



City of Yuma City Council Meeting Agenda

Wednesday, October 1, 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

- Onvida Mental Health Update
- Reading of Proclamation: Domestic Violence Awareness
- Subdivision Processes 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 2025-159](#) **Regular Council Worksession Draft Minutes September 2, 2025**
Attachments: [2025 09 02 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 2025-153](#) **Liquor License: Yuma Market**
Approve a Series #10: Beer and Wine Store Liquor License application submitted by Muntasser Matti, agent for Yuma Market located at 890 E. 24th Street. (LL25-17) (City Administration/City Clerk) (Lynda L. Bushong)
Attachments: [1. MAP Liquor License: Yuma Market](#)
2. [MC 2025-154](#) **Liquor License: The Bank Bar & Lounge**
Approve a Series #06: Bar Liquor License application submitted by Valentin Guzman Jr., agent for The Bank Bar & Lounge located at 274 S. Main Street. (LL25-18) (City Administration/City Clerk) (Lynda L. Bushong)
Attachments: [1. MAP Liquor License: The Bank Bar & Lounge](#)

3. [MC 2025-155](#) **Bid Award: Riley Avenue and 18th Street Sidewalk and Streets Infrastructure Improvements**
Authorize the award for the construction services for the Riley Avenue and 18th Street Sidewalk and Streets Infrastructure Improvements project to the lowest responsive and responsible bidder in the amount of \$130,583.29 to IOI Construction Corporation, Chandler, Arizona. (Engineering-RFB-26-007) (David Wostenberg/Robin R. Wilson)
4. [MC 2025-156](#) **Request for Qualifications Award: Design Services for Long-Term Efficiency of Operations for Yuma East Wetlands**
Authorize the City Administrator to execute a professional services contract for Design Services for the Long-Term Efficiency of Operations project for the Yuma East Wetlands for a total cost of \$911,318.03 to Stantec Consulting Services Inc. (Engineering RFQ-25-238) (David Wostenberg/ Robin R. Wilson)
5. [MC 2025-157](#) **Agreement: Joint use of the City of Yuma Public Safety Training Facility with AMR River Medical**
Authorize the City Administrator to execute an agreement with AMR River Medical for use of the City of Yuma's Public Safety Training Facility (PSTF). (Fire Department/ Administration) (John Louser)

Attachments: [1. AGMT Joint Use of Public Safety Training Facility](#)

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. [R2025-088](#) **Intergovernmental Agreement: U.S. Border Patrol**
Authorize the City Administrator to execute an intergovernmental agreement (IGA) with the Department of Homeland Security, U.S. Customs and Border Protection, U.S. Border Patrol, Yuma Sector (Border Patrol) for Emergency Medical Technician clinical education and field work through the City of Yuma Fire Department. (Fire Department/ Administration) (John Louser)

Attachments: [1. RES IGA: U.S. Border Patrol](#)
[2. AGMT IGA: U.S. Border Patrol](#)

2. [R2025-089](#)**Development Fee Deferral: Cielo Verde Unit 3 Phase 2 Subdivision**

Adopt a resolution authorizing the City Administrator to execute an agreement to defer City of Yuma development fees and water and sewer capacity charges for Cielo Verde Unit 3 Phase 2 Subdivision, and to collect a \$500.00 administrative fee for the deferral agreement. The effective length of the deferral agreement is for three years from date of execution. (David Wostenberg) (Engineering)

Attachments:

- [1. MAP Development Fee Deferral: Cielo Verde Unit 3 Phase 2](#)
- [2. RES Development Fee Deferral: Cielo Verde Unit 3 Phase 2](#)
- [3. AGMT Development Fee Deferral: Cielo Verde Unit 3 Phase 2](#)

3. [R2025-090](#)**Development Fee Deferral: Cielo Verde Unit 4 Phase I Subdivision**

Adopt a resolution authorizing the City Administrator to execute an agreement to defer City of Yuma development fees and water and sewer capacity charges for Cielo Verde Unit 4 Phase I Subdivision, and to collect a \$500.00 administrative fee for the deferral agreement. The effective length of the deferral agreement is for three years from date of execution. (David Wostenberg) (Engineering)

Attachments:

- [1. MAP Cielo Verde Unit 4 Phase I Subdivision](#)
- [2. RES Cielo Verde Unit 4 Phase I Subdivision](#)
- [3. AGMT Cielo Verde Unit 4 Phase I Subdivision](#)

4. [R2025-091](#)**Development Fee Deferral: Cielo Verde Unit 4 Phase II Subdivision**

Adopt a resolution authorizing the City Administrator to execute an agreement to defer City of Yuma development fees and water and sewer capacity charges for Cielo Verde Unit 4 Phase II Subdivision, and to collect a \$500.00 administrative fee for the deferral agreement. The effective length of the deferral agreement is for three years from date of execution. (David Wostenberg) (Engineering)

Attachments:

- [1. MAP Cielo Verde Unit 4 Phase II Subdivision](#)
- [2. RES Cielo Verde Unit 4 Phase II Subdivision](#)
- [3. AGMT Cielo Verde Unit 4 Phase II Subdivision](#)

5. [R2025-092](#)**Development Fee Deferral: Cielo Verde Unit 6 Phase I Subdivision**

Adopt a resolution authorizing the City Administrator to execute an agreement to defer City of Yuma development fees and water and sewer capacity charges for Cielo Verde Unit 6 Phase I Subdivision, and to collect a \$500.00 administrative fee for the deferral agreement. The effective length of the deferral agreement is for three years from date of execution. (David Wostenberg) (Engineering)

Attachments:

- [1. MAP Cielo Verde Unit 6 Phase I Subdivision](#)
- [2. RES Cielo Verde Unit 6 Phase I subdivision](#)
- [3. AGR Cielo Verde Unit 6 Phase I Subdivision](#)

6. [R2025-093](#)**Intent to Create Municipal Improvement District No. 129: Desert Ridge Townhomes Subdivision**

Approve the creation of Municipal Improvement District (MID) No. 129 to serve Desert Ridge Townhomes located at the southeast corner of Avenue 7½E and 24th Street (Community Development/Community Planning) (Alyssa Linville)

Attachments:

- [1. RES MID 129 Intent to Create Desert Ridge Townhomes](#)
- [2. EXH A MID 129 Intent to Create: Desert Ridge Townhomes](#)

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. [O2025-033](#)**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](#)

2. [O2025-037](#)**Text Amendment: Accessory Buildings**

Amend Title 15, Chapter 154, to update development regulations for Accessory Buildings, Uses and Structures. (Community Development/Community Planning) (Alyssa Linville)

Attachments:

- [1. P&Z RPT Text Amendment: Accessory Buildings Text Amendment](#)
- [2. ORD Text Amendment: Accessory Buildings](#)

3. [O2025-039](#) **Amend Yuma City Code: 2024 International Fire Code Adoption with Local Amendments**

Amend Yuma City Code Chapter 131, Sections 131-15 through 131-19 and adopt by reference the 2024 International Fire Code, commonly known as 2024 IFC, including Appendices B, C, D, E, F, G, H, and I, with local amendments. (Fire) (Kayla Warren)

Attachments: [1. ORD 2024 International Fire Code](#)

4. [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, Yuma, AZ, from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District (Community Development/Community Planning) (Alyssa Linville)

Attachments: [1. P&Z RPT: Rezoning of Property Northwest Corner of Colorado St and 20th Ave](#)
[2. ORD Rezoning of Property: Northwest Corner of Colorado St and 20th Ave](#)

5. [O2025-041](#) **Statutory Compliance Hearing/Amendment: Ordinance O2022-048**

Pursuant to A.R.S. § 9-462.01, determine compliance with the conditions of approval for rezoning Ordinance O2022-048, and introduce an ordinance to amend O2022-048 to extend the time to comply with the rezoning conditions. (Community Development/Community Planning) (Alyssa Linville)

Attachments: [1. ORD Statutory Compliance: SEC 24th Street and 7 1/2 E](#)
[2. MAP Statutory Compliance: SEC 24th Street and 7 1/2 E](#)

6. [O2025-042](#)**Issuance of Utility System Revenue Obligations (Utility Revenue Bonds) Series 2025**

Adopt an ordinance authorizing the issuance, sale, and delivery of Utility System Revenue Obligations (Utility Revenue Bonds) Series 2025 to fund \$44,000,000 water and wastewater improvements in the FY 2026-2030 Capital Improvement Plan, refund prior obligations (bonds) if advantageous, and cover issuance costs, with final terms delegated to the City Administrator and Finance Director within Council-approved limits. (City Administration/Finance) (Jay Simonton/Doug Allen)

Attachments:

- [1. ORD Utility Revenue Bonds](#)
- [2. Preliminary Official Statement - Utility Revenue Bonds](#)
- [3. Obligation Indenture -Utility Revenue Bonds](#)
- [4. Obligation Purchase Agreement -Utility Revenue Bonds](#)
- [5. Series 2025 Purchase Agreement - Issuance of Utility System Revenue Obligations](#)

7. [O2025-043](#)**Issuance of Pledged Revenue Obligations (Revenue Bonds) Series 2025**

Adopt an ordinance authorizing the issuance, sale, and delivery of Pledged Revenue Obligations (Revenue Bonds) Series 2025 to fund \$72,000,000 infrastructure and community improvement projects in the FY 2026-2030 Capital Improvement Plan, refund prior obligations (bonds) if advantageous, and cover issuance costs, with final terms delegated to the City Administrator and Finance Director within Council-approved limits. (City Administration/Finance) (Jay Simonton/Doug Allen)

Attachments:

- [1. ORD Pledged Revenue Bonds](#)
- [2. Preliminary Official Statement - Pledged Revenue Bonds](#)
- [3. Obligation Purchase Agreement -Pledged Revenue Bonds](#)
- [4. First Trust Agreement - Pledged Revenue Bonds](#)
- [5. First Purchase Agreement -Pledged Revenue Bonds](#)

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. [O2025-038](#)

Text Amendment: Industrial Zoning Districts

Amend Title 15, Chapter 154 to update development regulations and allowable uses within the Light Industrial (L-I) and Heavy Industrial (H-I) Zoning Districts. (Community Development/Community Planning) (Alyssa Linville)

Attachments:

[1. P&Z RPT Text Amendment: Industrial Zoning Districts](#)

[2. ORD Text Amendment: Industrial Zoning Districts](#)

V. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Discussion and possible action on the following items:

1. Appointments:

- Planning and Zoning Commission

2. 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 September 18, 2025 through October 1, 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.

3. 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 regarding public records, ongoing investigations, and victim protection. (A.R.S. 38-431.03 A3&A4)
- B. Discussion, consultation with and/or instruction to legal counsel regarding a zoning dispute. (A.R.S. 38-431.03 A3&A4)
- C. Discussion, consultation with and/or instruction to legal counsel concerning the Joint Land Use Plan. (A.R.S. §38-431.03 A3 & A4)
- D. Discussion, consultation with and/or instruction to legal counsel concerning the Josephina Mendoza claim. (A.R.S. §38-431.03 A3 & A4)
- E. Discussion, consultation with and/or instruction to legal counsel regarding the transfer of Colorado River Water from GSC Farms, LLC. (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.