janet L. Pierson)

STRATEGIC OUTCOME:

Approval of this Liquor License aligns with City Council's Respected and Responsible strategic outcome as it provides notification to the public and transparency of City business.

REPORT:

Anwar Jatoi, agent for Arco AM-PM located at 2295 S. Avenue C, has applied for a Series #10: Beer and Wine Store Liquor License.

The subject property has been posted for the required 20-day period and no arguments in favor of or opposed to the issuance of the license have been received.

The application has been reviewed by Community Development, the Police Department, the Fire Department, and Business Licensing.

Upon City Council's recommendation, this application will be forwarded to the Arizona Department of Liquor Licenses and Control for final processing.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

Application Fee: \$250.00

ADDITIONAL INFORMATION:

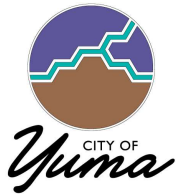
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

- 1. Series #10: Beer and Wine Store Liquor License application

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2027
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2027



City of Yuma

City Council Report

File #: MC 2026-075

Agenda Date: 5/6/2026

Agenda #: 2.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input checked="" type="checkbox"/> Safe & Prosperous	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
	<input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Ordinance - Introduction
DIVISION:	<input type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
Procurement	<input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Public Hearing

TITLE:

Bid Award: Lubricants, Motor Oils, and Greases

SUMMARY RECOMMENDATION:

Authorize the purchase of lubricants, motor oils, and greases to the lowest responsive and responsible bidders for a total estimated expenditure of \$55,500.00 annually to Senergy Petroleum, LLC of Gilbert, Arizona and McNeece Bros Oil Co. Inc. of Yuma, Arizona. (Public Works-RFB-26-251) (Joel Olea/Robin R. Wilson)

STRATEGIC OUTCOME:

This item supports the City Council’s strategic outcome of Safe and Prosperous by ensuring all vehicles and equipment receive proper lubrication and maintenance, extending their service life and preserving manufacturer’s required service standards.

REPORT:

This contract is necessary to properly maintain the City’s vehicle fleet and heavy equipment, golf course equipment and other various motor-powered machinery. The Fleet Maintenance Shop supports essential City assets, including light duty vehicles, heavy duty trucks, emergency response units, public works equipment, and specialized machinery. To keep these units operating safely and reliably, the City must have consistent access to high quality engine oils, hydraulic fluids, gear lubricants, and greases.

These products are critical for routine maintenance, reducing equipment downtime, meeting manufacturer service requirements, and extending the overall lifespan of City owned vehicles and equipment. This contract ensures the City’s operations remain efficient, dependable, and cost effective.

Awarding to two responsible responsive bidders allows the City to maintain a reliable and uninterrupted supply of lubricants, oils, and greases, which reduces the risk of product shortages, delivery delays, or supply chain issues that could impact each department’s required maintenance schedules.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 55,500.00	BUDGETED:	\$ 55,500.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	Equipment Maintenance, Water and Wastewater F	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget to award this bid.

ADDITIONAL INFORMATION:

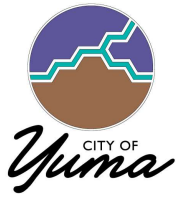
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2027
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2027



City of Yuma

City Council Report

File #: MC 2026-076

Agenda Date: 5/6/2026

Agenda #: 3.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution
DIVISION: Procurement	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Introduction <input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Contract Award: Professional Real Estate Services

SUMMARY RECOMMENDATION:

Authorize a one-year contract with the option to renew for up to four additional years, one year at a time, contingent on need and satisfactory performance, for Professional Real Estate Services with Realty Executives, McKelvey-Malouff Satellite, Yuma, Arizona. (Community Development-RFP-26-247) (Alyssa Linville/Robin R. Wilson)

STRATEGIC OUTCOME:

This item supports the City Council’s strategic outcome of Respected and Responsible by utilizing professional real estate services.

REPORT:

The City issued a request for proposals (RFP) seeking qualified, licensed real estate firms to provide various services, including marketing City-owned property in the Multiple Listing Service, providing signage on parcels for sale, providing broker price opinions within 72 hours of request, assisting with contracts and closings, negotiating with buyers, and performing customary transactions as needed. Compensation is set at 5% commission for sales of residential, commercial and raw land properties, with no additional expenses deducted from the sale proceeds.

Services also require consulting with City staff relating to marketing strategies and reporting efforts. Only one proposal was received; after evaluation by a committee using RFP criteria, staff recommend Realty Executives, McKelvey-Malouff Satellite (Associate Broker), for the contract.

A committee composed of City staff evaluated the sole real estate firm proposal received in response to the RFP. Applying the established evaluation criteria, the committee recommends Realty Executives, McKelvey-Malouff Satellite, Associate Broker, to provide real estate services for the City.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00

OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:
TOTAL	\$ 0.00	

FISCAL IMPACT STATEMENT:

Realtor will be compensated at the agreed upon rate from the sales revenue of the properties. no other additional miscellaneous expenses shall be invoiced or deducted from the final sale of property.

ADDITIONAL INFORMATION:

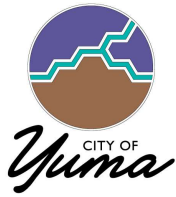
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2027
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2027



City of Yuma

City Council Report

File #: MC 2026-077

Agenda Date: 5/6/2026

Agenda #: 4.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input checked="" type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Procurement	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Contract Award: Professional Engineering Services - Hydrogen Sulfide Mitigation Study

SUMMARY RECOMMENDATION:

Authorize a professional engineering services contract for the Hydrogen Sulfide Mitigation Study Grant project, utilizing the Water Systems On-Call Services contract in the amount of \$209,670.00 to Carollo Engineers, Inc. (Utilities RFQ-23-087) (Jeremy McCall/Robin Wilson)

STRATEGIC OUTCOME:

This item supports the City Council’s strategic outcome of Safe and Prosperous. The project involves studying treatment methods to create a long-term plan for reducing sulfide buildup in publicly owned treatment Works. Doing so will help the utility prevent serious corrosion of infrastructure, eliminate hazardous wastewater odors, and lower the risk of dangerous accumulation. These efforts will make assets last longer, improve safety for workers, and improve community satisfaction by minimizing odor and corrosion problems.

REPORT:

The City received a 604(b) Water Quality Management Planning Grant to develop a management plan to reduce sulfide generation in its wastewater collection system.

This project utilizes flow meters and Hydrogen Sulfide monitors to determine baseline hydrogen sulfide levels. Then Bioxide dosing will be introduced into the wastewater stream to oxidize sulfides to sulfate. Optimal amounts of Bioxide needed to reach target sulfide levels of 0, 10, and 20 ppm will be developed by monitoring the amount of sulfide remaining in the liquid phase and the amount of hydrogen sulfide gas remaining in the annular phase (headspace in the pipe).

The results of the study will assist the City in developing a long-term Hydrogen Sulfide management plan strategy. Subsequently, this will help with improved longevity of the City’s collection systems and support a cleaner environment, improved public health, and a more dependable wastewater system for residents.

Engineering services are projected to start by mid-May 2026 with completion by August 2026.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 211,000.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 209,670.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 209,670.00	ADEQ Grant 604B	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget to award this contract. The project is federally funded by the 604(b) Water Quality Management Planning Grant ID: C6-96973525.

ADDITIONAL INFORMATION:

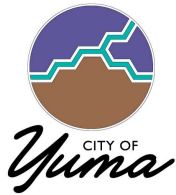
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk’s Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2027
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2027



City of Yuma

City Council Report

File #: MC 2026-078

Agenda Date: 5/6/2026

Agenda #: 5.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Finance	<input checked="" type="checkbox"/> Safe & Prosperous	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
DIVISION: Procurement	<input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Ordinance - Introduction
	<input type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
	<input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Public Hearing

TITLE:

Contract Award: Water Systems On-Call - Pureflow Expansion

SUMMARY RECOMMENDATION:

Authorize a design services contract for Agua Viva Water Treatment Plant, Pureflow Expansion, utilizing the Water Systems On-Call contract in the amount of \$288,570.00 to Carollo Engineers, Inc., (Utilities RFQ-23-087) (Jeremy McCall/Robin R. Wilson)

STRATEGIC OUTCOME:

This item aligns with the City Council's strategic outcomes of Safe and Prosperous and Respected and Responsible by providing design for expansion of the Agua Viva Water Treatment Plant.

REPORT:

The ongoing drought has resulted in increased concerns about future water security within the Colorado River system. The current facility operates with three filters and treats six million gallons per day (MGD); the City plans to expand this capacity to nine MGD. To support this growth, additional filtration, modified piping, and upgraded controls will be required. The design will be updated to include a new filter, enhanced input/output capacity, and revised logic for the improved control systems.

