



City of Yuma City Council Meeting Agenda

Wednesday, September 3, 2025

5:30 PM

Yuma City Hall Council Chambers
One City Plaza, Yuma

Notice is hereby given, pursuant to Resolution R2015-047 that one or more members of the Yuma City Council may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

Those wishing to speak on an agenda item or during Call to the Public must complete a Speaker Request Form prior to the start of the meeting. Speaker Request Forms can be found on the City's website, in the Clerk's Office, as well as in the Council Chambers.

"Call to the Public" comments are limited to non-agenda items that pertain to City business under the authority and legislative functions of the City Council. The total time for "Call to the Public" is limited to 30 minutes.

Speaker Request Forms should be submitted to City clerk staff prior to the start of each meeting. All speakers, whether speaking on an agenda item or during "Call to the Public" are provided 3 minutes, with no more than 5 speakers permitted per topic/issue.

City Council Worksessions and Regular City Council Meetings can be viewed through the following platforms:

- Cable – Meetings are broadcast live on Spectrum Cable Channel 73.
- Live Stream – Residents can watch meetings on their computer or mobile device at www.yumaaz.gov/telvue. Previous Council meetings are also available on-demand.
- Virtual – Residents can watch meetings via Teams on their computer or mobile device at www.yumaaz.gov/publicmeetings. Click on "Calendar" then select the City meeting and click "Join".

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

FINAL CALL

Final call for submission of Speaker Request Forms for agenda related items.

ROLL CALL

PRESENTATIONS

- Griffin Family Recognition
- Briefing on the upcoming Marine Corps Air Station-Yuma (MCAS-Yuma) WTI Exercise
- Reading of Proclamation: General Aviation Appreciation Month
- Reading of Proclamation: Library Card Sign-Up Month
- Retiring Fire Chief presentation

I. MOTION CONSENT AGENDA

All items listed on the Motion Consent Agenda will be considered and enacted with one motion. There will be no separate discussion of these items unless a Councilmember so requests. In which event, the item will be removed from the Motion Consent Agenda and the vote or action may be taken separately.

A. Approval of minutes of the following City Council meeting(s):

1. [MC 2025-138](#) **Regular City Council Worksession Draft Minutes July 15, 2025**
Attachments: [07 15 2025 RWS Minutes](#)
2. [MC 2025-139](#) **Regular City Council Meeting Draft Minutes July 16, 2025**
Attachments: [07 16 2025 RCM Minutes](#)
3. [MC 2025-140](#) **Regular City Council Meeting Draft Minutes August 6, 2025**
Attachments: [08 06 2025 RCM Minutes](#)

B. Executive Sessions

Executive Sessions may be held at the next regularly scheduled Special Worksession, Regular Worksession and City Council Meeting for personnel, legal, litigation and real estate matters pursuant to A.R.S. § 38-431.03 Section A(1), (3), (4), and (7). (City Attorney)

C. Approval of staff recommendations:

1. [MC 2025-123](#) **Bingo License: Carefree Village Resort**
Approve a Class A Bingo License application submitted by James McMillan on behalf of Carefree Village Resort located at 3900 S. Avenue 8½ E. (BL25-01) (City Administration/ City Clerk) (Lynda L. Bushong)
Attachments: [1. MAP Carefree Village Resort](#)

2. [MC 2025-124](#)**Liquor License: Dirty South BBQ House**

Approve a Series #07: Beer and Wine Bar Liquor License application submitted by Juanita Esparza, agent for Dirty South BBQ House located at 1095 S. 3rd Avenue. (LL25-15) (City Administration/City Clerk) (Lynda L. Bushong)

Attachments:

[1. MAP Dirty South BBQ House](#)

3. [MC 2025-125](#)**Liquor License: Tacos Marilyn Yuma**

Approve a Series #12: Restaurant Liquor License application submitted by Dania Vizcarra, agent for Tacos Marilyn Yuma located at 2820 S. 4th Avenue. (LL25-13) (City Administration/City Clerk) (Lynda L. Bushong)

Attachments:

[1. MAP Tacos Marilyn Yuma](#)

4. [MC 2025-126](#)**Liquor License: Walmart Fuel Station #4325**

Approve a Series #10: Beer and Wine Store Liquor License application submitted by John Curtis II, agent for Walmart Fuel Station #4325 located at 8151 E. 32nd Street #2. (LL25-14) (City Administration/City Clerk) (Lynda L. Bushong)

Attachments:

[1. MAP Walmart Fuel Station #4325](#)

