

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS, YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
APRIL 7, 2021
5:30 p.m.

CALL TO ORDER

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

INVOCATION/PLEDGE

Pastor Tom Sawyer, Grace Bible Church, gave the invocation. **Joel Olea**, Director of Public Works, led the City Council in the Pledge of Allegiance.

ROLL CALL

Councilmembers Present:	Shelton, Morris, McClendon, Knight, Watts, Shoop, and Mayor Nicholls
Councilmembers Absent:	None
Staffmembers Present:	City Administrator, Philip A. Rodriguez Assistant Director of DCD, Rhonda Lee-James Interim Director of DCD, Randy Crist Assistant Director of DCD/Zoning Administrator, Alyssa Linville Director of Utilities, Jeremy McCall Various Department Heads or their representative City Attorney, Richard W. Files City Clerk, Lynda L. Bushong

FINAL CALL

Mayor Nicholls made a final call for the submission of Speaker Request Forms for agenda related items from members of the audience.

PRESENTATIONS

Consolidated Plan, Housing Market Analysis and Annual Action Plan

Lee-James explained that Neighborhood Services has been working with a consulting firm over the past year to update the City's Consolidated Plan, which sets the priorities and goals for how Community Development Block Grant and HOME Investment Partnership Program funds are allocated. The public comment period is open and the community is invited to provide input on the draft document, after which the plan will return to City Council on May 5th for formal consideration. **Lee-James** introduced Heidi Aggeler, Managing Director and co-founder of Root Policy Research, to provide an overview of the 2021-2025 Consolidated Plan, Housing Market Analysis and Annual Action Plan for Program Year 2021-2022.

Aggeler, appearing via Zoom, presented the following:

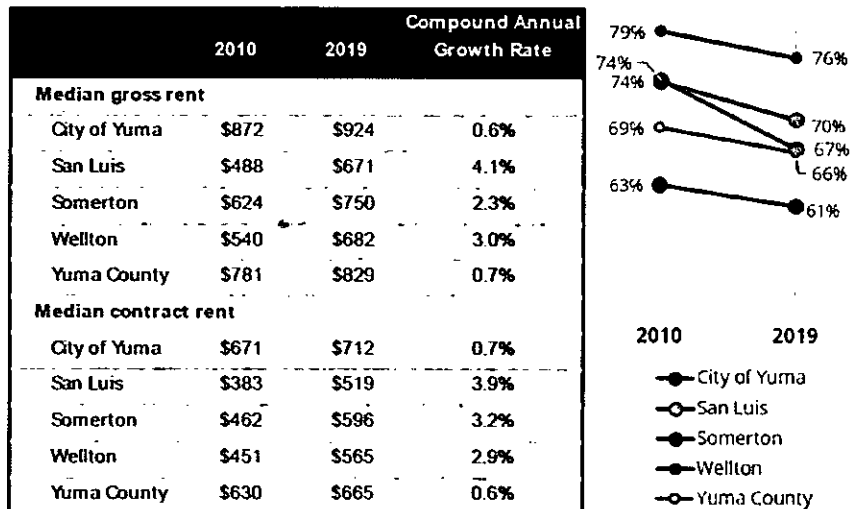
What is a Consolidated Plan?

- Required by the Department of Housing and Urban Development (HUD) every 5 years
- Sets expectations for allocations of:
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnership Program (HOME)

- Submitted to HUD electronically
- Supplemented with housing market analysis

Housing Market Analysis

- Primary needs in the City of Yuma today
 - Affordable rental units
 - “Rental gap” of 2,712 units; in 2010 this gap was 614 units
 - Renters want to buy, but they face barriers
 - Diversification of housing units for future workforce
 - Subsidies to reach affordability levels for lower wage workers
- Primary needs in Yuma County today
 - Renter incomes have grown slowly relative to rents
 - “Rental gap” of 3,734 units; in 2010 this gap was 2,856 units
 - Broader needs for sidewalk/street improvements and employment opportunities
 - Pandemic has taken a serious toll on Yuma County residents
- 2010-2019: Rents have increased, ownership has decreased



