

**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 16, 2025**  
**5:30 p.m.**

**CALL TO ORDER**

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

**INVOCATION/PLEDGE**

**Pastor Tom McConkey**, Liberty Baptist Church, gave the invocation. **Tad Zavodsky**, Neighborhood Services Specialist, 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 Various Department Heads or their representative City Attorney, Richard W. Files City Clerk, Lynda L. Bushong

Community Development Week Proclamation

**Mayor Nicholls** read a proclamation declaring April 21 through April 25, 2025, National Community Development Week to celebrate Community Development Block Grant (CDBG) programs. CDBG programs provide local governments with essential resources to support low and moderate income individuals and also contribute to business improvements, park upgrades, homeless outreach, housing services and community facility expansions. The City of Yuma remains committed to leveraging federal resources through the CDBG program to implement innovative projects, promote equitable development and build a more prosperous future for residents.

**I. MOTION CONSENT AGENDA**

Motion Consent Agenda Item C.4 – Development Loan Agreement: Arizona Housing Development Corporation (Approve a Development Loan Agreement with Arizona Housing Development Corporation for the Magnolia Gardens Project funded by the U.S. Department of Housing and Urban Development’s HOME Investment Partnership and HOME-ARP Programs) (Plng & Nbhd Svcs/Cmty Plng)

**Mayor Nicholls** declared a conflict of interest on Motion Consent Agenda Item C.4, due to his firm’s involvement, turned the meeting over to **Deputy Mayor Smith**, and left the dais.

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

**Mayor Nicholls** returned to the dais.

**Motion** (Morales/Watts): To approve the Motion Consent Agenda as recommended, with the exception of Item C.4, 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  
Regular Council Worksession Minutes

February 5, 2025  
March 18, 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. Award a construction services contract for Arizona Avenue Waterline Replacement from 17<sup>th</sup> Street to 24<sup>th</sup> Street to the lowest responsive and responsible bidder in the amount of \$1,760,000.00 to DPE Construction, Yuma, Arizona. (RFB-25-252) (Eng/Purch)
2. Authorize an increase to the contract value for Advanced Traffic Management System (ATMS) Software with Econolite, Anaheim, California, in the amount of \$49,560.00 bringing the total to \$382,808.00, and an annual expenditure of \$35,820.00 for years two through five for software licensing. (SS-25-117) (Eng/Purch)
3. Approve the final plat for La Vida Townhomes Subdivision. The property is located at the northwest corner of 34<sup>th</sup> Street and DeVane Drive. (Plng & Nbhd Svcs/Cmty Plng)
4. Pulled for separate consideration; see above.

## II. RESOLUTION CONSENT AGENDA

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

**Bushong** displayed the following title(s):

### **Resolution R2025-027**

**A resolution of the City Council of the City of Yuma, Arizona, authorizing the City of Yuma to enter into a Public Safety Training Facility Agreement with Rural Metro** (to permit Rural Metro's personnel to use the City of Yuma Public Safety Training Facility for training and other activities) (YFD)

**Resolution R2025-028**

**A resolution of the City Council of the City of Yuma, Arizona, authorizing and approving a Development Agreement permitting the deferral of City of Yuma Development Fees and Water and Sanitary Sewer Capacity Charges for Desert Sky Unit No. 3 Subdivision** (three-year deferral agreement will help stimulate economic activity and retain construction jobs) (Eng)

**Resolution R2025-029**

**A resolution of the City Council of the City of Yuma, Arizona, authorizing and approving a Development Agreement permitting the deferral of City of Yuma Development Fees and Water and Sanitary Sewer Capacity charges for Saguaro Unit No. 5 Subdivision** (three-year deferral agreement will help stimulate economic activity and retain construction jobs) (Eng)

**Resolution R2025-030**

**A resolution of the City Council of the City of Yuma, Arizona, authorizing and approving the execution of a Preannexation Development Agreement with Crossroads Mission, for Assessor Parcel numbers 665-12-107 and 665-12-108 located at the northeast corner of Walnut Avenue and 11<sup>th</sup> Street** (intent to develop a new Crossroads Mission Men's Shelter) (Plng Nbhd Svcs/Cmty Plng)

**Resolution R2025-031**

**A resolution of the City Council of the City of Yuma, Arizona, declaring its intention to create Municipal Improvement District No. 128, serving Desert Sands Units 4-6, 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 Desert Sands Units 4-6** (intended to provide long-term maintenance for subdivision landscaping resulting in an appealing environment for residents) (Plng Nbhd Svcs/Cmty Plng)