5. [MC 2025-127](#)**Bid Award: Rye Grass Seed**

Authorized the purchase of rye grass seed to the lowest responsive and responsible bidder for a total expenditure of \$125,736.00 (excluding tax) to Helena Agri Enterprises of Phoenix, Arizona. (Parks and Recreation) (RFB-26-027 Eric Urfer/Robin R. Wilson)

6. [MC 2025-128](#)**Bid Award: Roof Repair and Maintenance Services**

Authorize the award for a one-year roof repair and maintenance services contract with the option to renew for four additional one-year periods, one year at a time, at an estimated annual expenditure of \$80,000.00, depending on the appropriation of funds and satisfactory performance, to Roofing Technologies, Yuma, Arizona. (Facilities Management-RFB-25-291) (Justin Lewis/Robin R. Wilson)

7. [MC 2025-129](#)**Bid Award: Avenue 4E Sewer Line Extension, 36th Street to 28th Street**

Award a construction services contract for Avenue 4E Sewer Line Extension, 36th Street to 28th Street to the lowest responsive and responsible bidder in the amount of \$4,457,078.23 to Gutierrez Canales Engineering, Yuma, Arizona. (Engineering-RFB-25-280) (David Wostenberg/Robin R. Wilson)

8. [MC 2025-130](#) **Cooperative Purchasing Agreement: Elevator Maintenance Services**
Authorize the use of the cooperative purchase agreement initiated by the City of Tucson through Omnia Partners Network, for the purchase and delivery of elevator, escalator, chairlift and platform lift maintenance and repair and related services with Otis Elevator, Farmington, Connecticut, for an estimated annual expenditure of \$24,000.00 (Facilities Management-CPA-21-139) (Justin Lewis/Robin R. Wilson)
9. [MC 2025-131](#) **Cooperative Purchase: Dispatch Console Equipment and Services**
Authorize the purchase of dispatch console equipment and services for the Emergency Dispatch backup Center utilizing a Cooperative Purchase Agreement through the Houston-Galveston Area Council, from Russ Bassett Corporation, Whittier, California for a total expenditure of \$115,296.54. (Police-CPA-26-024) (Thomas Garrity/Robin R. Wilson)
10. [MC 2025-132](#) **Cooperative Purchase Agreement: OpenGov Asset Management Software Subscription Renewal and Department Expansion**
Authorize the use of the National Cooperative Purchasing Alliance (NCPA) Cooperative Purchase Agreement for a three-year renewal of asset management software subscription "OpenGov", including expansion to the Utilities and Facilities Management Departments, for a total estimated expenditure of \$750,000.00 to Vertosoft, Leesburg, Virginia. (CPA-25-194) (Isaiah Kirk/Robin R. Wilson)
11. [MC 2025-106](#) **Request for Qualifications Award: Development Fee Update**
Authorize the City Administrator to execute a professional services contract for the required Development Fee update at a total cost of \$249,460.00 to PSOMAS, Tucson, Arizona. (Engineering-RFQ-25-318) (Dave Wostenberg/Robin Wilson)
12. [MC 2025-133](#) **Request for Qualifications (RFQ): Landscape Maintenance Services**
Authorize the City Administrator to execute a one-year contract 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, at an estimated annual amount of \$474,849.00, with the following landscape contractors: APV Curbing Landscape and Masonry, Yuma, Arizona; Arbor Tech Tree & Landscape Services, Yuma, Arizona; JSA Company, Yuma, Arizona; (Public Works/Streets - RFQ-25-293) (Joel Olea/Robin R. Wilson)

13. [MC 2025-135](#) **Rental/Lease Contract: AZ WasteWater Industries (AWI) Sewer Recycler Truck**

Authorize a 6-month rental/lease contract for a specialized recycling sewer cleaning truck with a budgeted expenditure of \$130,920.00 to AWI, Phoenix, AZ. (Utilities CI-26-039) (Jeremy McCall/ Robin R. Wilson)

14. [MC 2025-136](#) **Subrecipient Agreements: Community Development Block Grant (CDBG)**

Authorize the City Administrator to execute two Subrecipient Agreements for Fiscal Year 2025-2026, totaling \$200,000 awarding CDBG funding in accordance with the Annual Action Plan adopted by City Council on July 2, 2025. (Neighborhood and Economic Development) (Kassandra Granados)

Attachments:

[1. Subrecipient Agreement - Housing America Corporation](#)

[2. Subrecipient Agreement - Southwest Fair Housing Council](#)