2021-2025 Goals and Priorities

- Recommended priorities
 - Housing repairs including accessibility improvements
 - Affordable rentals and tenant-based rental assistance
 - Starter homes and homeownership assistance
 - Infrastructure and transit improvements
 - Supportive services - City
 - Affordable childcare
 - In-home care for persons with disabilities and seniors
 - Nutrition and food assistance
 - Afterschool activities
 - Employment services
 - Mental and behavioral health
 - Transit access

- Goals
 - Goal 1 - Increase affordable rental housing options through the creation of new units and tenant based rental assistance
 - Goal 2 - Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications
 - Goal 3 - Facilitate homeownership options through down payment assistance, financial counseling, and/or supporting the creation of more diverse and affordable housing products
 - Goal 4 – Support low and moderate income families through public services including, but not limited to, childcare and afterschool programming, nutrition and food assistance, and public facility improvements
 - Goal 5 – Provide supportive services to low income households, people with special needs, and the homeless
 - Goal 6 – Improve community infrastructure in qualified neighborhoods to support community revitalization and housing affordability
 - Goal 7 – Continue to improve the quality of neighborhoods with low income concentrations

Lee-James concluded by offering the following funding recommendations:

CDBG Allocation (City only)

HOME Allocation (Countywide)

2021 CDBG Funding Recommendations

2021 HOME Funding Allocations

PY 2021-2022 Allocation	Funding Requests	Funding Recommendations
\$916,984		
Mesa Heights Neighborhood		
1 City of Yuma-Mesa Heights Revitalization Outreach & Cleanup	13,000	10,000
Façade Improvements "VIP"	25,000	25,000
Housing Rehabilitation*	190,000	236,161
Code Enforcement/Rental Inspection*	78,200	78,200
*activity may occur in other COY neighborhoods		
Mesa Heights Neighborhood Subtotal	\$306,200	\$349,361
Public Services (15% cap - \$137,532)		
2 AHDC SHINE Center Child Care	65,200	60,000
3 WACOG Housing Counseling	25,000	18,893
Public Service Subtotal	\$90,200	\$78,893
Housing and Public Facilities		
4 City of Yuma Neighborhood Park Improvements		
JHOC Restroom Improvements (Mesa Heights)	170,096	170,096
Sanguinetti Ballfields Restroom Improvements	261,934	135,238
Morris Rec Center Restroom Improvements	146,678	0
Park Improvements Subtotal	\$578,708	\$305,334
5 Saguaro Foundation Group Home Restroom	40,000	0
Housing & Public Facilities Subtotal	\$618,708	\$305,334
Planning and Administration (20% cap - \$183,396)		
6 CDBG Planning & Administration	151,857	163,396
Southwest Fair Housing Council - Fair Housing	22,000	20,000
Planning & Administration Subtotal	\$173,857	\$183,396
Grand Total	\$1,009,864	\$916,984

PY 2021-2022 Allocation	Funding Requests	Funding Recommendations
\$753,444		
Housing Projects		
1 Campesinos Sin Fronteras, Housing Rehab	150,000	0
2 City of Yuma, Housing Rehab	200,000	90,000
3 Comite De Bien Estar, Downpayment Assistance	330,000	0
4 HACV, Tenant-Based Rental Assistance	350,000	250,000
5 Yuma County Housing Dept / Housing Rehab	495,000	216,429
Housing Projects Subtotal	\$1,525,000	\$556,429
CHDO Projects (15% required)		
6 CHDO Housing Development	156,286	121,671
CHDO Projects Subtotal	\$156,286	\$121,671
HOME Planning and Administration (10% cap)		
7 HOME Planning & Administration	104,190	75,344
Grand Total	\$1,785,476	\$753,444

Comment Period

- April 2nd through May 5th
- Available at the Heritage Library, Main Library, and Department of Community Development
- Also available on the City of Yuma Website at <https://www.yumaaz.gov/government/community-development/neighborhood-services>

Discussion

- The housing study was countywide because HOME funds can be spent throughout Yuma County; it also helps the City to establish priorities and takes the burden for market assessment off of the developers (**Mayor Nicholls/Lee-James**)

