

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS, YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
AUGUST 6, 2025
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the City Council meeting to order at 5:34 p.m.

INVOCATION/PLEDGE

Associate Pastor Zack Kondracki, The Rock Church, gave the invocation. **Alyssa Linville**, Director of Community Development, led the City Council in the Pledge of Allegiance.

FINAL CALL

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

ROLL CALL

Councilmembers Present: Martinez, Morris, McClendon, Smith, Morales, Watts, and Mayor Nicholls
Councilmembers Absent: None
Staffmembers Present: Acting City Administrator, John D. Simonton
Associate Planner, Meredith Rojas
Various Department Heads or their representative
City Attorney, Richard W. Files
City Clerk, Lynda L. Bushong

I. MOTION CONSENT AGENDA

Motion (McClendon/Smith): To approve the Motion Consent Agenda as recommended. Voice vote: **approved** 7-0.

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

Special Budget Worksession Minutes	April 23, 2025
Regular Council Meeting Minutes	June 18, 2025
Regular Council Meeting Minutes	July 2, 2025

B. Executive Session

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)

C. Approval of Staff Recommendations

1. Approve a Series #12: Restaurant Liquor License application submitted by Juanita Esparza, agent for 4 Lokos by Sonora Grilling located at 712 S. 4th Avenue. (LL25-11) (Admn/Clk)
2. Approve a Series #12: Restaurant Liquor License application submitted by Andrea Huff, agent for The Chile Pepper located at 2401 S. 4th Avenue. (LL25-12) (Admn/Clk)
3. Authorize the purchase of a 2026 Ford 350, utilizing the cooperative purchase agreement originated by the Houston-Galveston Area Council at an expenditure of \$230,284.70 to Republic EVS, Huntington Beach, California. (CPA-26-009) (YFD/Purch)
4. Authorize the purchase of a Dump Truck utilizing a cooperative purchase agreement through Houston-Galveston Area Council, for an estimated expenditure of \$216,564.90 to Rush Truck Centers of Yuma, Yuma, Arizona. (CPA-26-014) (Pks & Rec/Purch)
5. Authorize the purchase of a Elgin Broom Bear Street Sweeper utilizing a cooperative agreement originated by Sourcewell, at a cost of \$466,174.75 to Norwood Equipment LLC., Phoenix, Arizona. (CPA-26-011) (Pub Wrks/Purch)
6. Authorize the purchase of three 2026 Peterbilt Model 520/McNeilus 25 Yard Side Loaders utilizing the cooperative purchase agreement originated by Houston-Galveston Area Council, for an estimated expenditure of \$1,491,065.00 to Rush Truck Center of Yuma; Yuma, Arizona. (CPA-26-012) (Pub Wrks/Purch)
7. Authorize the purchase of a 2026 Peterbilt Model 520/McNeilus 25 Yard Truck, utilizing the cooperative purchase agreement originated by Houston-Galveston Area Council, for an estimated expenditure of \$411,508.61 to Rush Truck Centers of Yuma; Yuma, Arizona. (CPA-26-013) (Pub Wrks/Purch)
8. Authorize the purchase of a 2026 Peterbilt Model 567/Model B-5 Asphalt Patcher (5 cubic yard capacity) utilizing the cooperative purchase agreement originated by Houston-Gaveston Area Council for an estimated expenditure of \$370,228.49 to Rush Truck Center of Yuma; Yuma, Arizona. (CPA-26-015) (Pub Wrks/Purch)

II. RESOLUTION CONSENT AGENDA

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

Bushong displayed the following title(s):

Resolution R2025-079

A resolution of the City Council of the City of Yuma, Arizona, declaring its intention to create Municipal Improvement District No. 130, serving La Vida Townhomes, to operate, maintain and repair landscaping improvements included within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures of La Vida Townhomes (located at the northwest corner of 34th Street and DeVane Drive) (Plng & Nbh� Svcs/Cmtty Plng)

Resolution R2025-080

A resolution of the City Council of the City of Yuma, Arizona, authorizing and approving the execution of a Preannexation Development Agreement with JD & B Yuma RP, LLC for Assessor Parcel Number 724-09-002 located at the Southwest Corner of 42nd Street and Avenue 4 ¼ E (allows for connection to City of Yuma services in the future) (Plng & Nbhd Svcs/Cmty Plng)

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

III. ADOPTION OF ORDINANCES CONSENT AGENDA

Motion (Morris/Watts): To adopt the Ordinances Consent Agenda as recommended.

