

**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 3, 2021**  
**5:30 p.m.**

**CALL TO ORDER**

**Mayor Nicholls** called the City Council meeting to order at 5:30 p.m.

**INVOCATION/PLEDGE**

**Deacon David Clark**, from Immaculate Conception Church, gave the invocation. **Susan Smith**, Chief of Police, led the City Council in the Pledge of Allegiance.

**ROLL CALL**

Councilmembers Present:	Shelton, Morris, McClendon, Knight, Watts, Shoop and Mayor Nicholls
Councilmembers Absent:	None
Staffmembers Present:	City Administrator, Philip A. Rodriguez Chief of Police, Susan Smith Interim Community Development Director, Randy Crist Assistant Director and Zoning Administrator Community Development, Alyssa Linville Various Department Heads or their representative City Attorney, Richard W. Files City Clerk, Lynda L. Bushong

**FINAL CALL**

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

**PRESENTATIONS**

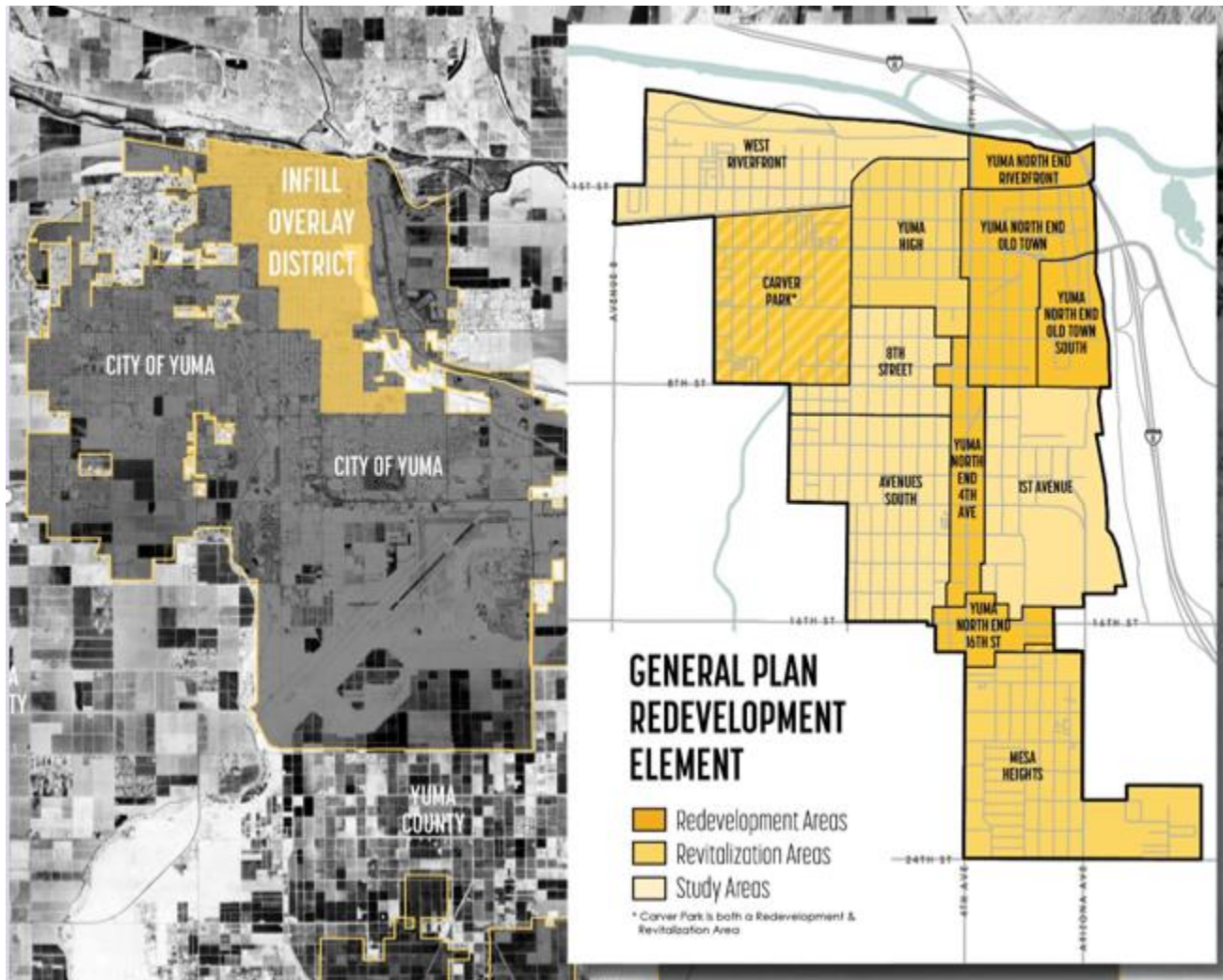
Greater Yuma Economic Development Corporation Mid-Year Update- Cancelled