- Diversification of housing units refers to the availability of different types of housing at different price points, especially those that would fall into the category of ‘missing middle housing’ (**Mayor Nicholls/Aggeler**)
- Barriers to home ownership are being addressed by Comite De Bien Estar through down payment and closing cost assistance and by WACOG through housing counseling (**Mayor Nicholls/Lee-James**)
- There is a Yuma County/WACOG partnership program that was funded by the Treasury Department which may provide up to 12 months of back rent for those who have become delinquent due to COVID-19 (**Mayor Nicholls/Lee-James**)
- The City has expended all of its funds for rental assistance and is now deferring to Yuma County for any rental assistance needs (**Mayor Nicholls/Lee-James**)
- The unfunded projects were not bad projects, however, they were not funded due to the timely need to expend funds and those unfunded projects were not ‘shovel ready’. The projects selected were ready to proceed (**Mayor Nicholls/Lee-James**)
- The Consolidated Plan sets goals in increments of five years, but the allocation of funding is done on a yearly basis; some programs are funded over several years because all projects are not completed within one year (**Shoop/Lee-James**)
- Public outreach to inform the community of the public-comment period took place through publication in the newspaper, notice posted on the City’s website and on social media through the City’s communications team (**Shelton/Lee-James**)
- While income caps can vary depending on the program, most programs have a maximum income allowable of 80% of Area Median Income (AMI) which is updated yearly by HUD (**Shelton/Lee-James**)
- No applications were received for employment service programs for this upcoming budget year, although this would be considered an eligible activity if funding was requested (**Shelton/Lee-James**)
- The rental gap of 3,734 units given for Yuma County includes all cities located within Yuma County (**Morris/Aggeler**)
- The goal to create more affordable rental housing does not target a specific number of units but rather calls on the City to remain open to opportunities when they arise (**Morris/Aggeler**)
- Most affordable housing projects involve layer financing which potentially includes a combination of federal, local, state, and sometimes foundation provided funds (**Morris/Aggeler**)
- Nonprofits are encouraged to take a holistic approach to addressing the increasing number of homeless in Yuma through plans that include rehabilitation, mental health resources, and job training (**Mayor Nicholls/Lee-James**)

Briefing on Parking Regulations

Crist and Linville presented the following briefing on current parking regulations and proposed updates to the City Code:

Current Code

- Currently the City Code identifies parking space minimums based on building use
- The most recent update occurred in 2017
 - Identified parking reductions to meet industry standards
 - Reduced parking requirements for retail, restaurants, and hotels
 - Identified parking reductions for certain uses in the Infill Overlay District

- Identified parking reductions when bicycle parking, charging stations, and/or increased landscaping is provided

Existing Conditions

- Over parked and under used commercial developments
 - Historically retailers provided excess parking for holiday shopping
- Contributes to the urban heat island effect
- Increases storm water runoff
- Results in urban sprawl
- Decreases availability for development

Changes in Industry Standards

- In recent years, market trends have begun to change the way retailers do business and how consumers obtain goods
- COVID further changed these trends
- Expanded options for shopping have reduced the need for large parking lots
 - More shopping is occurring online
 - Retailers are offering curbside pickup for local buyers
 - Retailers now offer home delivery, eliminating the need for the customer to visit the store

Proposed Updates

- Establish a required parking standard, not a minimum number of spaces
- Allow for 10% reductions or increases from the parking standard through an administrative variance
- Outline provisions to allow modified compact parking
 - A traditional parking spot is 10 feet wide by 19 feet deep; a compact spot is eight feet wide by 16 feet deep
 - The Yuma compact standard would measure nine feet wide by 19 feet deep
- Further expand parking reductions in the Infill Overlay District
 - Allow single-family homes to utilize on-street parking for some of their required spaces
 - Allow certain commercial businesses to reduce parking by 20%
- Allow shared parking between several users
 - For example: an office and a church that operate on opposite schedules

