

MINUTES
REGULAR CITY COUNCIL WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS - YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
September 30, 2025
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the Regular City Council Worksession to order at 5:30 p.m.

Councilmembers Present: Martinez, Morris, McClendon, Smith, Morales, Watts, and Mayor Nicholls
Councilmembers Absent: None
Staffmembers Present: Acting City Administrator, John D. Simonton
Assistant Director of Neighborhood Services, Cynthia Blot
Acting Fire Chief, John Louser
Building Official, Randall Crist
Director of Community Development, Alyssa Linville
Various department heads or their representatives
City Attorney, Richard W. Files
Deputy City Clerk, Janet L. Pierson

I. HOUSING AUTHORITY OF THE CITY OF YUMA (HACY) UPDATE

Blot introduced **Michael Morrissey**, Executive Director of HACY, to provide an overview and update on HACY operations as follows:

- Mission
 - HACY is committed to providing decent, safe, affordable housing opportunities and efficient, professional, quality services that meet the needs of our residents and community.
- Services
 - Affordable Housing
 - Property Management and Development
 - Community Services
- Housing Choice Voucher Program (HCV)
 - The program has a baseline of 1,456 vouchers.
 - Clients pay 30% of their income toward rent; HACY covers the rest.
 - On average, HACY subsidizes \$800 each month per family, while families pay about \$300, depending on income.
 - The program relies on partnerships with approximately 300 local landlords to provide housing.
 - In the past, vouchers were highly attractive to landlords, but rising market rents have made it harder to place families.
 - HACY is actively encouraging landlords to accept voucher holders by offering fair market rents.
- Special Vouchers
 - Veterans Affairs Supportive Housing: There are 71 vouchers specifically for veterans, with plans to increase that number to around 81 in the near future.

- Family Unification Program: Provides housing vouchers for youth aging out of foster care to support their transition to independent living.
- Emergency Housing Vouchers: Set aside for individuals and families experiencing homelessness or at risk of homelessness.
- Tenant-Based Rental Assistance: A short-term program offering temporary rental support; once these vouchers expire, they typically do not return in the same form.
- Stability Vouchers: Another category of affordable housing support aimed at specific populations.
- These specialized vouchers are issued at different times and are designed to serve targeted community needs.
- Some programs are non-renewable, meaning once the funding or allocation ends, they may not be available again.
- 2025 U.S. Department of Housing and Urban Development (HUD) Income Limits
 - 75% of families served by HCV meet the Extremely Low Income Limit guidelines.
 - These households have very limited income, qualifying them for the highest level of housing assistance.
 - The program prioritizes support for these families to ensure access to affordable housing.

2025 HUD INCOME LIMITS								
FY 2025 Income Limit Category	PERSONS IN FAMILY							
	1	2	3	4	5	6	7	8
Very Low (50%) Income Limits	25,450	29,050	32,700	36,300	39,250	42,150	45,050	47,950
Extremely Low Income Limits	15,650	21,150	26,650	32,150	37,650	42,150	45,050	47,950
Low (80%) Income Limits	40,700	46,500	52,300	58,100	62,750	67,400	72,050	76,700

- Voucher Payment Standards
 - The payment standard for housing vouchers is set by HACY based on fair market rents.
 - These standards have increased significantly over time. For example, one-bedroom units rose from \$450 to \$1,000 over the past 20 years.
 - The increase reflects changes in the housing market and ensures the program remains competitive and relevant.