Design services are projected to start late spring or early summer 2026 and be completed by June of 2027.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 288,570.00	BUDGETED:	\$ 288,570.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 288,570.00	Water Enterprise Fund	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget to enter this contract. Appropriations are programed in the FY 2027 proposed budget to complete the multi-year contract, pending City Council adoption.

ADDITIONAL INFORMATION:

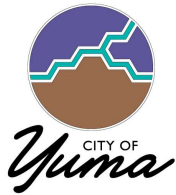
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2026



City of Yuma

City Council Report

File #: MC 2026-061

Agenda Date: 5/6/2026

Agenda #: 6.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input type="checkbox"/> Safe & Prosperous	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
	<input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Ordinance - Introduction
DIVISION:	<input checked="" type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
Procurement	<input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Public Hearing

TITLE:

Cooperative Purchase Agreement: Printing, Insertion and Mailing Services

SUMMARY RECOMMENDATION:

Authorize Printing, Insertion and Mailing Services from Matrix Imaging Solutions, LLC, Coppell, Texas utilizing a cooperative purchase agreement from the City of Allen, Texas for one year with the option to renew for four additional one-year periods, one year at a time, depending on the appropriation of funds and satisfactory performance, at a total estimated annual expenditure of \$42,500.00 (excluding postage). (Finance - CPA-26-248) (Doug Allen/Robin R. Wilson)

STRATEGIC OUTCOME:

Using this cooperative purchase agreement advances the City Council's strategic outcome of Connected and Engaged by ensuring timely, accurate, and cost-effective delivery of essential communications. By leveraging specialized high-volume printing and mailing services, the City enhances its ability to provide clear, reliable, and consistent information to residents and businesses.

REPORT:

Utilizing a vendor for printing and mailing utility bills and business licenses brings substantial benefits to the City. The billing data is transmitted electronically to this vendor, who employs high-speed printing and insertion equipment to efficiently prepare and distribute the billings to the City's customers.

This approach offers two significant advantages for the City: it eliminates the high costs associated with maintaining the necessary insertion equipment and leverages the vendor's sophisticated software that optimizes address management, which in turn reduces postage costs for each bill.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 42,500.00	BUDGETED:	\$212,500.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND/CIP:	
TOTAL	\$ 42,500.00	General, Water, Wastewater and Solid Waste	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget to enter this agreement.

ADDITIONAL INFORMATION:

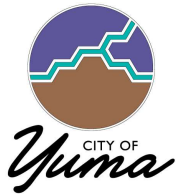
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2026



City of Yuma

City Council Report

File #: MC 2026-079

Agenda Date: 5/6/2026

Agenda #: 7.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Procurement	<input checked="" type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Cooperative Purchase Agreement: Aquatics Feasibility Study

SUMMARY RECOMMENDATION:

Authorize the use of a cooperative purchase agreement through Omnia Partner Network, for the Aquatic Center Feasibility Study including Kennedy Pool to Berry, Dunn, McNeil & Parker, LLC of Phoenix, Arizona for a total expenditure of \$138,260.00. (Parks & Recreation CPA-26-292) (Eric Urfer/Robin R. Wilson)

STRATEGIC OUTCOME:

Conducting an aquatics feasibility study, which was outlined in the Parks, Arts, Recreation, and Trails Master Plan and shaped by community feedback, supports City Council’s strategic outcome of Connected and Engaged. This approach encourages ongoing communication and active public participation in decisions about Parks and Recreation. Additionally, this study supports the aim of being Respected and Responsible by thoroughly assessing whether building a new aquatics facility is feasible before formal planning begins.

REPORT:

The City is initiating an aquatics feasibility study as identified in the Parks, Arts, Recreation and Trails (P.A.R.T.) Master Plan, which was adopted by the City Council in 2024. The Master Plan established a long-term vision and prioritized projects based on extensive community input, including a demonstrated demand for expanded aquatic amenities. As a result, the feasibility study was identified as a near-term priority within the City’s Capital Improvement Plan. This effort represents an important step in evaluating how best to meet current and future community needs for aquatic programming, recreation, and competitive use while ensuring responsible and informed decision-making prior to potentially advancing into formal facility planning.

The City has engaged Berry, Dunn, McNeil & Parker, LLC to conduct the study, which will be completed in two phases over approximately 12 months. Phase 1 will focus on needs, demand, and site assessment, including a comprehensive review of existing data, evaluation of current aquatic facilities and regional market conditions, and analysis of national and regional trends. The consultant team will implement a comprehensive community and stakeholder engagement strategy, including public workshops, focus groups, surveys, and an online engagement platform, to gather input on desired amenities and programming.

In addition, the team will evaluate potential sites and conduct an existing conditions assessment of Kennedy Pool to determine its overall viability and provide recommendations regarding the future of Kennedy Pool. Phase 2 will build upon these findings through development of conceptual facility options, operational and

financial analyses, and a five-year pro forma evaluating capital and operating costs, revenues, and funding strategies. The study will also include economic impact analysis, conceptual design scenarios, and ultimately a final report with recommendations and implementation strategies to guide future City Council considerations.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 138,260.00	BUDGETED:	\$ 150,000.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 138,260.00	Two Percent Special Parks Fund; Augmented by t General Fund in needed	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget to engage this study. To accommodate the 12-month study, budget capacity is programmed in the FY 2027 proposed budget, contingent on City Council adoption.

ADDITIONAL INFORMATION:

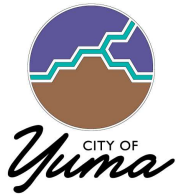
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk’s Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2026



City of Yuma

City Council Report

File #: MC 2026-080

Agenda Date: 5/6/2026

Agenda #: 8.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input checked="" type="checkbox"/> Safe & Prosperous	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
	<input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Ordinance - Introduction
DIVISION:	<input type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
Procurement	<input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Public Hearing

TITLE:

Cooperative Purchasing Agreement: Pump and Motor Repair and Replacement

SUMMARY RECOMMENDATION:

Authorize the purchase and delivery of pump and motor repair and replacement from Precision Electric, Yuma, Arizona; Phoenix Pumps Inc., Phoenix, Arizona; and D&H Electric, Yuma, Arizona, utilizing a Cooperative Purchase Agreement from the Yuma Educational Materials Management Consortium. This contract is valid for one year with the option to renew for four additional one-year periods, one period at a time, depending on the appropriation of funds and satisfactory performance on an as-needed basis, at a total estimated annual expenditure of \$298,000.00. (Utilities, Parks and Recreation and Facilities Management CPA-24-372) (Jeremy McCall/Eric Urfer/Justin Lewis/Robin R. Wilson)

STRATEGIC OUTCOME:

This motion supports the City Council’s strategic outcome of Safe and Prosperous by ensuring the reliability and quality of the City’s water and wastewater treatment and City operated pools.

REPORT:

The use of this cooperative purchase agreement is essential to the City’s water and wastewater treatment plants, facility maintenance operations, and City operated pools, which rely on continuous, reliable performance of pumps and motors to meet essential public demands. Establishing a dedicated contract ensures that critical equipment can be serviced or replaced quickly, professionally, and in compliance with industry standards. Having this contract in place, the City can minimize operational downtime, avoid interruptions in water production and wastewater processing, and maintain safe, fully functioning aquatic facilities for residents. Timely access to specialized repair services directly supports regulatory compliance, public health protections, and the uninterrupted delivery of core municipal services.

This cooperative purchase contract eliminates the need for repeated procurement cycles, reducing delays and allowing departments to respond immediately to equipment failures. It streamlines maintenance planning, extends the lifespan of City infrastructure, and delivers optimized repair solutions. Overall, the Pump and Motor Repair and Replacement contract is a proactive, cost-effective measure that strengthens the City’s ability to safeguard essential public utilities, maintain community facilities, and ensure efficiency of its

mechanical assets.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 298,000.00	BUDGETED:	\$ 298,000.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 298,000.00	Special Two Percent Tax for Parks and Rec; The Fund; and Water and Wastewater Funds	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget to enter this agreement.

ADDITIONAL INFORMATION:

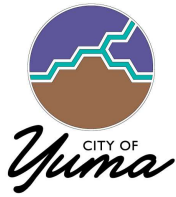
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2026



City of Yuma

City Council Report

File #: MC 2026-081

Agenda Date: 5/6/2026

Agenda #: 9.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input checked="" type="checkbox"/> Safe & Prosperous	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
	<input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Ordinance - Introduction
DIVISION:	<input type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
Procurement	<input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Public Hearing

TITLE:

Cooperative Purchase Agreement: YRCS Microwave Radios

SUMMARY RECOMMENDATION:

Authorize the purchase of microwave radios and services, utilizing a Cooperative Purchase Agreement with Microwave Networks, Inc., Stafford, Texas for an estimated expenditure of \$1,290,466.00. (IT/YRCS-GNT-26-283) (Bret Moore/Robin R. Wilson)

STRATEGIC OUTCOME:

This action supports City Council's strategic outcome of Safe and Prosperous and Respected and Responsible by providing secure microwave radio equipment to interconnect regional public safety agencies for voice and data systems.