Infill Overlay District Update and Discussion

**Randy Crist** and **Alyssa Linville** presented the following:

Infill Overlay District-Infill Refresher (Linville)

- The infill overlay district was adopted as a means to incentivize redevelopment and new development within the historic core of the city
- District was adopted in 2017, and has been very successful
- The option to expand the district is now possible
- There are existing boundaries for the infill overlay district, and those were based on existing redevelopment, revitalization and study areas as identified in the general plan
- The infill incentive plan identified the history of the area, outlined a vision for the future, and identified incentives for development within the area



### Impacts (Crist)

- Spurred development on historically vacant parcels
  - Before 2017, we were only seeing about 40 Pre-Development Meetings (PDMs).
  - Currently there are over 100 PDMs in the infill area.
  - There were about seven new homes that have been constructed within the infill prior to 2017
  - Currently, there is about 20+ new constructed homes per year.
- Encouraged redevelopment of dilapidated buildings
- Incentives have attracted property owners to improve the exterior of their properties

### Expanding the District (Linville)

- Current boundary is based on the redevelopment element of the General Plan.
- General Plan Amendment could expand the current boundary to include the area from 4<sup>th</sup> Avenue to 32<sup>nd</sup> Street to encompass the Big Curve and the Southgate Mall areas.
- Plan Amendment could be addressed in the comprehensive update in 2022; or sooner as a minor amendment.

### Updating the Incentives-Additional incentives that could be offered include: (Crist)

- In order to expand the boundaries, a General Plan amendment would add these as study areas in the redevelopment areas.

- Density bonuses
  - Additional landscaping
  - Indoor/Outdoor amenities
- Expanded parking reductions
  - Commercial Projects
- Additional reduction in impact fees
  - Construction/Building permit fees
- Establishing a program to cover the costs of development fees
  - Currently the City of Yuma is refunding 65% of the plan review portion for the building permit fee
  - The City of Yuma is also looking into possibly increasing the permit fee or decreasing the percentage refunded
- Offering standard plans for new residential development
- Exceptions to driveway widths, further preserving on-street parking options
- Additional exceptions to development standards
  - Further reductions in parking or building setbacks
  - Expanding commercial uses within the Residential Districts of the Infill Overlay District

#### Corner Markets (Linville)

- Corner Markets were originally adopted in 2018
- Currently allows small retail or service-based establishments, intended to primarily serve residents within the neighborhood
- Limited by roadway designation, size, hours of operation, on-site parking
- Uses include grocery and produce sales, bakeries, delis, hair salons, etc.
- There are development limitations, which include the following:
  - Maximum square footage of 1600 square feet for a corner market
  - Maximum of four parking spaces on site
  - Limitations to hours of operation to 6:00a.m. to 8:00p.m.
  - Need to be located on certain roadway classifications, currently on a two-lane collector roadway
- Proposed amendment would allow additional commercial users within the residential districts of the Infill Overlay District
- Would require a Conditional Use Permit to allow input from surrounding property owners
  - Neighborhood meeting
  - Property owner notification
  - Public meeting
- Conditional Use Permit process could address development standards including:
  - Parking, signage, hours of operation, etc.