1 Bedroom	\$ 1,000
2 Bedroom	\$ 1,300
3 Bedroom	\$ 1,800
4 Bedroom	\$ 2,100
5 Bedroom	\$ 2,400

- Rental Assistance Demonstration Program (RAD)
 - RAD replaced traditional public housing about 7-8 years ago with City Council approval.
 - The shift was made to gain greater local control over housing assets and funding.
 - Under public housing, funds were tightly controlled by HUD, limiting the City's ability to make capital improvements or leverage equity.
 - Through RAD, the City gained full ownership of approximately \$30 million in assets.
 - The program allows the City to refinance, borrow, and invest in properties – options not available under HUD's previous declaration of trust.
 - RAD rents are based on HCV payment standards, which are higher than traditional public housing rates.
 - Yuma was one of the first cities in the country to implement RAD.
 - The City now manages 235 units across several properties and has a 10-year plan for major improvements.
- HACY Plaza
 - The property at 1350 Colorado Street underwent a significant transformation.
 - Improvements included a new roof, landscaping, and updated textures and colors.
 - The design was intended to mirror the Mesa Heights Apartments on Arizona Avenue.
 - This project became an anchor redevelopment effort and received notable recognition.
- Contract Services
 - HACY contract services including:
 - Property management
 - Financial management
 - Regulatory compliance
 - Maintenance and landscaping
 - Resident and community services
 - Strategic planning
- Mesa Heights Pueblos
 - Includes 18 units acquired years ago for a road project that did not proceed.
 - The City has managed the property effectively, generating income and covering expenses.
 - However, the site now faces major issues, including asbestos and mold remediation.
 - An initial renovation plan estimated at \$500,000 has grown to around \$2 million.
 - A concept plan has been developed to renovate or redevelop the property productively.
 - This project may come before City Council for future decisions on its direction.
- Family Self-Sufficiency Program (FSS)
 - FSS supports 240 families enrolled in the Section 8 and RAD programs.
 - Program offers service coordination for job training, financial counseling, homeownership counseling, General Education Diploma completion, higher education and more.
 - Participants work with a case manager to create short and long-term goals.
 - The program partners with local service providers to help families overcome barriers to self-sufficiency.
 - 5-10% of participants graduate each year, meaning they meet their self-sufficiency goals.
 - Program has worked to increase the average household incomes from \$6,000 to over \$25,000 within two years.
 - As participants' income rises, their rent contribution increases, and the difference is saved in an escrow account.
 - Upon successful completion of their goals, participants receive a lump-sum check from the escrow savings.

- The program is funded and supported by HUD, which helps cover staffing and related expenses.
- Arizona Housing Development Corporation (AHDC)
 - The Arizona Housing Development Corporation (AHDC) is a nonprofit 501(c)(3) entity established about 20 years ago.
 - It operates with a separate Board of Directors and independent financial statements, and HACY serves as the management agent.
 - The Executive Director of HACY also serves as the Executive Director of AHDC.
 - AHDC acts as the development arm for housing initiatives and allows for subsidizing community programs.
 - AHDC manages a variety of housing programs, including:
 - Low-Income Housing Tax Credit (LIHTC)
 - Project Based Vouchers (PBV)
 - Home Investment Partnerships Program (HOME)
 - Serious Mental Illness (SMI)
 - HUD 202 (Elderly and Disabled Program)
 - Market Rate Units
- Mesa Heights Apartments
 - The Mesa Heights Apartments were HACY's flagship development, completed in 2017.
 - The project includes 58 units of affordable housing, funded through the tax credit program and project-based vouchers.
 - It was a \$13-\$14 million development, with many dollars spent locally in Yuma.
 - The site features a community center offering various social service programs through local partnerships.
 - The project received an unsolicited award from the City's Clean and Beautiful Commission for its upkeep and appearance.
 - Despite being a low-income housing project, it has been well-maintained and recognized for its quality and community impact.
- Casa Sierra Vista
 - Casa Sierra Vista is a 30-unit HUD 202 project serving elderly and disabled residents that was recently purchased by AHDC.
 - HACY has provided property management services for over 40 years.
 - Although the previous owners could have sold it at market value, they agreed to a lower sale price to preserve affordable housing for current residents.
 - This acquisition ensures continued affordability and stability for vulnerable populations.
 - The community offers supportive services, including help with groceries and social activities.
- Carver Park Townhomes
 - Carver Park Townhomes consists of 36 units of affordable housing.
 - The project was developed using tax credits and project-based vouchers.
 - It was the first development built by AHDC approximately 20 years ago.
 - The project met all regulatory requirements and served as AHDC's initial experience in housing development.
- Arizona Health Care Cost Containment System (AHCCCS) Housing
 - Over the past few years, 12 AHCCCS Housing units were built, including single-family homes, duplexes, and triplexes.
 - These homes are specifically for individuals with serious mental illness, one of the community's most vulnerable populations.