REPORT:

The Yuma Regional Communications System (YRCS) consists of member agencies throughout Yuma and La Paz counties that share a regional public safety system. Microwave radios are critical components of the regional public safety system, that enables agencies to connect to services such as radio and computer-aided dispatch software. Many microwave radios have been in use for over 10 years and are at the end of manufacturer support. The new and upgraded equipment will increase the capacity and availability of the microwave radio system to increase the reliability of services for participating agencies, while also addressing required information security controls. It is vital that all YRCS member agencies operate with minimum standards for equipment to realize the interoperability benefits of the regional radio system and to protect sensitive data.

The YRCS has received grant funding from Arizona Department of Emergency and Military Affairs and Arizona Department of Public Safety to upgrade and expand microwave radios for YRCS member public safety agencies. This purchase will be funded entirely through grants, with no impact on City finances. The participating YRCS agencies will share the ongoing operational and maintenance costs.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 1,291,106.00
STATE FUNDS:	\$ 1,290,466.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00

OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:
TOTAL	\$ 1,290,466.00	YRCS Grants Fund

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget for this purchase.

ADDITIONAL INFORMATION:

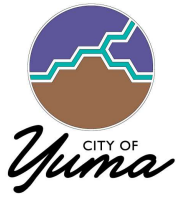
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2026



City of Yuma

City Council Report

File #: MC 2026-082

Agenda Date: 5/6/2026

Agenda #: 10.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Police	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Administration	<input checked="" type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Commemorative Facility Naming: City of Yuma Public Safety Evidence Storage Facility

SUMMARY RECOMMENDATION:

Approve naming the new Public Safety Evidence Storage Facility the Lt. Daniel Elkins Public Safety Evidence Storage Facility. (Police/Administration) (Thomas Garrity)

STRATEGIC OUTCOME:

This item supports the City Council’s strategic outcome of Connected and Engaged by honoring the service and sacrifice of a member of the Yuma Police Department and fostering a culture of remembrance, respect, and connection within the organization and the community.

REPORT:

The Yuma Police Department requests authorization to name the Public Safety Evidence Storage Facility in honor of Lieutenant Daniel Elkins, who was killed in the line of duty while serving the Yuma community.

Following in his father’s footsteps, Daniel Elkins proudly gave 15 years of service to the Yuma Police Department and the Yuma Community, rising to the rank of Lieutenant. Lieutenant Elkins served with dedication, professionalism, and integrity throughout his law enforcement career. Lieutenant Elkins was widely respected by his peers and subordinates for his leadership, commitment to ethical policing, and unwavering sense of duty. Lieutenant Elkins played an important role in supporting collaborative law enforcement efforts in the region, including his assignment to a multi-agency narcotics task force focused on addressing drug-related crimes along the southwest border.

On July 4, 1995, Lieutenant Elkins was killed in the line of duty while responding to a matter involving missing evidence at a multi-agency narcotics task force facility. During the investigation, Lieutenant Elkins and another officer were fatally shot by an individual who had been stealing evidence from the facility. This tragic incident shocked the law enforcement community and highlighted the critical importance of integrity, accountability, and security within evidence and property operations.

Lieutenant Elkins’ sacrifice represents a defining moment in the Department’s history and serves as a lasting reminder of the responsibility entrusted to those who safeguard evidence and protect the integrity of the criminal justice system. His death underscored the importance of maintaining secure, accountable, and professional evidence operations to ensure the safety of officers, the integrity of investigations, and the trust of the community.

The Public Safety Evidence Storage Facility represents the Department’s continued commitment to these same principles of integrity, accountability, and public trust. Naming the facility in honor of Lieutenant Elkins is both meaningful and appropriate, as the facility’s mission directly reflects the lessons learned from this tragedy and reinforces the values that Lieutenant Elkins embodied through his service and leadership. This dedication will remind current and future employees of the importance of ethical conduct, evidence security, and the responsibility that comes with protecting the community.

Lieutenant Elkins’ legacy continues to be remembered by the Yuma Police Department and the Yuma community, not only for his sacrifice, but for the professionalism, integrity, and leadership he demonstrated throughout his career. His service stands as an enduring example of the highest standards in law enforcement.

To honor Lieutenant Elkins’ service, dedication and ultimate sacrifices to the City of Yuma and its residents, City staff recommends that the Public Safety Evidence Storage Facility be dedicated as the “Lt. Daniel Elkins Public Safety Evidence Storage Facility.”

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

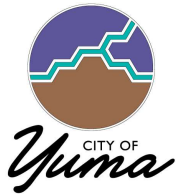
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk’s Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2026



City of Yuma

City Council Report

File #: MC 2026-083

Agenda Date: 5/6/2026

Agenda #: 11.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input type="checkbox"/> Safe & Prosperous <input checked="" type="checkbox"/> Active & Appealing <input type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Procurement	<input checked="" type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Guaranteed Maximum Price: Hotel Del Sol Multi-modal Transportation Center

SUMMARY RECOMMENDATION:

Authorize a contract for a guaranteed maximum price for the construction of the Multi-modal Transit Center in the amount of \$17,421,425.00 to Core Construction, Inc., Tempe, Arizona, under the existing Design-Build contract for the project. (Engineering 2020-20000136) (David Wostenberg/ Robin R. Wilson)

STRATEGIC OUTCOME:

The Multi-modal Transportation Center (MMTC) at the Hotel del Sol advances the City’s strategic outcome of Active and Appealing by creating a public space that enhances mobility options for residents, visitors, and commuters. The project strengthens community connectivity by integrating transit, pedestrian, and bicycle networks into a single, efficient hub, improving movement throughout the City. The MMTC also meets the Connected and Engaged strategic outcome by providing accessible, well-designed amenities that encourage public use, strengthen neighborhood ties, and enhance the overall quality of the urban environment.

REPORT:

The City is developing the Multi-modal Transportation Center at the historic Hotel del Sol using funding awarded through a federal RAISE Grant and the Arizona SMART Fund. The project will preserve key historic features of the building while creating a modern transit facility that supports improved transportation access for the community. Work includes establishing office space for Yuma County Intergovernmental Public Transportation Authority, constructing upgrades along Third Street to accommodate bus and rideshare pickup and drop-off areas, and installing secure bicycle storage to support multimodal travel.

The purpose of this project is to enhance mobility, revitalize a historic site, and strengthen connections between transit services, active transportation, and surrounding neighborhoods. In addition to transportation improvements, the project also creates an opportunity for a private developer to complete the remaining portions of the structure, including the unfinished areas of the first, second, and third floors, and the rooftop level.

Construction is anticipated to start in September 2026 and will require approximately 18 months to complete. Work will include building restoration, site improvements, transit access features, and supporting infrastructure.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 3,138,782.48	BUDGETED:	\$17,700,000.00 CIP FY 2026
STATE FUNDS:	\$ 3,537,057.00	AVAILABLE TO TRANSFER:	\$.00
FEDERAL FUNDS:	\$ 10,614,225.00	IN CONTINGENCY:	\$ 421,425.00
OTHER SOURCES:	\$ 131,360.52	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 17,421,425.00	Grants: AZ Smart, Raise and FTA Grants; 2025 C Improvement Bonds: General Funds	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council budget and Capital Improvement Program with the use of CIP Contingency for budgeting only.

This project is programmed in the FY 2027 proposed budget and CIP at the full guaranteed maximum price and replenishing contingency, pending City Council approval.

ADDITIONAL INFORMATION:

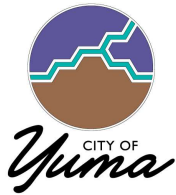
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2026



City of Yuma

City Council Report

File #: MC 2026-084

Agenda Date: 5/6/2026

Agenda #: 12.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input type="checkbox"/> Safe & Prosperous <input checked="" type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Procurement	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Agreement: Arizona Department of Corrections

SUMMARY RECOMMENDATION:

Authorize a five-year contract with the Arizona Department of Corrections (ADOC) for inmate labor within the City limits with an estimated annual expenditure of \$125,000.00. (Parks and Recreation, Public Works, and Utilities IGA-26-303) (Eric Urfer/Joel Olea/ Jeremy McCall/Robin R. Wilson)

STRATEGIC OUTCOME:

The City's inmate work program supports the strategic outcome of creating an Active and Appealing community by utilizing minimum-security inmates to assist with the cleanliness and upkeep of streets, retention basins, pathways, and park facilities, contributing to a more attractive environment for residents and visitors. The program also promotes rehabilitation and community engagement by providing participants with structured work opportunities. Additionally, this cost-effective approach aligns with the City's commitment to being Respected and Responsible stewards of public resources by delivering essential services at reduced labor costs through the partnership with ADOC, which ensures appropriate guidelines and safety protocols are followed.