Discussion

- When someone purchase a building, they will need to ensure there is sufficient parking for their intended use; the Department of Community Development is available for a Pre-Development Meeting if there will be a change of use (**Mayor Nicholls/Linville/Crist**)
- The City Code includes landscaping requirements within parking lots; landscaping and canopy coverage is encouraged because it helps to reduce the urban heat island effect (**Shoop/Linville**)
- The Tree and Shade Master Plan addresses landscaping standards and encourages the planting of certain trees within parking lots (**Shoop/Linville**)
- The parking standards are intended to be applied to new construction; existing parking lots that are repaved or restriped will likely be exempt from the requirements (**McClendon/Crist**)
- While it will not be required for existing properties to conform to the new parking standards, property owners who are resurfacing or restriping their parking lots will be made aware of the new standards as they may open them up to additional development opportunities (**Shelton/Linville**)

- Typically the type of businesses that are significantly over parked are big box retailers, who include excess parking capacity for Black Friday and holiday shopping, but are under used for the remainder of the year (**Mayor Nicholls/Rodriguez**)
 - The parking standard may need to be more specific if over parking is a problem mainly with one specific use, rather than placing restrictions on all uses (**Mayor Nicholls**)
-

Strategic Outcomes Update

Rodriguez provided the following update to the Strategic Plan approved by City Council on December 16, 2020, which makes changes to the appearance of the plan and introduces proposed initiatives from staff:

City of Yuma's Vision and Strategic Outcomes

- Vision
 - Yuma is a thriving, safe and prosperous community with opportunities powered by innovation, partnerships, collaboration and robust education – a unique place that all generations are proud to share.
- Strategic Outcomes
 - Safe & Prosperous
 - Yuma is a safe and prosperous City that supports thriving businesses, access to education, and multi-generational opportunities.
 - Active & Appealing
 - Yuma plans and leverages its natural resources, public spaces and cultural amenities to support an active and appealing community.
 - Connected & Engaged
 - Yuma is connected and engaged through active communication, forward-looking partnerships, and ongoing public involvement.
 - Unique & Creative
 - Yuma is a unique and creative community, built on our shared history, sense of place, and civic pride.
 - Respected & Responsible
 - Yuma is a trusted steward of City resources; relied upon to provide premier services and regional leadership.

Safe & Prosperous

- City Council priority initiatives
 - Update zoning regulations
 - Boost right-sized economic development effort
 - Support Yuma Multiversity Campus effort
 - Focus on sites for industry growth – identify five sites
 - Focus on distribution industries
 - Pursue widening Highway 95 to the Yuma Proving Ground
 - Enhance coordination with the private sector
 - Increase Downtown use and visibility
 - Tie 4th Avenue to the Downtown area

- Proposed initiatives from staff
 - Community Development Code Update of the 2018 Plumbing, Fuel Gas, Mechanical and the 2020 National Electric Code
 - Update the General Plan
 - Desert Dunes Expansion
 - Update Utility Codes
 - Implement an Intelligent Transportation System

Active & Appealing

- City Council priority initiatives
 - Build park facility on the East Mesa
 - Develop a plan for and support Riverfront development
 - Interstate 8 visual improvement
 - Revitalize the Kennedy Skate Park

Connected & Engaged

- City Council priority initiatives
 - Develop additional broadband infrastructure projects
 - Joint K-20 education opportunities; particularly for Science Technology Engineering, and Mathematics (STEM)
- Proposed initiatives from staff
 - Provide online public document portal
 - Transition to 'Invoice Cloud'
 - Build City-owned fiber optic network infrastructure

Unique & Creative

- City Council priority initiatives
 - Support Spaceport as a hub for science and regional attraction
 - Create a simplified process for murals
- Proposed initiatives from staff
 - Bring ambulance billing in-house
 - Deploy intranet to improve internal communications
 - Update contractor self-inspection program for lath, drywall, roof nailing

Respected & Responsible

- City Council priority initiatives
 - Issue a bond or seek a voter approved tax to fix the Public Safety Personnel Retirement System (PSPRS) shortfall
 - Prioritize Public-Private Partnerships (P3)
 - Keep taxes low and relevant to residents' desire for services
- Proposed initiatives from staff
 - Provide competitive benefit and compensation plans to be an employer of choice
 - Update the General Plan and identify where development will occur
 - Expansion of Police Academy

Rodriguez closed his presentation by stating that the Strategic Plan, updated to include the strategic outcomes and priority initiatives, will be formally introduced to City Council on April 21st.