- The project was fully funded by the State, with no cost to HACY – only time and effort for application and oversight.
- HACY partnered with local builders and developers to complete the construction.
- A recently completed triplex was built locally as part of this initiative.
- Mesa Heights Village
 - Mesa Heights Village is a six-unit affordable housing development currently under construction.
 - The project is located on Arizona Avenue, near the existing Mesa Heights Apartments, and mirrors its textures, colors, and design.
 - Families have already been designated for the units, with move-in expected by mid-October.
 - The project is a partnership between the City and HACY; the City donated the land, and HACY issued a Request for Proposal for local developers.
 - Nomar Properties was selected to build the project, which is expected to be completed within two weeks.
- Magnolia Gardens
 - Magnolia Gardens is a housing project currently under construction.
 - It is a partnership between the City, AHDC, and the former Yuma Neighborhood Development Organization (YNDO).
 - YNDO transferred three vacant lots and two single-family homes to AHDC at no cost.
 - AHDC renovated the existing homes and is constructing new units on the vacant lots.
 - The project will result in 21-22 total units, including 16 new constructions and 1-2 rehabilitated homes.
 - The City contributed nearly \$2 million through the HOME-ARP program, and AHDC secured additional financing through Foothills Bank.
 - The project is expected to be completed in 10-12 months.
- The Sports Helping Influence Neighborhood Excellence (SHINE) Program
 - The SHINE program is supported through AHDC.
 - It began in 2009 with a \$15,000 grant from the City via the Weed and Seed Program.
 - Initially launched as an after-school sports and character education program for kids.
 - The first location was Carver Park, a targeted area for revitalization.
 - The program expanded to include after-school activities and later a recreation center for children.
 - During a period when the Boys and Girls Club was inactive in Yuma, SHINE operated out of their facility.
 - SHINE continued to run programs during COVID-19, providing critical support during a challenging time.
- HUD Best Practices Award
 - The Emergency Childcare Program for Essential Workers received a Best Practices award from HUD.
 - Recognition was due to keeping doors open for essential workers and their families during a time when most others were closing.
 - After a few years, the team recognized that others could continue the work more effectively.
 - The Boys and Girls Club returned to Yuma, and the SHINE program transitioned the facility back to them.
 - The transition was seen as a positive and smooth handoff, with the Boys and Girls Club doing a great job since.

- SHINE After School Centers
 - Four after-school centers are maintained across RAD properties owned by the City and managed by HACY.
 - A variety of programs are offered, including intergenerational activities.
 - At Casa Sierra Vista (HUD 202 project) during COVID, youth created food and care packages and holiday decorations for elderly residents.
 - The Centers promote a sense of community, citizenship and responsibility.
- SHINE Mentor Program
 - Initial SHINE program at Carver Park served grades 3-5.
 - As students aged out, they returned to stay involved, leading to the creation of “mini mentor” roles for older youth:
 - Assisted volunteer coaches.
 - Set up games, kept score, and helped younger children.
 - Realized the potential for leadership development, not just recreation or character education.
 - Evolved into a college-accredited program through Arizona Western College (AWC).
- AWC Occupational Certificate in Organizational Leadership
 - Tuition is covered for students by the Southwest Technical Education District of Yuma.
 - Two-year program offering:
 - 18 college credits.
 - Dual credit at students’ respective high schools.
 - Classroom lectures, experiential learning, community service, and a capstone project.
 - 21 students are currently enrolled, and approximately 30 students have graduated to date.
 - Students become mentors, sharing what they have learned at schools and community locations.
 - Received the National Association of Housing and Redevelopment Officials 2019 Award of Excellence in Resident and Client Services – the highest honor in the housing field – for the program’s impact on youth.
 - Celebrated with a gala event where students dressed up and took a group photo, marking a meaningful milestone.
 - Inspired by the program’s success, there is now a vision to create a dedicated school to continue and expand this work.
- Prosperity Business and Learning Center
 - Programs are currently taught at the Mesa Heights Community Resource Center, used as a satellite office, with instruction provided through AWC
 - Previously used the SHINE Center (Boys and Girls Club facility).
 - Attempted to renovate an old apartment building (HACY home), but termite damage halted the plan.
 - A new building is under construction, designed to accommodate 24-36 students, to provide:
 - Higher education, business development, and career planning.
 - Opportunities for both high school students and adults.
 - The program will offer an accredited occupational certificate in organizational leadership in collaboration with:
 - AWC Small Business Development Center
 - Yuma Chamber of Commerce
 - AWC Entrepreneurial College