REPORT:

In September 1989, the City Council approved the first five-year contract between the City of Yuma (City) and ADOC for a work program. Since then, the City has renewed and signed a new contract every five years, with inmate labor continuing under the previous contract terms until new ones were established. The inmates who participate are minimum security and have been convicted of non-violent offenses; no sex offenders or murderers are included in the program. These inmates are assigned manual tasks on City-owned right-of-way and properties, such as cleaning streets and maintaining retention basins, pathways, and park facilities.

According to the contract, ADOC is responsible for screening all participants based on their skills and abilities. ADOC also provides training to City employees involved in supervising the work program. Additional responsibilities of ADOC include ensuring the safety of both inmates and public, transporting inmates to and from job sites, and supplying food and clothing for the inmates. Work is supervised directly by an ADOC correction officer and a City employee who has been approved and trained by ADOC.

Inmates earn \$1.50 per hour for their labor. The City also reimburses ADOC for transportation costs at the state's prevailing mileage rate for each vehicle used to transport inmates to and from worksites. Payment for transportation is provided via a separate check or warrant and is issued together with payment for inmate

wages.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$125,000.00	BUDGETED:	\$ 125,000.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND /CIP:	
TOTAL	\$125,000.00	Special Two Percent Tax for Parks and Rec; High Revenue Fund; and Water and Wastewater Fund	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget to enter this agreement.

ADDITIONAL INFORMATION:

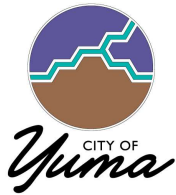
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2026



City of Yuma

City Council Report

File #: O2026-014

Agenda Date: 4/15/2026

Agenda #: 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Community Development	<input checked="" type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Community Planning	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input checked="" type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Rezoning of Property: Northeast Corner of 40th Street and Avenue 5¼E

SUMMARY RECOMMENDATION:

Rezone approximately 36.24 acres located at the northeast corner of 40th Street and Avenue 5¼E from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the Low Density Residential/Airport Overlay (R-1-12/AD) District (Community Development/Community Planning) (Alyssa Linville)

STRATEGIC OUTCOME:

Consistent with the City Council’s strategic outcome of Respected and Responsible, and Safe and Prosperous, the proposed rezoning is compatible with the surrounding area and supports residential development within the City.

REPORT:

The subject property is located at the northeast corner of 40th Street and Avenue 5¼E and is approximately 36.24 acres in size.

The applicant is seeking to rezone the north portion of the property (approximately 29.8 acres) from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the south portion of the property (approximately 4 acres of the 8.4 acre area) to the Low Density Residential/Airport Overlay (R-1-12/AD) District. The applicant intends to subdivide the north portion of the property into 8 lots and the south portion of the property into 24 lots for a total of 32 single-family parcels.

On March 9, 2026, the Planning and Zoning Commission voted 6-0 to recommend approval of the request to rezone approximately 36.24 acres from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the Low Density Residential/Airport Overlay (R-1-12/AD) District for the property located at the northeast corner of 40th Street and Avenue 5¼E, Yuma, AZ, subject to the following conditions:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner’s signature on the application for this land use action shall constitute waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

- 3. Owner acknowledges the following conditions to be completed in accordance with the approved Determination of Compatibility:
 - Avigation Easement
 - Noise Mitigation Standards
 - Disclosure Requirements
 - Parcel Restrictions
- 4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe, then the rezone shall be subject to ARS § 9-462.01.

EXCERPT FROM PLANNING AND ZONING COMMISSION MEETING MINUTES:

Joshua Darrow, Assistant Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

“**Chairman Chris Hamel** referred to the site plan and asked for confirmation that the two parcels of land located north of the Low Density Residential area were designated as retention basins. **Darrow** replied yes.

APPLICANT/APPLICANT’S REPRESENTATIVE

“**Bob Woodman, 13388 S. Avenue 5E, Yuma, AZ** was available for questions.

PUBLIC COMMENT

None

“**Vice Chairman John Mahon** asked whether the letter from Marine Corps Air Station (MCAS) regarding the sound requirement was included as part of the rezone request. **Darrow** replied that it was included as a requirement within the Conditions of Approval.

“**Motion by Commissioner Lorraine Arney second by Vice Chairman John Mahon to APPROVE ZONE-44874-2026 as presented. Motion carried unanimously, (6-0) with one absent.**”

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

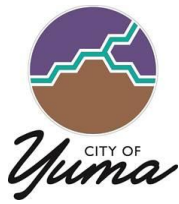
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/05/2026
Reviewed by City Attorney: Richard W. Files	Date: 04/03/2026



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: JOSHUA DARROW**

Hearing Date: March 9, 2026

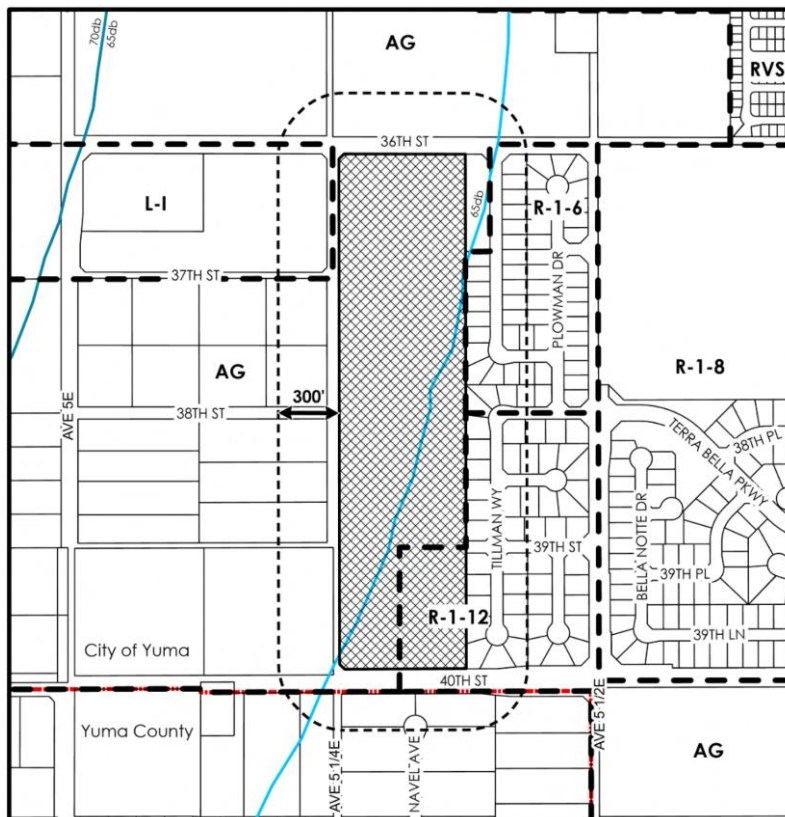
Case Number: ZONE-44874-2026

Project Description/Location:

This is a request by Bob Woodman, on behalf of Woodman Family Citrus LP, to rezone approximately 36.24 acres from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the Low Density Residential/Airport Overlay (R-1-12/AD) District for the property located at the northeast corner of 40th Street and 5¼E, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG) and Low Density Residential (R-1-12)	Agriculture	Industrial/Suburban Density Residential/Low Density Residential
North	Agriculture (AG)	Agriculture	Industrial
South	County Suburban Ranch (SR-2)	Single-family dwellings	Rural Density Residential
East	Low Density Residential (R-1-6 and R-1-2)	Single-family dwellings	Industrial/Suburban Density Residential/Low Density Residential
West	Agriculture (AG) and Light Industrial (L-I)	Single-family dwellings/ agriculture/undeveloped	Industrial

Location Map



Prior site actions: Annexation - Ordinance No. 099-81, effective 8/7/1999; Rezone - O2001-56, from Agriculture (AG) to Low Density Residential (R-1-12) District; General Plan Amendment - R2026-009 (GP-44489-2025) approved 2/18/2026.

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the Low Density Residential/Airport Overlay (R-1-12/AD) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44874-2025 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone approximately 36.24 acres from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the Low Density Residential/Airport Overlay (R-1-12/AD) District for the property located at the northeast corner of 40th Street and 5¼E, Yuma, AZ, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The property is located at the northeast corner of 40th Street and 5¼E and is approximately 36.24 acres in size. The property was annexed into the City of Yuma on August 7, 1999, and was recently subject to a General Plan Amendment to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential.