#### Next Steps (Crist)

- Step One: Process text amendment to allow Limited Commercial (B-1) uses with the residential districts of the Infill Overlay
  - Require Conditional Use Permit
  - Could allow further deviations from certain development standards
  - Allows for more public involvement through neighborhood meetings, City Council and through the Conditional Use Permit process with the Planning and Zoning Commission
  - Amendment would exclude certain uses in residential areas including adult oriented businesses

- Step Two: Expand the Infill Overlay District and update the Infill Incentive Plan
  - Amendment to the General Plan to designate new study area
  - Amend the existing Infill Incentive Plan to add/expand the existing incentives related to development within the district

#### Discussion

- Currently there is a revitalization on the more dense areas, such as the Historic area Downtown. Although there are some limitations on minimum lot size requirements for those areas, the quality of life is an important factor to maintain as this plan moves forward. The redevelopment consideration, include the neighborhood along the 4<sup>th</sup> Avenue corridor and possibly the Southgate Mall area. The City does not want to compete with the private sector in the revitalization of residential or commercial buildings. However, the City does want to give the people who are requesting building permits more leeway when it comes to their design and amend what is currently in place for the building permits, which has limitations as to what they can do with their property. **[Mayor Nicholls/Crist]**
- Commercial parking Conditional Use Permits have a timeframe of when they are in effect; typically the duration is for a year to construct the building and satisfy the permit conditions, but it does not sunset, unless there is a use change, then the conditional permit would become null and void. **[Mayor Nicholls/Linville]**
- There is a shortage in the Infill area for affordable housing; however, there are permits in discussion for a possible 3-plex, 5-plex and even 8-plex construction of apartments. **[Watts/Crist]**
- City Council adopted the 2018 Property Maintenance Code, which has a provision that states a home is not to stay boarded up forever. According to the provision, boarded buildings either need to be revitalized and ready to be used within the year or, at the least, the City will use clear board to make the building look occupied. Properties located within the Infill zone that are residential can transition to a commercial designation with B-1 Zoning through a conditional permit. **[Morris/Crist/Linville]**
- There is a possibility of smaller retail businesses and apartments being developed in the 32<sup>nd</sup> Street mall area in the future. There will be consideration for financial support given to the existing businesses that are closed due to COVID-19. **[Shelton/Crist]**
- City owned and vacant properties can benefit from the Infill proposal. Currently the residential areas within the infill have an allowance of 50% street parking, as the streets are wide. Citywide parking changes are a consideration for the future. **[Shoop/Crist]**
- The Infill has made a difference. New and refurbished homes also incentivize the other neighbors. The area along the 4<sup>th</sup> Avenue corridor is a great example of what this process looks like. **[Knight/Crist]**
- The residential development fees will be reviewed with the Utilities Department in assessing different options for a possible reduction of fees, as long as they are in the Infill area. **[Knight/Morris/Mayor Nicholls/Crist]**

#### **I. MOTION CONSENT AGENDA**

Motion Consent Agenda Item B.2 – Request for Proposal Award: Printing, Insertion and Mailing Services [Contract with the option to renew for four additional one-year periods, depending on satisfactory service and fund appropriation for printing, insertion and mailing services for utility bills and business licenses for an estimated annual expenditure of \$36,102.00 (excluding postage)] (RFP #2021-20000057) (FIN)

Discussion

- The proposed budget for the mailing services was \$116,000.00, the total contract cost totaled in \$36,102.00, which excluded \$70,000.00 of postage cost. [Morris/Wilson]

**Motion** (McClendon/Morris): To approve the Motion Consent Agenda as recommended. Voice vote: **approved 7-0**

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

Regular Council Meeting      February 3, 2021  
Regular Council Meeting      February 17, 2021