- Goal is to provide practical, respected credentials for those not pursuing a four-year degree.

Discussion

- HACY currently manages about 400 dwelling units directly, with an additional 1,456 units managed through partnerships with landlords. **(Mayor Nicholls/Morrissey)**
- Housing vouchers originate from HUD, which allocates budget authority to housing authorities nationwide. HACY must maintain a 98% lease-up rate, either by housing families (unit-based) or fully spending the allocated funds. Recently, due to rising housing costs, fewer families could be housed with the same budget. HUD temporarily allowed over-leasing, or spending more money than allocated, but this has since been restricted. Currently, HACY is not issuing new vouchers because it is still over-leased, and affordable units remain limited. The number of participating landlords has dropped from 400 to under 300, and families now often need extensions beyond the standard 60-90 days to find housing. While there is interest in supporting new developments with vouchers, no vouchers are available at this time due to full utilization. **(Morris/Morrissey)**
- In terms of need, the community shows a balanced demand for one, two, and three-bedroom units, with two-bedrooms slightly leading. There is less demand for four and five-bedroom units. **(Morris/Morrissey)**
- FSS defines success based on each participant's goals. Once a family graduates – such as by purchasing a home – there are still some community resources available, though they are limited. Local partners, like Arizona@Work, continue to offer support once HACY steps back after the five-year plan is completed. Previously, programs provided down payment matching, but those are not currently active in the community. As a result, fewer families are buying homes today due to rising costs, even though they are still achieving personal goals. **(Smith/Morrissey)**
- HUD allocations are based on a calendar year. Vouchers are distributed on a first-come, first-served basis, with priority given to certain groups like veterans or domestic violence survivors. Emergency housing options are currently very limited, especially since the COVID-era Tenant-Based Rental Assistance program ended. The 1,456-unit baseline refers to the number of unit-months leased annually, not individual families. **(Watts/Morrissey)**
- AHCCCS Homes are not group homes but individual units for households where at least one adult qualifies as seriously mentally ill. HACY is not equipped to provide assisted living services. **(Watts/Morrissey)**
- HACY previously installed solar panels on several homes, but the technology has aged. However, families do receive a utility allowance, and HACY's payment standards include both rent and utilities **(Watts/Morrissey)**
- HACY has a program in place to support youth aging out of foster care by offering them priority access to housing vouchers, though the waitlist is currently closed due to overwhelming demand, with over 3,000 people waiting. Typically, 10-12 of the 15 available foster youth vouchers are in use at any given time to help these young adults transition into stable housing. **(Morales/Morrissey)**
- The growing need for affordable housing is driven by economic challenges, rising rents, and barriers like childcare, education, and language. While HACY receives a fixed budget from HUD, it cannot meet the full demand for assistance, leading to long wait times and limited emergency housing options. **(Morales/Morrissey)**
- Many of the 400 units that HACY manages are project-based and already included amongst the 1,456 vouchers. The actual number of families served is around 1,500 to 1,600. **(Mayor Nicholls/Morrissey)**