15. [MC 2025-098](#) **Affordable Housing Plan**

Adopt the City of Yuma Affordable Housing Plan developed by Root Policy Research. (Planning & Neighborhood Services/ Neighborhood Services) (Alyssa Linville)

Attachments:

[1. Affordable Housing Plan](#)

16. [MC 2025-137](#) **Final Plat: Premier Storage Condominiums of Yuma Unit 2 LLC, Phases X, XII, and XIV**

Approve the final plat of the Premier Storage Condominiums of Yuma Unit 2 LLC, Phases X, XII, and XIV. The property is located near the southwest corner of 32nd Street and Avenue 4E. (Community Development/Community Planning) (Alyssa Linville)

Attachments:

[1. PZ RPT Final Plat Premier Storage Condominiums](#)

[2. PLAT Final Plat: Premier Storage Condominiums](#)

II. RESOLUTION CONSENT AGENDA

All items listed on the Resolution Consent Agenda will be considered and enacted with one motion. There will be no separate discussion of these items unless a City Councilmember so requests or a Speaker Request Form has been submitted. In which event, the item will be removed from the Resolution Consent Agenda and the vote or action may be taken separately.

1. [R2025-082](#)

**Order of Improvements: Municipal Improvement District No. 130
La Vida Townhomes**

Order Improvements for Municipal Improvement District (MID) No. 130 to serve La Vida Townhomes, to maintain landscaping improvements within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures (Landscape Improvements); declaring the Landscape Improvements to be of more than local or ordinary benefit, and that the costs of the Landscape Improvements for MID No. 130 shall be assessed upon the properties in MID No. 130 according to acreage; providing that the proposed Landscape Improvements shall be performed in accordance with Arizona Revised Statutes (A.R.S.) Title 48, Chapter 4, Article 2. (Planning & Neighborhood Svc./Community Planning) (Alyssa Linville)

Attachments:

[1. RES Order of Improvements MID 130: La Vida Townhomes](#)

[2. EXH A Order of Improvements MID 130: La Vida Townhomes](#)

2. [R2025-083](#)

Termination of Economic Development and Lease of Sewer Capacity Agreement

Approve the termination of a 2022 Economic Development and Lease of Sewer Capacity Agreement with Dole Fresh Vegetables, Inc. (City Administration) (Jay Simonton).

Attachments:

[1. RES Termination of Economic Development and Lease of Sewer Capacity Agmt.](#)

[2. AGR Termination of Economic Development and Lease of Sewer Capacity Agmt](#)

3. [R2025-086](#)

Development Agreement: Juniper Tree Academy

Authorize a Development Agreement with Juniper Tree Academy dba Desert View Academy for property located at the southeast corner of Avenue C and 16th Street. (City Administration) (Jay Simonton)

Attachments:

[1. RES Juniper Tree Academy Development Agreement](#)

[2. AGR Juniper Tree Academy Development Agreement](#)

III. ADOPTION OF ORDINANCES CONSENT AGENDA

All items listed on the Ordinances Consent Agenda will be considered and enacted with one motion. There will be no separate discussion of these items unless a City Councilmember so requests or a Speaker Request Form has been submitted. In which event, the item may be removed from the Ordinance Consent Agenda and the vote or action will be taken separately.

1. [O2025-029](#)

Right-of-Way Vacation - 48th Street

Authorize the vacation of 48th Street (County 13th Street) right-of-way to Kerley Investments of Yuma, LLC, an Arizona limited liability company. (Engineering/ Development) (David Wostenberg)

Attachments:

[1. ORD Right-of-Way Vacation: 48th Street](#)

[2. MAP Right-of-Way Vacation: 48th Street](#)

[3. QCD Right-of-Way Vacation: 48th Street](#)

IV. INTRODUCTION OF ORDINANCES

The following ordinance(s) is presented to the City Council for introduction. No vote or action by the City Council is necessary. However, the City Council may, at its option, vote or take action where appropriate. Ordinances given introduction are generally presented to the City Council for adoption at the next Regular City Council meeting.

1. [O2025-030](#)

Lease: Keithly-Williams Seeds, Inc.

