MINUTES
REGULAR CITY COUNCIL WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS - YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
June 2, 2026
5:30 p.m.

CALL TO ORDER

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

Councilmembers Present:	Martinez, Morris, McClendon, Smith, Morales, Watts, and Mayor Nicholls
Councilmembers Absent:	None
Staffmembers Present:	Acting City Administrator, John D. Simonton Engineering Manager, Jerry Anaya Neighborhood Services Specialist, Kassandra Granados Director of Community Development, Alyssa Linville Chief of Police, Thomas Garrity Finance Director, Douglas Allen Various department heads or their representatives City Attorney, Richard W. Files City Clerk, Janet L. Pierson

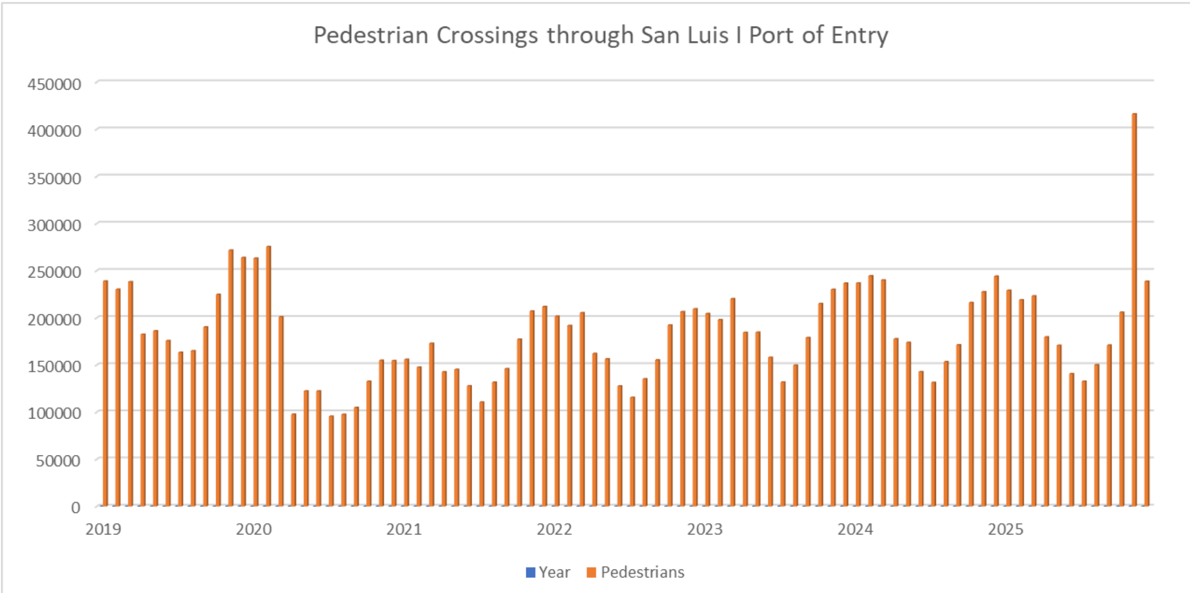
I. GREATER YUMA PORT AUTHORITY

Buna George, Executive Director of the Greater Yuma Port Authority (GYPA), presented the following update of GYPA's activities:

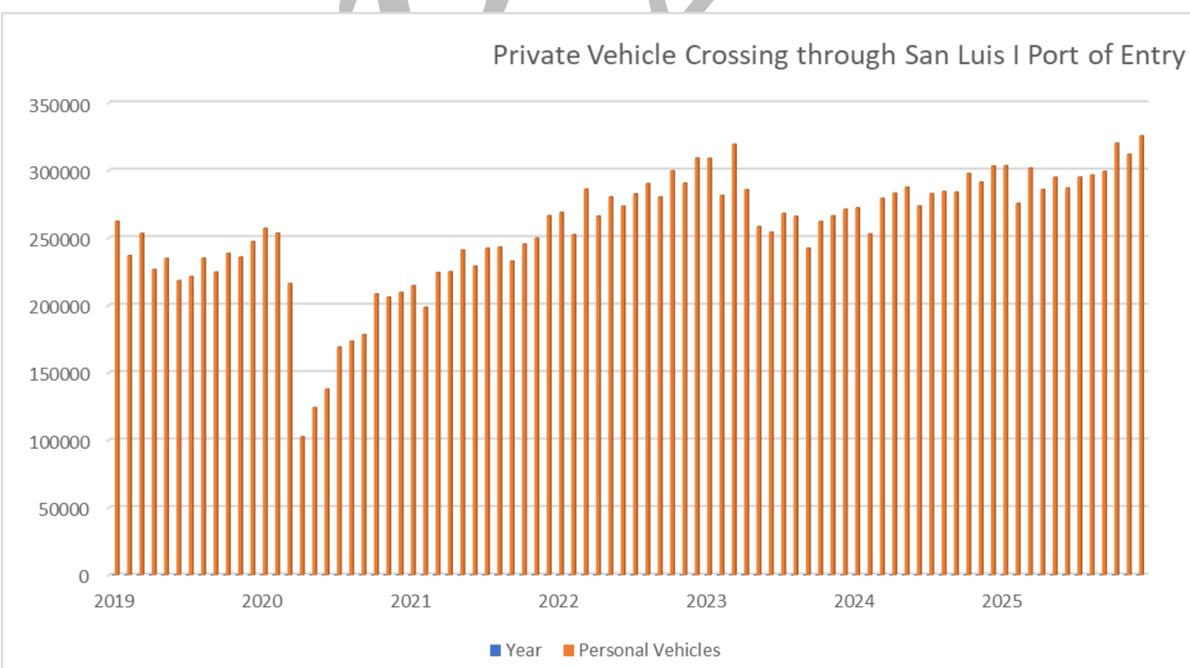
- Overview and Mission
  - GYPA is a quasi-governmental nonprofit agency composed of four member entities: the City of San Luis, Yuma County, the City of Yuma, and the Cocopah Tribe.
  - Mission: The Greater Yuma Port Authority leads the planning, development, and advocacy of modern border infrastructure, promoting strategic investment and collaboration to strengthen security, economic growth, and binational connectivity.
- San Luis Port Data
  - 2025 Crossing Statistics
    - 3,595,788 private vehicles
    - 2,475,760 pedestrians
    - 46,135 commercial vehicles
    - $4.1 billion commercial trade volume
    - 72% of total trade volume were agriculture-based goods

Measure	Port Name	2019	2020	2021	2022	2023	2024	2025
Pedestrians	San Luis	2,529,641	1,821,114	1,875,567	2,058,032	2,290,808	2,358,433	2,475,760
Personal Vehicl..	San Luis	2,833,221	2,234,946	2,811,104	3,378,455	3,282,795	3,390,657	3,595,788
Trucks	San Luis	36,885	41,153	49,198	48,883	47,188	44,246	46,135