II. NEIGHBORHOOD AND ECONOMIC DEVELOPMENT DEPARTMENT UPDATE

Blot presented the following Neighborhood and Economic Development Department update:

- Mission
 - In March, the Economic Development and Neighborhood Services departments were merged into one.
 - The merger allows for better alignment of resources and a more coordinated, structured approach to improving neighborhoods and creating jobs.
 - Although funding sources may overlap, the missions of the original departments remain unchanged and now complement each other.
 - The unified mission includes:
 - Increasing private sector investment
 - Creating new jobs
 - Expanding housing opportunities
 - Targeting key industries
 - Developing attractive and diverse neighborhoods
 - Enhancing quality of life for Yuma residents
- Our Team
 - The department consists of a dedicated team of eight.
 - Two team members focus on economic development.
 - The remaining six team members manage Neighborhood Services programs.
 - Despite the small size, the team handles a wide range of programs effectively.
 - The team is motivated and committed to ensuring the success of the recent departmental merger.
- Department Programs
 - Neighborhood Services
 - Affordable Housing: Supports access to affordable housing options.
 - Housing Rehabilitation: Offers programs to help residents repair and maintain their homes.
 - Community Outreach: Engages with residents and partners to support neighborhood needs.
 - Coalition to End Homelessness: Acts as a conduit for collaboration and support.
 - Tenant-Based Rental Assistance: Provides rental support for eligible tenants.
 - Code Compliance Assistance: Helps income-qualified residents address code violations.
 - Fair Housing Oversight: Ensures compliance and education around fair housing laws.
 - Neighborhood Leadership Academy: Oversees leadership development for community members.
 - Community Development Block Grant (CDBG) and HOME Investment Partnership: Manages funds to assist low- to moderate-income households.
 - Economic Development
 - City Branding and Promotion: Markets Yuma to attract investment and interest.
 - Business Retention and Expansion (BRE): Supports existing businesses and encourages growth.
 - Visual Improvement Program: Provides façade improvement funding for businesses in revitalization areas.

- Public Information Forms: Responds to requests for information on properties that meet developers' needs.
 - Ombudsman Role: Assists developers and site selectors through planning and permitting processes.
 - Incentive Exploration: Identifies and offers potential incentives for economic development.
 - Customer Relationship Management (CRM) Oversight: Manages CRM tools and processes.
 - Professional Development: Invests in education and training for staff.
 - Policies and Procedures: Reviews policies and procedures for revision in response to new executive orders and to improve operations.
- Education and Training
 - Team members have participated in one or more programs to stay aligned with the new federal administration's goals.
 - The department is working toward becoming eligible for Section 108, which would allow leveraging CDBG funds up to five times their value.
 - Five-Year Consolidated Plan:
 - Required for CDBG, HOME, and Neighborhood Revitalization Strategic Area (NRSA) programs.
 - Currently in development to meet federal administration requirements.
 - A formal presentation on the plan is expected closer to the due date.
 - The department works closely with partner agencies like HACY to achieve its goals.
- Partner Agencies
 - 4FrontED
 - Achieve Human Services
 - Arizona Commerce Authority
 - Arizona Housing Development Corporation
 - Arizona Small Business Development Center
 - Arizona Western College Entrepreneurial College
 - Catholic Community Services of Southern Arizona
 - Crossroads Mission
 - Greater Yuma Economic Development Corporation
 - Greater Yuma Port Authority
 - Housing Authority of the City of Yuma
 - Southwest Fair Housing Council
 - Western Arizona Council of Governments
 - Yuma Chamber of Commerce
 - Yuma County
- Target Industries – Existing Assets and Future Opportunities
 - Target Industries Identified:
 - Advanced Manufacturing
 - Logistics
 - Science, Technology and Energy
 - Entertainment
 - Life Sciences