The applicant is seeking to rezone the north portion of the property (approximately 29.8 acres) from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and south portion of the property (approximately 8.4 acres) to the Low Density Residential/Airport Overlay (R-1-12/AD) District. The applicant intends to subdivide the north portion of the property into 8 lots and the south portion of the property into 24 lots for a total of 32 single-family parcels.

Approximately two-thirds of the subject property lies within the 65-70 dB DNL noise contour. Arizona Revised Statute (ARS) § 28-8481 and the City of Yuma zoning ordinance do not allow new residential development within the noise zones. However, residential development is permitted if the military installation and local jurisdiction mutually determine that the proposed use is compatible with ongoing aviation activities. In a Determination of Compatibility dated July 11, 2025, Marine Corps Air Station (MCAS) Yuma did not object to this proposed residential development subject to the conditions of approval for the development.

As shown in Attachment B, the proposed subdivision design includes large lots (1.9 to 5 acres) for the homes within the noise contours, directly reflecting the established low-density character of neighboring parcels. No further subdivision of lots within this development will be permitted. In addition, one single-family residence will be allowed per lot, and accessory dwelling units will not be permitted for the residential lots located within the noise contours.

All residential development will be required to meet the City of Yuma development standards for the Suburban Ranch (SR-1) and Low Density Residential (R-1-12), Districts.

The request to rezone the property from the Agriculture (AG) District to the Suburban Ranch (SR-1) and Low Density Residential (R-1-12) District is in conformance with the Land Use Element of the General Plan.

1. Does the proposed zoning district conform to the Land Use Element? Yes

Land Use Element:									
Land Use Designation:			Suburban Density Residential/Low Density Residential						
Issues:			None						
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes	No	X					

2. Are there any dedications or property easements identified by the Transportation Element? No

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
40 th St. – 4-Lane Minor Arterial	50 FT H/W	61 FT H/W				
Ave 5 ¼ E – Local Road	29 FT H/W	30 FT H/W				
Ave 5 ½ E – Local Road	29 FT H/W	49 FT H/W				
Bicycle Facilities Master Plan	Proposed bike lane on 40th Street					
YCAT Transit System	None					
Issues:	Access to public transit					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes

Parks, Recreation and Open Space Element:		
Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Ocotillo Park	Future: Ocotillo Park
Community Park:	Existing: Kennedy Park	Future: East Mesa Community Park
Linear Park:	Existing: None	Future: B Canal Linear Park
Issues:	None	

Housing Element:	
Special Need Household:	N/A
Issues:	None

Redevelopment Element:						
Planned Redevelopment Area:	N/A					
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X
Conforms:	Yes	X	No			

Conservation, Energy & Environmental Element:					
Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:	None				

Public Services Element:							
Population Impacts Population projection per 2023 5-year American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person	Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation
	<i>Single Family</i>						
	Maximum	Per Unit		Officers	GPD	AF	GPD
	125	2.8	350	0.66	72,450	81.2	24,500
	Minimum						
	23	2.8	64	0.12	13,331	14.9	4,508
Fire Facilities Plan:	Existing: Yuma Fire Station No. 5			Future: East Mesa Fire Station No. 9			
Water Facility Plan:	Source:	City	X	Private	Connection:	E. 39th St. 8" PVC	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: E. 39th St.	
Issues:	None						
Safety Element:							
Flood Plain Designation:	500 Year Flood		Liquefaction Hazard Area:		Yes	No	X
Issues:	None						
Growth Area Element:							
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.		
	North End	Pacific Ave & 8 th St	Estancia	None	X		
Issues:	None						

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?

Yes

External Agency Comments: None Received

Neighborhood Meeting Comments: See Attachment E

Proposed conditions delivered to applicant on: 2/12/26

Final staff report delivered to applicant on: 3/3/26

- Applicant agreed with all of the conditions of approval on: 3/2/26
- Applicant did not agree with the following conditions of approval:
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

A	B	C	D	E	F	G	H	I
Conditions of Approval	Conceptual Site Plan	Agency Notifications	Approved MCAS DOC	Neighborhood Meeting Comments	Public Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: Joshua Darrow
Joshua Darrow
Assistant Planner
Joshua.Darrow@YumaAz.gov

Date: 2/23/26

(928) 373-5000, x3039

Reviewed By: *Jennifer L. Albers*
Jennifer L. Albers
Assistant Director of Planning

Date: 2/23/26

Approved By: *Alyssa Linville*
Alyssa Linville
Director, Planning and Neighborhood Services

Date: 03/02/2026

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

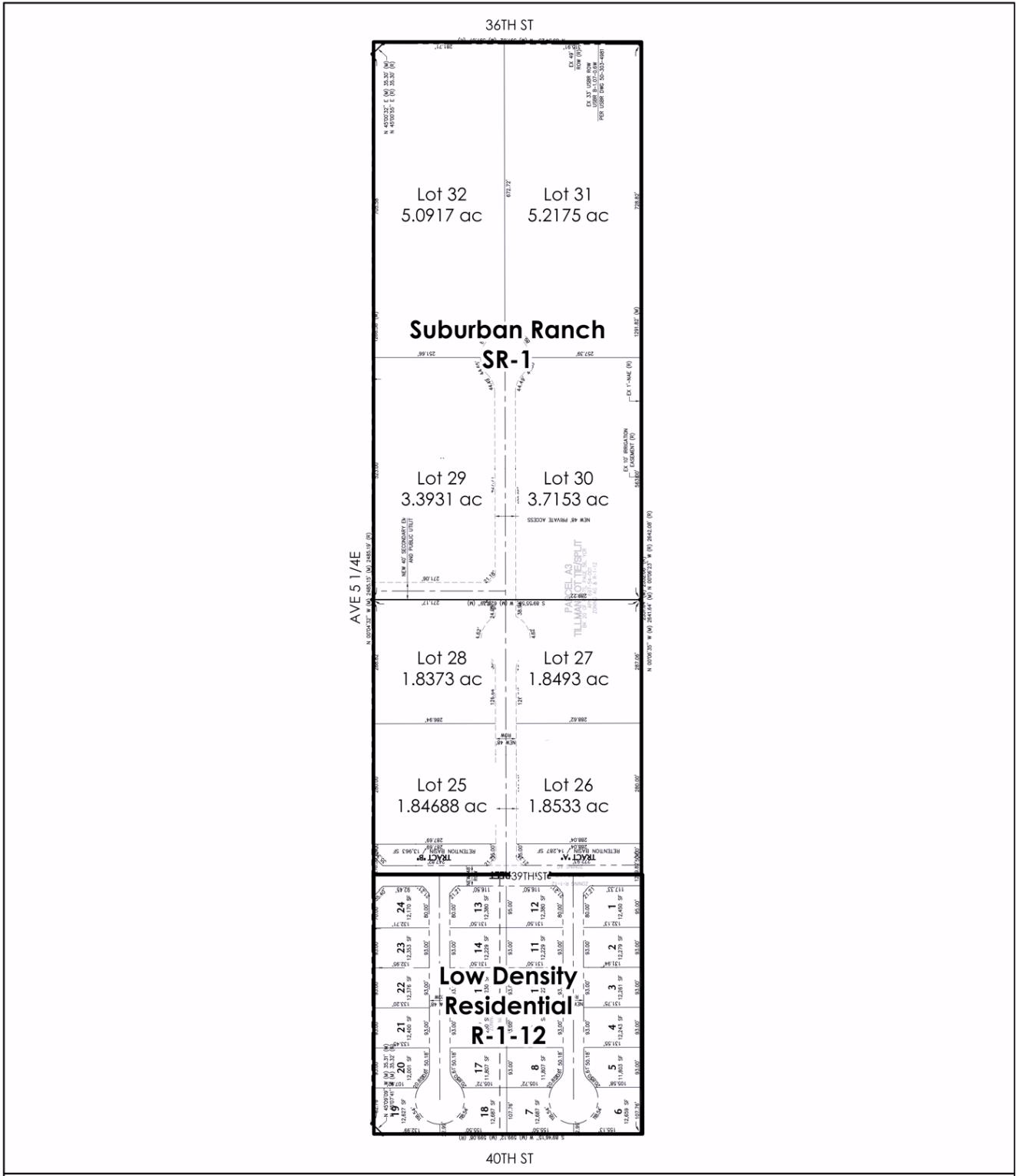
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning, Joshua Darrow, Assistant Planner (928) 373-5000, x 3039:

3. Owner acknowledges the following conditions to be completed in accordance with the approved Determination of Compatibility
 - Avigation Easement
 - Noise Mitigation Standards
 - Disclosure Requirements
 - Parcel Restrictions
4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe, then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B CONCEPTUAL SITE PLAN



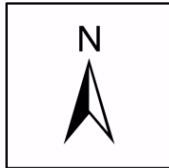
Prepared by:
DG
Date:
2/18/2026

ZONE-44874-2026
APN 697-54-001

Site Plan

Plan/Case:

44874



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 02/09/26
- **300' Vicinity Mailing:** 01/21/26
- **34 Commenting/Reviewing Agencies noticed:** 01/22/26
- **Site Posted on:** 01/26/26
- **Neighborhood Meeting:** 02/02/26
- **Hearing Date:** 03/09/26
- **Comments due:** 02/02/26

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	01/23/26	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	Yes	01/22/26	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	01/22/26	X		
Building Safety	NR				
City Engineer	Yes	2/11/26		X	
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D
APPROVED MCAS DOC**



UNITED STATES MARINE CORPS
MARINE CORPS AIR STATION YUMA
BOX 99100
YUMA AZ 85369-9100

5726
CP&L
DC25-06
July 11, 2025

Ms. Alyssa Linville
City of Yuma Community Development
One City Plaza
PO Box 13013
Yuma, AZ 85365

Dear Ms. Linville:

We have received the Request for a Determination of Compatibility (DOC) for Assessor's Parcel Number (APN) 697-54-001, located at the northeast corner of 40th Street and Avenue 5¼ E, Yuma, Arizona. The Tillman Estates Unit No. 4 residential subdivision is proposed to be developed on a 39.65 acre parcel designated in the General Plan as Industrial. The project consist of 32 single-family lots, 15 of those will be within the 65-70 decibel noise zone, and two will be adjacent – outside – to Runway 26 Accident Potential Zone 2.

Arizona Revised Statute (ARS) 28-8481 and the local Zoning Ordinance do not allow new residential development within the noise zones. Particular exemptions exist, which allows residential development if the military installation and local jurisdiction mutually determine that the proposed use is compatible with ongoing aviation activities.

Marine Corps Air Station (MCAS) Yuma does not object to this request and offer the following conditions; Measures to achieve an outdoor to indoor noise reduction level of 25 decibels must be incorporated into the design and construction of the new residences. The City of Yuma states that single family homes would be appropriate for this parcel as long as the four conditions listed on the request are followed, MCAS Yuma strongly agrees with those four conditions of approval. It is our intent to strongly object to any new residential development within the noise zones, which are designed to protect public health/safety and reduce incompatible development that may hinder military operations. However, on this case, MCAS Yuma will not object due to the unique context and mitigating characteristics of the land development.

Thank you for the opportunity to review and provide MCAS Yuma's determination of compatibility. MCAS Yuma point of contact is Antonio Martinez at (928) 269-2103 or MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "M. E. Finch", is written over the typed name.

M. E. FINCH
By direction

ATTACHMENT E
NEIGHBORHOOD MEETING COMMENTS

Date Held: 02/02/2026

Location: NE corner of 40th Street and 5 ¼ E

Attendees: Staff: Joshua Darrow; Applicant: Bob Woodman; Neighbors in attendance: Bernando Marquez, Fernando Hernandez, Ramiro Camarillo, Albert Aguilar, Jorge Juarez


SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- Staff and Applicant explained the request
- Neighbors asked if there had been any changes from original General Plan Amendment
 - Applicant explained that this was the second meeting required for the plan originally proposed in the General Plan Amendment.

**ATTACHMENT F
PUBLIC COMMENTS**

Name:	Jill Caporelli				Contact Information: eyedoccap@gmail.com					
Method of Contact:	Phone		FAX		Email	X	Letter		Other	
Questions about the proposed use.										

From: J Cap <eyedoccap@gmail.com>
Sent: Friday, February 20, 2026 11:27 AM
To: Erika Peterson <Erika.Peterson@YumaAz.Gov>
Subject: Re: Tillman Rezone Information

 **CAUTION:** External Email

Hello Erika,

It was great to see you at the meeting Wednesday evening!

Thank you for the info you have forwarded.

My concern involves planning ahead to avoid additional traffic fatalities.

Since the Woodman's sold their property that the Amazon warehouse has been built on, we have a much greater increase in traffic on both 40th St. and 5E. Their Lemon Grove business at 4E and 40th St. has also greatly increased traffic. Very dangerous situation with overflow parking happening on the south side of 40th St. Certain days traffic gets impeded from the vast number of people randomly crossing. Biggest concern is stray toddlers.

Once these homes go in, the increased traffic will delay ppl headed to work in the mornings as well as children heading to school. Already, currently, even at 2PM in the afternoon, it is obvious that a left turn arrow is needed on the traffic light at 5E and 32nd St.

The light changed 3 times before I was able to get through on 02/18. A traffic light will be greatly needed at 40th St. and 6E. The 4 way stop at 40th St and 5E is already congested on the way to work and the times ppl get off of work.

Will planning and zoning address the needs that will be placed upon the city from the developer's venture? If so, is the public allowed to attend meetings that would involve this planned development. If the public has legitimate input, do I need to continually watch the city's website for the P & Z agendas of each meeting to know when I may attend? The large park going in, adjacent to the Veteran's assisted living home will bring additional loads of traffic onto 6E, off of 32nd St. Too much going on in a concentrated area, at one time.

Thank you in advance for your assistance.

Sincerely,
 Jill Caporelli

**ATTACHMENT G
NEIGHBOR NOTIFICATION LIST**

PROPERTY OWNER	MAILING ADDRESS	CITY, STATE, ZIP
AGUILAR ALBERT	3923 S TILLMAN WAY	YUMA, AZ, 85365
ALAMEDA MELANIE	5411 E 37TH PL	YUMA, AZ, 85365
ALVARADO NOBERTO NOEL	5414 E 38TH PL	YUMA, AZ, 85365
AMBROSE AARON & KYNA	3737 S TILLMAN WAY	YUMA, AZ, 85365
ANGEL SANTOS RANGEL	523 ORCHID ST	SOMERTON, AZ, 85350
ARCHAMBAULT LAWRENCE E	3994 S TILLMAN WAY	YUMA, AZ, 85365
AVALOS REBECCA LEE	3800 S TILLMAN WY	YUMA, AZ, 85365
AYCOCK JULIE A & MATTHEW B	3856 S TILLMAN WAY	YUMA, AZ, 85365
BATALLA RAUL	3754 S TILLMAN WAY	YUMA, AZ, 85365
BINUYA JEFFREY L	3901 S TILLMAN WAY	YUMA, AZ, 85365
BONILLA SAMMY THEODORE & FEBE CPWROS	3922 S TILLMAN WAY	YUMA, AZ, 85365
BRADLEY JASON R & ESTRADA ADRIAN J TRUST 12-22-2017	3951 S TILLMAN WAY	YUMA, AZ, 85365
BROWN CHRISTOPHER J	3975 S TILLMAN WAY	YUMA, AZ, 85365
CAMARILLO RAMIRO	5435 E 38TH PL	YUMA, AZ, 85365
CHAMPION CHRISTIAN CHURCH AZ NP CORP	3625 S AVENUE 5E	YUMA, AZ, 85365
COX ORD J D & CLAUDIA LIV TRS 11-06-95	5511 E 32ND ST	YUMA, AZ, 85365
CURRY CHAD W & ALEXANDREA H	3725 S TILLMAN WAY	YUMA, AZ, 85365
DAUM MARK AND BLANCA LIVING TRUST 7-1-2021	3900 S TILLMAN WAY	YUMA, AZ, 85365
DAVIS RACHEL & JAMES	3950 S TILLMAN WAY	YUMA, AZ, 85365
DELGADO JOHN N	3995 S TILLMAN WAY	YUMA, AZ, 85365
DYSON WADE E & JOYCE A TRUST 4-8-2014	4026 S NAVEL AVE	YUMA, AZ, 85365
EHK FAMILY TRUST 5-25-2022	5401 E 37TH PL	YUMA, AZ, 85365
FAYSSOUX RICHARD & PEN YING TRUST 6-8-2015	5413 E 38TH ST	YUMA, AZ, 85365
FUENTES JAIRO J & FRANCIA A	3713 S TILLMAN WAY	YUMA, AZ, 85365
GARRITY THOMAS J & OLGA M	3974 S TILLMAN WY	YUMA, AZ, 85365
HAGGARD VINNI & MARIVIC CPWROS	3742 TILLMAN WAY	YUMA, AZ, 85365
HAN BYOUNG JU	5422 E 39TH ST	YUMA, AZ, 85365
HERNANDEZ FERNANDO & LORENZA JT	3882 S AVENUE 5 1/4 E	YUMA, AZ, 85365
HUDSON TODD R & BROOKE E	3868 S TILLMAN WAY	YUMA, AZ, 85365
HURTADO ERICK N	5422 E 37TH PL	YUMA, AZ, 85365
JUAREZ-JIMENEZ JORGE C &	3896 S AVENUE 5 1/4E	YUMA, AZ, 85365
LAROSE WARREN C & NINETTE M JT	4063 S NAVEL AVE	YUMA, AZ, 85365
LEON-GUERRERO TRUST 3-25-2021	3643 S TILLMAN WAY	YUMA, AZ, 85365
LUNA WENDY FAJARDO & LUNA GEORGE JR JT	3830 S TILLMAN WAY	YUMA, AZ, 85365
MACADAM ROBERT J & HELENE DOROTHY	3882 S TILLMAN WAY	YUMA, AZ, 85365
MARQUEZ BERNARDO & EDITH JT	3589 W 27TH ST	YUMA, AZ, 85364