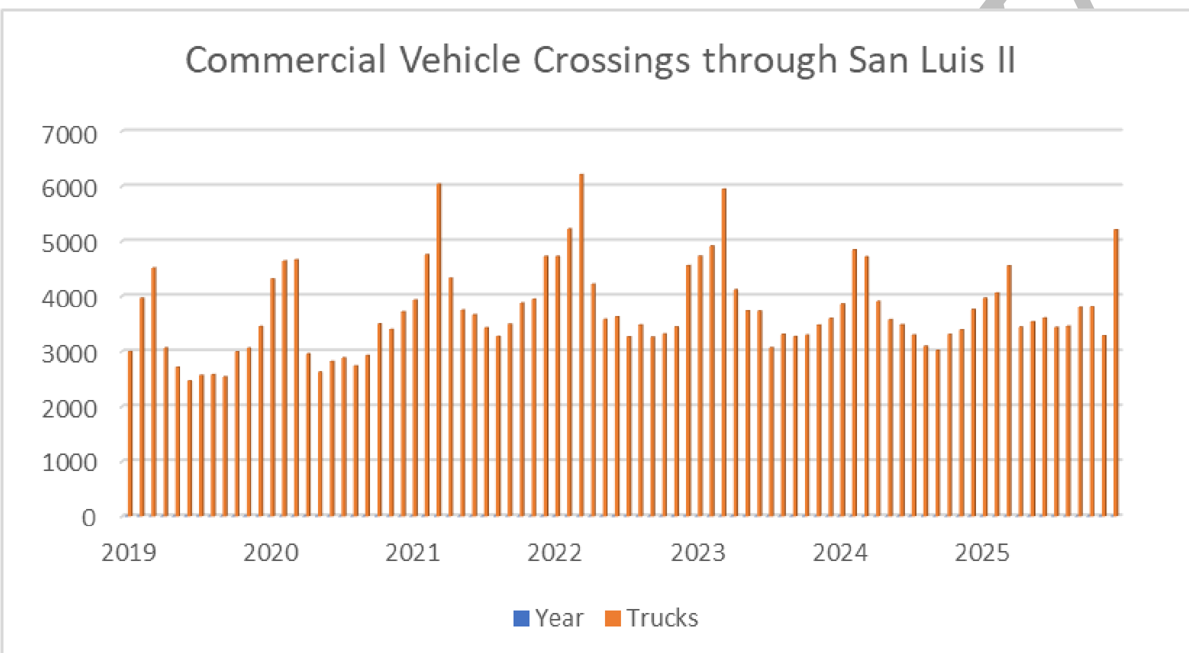
- Pedestrians
  - The increase in port crossings in November 2025 was influenced not only by holiday shopping and a favorable exchange rate, but also by port remodeling that reduced vehicle lanes and encouraged more people to cross on foot.



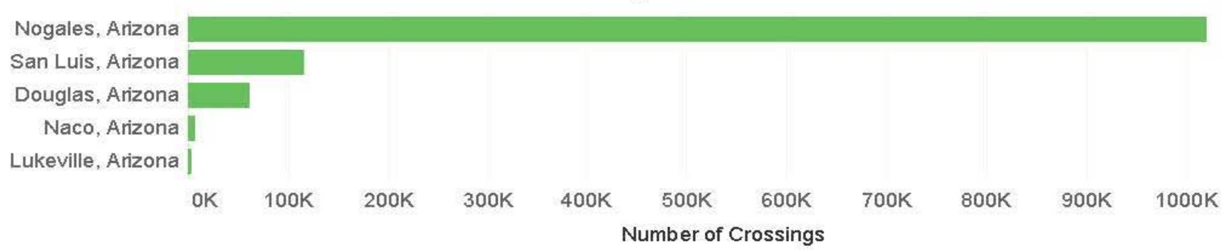
- Private Vehicles
  - Although the port has expanded to 16 lanes, staffing levels do not support operating all lanes at once. Instead, port officials adjust lane availability throughout the day based on traffic demand, which has generally reduced wait times, though some delays remain inevitable given the security and travel functions of the port.



- Commercial Vehicles
  - Commercial vehicle crossings totaled just over 46,000 and are closely tied to manufacturing activity in Mexico, since the data reflects northbound goods movement.
  - Recent closures, including a La-Z-Boy facility affecting more than 300 jobs in Mexico, highlight how changes in consumer preferences – such as reduced demand for traditional recliners and shifting furniture-buying habits – can impact cross-border industry and trade volumes.