Advanced Manufacturing	Arizona Western College Manufacturing Accelerator; training in electrical, fiber optics, solar installation	Aerospace/defense, semiconductor assembly, battery production
Logistics	Ports of entry, interstates, FTZ #219 for warehousing and duty/tax advantages	Ag-processing, cross-border logistics growth, cold-chain warehousing
Science, Technology & Energy	Device manufacturing niche (semiconductors, batteries); workforce training for solar & broadband	Renewable energy projects (solar, battery storage); data centers; R&D partnerships
Entertainment	Tourism & agritourism events (e.g., Lettuce Days); breweries/distilleries; downtown attractions push	Expanded cultural/arts venues, recreation facilities, year-round tourism economy
Life Sciences	Medical device & equipment manufacturing; potential for biotech/medical labs R&D	Biotech startups, FDA-certified labs, research partnerships with universities

- These industries have been part of the City’s long-term economic agenda.
- Entertainment and tourism initiatives, led by Visit Yuma, encourage visitors to share their positive experiences in Yuma with others in their own communities.
- Plans are underway to host more economic development meetings locally.
- Economic Development Strengths
 - Strategic Location:
 - Proximity to California and Mexico, with the benefit of not being subject to California’s higher costs and regulations.
 - Located in a right-to-work state, offering business-friendly labor laws.
 - Holds senior water rights to the Colorado River, a valuable resource for long-term sustainability.
 - Infrastructure Advantages:
 - Access to an International Airport, rail lines, and interstate highways.
 - Presence of Foreign Trade Zones and border crossing ports, enhancing trade and logistics potential.
 - Marketing and Branding Needs:
 - While the City has strong assets, there is a recognized need to improve external branding and marketing to attract more attention and investment from outside Yuma.
- Marketing
 - The Economic Development webpage has been redesigned for easier navigation and improved user experience.
 - Introduced QR codes to connect with trade show attendees directly, replacing outdated attendee list methods.
 - QR codes encourage interaction by prompting attendees to explore Yuma and stay in touch.
 - Notable increase in engagement when comparing Quarter 1 and Quarter 2 of 2024 with 2025.
 - The spike in 2025 was partly influenced by a Google algorithm change, but overall marketing efforts have significantly improved visibility.

- CRM System
 - A new CRM system has been implemented as a long-term tool to support economic development efforts.
 - Purpose & Functionality:
 - Tracks marketing activities, including trade show interactions and QR code scans.
 - Captures data on industries and businesses showing interest in Yuma.
 - Monitors follow-up and engagement with potential leads.
 - Strategic Value:
 - Enables long-term analysis of which industries are being attracted.
 - Helps evaluate the effectiveness of marketing campaigns and identify areas for improvement.
 - Current Status:
 - The system is still being refined.
 - Approximately 400 interactions have been logged so far.
 - Future plans include presenting CRM insights to City Council to showcase its full capabilities.
- BRE Survey
 - The Survey was rolled out earlier this year to focus on supporting existing businesses in Yuma.
 - Purpose:
 - Ensure local businesses feel valued and not overlooked.
 - Understand their needs, which may mirror those of future incoming industries.
 - Encourage local business growth and job creation, recognizing that many new jobs come from existing employers.
 - Retention Strategy:
 - Emphasizes that retaining businesses is easier than attracting new ones.
 - Aims to prevent other cities from luring Yuma businesses away with incentives.
 - Survey Status:
 - Initial analysis of responses is complete, and a presentation with partner agencies is planned for November.
 - The presentation will include programs and resources tailored to the needs identified in the survey.
- Upcoming Events
 - Recently attended the Anaheim Electronics and Manufacturing Show.
 - Staff will attend both the Battery Show and SEMICON next week.
 - Also planning to attend Verticon, a vertical lift trade show, to explore new business opportunities.
 - Developing new materials and programs to support:
 - Foreign Trade Zones under the new federal administration – helpful for businesses concerned about tariffs.
 - Qualified Opportunity Zones – a new rollout is planned to clarify benefits for both existing and incoming businesses.
 - The previous version was underutilized due to confusion, slow rollout, and changing rules.
 - The new version has no expiration date and is expected to be more accessible, though final rules are still pending.