**Resolution R2025-032**

**A resolution of the City Council of the City of Yuma, Arizona, declaring its intention to create Municipal Improvement District No. 131, serving Villa Serena Unit No. 2, 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 Villa Serena Unit No. 2** (intended to provide long-term maintenance for subdivision landscaping resulting in an appealing environment for residents) (Plng Nbhd Svcs/Cmty Plng)

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

**III. ADOPTION OF ORDINANCES CONSENT AGENDA**

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

**Bushong** displayed the following title(s):

**Ordinance O2025-006**

**An ordinance of the City Council of the City of Yuma, Arizona, vacating the right-of-way hereafter described, declaring Meinhardt/B-8 stormwater retention basin and the vacated right-of-way surplus with the reservation of certain easements, and authorizing the exchange of the surplus right-of-way and retention basin subject to a reverter clause upon the recording of a special warranty deed** (transferring the Bonanza Basin to Alexander Ford) (Atty)

**Ordinance O2025-009**

**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 High Density Residential (R-3) District to the General Commercial (B-2) District, and amending the zoning map to conform with the rezoning (approximately 4.18 acres located west of the 7<sup>th</sup> Street and 21<sup>st</sup> Avenue intersection) (Plng Nbhd Svcs/Cmtty Plng)**

**Ordinance O2025-010**

**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 High Density Residential (R-3) District to the General Commercial (B-2) District, and amending the zoning map to conform with the rezoning (approximately 2.5 acres located at 764 S. 21<sup>st</sup> Avenue) (Plng Nbhd Svcs/Cmtty Plng)**

**Ordinance O2025-011**

**An ordinance of the City Council of the City of Yuma, Arizona, amending Ordinance O2003-12 to remove condition 4, revise conditions 2 & 6 and to extend the time for compliance with conditions for the rezoning of certain property from the Agriculture (AG) District to the Limited Commercial (B-1) District and amending the zoning map to conform thereto (validating the zoning for commercial development that will be responsibly constructed, meeting all codes and requirements) (Plng Nbhd Svcs/Cmtty Plng)**

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

**IV. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING**Appointments

**Motion** (Morales/Watts): To appoint Emilia Cortez to the Yuma County Free Library District Board of Trustees, with a term expiring June 30, 2028. Voice vote: **approved** 7-0.

Announcements

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

- Neighborhood Leadership Academy
- Mayor Nicholls State of the City
- Water Safety Day Planning Meeting
- Employee Wellness Fair
- Yuma Water Safety Alliance Launch Party
- Jennifer Blackwell Radio Show
- Yuma Metropolitan Planning Organization Monthly Meeting
- Budget Meeting
- Meeting with Allo Fiber to Develop a Volunteer Clean Up Event
- Yuma Marketing Committee Meeting
- Residential Advisory Board Meeting
- Global Meetings Industry Day
- Marine Corp. Air Station Yuma - Weapons and Tactics Instructor (WTI) Training
- National Crime Victims' Rights Picnic
- Chamber of Commerce Board Meeting
- Legacy Leadership Program

- Yuma County Fair Board Auction Invocation
- Opening of the Northern Arizona University Mechanical Engineer Program
- Yuma Crossing National Heritage Area Board Meeting
- Walk for Autism Event

### Scheduling

No meetings were scheduled at this time

## **V. SUMMARY OF CURRENT EVENTS**

**Simonton** reported the following events:

- April 19 – Children’s Festival of the Arts

**Simonton** invited the public to attend the Special Worksession being held on April 23, 2025, to go over the proposed budget for Fiscal Year 2026.

## **VI. CALL TO THE PUBLIC**

**Quincy Smith**, City resident, spoke regarding the Yuma real estate market statistics and specifically about a proposed property rezoning off Avenue 9E. Smith stated that although there is belief that there is a lack of housing in Yuma, he feels this depends on certain factors, including pricing.

**Roxanne Barley**, non-resident, spoke about raising awareness about the Missing and Murdered Indigenous Women movement and urged Councilmembers to attend rallies and acknowledge the issue.

## **VII. EXECUTIVE SESSION/ADJOURNMENT**

There being no further business, **Mayor Nicholls** adjourned the meeting at 6:03 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: \_\_\_\_\_