MARTINEZ CARLOS A & MARGARET G TRUST	3992 S TILLMAN WAY	YUMA, AZ, 85365
MAYES EDWARD & TAMARA	5432 E 38TH ST	YUMA, AZ, 85365
MENVIELLE JC FAMILY TRUST 4-17-2015	5346 E VIEW PARKWAY	YUMA, AZ, 85365
MW FARMS LLC	3939 E HERMOSA VISTA	MESA, AZ, 85215
NAVARRETE JULIO & VICTORIA	3611 S TILLMAN WAY	YUMA, AZ, 85365
NORONHA BOSCO M & RITA TRUST 10-14-2014	4062 S NAVEL AVE	YUMA, AZ, 85365
PIERSON JACOB WARREN	3696 S TILLMAN WAY	YUMA, AZ, 85365
PLATERO VICTOR STEVEN	3675 S TILLMAN WAY	YUMA, AZ, 85365
POELS ANGELA KAMERINE REVOCABLE LIVING TRUST 4-19-2023	4027 S NAVEL AVE	YUMA, AZ, 85365
QUIROZ MICHELLE A	5266 E COUNTY 38TH ST	YUMA, AZ, 85365
RAMIREZ JOE ALBERT & MICHELLE T	3766 S TILLMAN WAY	YUMA, AZ, 85365
RAMIREZ NICOLAS REYES & ROSA	3743 S TILLMAN WY	YUMA, AZ, 85365
RAMIREZ RODOLFO J & ROSAURA L TR 6-29-99	3724 TILLMAN WAY	YUMA, AZ, 85364
REYES JOHN PAUL & KERRY	3627 S TILLMAN WAY	YUMA, AZ, 85365
SANCHEZ AIDA	5423 E 37TH PL	YUMA, AZ, 85365
SANDERS XAVIER A	3901 S TILLMAN WAY	YUMA, AZ, 85365
SANDPOINT EAST PROPERTY LLC	6024 E 32ND ST	YUMA, AZ, 85365
SANDPOINT LEMON ORCHARD LLC	6024 E 32ND ST	YUMA, AZ, 85365
SLAYTON ERIKA	5430 E 37TH PL	YUMA, AZ, 85365
SMITH JIMMY L & JOHANNA R	5434 E 38TH PL	YUMA, AZ, 85365
SMOCK JOHN PAUL & MARITES	4024 S AVENUE 5 1/2 E	YUMA, AZ, 85365
SONGCO DAVID B	3736 S TILLMAN WAY	YUMA, AZ, 85365
SORRELLS BRANDON L & ANNGIE	3816 S TILLMAN WAY	YUMA, AZ, 85365
SULLINS DOUG & TRACY CPWROS	5265 E 37TH ST	YUMA, AZ, 85365
TWIGGER IBARRA TRUST 6-14-2018	3683 S TILLMAN WAY	YUMA, AZ, 85365
URBIETA JORGE A & ELIZABETH T CPWROS	3651 S TILLMAN WAY	YUMA, AZ, 85365
WAPLER GARY D & MARGARET JT	5412 E 38TH ST	YUMA, AZ, 85365
WEBB MICHAEL R & CHARLEE K CPWROS	5402 E 38TH ST	YUMA, AZ, 85365
WHITMER JAMES & DAKIN	5415 E 38TH PL	YUMA, AZ, 85365
WILSON SAMUEL DAVID O'DONOGHUE	3712 S TILLMAN WAY	YUMA, AZ, 85365
WOJEWODZKI ANTHONY & CHERYL CPWROS	5433 E 38TH ST	YUMA, AZ, 85365
WOODMAN FAMILY CITRUS LP	13388 S AVENUE 5E	YUMA, AZ, 85365
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ, 85364
YUMA R V PROPERTIES LTD UTAH PARTNERS	3547 S AVENUE 5 E	YUMA, AZ, 85365
ZAMORA ARTURO & DAENA CPWROS	3898 S TILLMAN WAY	YUMA, AZ, 85365

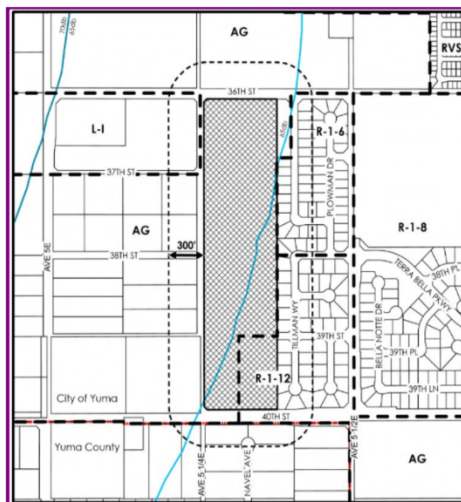
ATTACHMENT H NEIGHBOR MAILING

This is a request by Bob Woodman, on behalf of Woodman Family Citrus LP, to rezone approximately 36.24 acres from the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and the Low Density Residential/Airport Overlay (R-1-12/AD) District for the property located at the northeast corner of 40th Street and 5½E, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44874-2026**

NEIGHBORHOOD MEETING
02/02/2026 @ 5:00pm
On-site

PUBLIC HEARING
03/09/2026 @ 4:30pm
Yuma Police Department, 1500 S.
1st Avenue Room A, Yuma, AZ



Because you are a neighbor within 300' of northeast corner of 40th Street and 5½E Yuma, AZ, you are invited to attend these public meetings to voice your comments. If you have questions or wish to submit written comments, please contact Joshua Darrow by phone at (928) 373-5000 ext. 3039 or by email at Joshua.Darrow@YumaAz.gov. All written comments must be submitted by 12:00 pm (**the day of the hearing**) to be included in the public record for consideration during the hearing.

ATTACHMENT I
AERIAL PHOTO



ORDINANCE NO. O2026-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTY LOCATED IN THE AGRICULTURE/AIRPORT OVERLAY (AG/AD) DISTRICT TO THE SUBURBAN RANCH/AIRPORT OVERLAY (SR-1/AD) DISTRICT AND LOW DENSITY RESIDENTIAL/AIRPORT OVERLAY (R-1-12/AD) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on March 9, 2026 in Zoning Case No: ZONE-44874-2026 in the manner prescribed by law for the purpose of rezoning a parcel of real property hereafter described to the Suburban Ranch/Airport Overlay (AG/AD) District, and Low Density Residential/Airport Overlay (R-1-12/AD) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance, and manner provided by law, including publication of notice of the hearing in the Yuma Sun on February 14, 2026; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE-44874-2026 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: The following described real property, depicted in Exhibit A, attached:

Parcel A:

That portion of the Southwest Quarter of Section 8, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, City of Yuma, Yuma County, Arizona and being more particularly described as follows:

The West Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 8.

Except the City of Yuma Right of Way according to the Tillman Lot-Tie/Split, Bk. 20, Pg. 56 Fee# 2004-32255, Dated: 9-3-2004.

shall be placed in the Low Density Residential/Airport Overlay (R-1-12/AD) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154

of the Yuma City Code, as amended, pertaining to the Low Density Residential/Airport Overlay (R-1-12/AD) District, and that the zoning map adopted under Chapter 154 of the Yuma City Code is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the Low Density Residential/Airport Overlay (R-1-12/AD) District, and

Parcel B:

That portion of the Southwest Quarter of Section 8, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, City of Yuma, Yuma County, Arizona and being more particularly described as follows:

The West Half of the East Half of the Southwest Quarter of said Section 8.