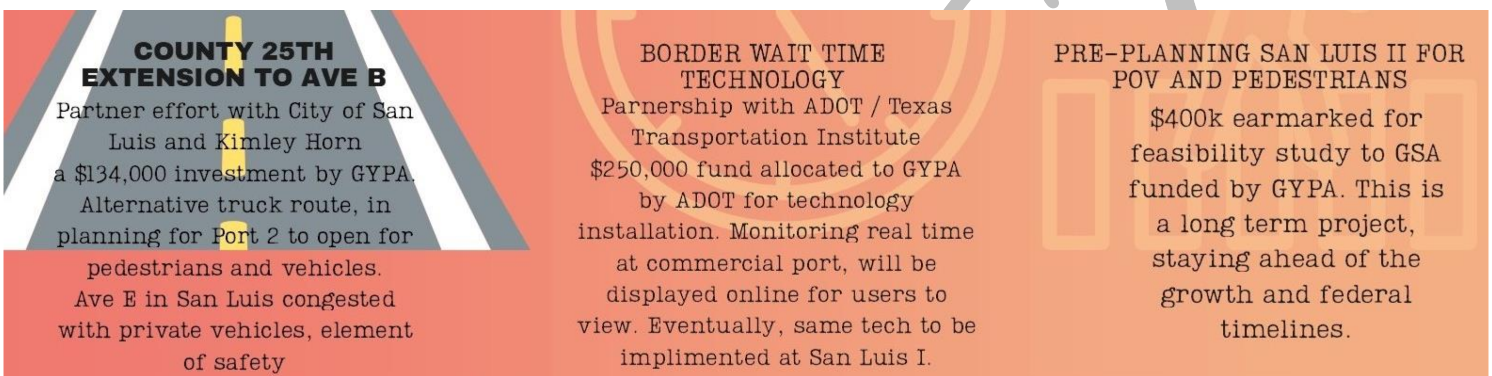


- 2025 Port Ranking



- Cross-Border Trade and Economic Development
  - Efficient trade depends on balancing industry needs for timely movement of goods with the enforcement responsibilities of agencies such as Customs and Border Protection and U.S. Department of Agriculture.
  - Reducing congestion and improving time-to-market are key goals of infrastructure investments, including State Route 195 and related transportation improvements.
  - Collaboration with regional economic development partners supports industry outreach and business attraction efforts in Mexico.
  - Arizona's advantages over neighboring states, including California, Texas, and New Mexico, are promoted through factors such as lower real estate costs, labor costs, and strategic location.

- Partnerships with the Arizona Department of Transportation (ADOT) and the Arizona Commerce Authority have led to the development of the "Arizona Advantage" webinar series to highlight the state's strengths for industry and trade.
    - Attracting industry growth is expected to drive future increases in commercial traffic and cross-border economic activity.
    - Continued branding and promotion efforts focus on positioning Arizona as a competitive location for trade, manufacturing, and logistics.
- 2026 GYPA Retreat Outcomes
    - The board established short-, mid-, and long-term goals to support continued port growth and development.
    - Long-term plans include exploring the use of the commercial port for pedestrian and private vehicle traffic in response to growing cross-border demand.
- Priority Projects



- Opportunities for Improvement
    - Truck staging and parking
        - Create staging areas for outside fleets and drivers to have a place to park, rest and adhere to Department of Transportation compliance.
    - Low port usage
        - San Luis II has the capacity and staffing to efficiently process 40% more than its current volume.
    - Limited product imports
        - Collaborate with authorities in Mexico to reclassify San Luis II to a Level I port to open it to additional commodities.
    - Soft landing
        - Strengthen joint initiatives with Mexico to cultivate a soft-landing strategy into Yuma County.

<u>Discussion</u>

- Border activity returned to pre-pandemic levels in 2024 but has not yet exceeded them. Pandemic-era travel restrictions also contributed to shifts in residency patterns, with some frequent cross-border travelers choosing to purchase homes in the United States to avoid travel delays and uncertainty. (**Mayor Nicholls/George**)
- The proposed border wait time technology will provide measurable data on crossing times, allowing officials to identify trends and demonstrate the efficiency of the San Luis port to industry partners.