Discussion

- The designated Opportunity Zone areas are changing, though existing ones may still be included. The City plans to gather local input as part of the rollout and is also expanding the NRSA, which may overlap with a new zone. The investment mechanism remains the same – investors can reinvest capital gains into these zones and defer or eliminate taxes while still earning returns. This updated version, informally called “Opportunity Zone 2.0,” will include new restrictions, but final rules are still pending. **(Mayor Nicholls/Blot)**
- The CRM tool is designed to support a more proactive approach to business attraction by identifying and tracking companies that engage with Yuma’s economic development efforts. While it is still being refined, it already provides valuable insights – like industry type, leadership, and locations - which helps the team evaluate potential fits before outreach, saving time and improving targeting. **(Morales/Blot)**
- There currently is not a formal internal strategy or supply chain-style format guiding the targeting of specific companies based on CRM data, as the focus has been on local business outreach through the BRE program. However, the CRM tool is helping capture valuable company insights, and local businesses can be asked for referrals to vendors or partners who might benefit from relocating to Yuma, which could enhance both retention and attraction efforts. **(Morales/Blot)**
- The trade shows attended are targeted to specific industries – such as semiconductors, Artificial Intelligence, and advanced manufacturing – and the team engages with any relevant businesses present. They now use QR codes and CRM analytics to track interactions and categorize leads by industry codes, and plan to use this data to refine future outreach and identify which sectors are most interested in Yuma, helping guide strategic follow-up and marketing efforts. **(McClendon/Blot)**
- A Foreign Trade Zone (FTZ) allows companies to delay or avoid paying tariffs and duties on imported goods until those goods enter the U.S. market. Yuma’s FTZ, managed by GYEDC, has existed for over 25 years and is unique in that it can be applied anywhere in Yuma County, offering flexibility for manufacturers that meet customs and security requirements. **(Watts/Blot)**

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

Motion Consent Agenda Item C.5 – Agreement: Joint Use of the City of Yuma Public Safety Training Facility with AMR River Medical (agreement will enhance collaborative efforts in areas of fire suppression, medical care, and public safety for the community) (YFD)

Discussion

- In 2024, American Medical Response (AMR) River Medical took over Rural Metro’s Certificate of Necessity. They mostly handle inter-facility transport but also have a 9-1-1 service and act as a mutual aid partner to the City, enhancing overall emergency response. **(McClendon/Louser)**
- While it is valuable to have mutual aid partnerships and well-trained emergency responders in the community, a minimal fee could help offset maintenance. The contract does allow the City to charge a fee for use of the facility. **(Mayor Nicholls/Morales)**

Resolution R2025-089 - Development Fee Deferral: Cielo Verde Unit 3 Phase 2 Subdivision (execute an agreement to defer development fees and water and sanitary sewer capacity charges for a period of three years upon execution and collection of a \$500 administrative fee) (Eng)

Resolution R2025-090 - Development Fee Deferral: Cielo Verde Unit 4 Phase I Subdivision (execute an agreement to defer development fees and water and sanitary sewer capacity charges for a period of three years upon execution and collection of a \$500 administrative fee) (Eng)

Resolution R2025-091 - Development Fee Deferral: Cielo Verde Unit 4 Phase II Subdivision (execute an agreement to defer development fees and water and sanitary sewer capacity charges for a period of three years upon execution and collection of a \$500 administrative fee) (Eng)

Resolution R2025-092 - Development Fee Deferral: Cielo Verde Unit 6 Phase I Subdivision (execute an agreement to defer development fees and water and sanitary sewer capacity charges for a period of three years upon execution and collection of a \$500 administrative fee) (Eng)

Morales declared a conflict of interest on Resolutions R2025-089, R2025-090, R2025-091, and R2025-092.

