

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS, YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
MAY 6, 2026
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the City Council meeting to order at 5:31 p.m.

INVOCATION/PLEDGE

Pastor Dan Alberson of Sierra Vista Presbyterian Church gave the invocation. **Alex Tipton**, Assistant Director of Engineering, 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
Building Official, Randall Crist
Director of Parks and Recreation, Eric Urfer
Chief of Police, Thomas Garrity
Various Department Heads or their representative
City Attorney, Richard W. Files
Acting City Clerk, Janet L. Pierson

PRESENTATIONS

Reading of Proclamation: National Water Safety Month

Mayor Nicholls read a proclamation declaring the month of May as Water Safety Month and encouraged all residents, families, schools and community organizations to take an active part in promoting water safety.

Reading of Proclamation: Economic Development Week

Mayor Nicholls read a proclamation declaring the week of May 4th – 8th 2026 as Economic Development Week and encouraged residents, businesses and community partners to recognize and celebrate the important role of economic development in building a strong and prosperous community.

Reading of Proclamation: Missing and Murdered Indigenous Women Day

Mayor Nicholls read a proclamation declaring May 2026 to be National Awareness Month for Murdered, Missing Indigenous Women and Relatives in Yuma County, highlighting the importance of continued awareness and remembrance. **Roxanne Barley**, Cocopah Indian Tribe member, honored the resilience of the Yuma Indigenous community, described concerns about the limited effectiveness of the Turquoise Alert system, and thanked the City of Yuma for supporting awareness efforts over the past year.

Reading of Proclamation: Building Safety Month

Mayor Nicholls read a proclamation declaring the month of May 2026 as Building Safety Month and encouraged all residents to participate in Building Safety Month activities.

Recognition of Outgoing Board Member

Crist recognized Bill DeNise for his 30 years of service on the Building Advisory Board, highlighting his contributions to the City, his construction expertise, and his influence on the board. It was also noted that, following his retirement, his son, Josh DeNise, has been appointed to the board.

I. MOTION CONSENT AGENDA

Motion Consent Agenda Item C.7 – Cooperative Purchase Agreement: Aquatics Feasibility Study

(Authorize the use of a cooperative purchase agreement through Omnia Partner Network, for the Aquatic Center Feasibility Study including Kennedy Pool to Berry, Dunn, McNeil & Parker, LLC of Phoenix, Arizona for a total of expenditure of \$138,260.00) (CPA 26-292) (Pks & Rec/Purch)

Discussion

- The need for expanded aquatic facilities was identified in the Parks, Arts, Recreation, and Trails Master Plan adopted in July 2024. The study consists of two phases. Phase One includes information gathering, facility assessments, review of regional aquatic amenities, and extensive public engagement. Preliminary findings and conceptual designs will be developed and reviewed through public work sessions. Phase Two will focus on construction and operational analysis, including cost estimates, five-year pro formas, site evaluations, and potential partnership opportunities. The final study will provide the City with the information needed to make informed decisions regarding the future of aquatics in Yuma. The Aquatics Feasibility Study will evaluate a full system of aquatic facilities to serve the community as it grows, not just a single pool. (**Mayor Nicholls/Urfer**)
- Pending approval, the study is expected to begin around Memorial Day and will take approximately 11 months to complete. (**Mayor Nicholls/Urfer**)
- The upcoming community engagement meetings will be held in multiple areas throughout the City similar to the approach used during the Master Plan process. Previous meeting locations included Yuma High School, the Civic Center, and the Readiness Center to ensure coverage across different neighborhoods. (**McClendon/Urfer**)
- Individual responses along with the final results are typically included in an appendix and attached at the end of the report, similar to the Master Plan. (**Martinez/Urfer**)

Motion Consent Agenda Item C.8 – Cooperative Purchasing Agreement: Pump and Motor Repair and Replacement (Authorize the purchase and delivery of pump and motor repair and replacement from Precision Electric, Yuma, Arizona; Phoenix Pumps Inc., Phoenix, Arizona; and D&H Electric, Yuma, Arizona, utilizing a Cooperative Purchase Agreement from the Yuma Educational Materials Management Consortium. This contract is valid for one year with the option to renew for four additional one-year periods, one period at a time, depending on the appropriation of funds and satisfactory performance on an as-needed basis, at a total estimated annual expenditure of \$298,000.00) (CPA-24-372) (Utl/Pks & Rec/Facl Mgmt, Purch)

Morales declared a conflict of interest on Motion Consent Agenda Item C.8, due to prior discussions with the vendor regarding services at his place of employment and left the dais.

