

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS, YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
JULY 16, 2025
5:30 p.m.

CALL TO ORDER

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

INVOCATION/PLEDGE

Pastor Joe Avila, Community Christian Church, gave the invocation. **Jason Smith**, Assistant Director of Information Technology, 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, Smith, Morales, and Mayor Nicholls
Councilmembers Absent: McClendon, Watts
Staffmembers Present: Acting City Administrator, John D. Simonton
Building Official, Randall Crist
Various Department Heads or their representative
City Attorney, Richard W. Files
City Clerk, Lynda L. Bushong

I. MOTION CONSENT AGENDA

Motion (Morris/Morales): To approve the Motion Consent Agenda as recommended. Voice vote: **approved**
5-0

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

Regular Council Meeting Minutes	May 7, 2025
Regular Council Meeting Minutes	May 21, 2025
Regular Council Worksession Minutes	June 17, 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. Authorize the use of a cooperative purchase agreement initiated by Sourcewell for the purchase of a Caterpillar XQ125 Portable Generator with a 10-year/5000 Hour Warranty through Empire Power Systems HQ, Phoenix, Arizona, at an expenditure of \$112,636.00. (CPA-26-008) (Utl/Purch)
2. Authorize the purchase of dispatch radio equipment and services utilizing a Cooperative Purchase Agreement through the State of Arizona from Motorola Solutions, Inc. for a total amount of \$2,399,556.44. (GRT-26-006) (IT/Purch)
3. Authorize the retirement and transfer of ownership of Yuma Police Department canine to the assigned handler. (YPD)

II. RESOLUTION CONSENT AGENDA

Motion (Smith/Morris): To adopt the Resolution Consent Agenda as recommended.

Bushong displayed the following title(s):

Resolution R2025-076

A resolution of the City Council of the City of Yuma, Arizona, authorizing the City of Yuma to enter into an Intergovernmental Agreement with Crane Elementary School District No. 13 (placing School Resource Officers (SRO) on school grounds to contribute to safe school environments) (YPD)

Resolution R2025-077

A resolution of the City Council of the City of Yuma, Arizona, authorizing and approving the execution of a Preannexation Development Agreement with Tangerine and Tonic, LLC for Assessor Parcel Number 724-01-007 located at the Southwest Corner of 40th Street and Avenue 4 ¼ E (property is approximately 20 acres and currently used for citrus farming, with no plans for new development at this time) (Plng & Nbhd Svcs/ Cmty Plng)

Resolution R2025-078

A resolution of the City Council of the City of Yuma, Arizona, authorizing and approving the execution of a Preannexation Development Agreement with 2150 RV Park, LLC, owner of Assessor Parcel Number 664-30-018 located at 2150 W. 16th Street (property is developed as a mobile home park with a failing septic system) (Plng & Nbhd Svcs/Cmty Plng)

Roll call vote: **adopted** 5-0.

III. ADOPTION OF GPLET LEASE

Motion (Morales/Smith): To adopt Ordinance O2025-026 as recommended.

Bushong displayed the following title(s):

Ordinance O2025-026

An ordinance of the City Council of the City of Yuma, Arizona, authorizing and approving the acceptance of title to certain real property and improvements, the execution of a Government Property Land and Improvements Lease for a term of eight years with Spencrazi, L.L.C. as the prime lessee, the reconveyance of title to the real property and improvements at the conclusion of the described lease, and approving the abatement of the Government Property Lease Excise Tax during the term of the eight year lease (Center Pointe Commons Lot Tie/Lot Split at the southwest corner of 16th Street and 4th avenue) (Atty)

Roll call vote: **adopted** 5-0.

IV. ADOPTION OF ORDINANCES CONSENT AGENDA

Motion (Morris/Smith): To adopt the Ordinance Consent Agenda as recommended.

Bushong displayed the following title(s):

Ordinance O2025-025

An ordinance of the City Council of the City of Yuma, Arizona, annexing to the City of Yuma, a portion of Section 5, Township 9 South, Range 23 West of the Gila and Salt River Base & Meridian, Yuma County, Arizona, and amending Chapter 154 of the Yuma City code, as amended, designating the zoning of certain property to the Residence-Manufactured Housing (R-MH-20) Zoning District, and amending the zoning map to conform thereto, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes as amended (the annexation area consist of four parcels and the adjacent right-of-way; totaling approximately 4.46 acres) (Plng & Nbhd Svcs/Cmty Plng)

Ordinance O2025-027

An ordinance of the City Council of the City of Yuma, Arizona, authorizing the acquisition of approximately 14.32 acres of real property by purchase and authorizing payment, together with costs necessary for the acquisition (located between South Madison Avenue and Gila Street) (Admn)

Roll call vote: **adopted** 5-0.

V. INTRODUCTION OF ORDINANCES

Ordinance O2025-028 – Yuma City Code Text Amendment: Public Nuisances (amend Title 13, Chapter 134, Article 5 (Yuma City Code § 134-05) to include a defined procedure and standard for obtaining an Administrative Warrant allowing the City to inspect or remedy violations of the Property Maintenance Code on private property that pose a danger to life or property) (Bldg Sfty)

Discussion

- This ordinance was first prepared in 2021, and it was written to allow Code Enforcement on the premises of a home but not necessarily inside the home, when using the Anti-Ugly or the Public Nuisance Ordinance. **(Morris/Crist)**
- It was later determined that in order to use the Property Maintenance Code to be able to go inside the premise, the ordinance needed to be adjusted. **(Morris/Crist)**
- It is very seldom that administrative ordinances and warrants are served. **(Morris/Crist)**
- Animal hoarding is an example of having to immediately serve an administrative warrant. **(Morris/Crist)**
- Law enforcement is always present when serving an administrative warrant as a safety measure. **(Morris/Crist)**
- In the event of being granted consent to enter a premise without serving a warrant, either the tenant or owner, or both are asked to sign a consent form. **(Martinez/Crist)**

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 Nuisance 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)

VI. ANNOUNCEMENTS AND SCHEDULING

Announcements

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

- Caballeros De Yuma 39th Annual Flag Raising and Flag Retirement Ceremony
- Arizona Western College Foundation Board Meeting
- Greater Yuma Water Safety Alliance Presentation
- Yuma Cardiac CT Ribbon Cutting
- Back to School Rodeo
- 4th of July Fireworks Spectacular
- Meeting with San Luis, Rio Colorado Mayor Sandoval
- Arizona Technology Council: 2025 Aerospace, Aviation, Defense and Manufacturing Conference

Scheduling – no meetings scheduled at this time.

VII. SUMMARY OF CURRENT EVENTS

Simonton reported on the following events:

- July 18 & 19 – Shrek the Musical Jr.
- August 2 – Marcus Pool's 100th Birthday Celebration

VIII. CALL TO THE PUBLIC

Bobbi McDermott, City resident, expressed concerns about the “Click & Fix” program and how it is being used to harass neighbors; she does not agree with being able to submit anonymous complaints.

IX. EXECUTIVE SESSION

Motion (Morales/Morris): To adjourn the meeting to Executive Session. Voice vote: **approved** 5-0. The meeting adjourned at 5:59 p.m.

Lynda L. Bushong, City Clerk

APPROVED:

Douglas J. Nicholls, Mayor

DRAFT

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