Authorize a 5-year lease with Keithly-Williams Seeds, Inc. for the 12.39 acres and the Associated Citrus Packers, Inc. building recently acquired by the City. (City Administration) (Jay Simonton)

Attachments:

[1. ORD Lease Keithly-Williams Seeds, Inc.](#)

[2. AGMT Lease Keithly Williams Seeds, Inc.](#)

2. [O2025-031](#)

Real Estate Option: 2888 Kyla Avenue

Approve an agreement with Top Quality Products, LLC that provides an option to purchase City-owned property. (City Administration) (Jay Simonton)

Attachments:

[1. ORD Option to Purchase - Kyla Ave.](#)

[2. AGMT Option to Purchase - Kyla Ave.](#)

3. [O2025-032](#) **Rezoning of Property: 1749 S. Madison Avenue**
Rezone approximately 6,329 square feet from the Light Industrial (L-I) District to the Low Density Residential (R-1-6) District, while maintaining the existing Infill Overlay (IO) District, for the property located at 1749 S. Madison Avenue. (Community Development/Community Planning) (Alyssa Linville)
- Attachments: [1. P&Z RPT Rezoning of Property: 1749 S. Madison Avenue](#)
[2. ORD Rezoning of Property 1749 S. Madison Avenue](#)
4. [O2025-033](#) **Amend Yuma City Code: 2024 International Building Code with Amendments**
Amend Yuma City Code Chapter 15, Sections 150-015 and 150-016. (Community Development/Building Safety) (Randall Crist)
- Attachments: [1. ORD Amend Yuma City Code: 2024 IBC](#)
5. [O2025-034](#) **Amend Yuma City Code: 2024 International Residential Code with Amendments**
Amend Yuma City Code Chapter 150, Sections 150-180 and 150-181. (Community Development/Building Safety) (Randall Crist)
- Attachments: [1. ORD Amend Yuma City Code: 2024 IRC with Amendments](#)
6. [O2025-035](#) **Amend Yuma City Code: 2024 International Existing Building Code with Amendments**
Amend Yuma City Code Chapter 150, Sections 150-170 and 150-171. (Community Development/Building Safety) (Randall Crist)
- Attachments: [1. ORD Amend Yuma City Code: 2024 IEBC with Amendments](#)
7. [O2025-036](#) **Amend Yuma City Code: 2024 International Property Maintenance Code with Amendments**
Amend Yuma City Code Chapter 150, Sections 150-090 and 150-091. (Community Development/Building Safety) (Randall Crist)
- Attachments: [1. ORD Amend Yuma City Code: 2024 IPMC with Amendments](#)

V. PUBLIC HEARING AND RELATED ITEMS

1. [R2025-084](#)

Minor General Plan Amendment: 1980 W. Colorado Street

Following a public hearing, approve the request to amend the City of Yuma General Plan to change the land use designation from Low Density Residential to High Density Residential. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments:

[1. P&Z RPT GP Amendment: 1980 W. Colorado Street](#)

[2. RES GP Amendment: 1980 W. Colorado Street](#)

VI. ANNOUNCEMENTS AND SCHEDULING

Discussion and possible action on the following items:

1. Announcements:

City Council report on meetings/events attended – City Council report on issues discussed in meetings/events attended by a City Council representative in their official capacity as the City's representative during the period of August 7, 2025 through September 3, 2025. City Council questions regarding the update must be limited solely for clarification purposes. If further discussion is warranted, the issue will be added to a future agenda for a detailed briefing.

City Council report of upcoming meetings.

City Council request for agenda items to be placed on future agendas.

2.. Scheduling:

Motion to schedule future City Council meetings pursuant to Arizona Revised Statutes Section 38-431.02 and the Yuma City Code, Chapter 30.

VII. SUMMARY OF CURRENT EVENTS

This is the City Administrator's opportunity to give notice to the City Council of current events impacting the City. Comments are intended to be informational only and no discussion, deliberation or decision will occur on this item.

VIII. CALL TO THE PUBLIC

Members of the public may address the City Council on matters within City Council's authority and jurisdiction that are not listed on the agenda during the "Call to the Public" segment of the meeting. All speakers must complete a Speaker Request Form and submit it to City Clerk staff no later than the "Final Call for Speaker Request Forms" is made at the beginning of each meeting.

IX. EXECUTIVE SESSION

An Executive Session may be called during the public meeting for the purpose of receiving legal advice for items on this agenda pursuant to A.R.S. Section 38-431.03 A (1, 3, 4 and/or 7) and the following items:

A. Discussion, consultation with and/or instruction to legal counsel regarding the potential sale or lease of various real properties. (A.R.S. §38-431.03 A3, A4 & A7)

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Department, One City Plaza, Yuma, AZ 85364-1436; (928) 373-5125 or TTY (928) 373-5149.