Bushong displayed the following title(s):

Ordinance O2025-028

An ordinance of the City Council of the City of Yuma, Arizona, amending Title 13, Chapter 134, of the Yuma City Code regulating nuisances within the City (provides a mechanism to enter private property to inspect or remedy conditions that pose a danger to citizens life or property) (Bldg Sfty)

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

IV. INTRODUCTION OF ORDINANCES

Bushong displayed the following title(s):

Ordinance O2025-029

An ordinance of the City Council of the City of Yuma, Arizona, vacating the described right-of-way, declaring the right-of-way surplus and of greater value to the City when developed as part of a subdivision, and authorizing the execution of all necessary documents for transfer of the vacated property to the abutting landowner (vacation of 48th Street (County 13th Street) right-of-way between “A” Canal and Avenue 6E to Kerley Investments of Yuma, LLC) (Eng)

V. PUBLIC HEARING AND RELATED ITEMS

Resolution R2025-081 – Minor General Plan Amendment: Northwest and North of the Intersection of Colorado Street and 20th Avenue (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) (Plng & Nbhd Svcs/Cmty Plng)

Mayor Nicholls opened the public hearing at 5:41 p.m.

Rojas presented the following information:

- Proposed Change: Low Density Residential to High Density Residential
- Area: Approximately 1.62 acres
 - Property is currently undeveloped and is in the Manufactured Housing Park Zoning District
- Surrounding Land Uses:
 - North – Resort/Recreation/Open Space (Colorado River Levee Linear Park)
 - South – Low Density Residential
 - East – Low Density Residential
 - West – Low Density Residential

- Development Potential
 - Proposed project – Pursue a rezone for future multi-family dwellings
 - This request would allow an increase of the maximum number of dwelling units from eight to 49 units
 - Expected population would be between 40 and 93 people
- Located northwest and north of the intersection of Colorado Street and 20th Avenue
- Property owners within 660 feet of the subject property were notified of the request
 - 15 neighbors attended the neighborhood meeting at the property
 - Nine members called or emailed after the meeting
 - Most neighbors who provided input were opposed to the request
 - Concerns were expressed regarding the potential increase in congestion and speeding on Colorado Street resulting from the proposed land use change and the introduction of new apartment developments.
 - Neighbors expressed a preference for owner occupied units, as opposed to rentals
- Property is within the general West Riverfront study area and the Infill Overlay District
 - Encourages infill development that can be served by existing infrastructure
- The Planning and Zoning Commission recommended approval of the General Plan amendment request on July 14, 2025.
 - General Plan amendments do not have conditions of approval during the rezoning process
- The City will request a traffic impact statement as a condition of approval for the rezone

Motion (Smith/Morales): To close the Public Hearing. Voice vote: **approved** 7-0. The Public Hearing closed at 5:45 p.m.

Motion (Smith/Morris): To adopt Resolution R2025-081.

Bushong displayed the following title(s):

Resolution R2025-081

An ordinance of the City Council of the City of Yuma, Arizona, amending Resolution R2022-011, the City of Yuma 2022 General Plan, to change the land use designation of approximately 1.62 acres Northwest and North of the intersection of Colorado Street and 20th Avenue from Low Density Residential to High Density Residential (rezoning to allow the development of multi-family units) (Plng & Nbhd Svcs/Cmty Plng)

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

VI. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Appointments

Motion (Morales/McClendon): To appoint Jeremy Griffin to the Building Advisory Board with a term expiration of December 31, 2027. Voice vote: **approved** 7-0.

Announcements

Morales, Smith, Martinez, and Mayor Nicholls reported on the following meetings attended and upcoming events:

- What's up Yuma? Radio with Jonny Porter
- Arizona Western College Foundation Presentation

- Clean and Beautiful Commission Monthly Clean Up
- Kennedy Skate Park New Mural Unveiling titled “Toony High Jinks”
- Greater Yuma Economic Development Corporation Luncheon
- Yuma Metropolitan Planning Organization Meeting
- Arizona Western College Foundation Board Retreat
- Marcus Pool Centennial Celebration
- First Things First Child Care Crisis Meeting
- Victim’s Right Committee Meeting

Scheduling – No meetings scheduled at this time.

VII. SUMMARY OF CURRENT EVENTS

Simonton notified the community of the cancellation of the City Council Worksession and Council Meeting scheduled for August 19th and 20th, 2025, as City Council will be attending the Arizona League of Cities and Towns Annual Conference.

Simonton reported the following events:

- August 7th – Summer Indoor Archery Tournament
- August 9th – Donnie Crump Over The Line Late Night Tournament
- September 5th – Yuma Rocks 2025
- September 13th – Father Daughter Ball 2025

VIII. CALL TO THE PUBLIC

There were no speakers at this time.

IX. EXECUTIVE SESSION/ADJOURNMENT

There being no further business, **Mayor Nicholls** adjourned the meeting at 5:54 p.m. No Executive Session was held.

Lynda L. Bushong, City Clerk

APPROVED:

Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of: _____ City Clerk: _____
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