



City of Yuma City Council Meeting Agenda

Wednesday, December 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**

- Caballeros de Yuma Annual Update

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 2025-188](#) **Regular Council Meeting Draft Minutes September 17, 2025**
Attachments: [2025 09 17 RCM Minutes](#)
2. [MC 2025-189](#) **Regular Council Worksession Draft Minutes November 4, 2025**
Attachments: [2025 11 04 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 2025-185](#) **Rental Contract: Solid Waste Truck Rental**
Authorize the rental of an Automated Collection Side Loader Solid Waste Truck utilizing the cooperative purchase agreement originated by Sourcewell, at an estimated annual expenditure of \$82,800.00 with an option to renew the rental for up to seven additional years to Haaker-Arizona, Phoenix, Arizona. (Public Works-CPA-26-175) (Joel Olea/Robin R. Wilson)

2. [MC 2025-186](#) **Infrastructure and Services Report: ANEX-44331-2025 Cha Cha, LLC**

Approve an Infrastructure and Services Report for Annexation Area No. ANEX-44331-2025, identified as the Cha Cha, LLC Annexation, located west of the southwest corner of 40th Street and Avenue 4½E. (ANEX-44331-2025). (Community Development/ Community Planning) (Alyssa Linville)

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. [O2025-047](#) **Rezoning of Property: 1731 S. Madison Avenue**

Rezone approximately .15 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District. (Community Development/Community Planning) (Alyssa Linville)

Attachments:

[1. P&Z RPT Rezoning of Property: 1731 S. Madison Ave](#)

[2. ORD Rezoning of Property: 1731 S. Madison Ave](#)

2. [O2025-048](#) **Rezoning of Property: 3064 and 3116 S. Avenue B**

Rezone approximately 6.65 acres located at 3064 and 3116 S. Avenue B, Yuma, AZ, from the General Commercial (B-2) District to the High Density Residential/Aesthetic Overlay (R-3/AO) District (Community Development/Community Planning) (Alyssa Linville)

Attachments:

[1. P&Z RPT: Rezoning of Property 3064 and 3116 S. Avenue B](#)

[2. ORD Rezoning of Property: 3064 and 3116 S. Avenue B](#)

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. [O2025-049](#) **Real Property Sale: Lots 2, 5, 10, 11, 12 and 13 of the Pivot Point Yuma Subdivision**

Declare six parcels of real property located in the Pivot Point Yuma Subdivision surplus and authorize sale through a competitive process. (Community Development/ Neighborhood and Economic Development) (Cynthia Blot)

Attachments:

[1. MAP Real Property Sale: Pivot Point Yuma Subdivision](#)

[2. ORD Real Property Sale: Pivot Point Yuma Subdivision](#)

[3. EXH A-F Real Property Sale: Pivot Point Yuma Subdivision](#)

2. [O2025-050](#) **Annexation Area No. ANEX-44331-2025 Cha Cha, LLC**

Authorize annexation of properties located west of the southwest corner of 40th Street and Avenue 4½E. (ANEX-44331-2025). (Community Development/Community Planning) (Alyssa Linville)

Attachments:

[1. PET Annex: Cha Cha](#)

[2. ORD Annex: Cha Cha](#)

3. [O2025-051](#) **Text Amendment: Design Review**

Amend Title 15, Chapter 154 to authorize administrative personnel to review and approve design review in accordance with HB 2447, and to add rules and regulations regarding the voice or video appearance by a Design and Historic Review Commissioner (Community Development/Community Planning) (Alyssa Linville)

Attachments:

[1. P&Z RPT Design Review Text Amendment](#)

[2. ORD Text Amendment Design Review](#)

4. [O2025-052](#) **Text Amendment: Subdivision Code**

Amend Title 15, Chapter 153 and Chapter 154 to authorize administrative personnel to review and approve preliminary plats, final plats and plat amendments without a public hearing in accordance with HB 2447. (Community Development/Community Planning) (Alyssa Linville)

Attachments:

[1. P&Z RPT: Subdivision Code Amendment](#)

[2. ORD: Subdivision Code Amendment](#)

IV. PUBLIC HEARING AND RELATED ITEMS

The following public hearing may result in the adoption of Resolution R2025-100

1. [R2025-100](#) **Minor General Plan Amendment: Southwest Corner of 17th Street and Madison Avenue**

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

Attachments:

- [1. P&Z RPT GP Amendment: SWC of 17th Street and Madison Avenue](#)
- [2. RES GP Amendment: SWC of 17th Street and Madison Avenue](#)

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 November 20, 2025 through December 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.

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 legal counsel concerning the potential sale and acquisition of 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.