



City of Yuma City Council Meeting Agenda

Wednesday, April 16, 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**

- Reading of Proclamation: Community Development Week

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 2025-055](#) **Regular Council Meeting Draft Minutes February 5, 2025**
Attachments: [2025 02 05 RCM Minutes](#)
2. [MC 2025-054](#) **Regular Council Worksession Draft Minutes March 18, 2025**
Attachments: [2025 03 18 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 2025-051](#) **Bid Award: Arizona Avenue Waterline Replacement - 17th Street to 24th Street**

Award a construction services contract for Arizona Avenue Waterline Replacement from 17th Street to 24th Street to the lowest responsive and responsible bidder in the amount of \$1,760,000.00 to DPE Construction, Yuma, Arizona.
(Engineering-RFB-25-252) (David Wostenberg/Robin R. Wilson)

2. [MC 2025-052](#) **Change Order: Advanced Traffic Management System Software**

Authorize an increase to the contract value for Advanced Traffic Management System (ATMS) Software with Econolite, Anaheim, California, in the amount of \$49,560.00 bringing the total to \$382,808.00, and an annual expenditure of \$35,820.00 for years two through five for software licensing. (Engineering SS-25-117), (David Wostenberg/Robin R. Wilson)

3. [MC 2025-053](#) **Final Plat: La Vida Townhomes**

Approve the final plat for La Vida Townhomes Subdivision. The property is located at the northwest corner of 34th Street and DeVane Drive. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

Attachments:

[1. PZ RPT Final Plat: La Vida Townhomes](#)

[2. PLAT Final Plat: La Vida Townhomes](#)

4. [MC 2025-056](#) **Development Loan Agreement: Arizona Housing Development Corporation**

Approve a Development Loan Agreement with Arizona Housing Development Corporation for the Magnolia Gardens Project funded by the U.S. Department of Housing and Urban Development's HOME Investment Partnership and HOME-ARP Programs. (Planning and Neighborhood Services/Neighborhood Services) (Cynthia Blot)

Attachments:

[1. HOME Loan Agreement - Council](#)

[2. Attachment 1 - CHDO Including TPP](#)

[3. Attachment 2 - Legal Description](#)

[4. Attachment 3 - Project Schedule copy](#)

[5. Attachment 4 - Site Map](#)

[6. Attachment 5 - Project Budget](#)

[7. Attachment 6 - Scope of Development](#)

[8. Attachment 7 - LURA & Exh A Revised 2.23.25](#)

[9. Attachment 8 - Promissory Note](#)

[10. Attachment 9 - Deed of Trust](#)

[11. Attachment 10 - Insurance Specification](#)

[12. Attachment 11 - Affirmative Marketing and Occupancy Verification - HOME](#)

[13. Attachment 12 - Borrower's Certification](#)

[14. Attachment 13 - Cert of Completion & Exh A](#)

5. [R2025-031](#) **Intent to Create Municipal Improvement District No. 128: Desert Sands Units 4-6**

Approve the creation of Municipal Improvement District (MID) No. 128 to serve Desert Sands Units 4-6 located at the northwest corner of 48th Street Avenue 8E. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville).

Attachments:

- [1. RES Intent to Create MID No. 128: Desert Sands Units 4-6](#)
- [2. EXH A Intent to Create MID No. 128: Desert Sands Units 4-6](#)

6. [R2025-032](#) **Intent to Create Municipal Improvement District (MID) No. 131: Villa Serena Unit No. 2 Subdivision**

Approve the creation of Municipal Improvement District (MID) No. 131 to serve Villa Serena Unit No. 2 Subdivision located at the northwest corner of Avenue 6E and 48th Street. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville).

Attachments:

- [1. RES Intent to Create MID No. 131: Villa Serena Unit No. 2 Subdivision](#)
- [2. EXH A Intent to Create MID No. 131: Villa Serena Unit No. 2 Subdivision](#)

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. [O2025-006](#) **Declare Property Surplus and Authorize Transfer and Settlement of Lawsuit: Bill Alexander Ford Lincoln Mercury and BJA Enterprises, LLC**

Authorize the vacation of Bonanza Avenue right-of-way, reserving utility and access easements in the right-of-way, declare the Meinhardt/B-8 Stormwater Basin (subject to certain no-build easements) and the vacated Bonanza Avenue right-of-way (subject to the reserved easements) surplus, and authorize an exchange of the surplus property to Bill Alexander Ford Lincoln Mercury Inc. (Alexander Ford) or its nominee in exchange for a covenant to perform perpetual maintenance and stormwater capacity of the basin property. (City Attorney) (Richard Files)

Attachments:

- [1. ORD Declare Surplus & Authorize Sale: Bill Alexander](#)
- [2. EXH A Declare Surplus & Authorize Sale: Bill Alexander](#)

2. [O2025-009](#) **Rezoning of Property: Café Main Street Properties, LLC**
Rezone approximately 4.18 acres located west of the 7th Street and 21st Avenue intersection, Yuma, AZ from the High Density Residential (R-3) District to the General Commercial (B-2) District. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)
- Attachments:** [1. P&Z RPT Rezoning of Property: Cafe Main Street Properties, LLC](#)
 [2. ORD Rezoning of Property: Cafe Main Street Properties, LLC](#)
3. [O2025-010](#) **Rezoning of Property: Calle Ocho Properties, LLC**
Rezone approximately 2.5 acres located at 764 S. 21st Avenue, Yuma, AZ from the High Density Residential (R-3) District to the General Commercial (B-2) District. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)
- Attachments:** [1. PZ RPT Rezoning of Property: Calle Ocho Properties LLC](#)
 [2. ORD Rezoning of Property: Calle Ocho Properties, LLC](#)
4. [O2025-011](#) **Statutory Compliance Hearing/Amendment: Ordinance O2003-12**
Pursuant to A.R.S. § 9-462.01, determine compliance with the conditions of approval for rezoning Ordinance O2003-12, and introduce an ordinance to amend O2003-12 to remove conditions and extend the time to comply with the rezoning conditions. (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)
- Attachments:** [1. P&Z RPT Statutory Compliance Hearing/Amendment: O2003-12](#)
 [2. 2003 ORD Statutory Compliance Hearing/Amendment O2003-12](#)
 [3. MAP Statutory Compliance Hearing/Amendment: O2003-12](#)
 [4. ORD Statutory Compliance Hearing/Amendment: O2003-12](#)

IV. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Discussion and possible action on the following items:

1. Appointments:

- Yuma County Library Free Library District Board of Trustees

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 April 3, 2025 through April 16, 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.

V. 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.

VI. 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.

VII. 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 potential litigation. (A.R.S. § 38-431.03 A3, A4 & A7)

B. Discussion, consultation with and/or instruction to legal counsel regarding the railroad crossing at 9E. (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.