I. MOTION CONSENT AGENDA

Motion Consent Agenda Item B.4 – Intergovernmental Agreement: Yuma County Flood Control District (execute an Intergovernmental Agreement for the construction, maintenance, and discharge of storm water lift station and force main improvements between 3rd Street and 4th Street, north of the North Central Retention Basin) (Public Works)

Mayor Nicholls declared a potential conflict of interest on Motion Consent Agenda Item B.4, turned the meeting over to Deputy Mayor McClendon, and left the dais.

Motion (Knight/Morris): To approve Motion Consent Agenda Item B.4 as recommended. Voice vote: **approved** 6-0-1, Mayor Nichols abstaining due to conflict of interest.

Mayor Nicholls returned to the dais.

Motion (Knight/McClendon): To approve the Motion Consent Agenda as recommended with the exception of Item B.4. Voice vote: **approved** 7-0.

A. Approval of minutes of the following City Council meetings:

Regular Council Meeting	March 3, 2021
Regular Council Meeting	March 17, 2021

B. Approval of Staff Recommendations:

1. 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 Atty)
2. Approve a new Series #10 Beer and Wine Store Liquor License application submitted by Jacob Pimentel, agent for Hampton Inn located at 1600 E. 16th Street. (LL21-02) (City Admin/Clerk)
3. Approve a new Series #11 Hotel/Motel with a Restaurant Liquor License application submitted by Angelica Medrano Lemmon, agent for Four Points by Sheraton located at 2030 S. Avenue 3E. (LL21-03) (City Admin/Clerk)
4. Pulled for separate consideration; see above.

II. RESOLUTION CONSENT AGENDA

Resolution R2021-006 – Resolution of Support: Bureau of Reclamation WaterSMART Small-Scale Water Efficiency Projects Grant (to provide funding to support installation of water distribution systems pressure and temperature monitoring devices) (Utilities)

Discussion

- The smart monitors obtained through this grant will become the property of the City; their anticipated life expectancy is approximately 10 years (**Knight/McCall**)
- The City already has 20 of the devices installed which monitor temperature and pressure; this grant will allow for the purchase of 20 more devices that will be strategically located throughout the City's water service area (**Knight/McCall**)
- These devices will not have any bearing on the temperature of the water delivered to customers, which is the result of environmental conditions outside of the City's control; it will help to maintain more consistent water pressure throughout the system (**Knight/McCall**)
- Real-time data will be available to responding teams who can more quickly address changes in pressure, potentially before they are noticed and reported by a concerned citizen or water plant operator (**Mayor Nicholls/McCall**)
- Collection of data over time could potentially identify hidden water leaks, allowing for repairs and reducing seepage and water loss (**Mayor Nicholls/McCall**)

Motion (McClendon/Knight): To adopt the Resolution Consent Agenda as recommended.

Bushong displayed the following titles:

Resolution R2021-006

A resolution of the City Council of the City of Yuma, Arizona, supporting the application for "Bureau of Reclamation, WaterSMART Small-Scale Water Efficiency Project Grant" to implement the water distribution system pressure and temperature monitoring project (active monitoring provides instant data and allows for rapid response to sudden changes in the system that could impact customers) (Utilities)

Resolution R2021-007

A resolution of the City Council of the City of Yuma, Arizona, designating the Chief Fiscal Officer for officially submitting the Fiscal Year 2020 Expenditure Limitation Report to the Arizona Auditor General (designate the City Administrator as the Chief Fiscal Officer to comply with state law) (Finance)

Roll call vote: **adopted** 7-0.

III. INTRODUCTION OF ORDINANCES

Bushong displayed the following titles:

Ordinance O2021-006

An ordinance of the City Council of the City of Yuma, Arizona, authorizing the grant of an easement on City-owned real property, hereafter described, to NR 30th St. LLC, for the reason that such easement is required for the continued operation and maintenance of existing buildings located at 3045 South Avenue 3E (for existing buildings that partially encroach into the City-owned 30th Street right-of-way) (Engineering)

FINAL CALL

Mayor Nicholls made a final call for the submission of Speaker Request Forms from members of the audience interested in speaking at the Call to the Public.

IV. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Appointments

Motion (Knight/McClendon): To appoint Barbara Goodrich to the Yuma Area Benefits Consortium. Voice vote: **approved** 7-0.

Motion (Morris/McClendon): To appoint Barbara Goodrich to the Workers Compensation Trust Board. Voice vote: **approved** 7-0.

Motion (Shelton/Watts): To reappoint James Adler and Clint Harrington to the Building Advisory Board with term expirations of December 31, 2025. Voice vote: **approved** 7-0.

Motion (Knight/Morris): To reappoint George Wilmot to the Residential Advisory Board with a term expiration of December 31, 2025. Voice vote: **approved** 7-0.

Announcements

Knight, Watts, Deputy Mayor McClendon, and Mayor Nicholls reported on events and meetings they have attended during the last two weeks and upcoming events of note.

Scheduling

Shelton requested a future discussion regarding emergency response, particularly regarding natural disasters or weather related emergencies. **Rodriguez** stated that a discussion would be added to a future agenda once all of the information is gathered from the City and Yuma County sources.

V. SUMMARY OF CURRENT EVENTS

Rodriguez reported the following events:

- April 9th – Lifeguard Training Courses begin; the City will reimburse the course fee for those who:
 - Successfully pass the Lifeguard Certification course
 - Earn employment with the City of Yuma as a lifeguard, pool manager, or swim instructor
 - Work at least 20 hours per week in June and July, 2021
- April 10th-May 28th – Children’s Festival of the Arts
 - April 10th – Drive-Through Art Supply Kit Distribution – 10 am-12 pm at Gateway Park
 - April 10th – Virtual Celebration – 2 pm on the Yuma Art Center’s Facebook page
 - April 13th-May 28th – Youth and Teacher art exhibit – Yuma Art Center galleries
- April 15th – The City will resume disconnection of water service for delinquent accounts; financial assistance is available, contact Customer Service at (928) 373-5076 for details
- Anyone age 16 or older who is interested in receiving a COVID-19 vaccine is encouraged to schedule an appointment at the Yuma Civic Center state-sponsored vaccination site by visiting vaccine.azdhs.gov or calling 1-844-542-8201

Mayor Nicholls added that he would be presenting the State of the City Address during the Yuma Chamber of Commerce's virtual "Good Morning, Yuma!" on Thursday, April 8th at 7:00 a.m.

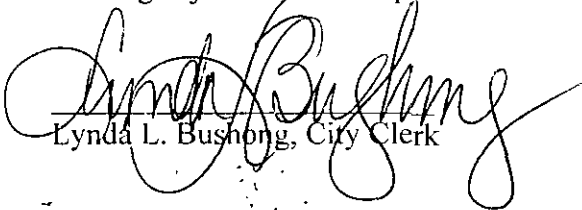
VI. CALL TO THE PUBLIC

Dennis Franklin, City resident, commented on the progress that has been made on the Yuma Multiversity Campus, and also recommended that the best way for the City to approach riverfront development is by consulting with someone who has riverfront development experience.

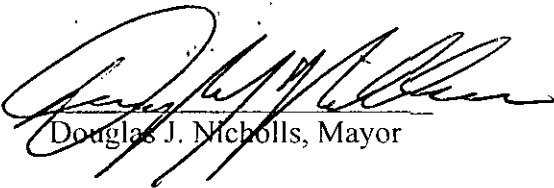
Gary Wright, City resident, also spoke regarding economic development, suggesting that development is best promoted by entrepreneurs and visionaries in the private sector rather than by government entities.

VII. EXECUTIVE SESSION/ADJOURNMENT

Motion (Knight/McClendon): To adjourn the meeting to Executive Session. Voice vote: **adopted** 7-0. The meeting adjourned at 7:24 p.m.


Lynda L. Bushong, City Clerk

APPROVED:


Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of:
May 5th, 2021
City Clerk: 