B. Approval of Staff Recommendations:

1. 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)
2. Authorize City Administrator to execute a contract with the option to renew for four additional one-year periods, depending on satisfactory service and fund appropriation for printing, insertion and mailing services for utility bills and business licenses for an estimated annual expenditure of \$36,102.00 (excluding postage) to: DataProse, LLC, Coppell, Texas (Finance-RFP #2021-20000057) (FIN)
3. Authorize the acceptance of grant funds received from the U.S. Department of Health and Human Services of \$120,000.00 and a sole source purchase for five Lucas chest compression units to: Stryker Sales Corporation, Chicago, IL. (Fire-2021-20000073 and SS-21-126) (Fire)
4. Authorize the use of CDBG-CV funds from the CARES Act for renovations at the Daybreak Adult Day Health Care facility and furnishings at Crossroads Mission that will allow the agencies to provide necessary community services while protecting vulnerable clients from exposure to COVID-19. (DCD)
5. Authorize the purchase of replacement computers through two separate cooperative purchase agreements, a one-time purchase through the Arizona State Contract and National IPA for a total cost of \$461,295.56 to the following vendors: Dell Marketing LP. Chicago, Illinois-\$426,502.55; CDWG, Chicago, Illinois-\$34,793.01. (Bid #2021-20000001 Information Technology) (ITS)

## II. RESOLUTION CONSENT AGENDA

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

**Bushong** displayed the following titles:

**Resolution R2021-003**

**A resolution of the City Council of the City of Yuma, Arizona, ordering improvements for Municipal Improvement District No. 116, serving Cielo Verde 2B, 4 and 6 Subdivision, to operate, maintain and**

repair landscaping improvements included within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures of Cielo Verde 2B, 4 and 6 Subdivisions, as more particularly described in this resolution, and declaring the landscape improvements to be of more than local or ordinary public benefit, and the cost of the landscape improvements shall be assessed upon Municipal Improvement District No. 116; improvements shall be performed under Arizona Revised Statutes Title 48, Chapter 4, Article 2 (DCD)

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

#### FINAL CALL

**Mayor Nicholls** made a final call for the submission of Speaker Request Forms from members of the audience interested in speaking at the Call to the Public.

### III. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

**Mayor Nicholls** declared a potential conflict of interest with regard to the appointment of Carolyn Renzy to the Library Board of Trustees due to their relationship; she is his mother. Mayor Nicholls turned the meeting over to Deputy Mayor McClendon, and left the dais.

#### Appointments

**Motion** (Knight/Watts): To appoint Carolyn Renzy to the Library Board of Trustees with a term expiration of June 30, 2024. Voice vote: **approved** 6-0-1, Mayor Nicholls abstaining due to conflict of interest.

**Mayor Nicholls** returned to the dais.

#### Announcements

**Shelton, Knight, Watts, Deputy Mayor McClendon** and **Mayor Nicholls** reported on events and meetings they have attended during the last two weeks and upcoming events of note.

#### Scheduling

No future meetings were scheduled at this time.

### IV. SUMMARY OF CURRENT EVENTS

**Rodriguez** reported the following:

- April 15 – Utilities will resume normal business practices
- Annual Neighborhood Cleanup Program taking place in the next couple of weeks
- Second Friday of every month, City of Yuma holds a hazardous waste collection event
- March 10 - Yuma Art Center will be live streaming the movie '310 to Yuma' at the Yuma Theater on Main Street

**V. CALL TO THE PUBLIC**

**Dennis Franklin**, City resident, commented on why the Riverfront and Multi-University Developments are important for the community to attract visitors and new residents, as they bring a long-term financial stability and income for the City of Yuma.

**Mary McClendon**, City resident, thanked City Council and the City of Yuma for their ongoing support towards the Catholic Community Services (CCS) Daybreak Adult Day Care Program. **McClendon** explained that CCS Daybreak is a place where they assist individuals with dementia, Alzheimer's, natural aging, chronic illness and other illnesses to have a better quality of life.

**Gary Wright**, City resident, voiced his concerns about the economic success of the City of Yuma through the Infill project. **Wright** requested City Council's consideration of an increase in the taxation for roads in order to fix the streets throughout the city.

**VI. EXECUTIVE SESSION/ADJOURNMENT**

**Motion** (Knight/Morris): To adjourn the meeting to Executive Session. Voice vote: **adopted** 7-0. The meeting adjourned at 6:56 p.m.

\_\_\_\_\_  
Lynda L. Bushong, City Clerk

APPROVED:

\_\_\_\_\_  
Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of:

\_\_\_\_\_  
City Clerk: \_\_\_\_\_