Except the South 660'± feet thereof, and

Except the City of Yuma Right of Way according to the Tillman Lot-Tie/Split, Bk. 20, Pg. 56 Fee# 2004-32255, Dated: 9-3-2004.

shall be placed in the Suburban Ranch/Airport Overlay (SR-1/AD) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Suburban Ranch/Airport Overlay (SR-1/AD) District, and that the zoning map adopted under Chapter 154 of the Yuma City Code is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the Suburban Ranch/Airport Overlay (SR-1/AD) District.

SECTION 2: The following conditions must be met and/or completed in order for the zoning amendment to be final:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. Owner acknowledges the following conditions to be completed in accordance with the approved Determination of Compatibility
 - Avigation Easement
 - Noise Mitigation Standards
 - Disclosure Requirements
 - Parcel Restrictions

SECTION 3: Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or

City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe, then the rezone shall be subject to ARS § 9-462.01.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

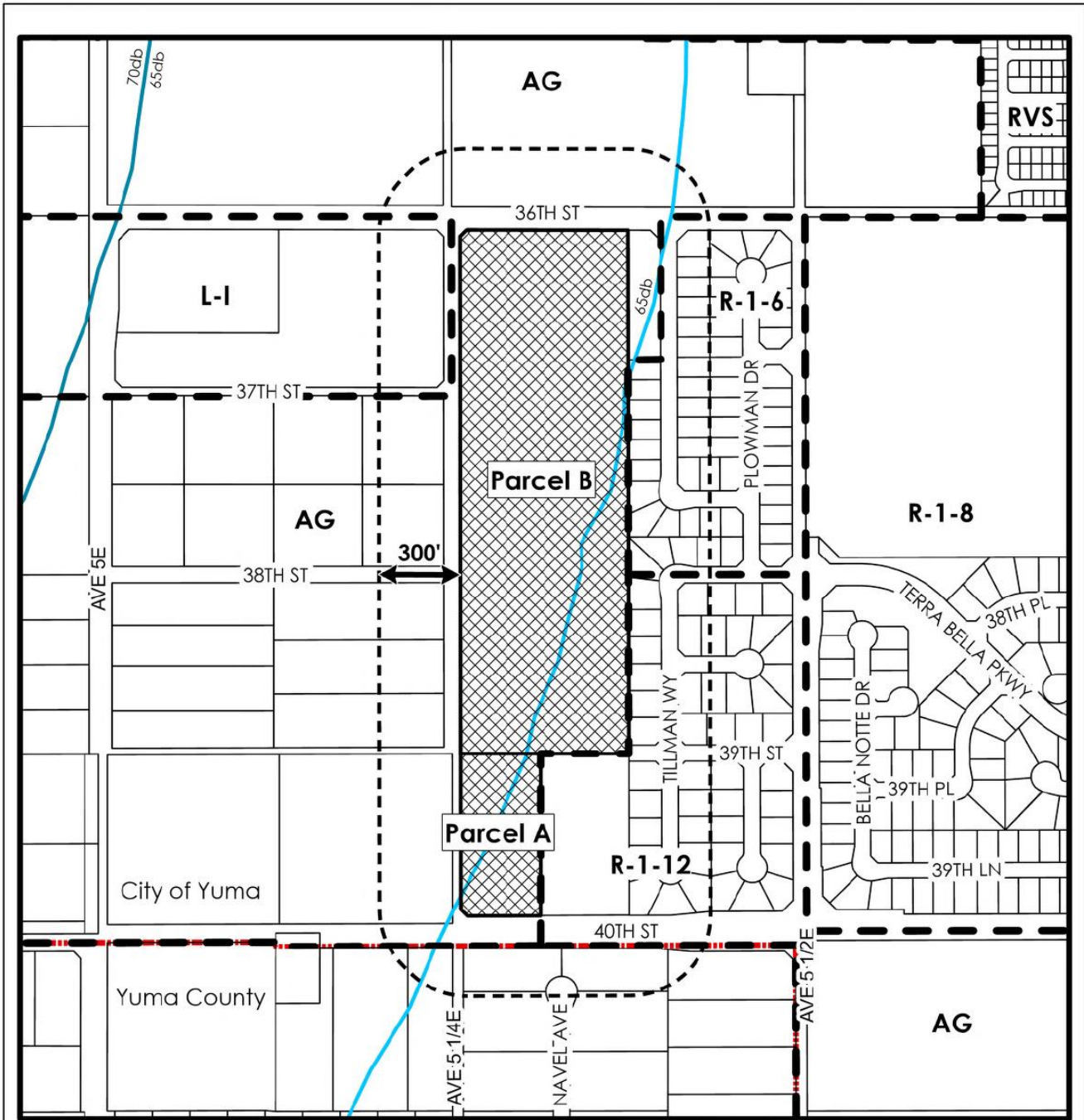
Janet L. Pierson
Acting City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

Applicable exhibits on file at the Office of the City Clerk, One City Plaza, Yuma, AZ.

Exhibit A

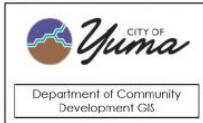


LOCATION MAP

 LOCATION OF SUBJECT PROPERTY
APN: 697-54-001

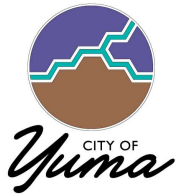


Prepared by: DG
Checked by: JD



Date: 3/19/2026
Revised:

Case #:
ZONE-44874-2026



City of Yuma

City Council Report

File #: O2026-009

Agenda Date: 5/6/2026

Agenda #: 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: City Administration	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input type="checkbox"/> Respected & Responsible <input type="checkbox"/> Connected & Engaged <input checked="" type="checkbox"/> Unique & Creative	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance - Introduction <input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing
DIVISION: Administration		

TITLE:

Business License Fee Exemption for Resident Veteran-Owned Businesses and Merchants

SUMMARY RECOMMENDATION:

Revise Yuma City Code (Y.C.C.) to exempt resident veteran-owned businesses and merchants from the fee imposed by Y.C.C. § 70-05. (City Administration) (Jay Simonton)

STRATEGIC OUTCOME:

Exempting resident veteran-owned businesses from the business license fee imposed by Y.C.C. § 70-05 furthers City Council's Unique and Creative strategic outcome, strengthening the City of Yuma's reputation as a Great American Defense Community.

REPORT:

The City of Yuma is one of three Great American Defense Communities (GADC) recognized nationwide by the Association of Defense Communities in 2025. The City's GADC designation is based on the City's strong support of the U.S. military, service members and veterans. To further cement the City's reputation as a GADC during this 250th year of America, the City Administrator recommends exempting City residents who are veterans from the fees imposed on resident businesses and merchants under Y.C.C. § 70-05. The purpose of the exemption is to recognize the service of military veterans and promote veteran entrepreneurship by reducing financial barriers to starting and operating a veteran-owned business within the City.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 04/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 04/27/2026

ORDINANCE NO. O2026-009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING TITLE 7 OF THE YUMA CITY CODE, CHAPTER 70, REVISING SECTION 70-05 TO EXEMPT RESIDENT VETERAN-OWNED BUSINESSES AND MERCHANTS FROM SECTION 70-05

WHEREAS, the City of Yuma (“City”) is one of three Great American Defense Communities recognized by the Association of Defense Communities in 2025; and,

WHEREAS, the City’s designation as a Great American Defense Community cites Yuma’s “legacy of unwavering support” of the U.S. military, service members, and veterans; and,

WHEREAS, 2026 is the 250th year of America; and,

WHEREAS, the City licenses businesses and merchants operating within the City under Section 70-05 of the Yuma City Code; and,

WHEREAS, the City Council seeks to honor the service of military veterans and promote veteran entrepreneurship by reducing financial barriers to starting and operating a business within the City by exempting City residents who are military veterans from the cost imposed on businesses and merchants under Section 70-05.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: Yuma City Code, Section 70-05 is amended to add subsection D exempting resident veteran-owned businesses and merchants from payment for a business license. Subsection D shall read as follows where underlined text represents additions:

(D) Exemption. Resident veteran-owned businesses or merchants shall be exempt from payment for any business license under this section. An applicant for exemption shall provide proof of veteran status, ownership, and residence status when applying for a City business license. The exemption shall terminate if the business or merchant ceases to be veteran-owned or ceases to be a City resident. For purposes of this subsection, “veteran” means a person discharged from the United States Armed Forces under conditions other than dishonorable, and “veteran-owned business or merchant” means a business entity or merchant in which one or more veterans own at least fifty percent (50%) of the equity, possess at least fifty percent (50%) of the voting power, and control daily operations.

SECTION 2: §70-99 Penalty. Unless otherwise specifically provided for in this ordinance, any person or corporation who shall violate any provision of this ordinance

shall be deemed guilty of a class 2 misdemeanor, and shall be punished as provided in § 10-99 of this Code.

Adopted this __ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

Janet L. Pierson
Acting City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney