

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS, YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
JANUARY 7, 2026
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the City Council meeting to order at 5:33 p.m.

INVOCATION/PLEDGE

Deacon Joel Olea, Immaculate Conception Church, gave the invocation. **Isaiah Kirk**, Chief Information Officer, 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

Senior Planner, Erika Peterson

Various Department Heads or their representative

City Attorney, Richard W. Files

City Clerk, Lynda L. Bushong

I. MOTION CONSENT AGENDA

Motion Consent Item C.5 – Bid Award: Water Distribution Line 5th Street – Gila Street to Redondo

(Authorize the award of a construction services contract to the lowest responsive and responsible bidder, Taylor Engineering, for the Water Distribution Line, 5th Street, Gila Street to Redondo Project in the amount of \$1,381,777.00) (RFB-25-283) (Eng/Purch)

Mayor Nicholls declared a conflict of interest on Motion Consent Agenda Item C.5 due to his firm's involvement in the contract, turned the meeting over to **Deputy Mayor Smith**, and left the dais.

Motion (Morales/McClendon): To approve the Motion Consent Item C.5 as recommended. Voice vote: approved 6-0-1, **Mayor Nicholls** abstaining due to conflict of interest.

Mayor Nicholls returned to the dais.

Motion (Smith/Morris): To approve the Motion Consent Agenda as recommended, with the exception of Item C.5 which was approved through a previous vote. Voice vote: approved 7-0.

REGULAR CITY COUNCIL MEETING MINUTES

JANUARY 7, 2026

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

Regular Council Meeting Minutes	October 1, 2025
Regular Council Worksession Minutes	December 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 #07: Beer and Wine Bar Liquor License application submitted by Tory Valencia, agent for Birdie Swing Bays located at 2680 S. 4th Ave. (LL25-21) (Admn/Clk)
2. Approve a request submitted by David Johnson, agent for Showcase Sports Bar for an Off-track Parimutuel Wagering license for the Showcase Sports Bar, located at 2703 S. 4th Avenue, with a term to expire on May 31, 2027. (OTB25-01) (Admn/Clk)
3. Award a construction services contract for Sewer Line Replacement – 4th Street to 6th Street Project to the lowest responsive and responsible bidder in the amount of \$452,777.00 to Taylor Engineering, Yuma, Arizona. (RFB-26-141) (Eng/Purch)
4. Award a construction services contract for a Water Line Replacement at George Bell Avenue to the lowest responsive and responsible bidder in the amount of \$301,824.46 to Yuma Valley Contractors Inc., Yuma, Arizona. (RFB-26-148) (Eng/Purch)
5. Pulled for separate consideration; see above
6. Authorize the award of a one-year cleanup, boarding and securing building services contract with the option to renew for four additional one-year periods, one year at a time, at an estimated annual expenditure of \$35,000.00, depending on the appropriation of funds and satisfactory performance, to Yuma Valley Contractors, Yuma, Arizona. (RFB-26-109) (DCD/Purch)
7. Authorize the purchase of access control system hardware, services and installation, as well as subscription renewal from Benson Security, Gilbert, Arizona, utilizing a cooperative purchase agreement for an estimated expenditure of \$150,000.00. (CPA-26-187) (Facl/Purch)
8. Approve a State Legislative Appropriation – Mission Support Agreement with Onvida Health to support the development of a rural Regional Medical Branch of the University of Arizona College of Medicine – Phoenix and medical education, generally, within the City.

II. RESOLUTION CONSENT AGENDA

Resolution R2026-003 – Preannexation Development Agreement: 2108 W. 26th Street (Authorize a Preannexation Development Agreement for the property located at 2108 W. 26th Street (APN 694-06-026) (DCD/Cmty Plng)

Morris declared a conflict of interest on Resolution R2026-003 due to his firm being involved in the design process and left the dais.

Motion (Smith/Morales): To adopt Resolution R2026-003 as recommended.

Bushong displayed the following title(s):

Resolution R2026-003

A resolution of the City Council of the City of Yuma, Arizona, authorizing and approving the execution of a Preannexation Development Agreement with UBLA Properties, LLC for Assessor Parcel Number 694-06-026 located at 2108 W. 26th Street (property currently undeveloped, applicant proposing to split the parcel into four lots for a new residential development) (DCD/Cmty Plng)

Roll call vote: **adopted** 6-0-1, **Morris** abstaining due to conflict of interest.

Morris returned to the dais.

Motion (Smith/McClendon): To adopt the Resolution Consent Agenda as recommended with the exception of Resolution R2026-003 which was approved by a previous vote.

Bushong displayed the following title(s):

Resolution R2026-002

A resolution of the City Council of the City of Yuma, Arizona, providing for a Call of Election for the 2026 Primary and General Elections, designating the election dates and purpose, designating the deadline and location for candidates to file nomination petitions, and designating the deadline for voter registration (current terms for Mayor, three Councilmembers, and one Presiding Municipal Judge will expire December 31, 2026) (Admn/Clk)

Resolution R2026-004

A resolution of the City Council of the City of Yuma, Arizona, authorizing and approving the execution of a Preannexation Development Agreement with Hector and Claudia Alvarez for Assessor Parcel Number 663-08-065 located at 4286 W. Verde Street (owners to install manufactured home on parcel and connect to City services) (DCD/Cmty Plng)

Resolution R2026-006

A resolution of the City Council of the City of Yuma, Arizona, adopting the 2025 Integrated Multimodal Transportation Master Plan (developed based on community values and specific policies and expectations outlined in the 2022 City of Yuma General Plan) (Eng)

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

III. ADOPTION OF ORDINANCES CONSENT AGENDA

Motion (Smith/McClendon): To adopt the Ordinances Consent Agenda as recommended.

Bushong displayed the following title(s):

Ordinance O2025-050

An ordinance of the City Council of the City of Yuma, Arizona, annexing to the City of Yuma, a portion of Section 18, Township 9 South, Range 22 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 Light Industrial (L-I) and designating certain property to the Agriculture (AG) 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 (area consists of four parcels of real property totaling approximately 65.86 acres) (DCD/Cmty Plng)

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

IV. INTRODUCTION OF ORDINANCES

Ordinance O2026-002 – Rezoning of Property: 1980 W. Colorado Street (Rezone approximately 2.78 acres located at 1980 W. Colorado Street, Yuma, AZ, from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District (DCD/Cmty Plng)

Morris declared a conflict of interest on Ordinance O2026-002 due to his firm being involved in the design process and left the dais.

Bushong displayed the following title(s):

Ordinance O2026-002

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 Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District, and amending the zoning map to conform with the rezoning (High Density Residential land use designation allows for a maximum of 83 dwelling units) (DCD/Cmty Plng)

Morris returned to the dais.

V. PUBLIC HEARING AND RELATED ITEMS

Resolution R2026-005 – Minor General Plan Amendment: Vision Assets, LLC (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 Medium Density Residential, for the property located at 2080 W. 27th Street) (DCD/Cmty Plng)

Mayor Nicholls opened the public hearing at 5:44 p.m.

Peterson presented the following information:

- The request is for a Minor General Plan amendment for approximately 2.49 acres of property located at 2080 West 27th Street.
- Proposed Change: Low Density Residential to Medium Density Residential.

- Surrounding Land Uses:
 - North: Mixed Use
 - South: Public/Quasi Public
 - East: Low Density Residential
 - West: Low Density Residential
- Development Potential
 - Pursue a rezone to Medium Density Residential (R-2) for multi-family residential lots
 - 11 lots with a duplex on each lot
 - Potential development would increase from 12 to 32 dwelling units
 - Potential expected population between 26 and 70 people
 - Neighbors within 660 feet of the subject property were notified of the request
 - Neighborhood meeting was held on site with several neighbors attending
 - The Planning and Zoning Commission recommended approval of the request on December 8, 2025

There were no speakers on this matter.