Ordinance O2025-040 – Rezoning of Property: Northwest Corner of Colorado Street and 20th Avenue (rezone approximately 1.62 acres located at the northwest corner of Colorado Street and 20th Avenue from the Manufactured Housing Park to High Density Residential) (DCD/Cmty Plng)

Ordinance O2025-041 – Statutory Compliance Hearing/Amendment: Ordinance O2022-048 (determine compliance with the conditions of approval for rezoning and introduce an ordinance to extend the time to comply with the rezoning conditions) (DCD/Cmty Plng)

Morris declared a conflict of interest on Ordinances O2025-040 and O2025-041 as his firm may be involved with the design of those projects.

Ordinance O2025-033 - Amend Yuma City Code: 2024 International Building Code with Amendments (amend Chapter 15, Sections 150-015 and 150-016) (DCD/Bldg Sfty)

Discussion

- The ordinance reflects the updated International Building Code (IBC) without modifications, which significantly enhances elevator requirements compared to previous Americans with Disabilities Act (ADA) standards. Under the new code, any two-story building with a floor over 3,000 square feet must include an elevator. Additional upgrades include: increased turning radius in new construction restrooms, added vertical grab bars, removal of exemptions for private clubs and religious facilities, power-actuated doors for large occupancies, and new requirements for family assist restrooms and adult changing stations based on building type and size. (**McClendon/Crist**)
 - The City can monitor the new ordinance's impact over the next year to assess its effectiveness and make necessary adjustments. Regular review ensures the code meets community needs and allows for revisions if required. (**Mayor Nicholls/McClendon**)
-

Ordinance O2025-037 – Text Amendment: Accessory Buildings (amend Title 15, Chapter 154, to update development regulations for Accessory Buildings, Uses and Structures) (DCD/Cmty Plng)

Discussion

- The 240 square-foot limit applies only to the portion of a shade structure located within the front yard setback – not the total size of the structure. A structure can exceed 240 square feet overall, as long as only up to 240 square feet encroaches into the setback area. **(Morris/Linville)**

Ordinance O2025-038 – Text Amendment: Industrial Zoning Districts (amend Title 15, Chapter 154 to update development regulations and allowable uses within the Light Industrial and Heavy Industrial Zoning Districts) (DCD/Cmty Plng)

Discussion

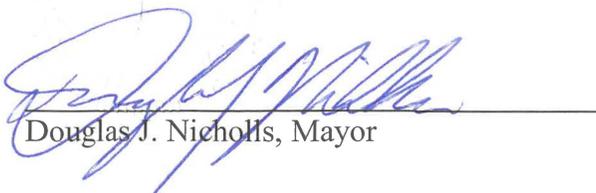
- Some current industrial projects would not meet standards under the new code because they are not located along a designated truck route. Adding flexibility by allowing access within a mile of a designated truck route would be a reasonable adjustment. **(Mayor Nicholls/Linville)**
- The intent of specifying that the use or handling of dangerous materials that require a state or federal permit will require a Conditional Use Permit (CUP) is to limit CUPs to truly hazardous operations, not routine businesses that simply require permits. While the term dangerous has not caused any problems so far, it can be defined if issues arise. **(Mayor Nicholls/Linville)**
- While language is being removed that restricts the transformation of raw materials in Light Industrial areas, light manufacturing is defined to exclude hazardous uses. More intense or potentially harmful activities are still regulated under other industrial zoning categories, which require public hearings. **(Morales/Linville)**
- The addition of provisions specifying where recycling facilities can be located was prompted by feedback from businesses facing uncertainty due to the requirement of a CUP, which expire and can discourage investment. The goal of the revisions is to streamline processes and make the City more business-friendly while maintaining safeguards. **(Mayor Nicholls/Morales/Linville)**

EXECUTIVE SESSION/ADJOURNMENT

Motion (Morales/Smith): To adjourn the meeting to Executive Session. The meeting adjourned at 7:05 p.m.


Lynda L. Bushong, City Clerk

APPROVED:


Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of: <u>NOV 5TH 2025</u>
City Clerk: <u>LB</u>