Motion (Smith/Watts): To approve Motion Consent Agenda Item C.8 as recommended. Voice vote: **approved** 6-0-1. **Morales** abstaining due to conflict of interest.

Morales returned to the dais.

Motion Consent Agenda Item C.3 – Contract Award: Professional Real Estate Services (Authorize a one-year contract with the option to renew for up to four additional years, one year at a time, contingent on need and satisfactory performance, for Professional Real Estate Services with Realty Executives, McKelvey-Malouff Satellite, Yuma, Arizona) (RFP-26-247) (DCD/Purch)

Discussion

- Concerns were raised about a potential conflict of interest with McKelvey-Malouff Realty due to one of the realtors serving on the Planning and Zoning Commission. After meeting with Chelsea Malouff, it was confirmed that she would represent the City and would recuse herself from any conflicting items, provided City staff gives clear notice of a conflict. The concerns have been addressed. (**Morales**)

Motion Consent Agenda Item C.10 – Commemorative Facility Naming: City of Yuma Public Safety Evidence Storage Facility (Approve naming the new Public Safety Evidence Storage Facility the Lieutenant Daniel Elkins Public Safety Evidence Storage Facility) (YPD)

Discussion

- The Yuma Police Department’s recommendation to name the new facility after Lieutenant Daniel Elkins who was killed in the line of duty while serving the Yuma community is significant. The service and commitment he and his family provided to our community is something to remember and it is important to express appreciation for honoring his legacy. (**Smith**)
- Once the naming is approved by City Council, planning will begin with Lieutenant Elkins’ family to select a suitable date for the plaque unveiling. The intent is to invite his family, who are located in various areas outside of Yuma, and issue the press release at that time. (**Mayor Nicholls/Garrity**)

Motion Consent Item C.11 – Guaranteed Maximum Price: Hotel Del Sol Multi-modal Transportation Center (Authorize a contract for a guaranteed maximum price for the construction of the Multi-modal Transit Center in the amount of \$17,421,425.00 to Core Construction, Inc., Tempe, Arizona, under the existing Design-Build contract for the project) (Engineering 2020-20000136) (Eng/Purch)

Discussion

- The vision is to redevelop the facility into a multi-modal center. Only one third of the ground floor will serve transit functions, with the remainder of the building designed as open space for future commercial or residential uses. The project is primarily grant funded, including a \$10.6 million federal grant, \$3.6 million in state funding and close to \$3 million was received for design funding, with the City providing the required match. If awarded, construction is expected to begin in

September and take approximately 18 months. The building will be demolished except for the historic east and north facades, which will be preserved and reattached. Additional historic elements, such as the fireplace, will be removed, preserved, and reinstalled, and other artifacts not returning to the building will be repurposed through local museums to maintain their history. **(Smith/Simonton)**

- The multi-modal center will address longstanding concerns related to transportation access. Passengers using Amtrak Train services currently wait outdoors during early morning hours, and Greyhound Bus riders rely on an unsheltered bus stop. The new facility will provide secure, appropriate indoor waiting areas for both services, improving safety and comfort for travelers. While this is a smaller component of the overall project, it remains an important and meaningful improvement for the community. **(Mayor Nicholls)**
- The total project cost is \$17,421,425.00, with 80 percent funded by grants and the remaining portion paid by the City. **(Simonton/Martinez)**

Motion (Morris/Smith): To approve the Motion Consent Agenda as recommended, with the exception of item C.8, which was approved through a previous vote. Voice vote: **approved** 7-0.

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

Regular Council Meeting Minutes	March 18, 2026
Regular Council Worksession Minutes	March 31, 2026
Regular Council Meeting Minutes	April 1, 2026
Regular Council Worksession Minutes	April 14, 2026

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 #10: Beer and Wine Store Liquor License application submitted by Anwar Jatoi, agent for Arco AM-PM located at 2295 S. Avenue C. (LL26-03) (Admn/Clk)
2. Authorize the purchase of lubricants, motor oils, and greases to the lowest responsive and responsible bidders for a total estimated expenditure of \$55,500.00 annually to Senergy Petroleum, LLC of Gilbert, Arizona and McNeece Bros Oil Co. Inc. of Yuma, Arizona. (RFB-26-251) (Pub Wrks/Purch)
3. Authorize a one-year contract with the option to renew for up to four additional years, one year at a time, contingent on need and satisfactory performance, for Professional Real Estate Services with Realty Executives, McKelvey-Malouff Satellite, Yuma, Arizona. (RFP-26-247) (DCD/Purch)
4. Authorize a professional engineering services contract for the Hydrogen Sulfide Mitigation Study Grant project, utilizing the Water Systems On-Call Services contract in the amount of \$209,670.00 to Carollo Engineers, Inc. (RFQ-23-087) (Utl/Purch)

5. Authorize a design services contract for Agua Viva Water Treatment Plant, Pureflow Expansion, utilizing the Water Systems On-Call contract in the amount of \$288,570.00 to Carollo Engineers, Inc., (RFQ-23-087) (Utl/Purch)
6. Authorize Printing, Insertion and Mailing Services from Matrix Imaging Solutions, LLC, Coppell, Texas utilizing a Cooperative Purchase Agreement from the City of Allen, Texas for a one year with the option to renew for four additional one-year periods, one year at a time, depending on the appropriation of funds and satisfactory performance, at a total estimated annual expenditure of \$42,500.00 (excluding postage). (CPA-26-248) (Fin/Purch)
7. Authorize the use of a Cooperative Purchase Agreement through Omnia Partner Network, for the Aquatic Center Feasibility Study including Kennedy Pool to Berry, Dunn, McNeil & Parker, LLC of Phoenix, Arizona for a total of expenditure of \$138,260.00. (CPA 26-292) (Pks & Rec/Purch)
8. Pulled for separate consideration, see above.
9. Authorize the purchase of microwave radios and services, utilizing a Cooperative Purchase Agreement with Microwave Networks, Inc., Stafford, Texas for an estimated expenditure of \$1,290,466.00. (GNT-26-283) (IT/Purch)
10. Approve naming the new Public Safety Evidence Storage Facility the Lieutenant Daniel Elkins Public Safety Evidence Storage Facility. (YPD)
11. Authorize a contract for a guaranteed maximum price for the construction of the Multi-modal Transit Center in the amount of \$17,421,425.00 to Core Construction, Inc., Tempe, Arizona, under the existing Design-Build contract for the project. (Engineering 2020-20000136) (Eng/Purch)
12. Authorize a five-year contract with the Arizona Department of Corrections (ADOC) for inmate labor within the City limits with an estimated annual expenditure of \$125,000.00 (IGA-26-303) (Pks & Rec/Pub Wks/ Utl/ Purch)

II. ADOPTION OF ORDINANCES CONSENT AGENDA

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

Pierson displayed the following title(s):

Ordinance O2026-014

An ordinance of the City Council of the City of Yuma, Arizona, amending Chapter 154 of the Yuma City Code, rezoning certain property located in the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and Low Density Residential/Airport Overlay (R-1-12/AD) District, and amending the zoning map to conform with the rezoning (rezone approximately 36.24 acres located at the northeast corner of 40th Street and Avenue 5¼ E) (Cmty Dev/Cmty Plng)

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

III. INTRODUCTION OF ORDINANCES

Ordinance O2026-009 – Business License Fee Exemption for Resident Veteran-owned Businesses and Merchants (Revise Yuma City Code (Y.C.C.) to exempt resident veteran-owned businesses and merchants from the fee imposed by Y.C.C. § 70-05) (Admn)

Discussion

- The wording should accurately reflect the intent that the veteran can be a Yuma County resident while the business must be located within the City. (**Morris/Mayor Nicholls**)
- Thank you to Councilmember **Morales** for initiating this ordinance and putting it into motion. It is sincerely appreciated. (**Martinez**)

Motion (Morris/Smith) – Amend subsection (D) to read “Yuma County resident, veteran-owned businesses or merchants shall be exempt from any business licenses under this section”. Voice vote: **approved 7-0**.

Motion (Morris/McClendon) – To amend Ordinance O2026-009 as follows:

- In the fourth line of the Title, remove the word “RESIDENT”.
- In the third line under the fifth WHEREAS clause, replace “City residents” with “Yuma County residents”.
- Amend the new subsection (D) under Section 1 as follows:
 - The first sentence shall read: “Exemption. Yuma County resident, veteran-owned businesses or merchants shall be exempt from payment for any business license under this section.”
 - The third sentence shall read: “The exemption shall terminate if the business or merchant ceases to be veteran-owned.”

Voice vote: **approved 7-0**.