Motion (Smith/Morales): To close the Public Hearing. Voice vote: **approved** 7-0. The Public Hearing closed at 5:46 p.m.

Discussion – There was no discussion at this time.

Motion (Morris/Morales): To adopt the Resolution R2026-005 as recommended

Bushong displayed the following title(s):

Resolution R2026-005

A resolution 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 2.49 acres from Low Density Residential to Medium Density Residential located at 2080 W. 27th Street (DCD/Cmtv Plng)

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

VI. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Appointments

Motion (Smith/Morales): to nominate Councilmember McClendon to serve as the Deputy Mayor for the year 2026. Voice vote: **approved** 7-0.

***McClendon** will be referred to as Deputy Mayor for the remainder of the meeting.

Motion (McClendon/Watts): to appoint Mayor Nicholls to the Greater Yuma Economic Development Corporation, Executive Board. Voice vote: **approved** 7-0.

Motion (Morales/Watts): to appoint Councilmember Morris to the Greater Yuma Economic Development Corporation, Board of Directors. Voice vote: **approved** 7-0.

Motion (Smith/McClendon): to appoint Councilmember Morris to the Greater Yuma Port Authority. Voice vote: **approved** 7-0.

Motion (Morris/Morales): to appoint Deputy Mayor McClendon, Councilmember Martinez and Councilmember Smith to the Arizona Western Council of Governments, Executive Board, Council on Aging, and Yuma County Advisory Board. Voice vote: **approved** 7-0.

Motion (Smith/Watts): to appoint Mayor Nicholls and Councilmember Morris to the Yuma Crossing National Heritage Area Board. Voice vote: **approved** 7-0.

Motion (McClendon/Morris): to appoint Councilmembers Smith, Martinez, and Watts to the Yuma Metropolitan Planning Organization, Executive Board. Voice vote: **approved** 7-0.

Motion (Morris/Smith): to appoint Deputy Mayor McClendon to the Yuma Fire Public Safety Board and the Yuma Public Safety Police Board. Voice vote: **approved** 7-0.

Motion (Watts/McClendon): to appoint Councilmembers Morales and Smith to the newly formed Board and Commission Review Committee. Voice vote: **approved** 7-0.

Announcements

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

- Posadas En El Jardin, hosted by the Yuma County Historical Society
- Elevate Southwest Board Meeting

Scheduling – No meetings were scheduled at this time.

VII. SUMMARY OF CURRENT EVENTS

Simonton reported the following events:

- January 10 & 11 – Art in the Park
- January 10 – Jukebox January 5K/10K
- January 10 – Household Hazardous Waste Collection

Simonton informed the community that a press release would be issued announcing the City's Yuma Salutes America's 250th Celebration, scheduled for April 18. The event will feature live entertainment by Randy Houser, Parmalee, and Bobby McClendon Jr. Tickets for the celebration will be available for purchase beginning January 8, 2026.

VIII. CALL TO THE PUBLIC

David Wilkinson, member of the National Association of Advancement for Colored People (NAACP) Yuma Chapter 1016, invited City Council and the citizens of Yuma to celebrate Dr. Martin Luther King Jr. (MLK) Day by attending a Community Walk on January 19, 2026, at 11:00 a.m. to celebrate the life and legacy of MLK. The walk will begin at City Hall and will conclude at the MLK Youth Career Center.

IX. EXECUTIVE SESSION/ADJOURNMENT

Motion (Morales/Smith): To adjourn the meeting to Executive Session. Voice vote: **approved** 7-0. The meeting adjourned at 6:00 p.m.

Lynda L. Bushong, City Clerk

APPROVED:

Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of:

City Clerk: _____

DRY