Pierson introduced the following title as amended:

Ordinance O2026-009

An ordinance of the City Council of the City of Yuma, Arizona, amending Title 7 of the Yuma City Code, Chapter 70, revising section 70-05 to exempt resident veteran-owned businesses and merchants from section 70-05 (exemption is to recognize the service of military veterans and promote entrepreneurship by reducing financial barriers to starting and operating a veteran-owned business within the City) (Admn)

IV. BUDGET DISCUSSION

Discussion

- **Mayor Nicholls** stated that the budget item will remain on the agenda until final approval to allow Councilmembers the opportunity to raise questions or request further discussion.
- Fund summaries and detailed information on the various funds, not presented during the Worksession held on May 5, 2026, will be presented at the next Worksession. (**Simonton/Mayor Nicholls**)

V. ANNOUNCEMENTS AND SCHEDULING

Announcements

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

- Yuma Salutes America's 250 – A Star-Spangled Celebration
- The State of the City Address
- STEADY Nursing Leadership Event
- Healthcare for Heroes Medicare Event
- City of San Luis Council Meeting
- Yuma Police Department 1st Annual Autism Awareness Community Event
- BizKids for United Way Event
- Crane District's Benefits Fair
- Yuma County Nurses Foundation Annual Gala
- Economic Impact Community Luncheon hosted by Onvida Health
- Meeting with Cocopah Tribe Activist Roxanne Barley
- Yuma Metropolitan Planning Organization Monthly Meeting
- Driving the Vote for Equality Tour Stop
- National Association for the Advancement of Colored People (NAACP) Meeting
- Arizona Corporation Commission Arizona Public Service (APS) Rate Case Discussion
- Speaker at the Fraternal Order of Police Yuma Lodge #24
- Yuma Historical Society Annual Meeting
- BetterYuma.org Sunset Community Health Center Presentation
- 2026 Yuma County Teacher of the Year Banquet
- Onvida Health Center Economic Impact Study Presentation
- Ribbon Cutting for I Am Wellness Studio
- National Crime Victims' Rights Week Gathering at the Martin Luther King Jr. Youth Center
- Arizona Women Leading Government Presentation for Mountain View High School Students
- American with Disabilities Act (ADA) Commission Meeting
- 3rd Annual Bring Your Child to Work Day Event
- Safe House Tour
- Chamber of Commerce Board Meeting
- 428x Suicide Awareness & Prevention BurnOut Contest
- 2026 Somerton Domestic Violence Denim Day
- Yuma County Victim Rights Committee Meeting
- Hosted Arizona State University Prep with the Public School Districts
- Washington D.C. Meeting with Senator Mark Kelly, Senator Ruben Gallego, Congressman Juan Ciscomani, Congressman Paul Gosar, and Congresswoman Adelita Grijalva.
- Meeting with the Federal Aviation Administration
- National Water Resources Association Annual Meeting
- Space Rising Arizona Space Congress Event

Watts shared a safety concern after her daughter and grandchildren encountered a rattlesnake and a river hazard at the West Wetlands Park. She noted the lack of warning signs and suggested adding signage or outreach to inform visitors of local risks. **Simonton** agreed to coordinate with the Parks and Recreation Department and the Public Works Department to identify where safety signs are needed and move forward with the appropriate signage.

Morales asked staff to provide options for an updated feasibility study for the Spaceport and Innovation District, noting that existing information is outdated and missing key financial and site details. He requested a report within 30–60 days on consultants, costs, and timelines. **Simonton** emphasized that feasibility studies require time and funding but agreed to review what can be compiled and report back.

Scheduling – No meetings scheduled at this time.

VI. SUMMARY OF CURRENT EVENTS

Simonton thanked the staff and volunteers for the successful Yuma Salutes America 250 – A Star-Spangled Celebration, noting an estimated 4,000 attendees. He also announced the Greater Yuma Water Safety Alliance kickoff event, on May 7th and reminded the public that swim lesson registration is now open, highlighted the start of summer youth programs, and extended early Mother’s Day wishes to the community.

VII. CALL TO THE PUBLIC

Carlos Adams, City resident, raised concerns about inconsistent commission meeting schedules and accountability, and also questioned the water use and community impact of a proposed data center.

Mike Shelton, City resident, expressed appreciation for **Urfer’s** presentation and requested that outreach efforts include the Kennedy Park/Pool neighborhood. He also suggested exploring the possibility of a dual-use pool at Kennedy.

Raul Castillo, City resident and representative for Services Maximizing Independent Living and Empowerment (SMILE) Services, requested improved ADA accessibility, including updated signage to replace the word “handicap” with “accessible” and better sidewalks along Arizona Avenue.

VIII. EXECUTIVE SESSION/ADJOURNMENT

Motion (Morales/Smith): To adjourn the meeting to Executive Session. Voice vote: **approved** 7-0. The meeting adjourned at 7:10 p.m.

Janet L. Pierson, Acting City Clerk

APPROVED:

Douglas J. Nicholls, Mayor

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