By providing reliable wait-time information and highlighting potential time savings compared to longer delays at the Calexico port, the technology could help attract additional commercial traffic to San Luis. (**Morris/George**)

- The San Luis port provides economic advantages to the City and region by offering lower operating costs than nearby California locations, including more affordable warehouse and real estate options. Arizona's policies, such as allowing overweight truck permits, combined with the port's proximity to California markets, create competitive advantages that can attract logistics, warehousing, and other industry investment to the region. (**Morris/George**)
- Past delays at the San Luis commercial port were attributed in part to vehicle inspection requirements. To improve efficiency and compliance, ADOT's Border Liaison Unit provides training, technical assistance, and 24/7 support to trucking companies and drivers, helping them address inspection issues before reaching the port. San Luis and Calexico now operate at a more comparable level in terms of crossing times. (**Morales/George**)

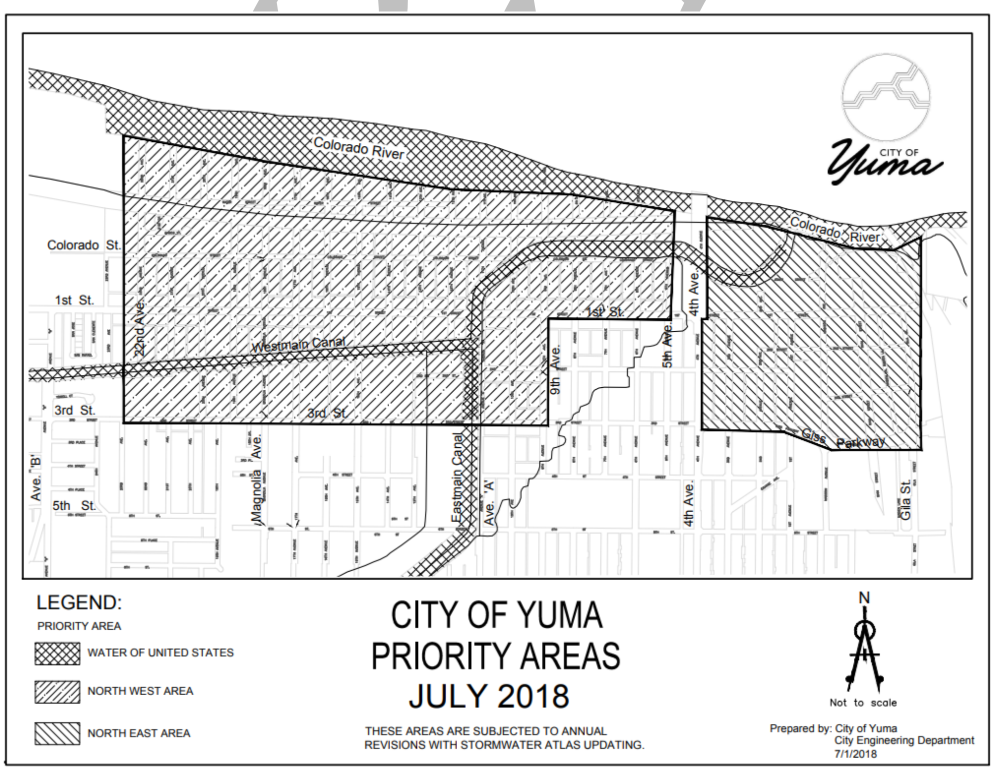
II. ANNUAL STORMWATER UPDATE

Anaya presented the Utilities Department's Annual Stormwater Update as follows:

- Regulatory Overview
    - Clean Water Act of 1972, Water Quality Act of 1987, and Clean Water Rule of 2015
    - Federal – Environmental Protection Agency
        - National Pollutant Discharge Elimination System (NPDES)
    - State – Arizona Department of Environmental Quality (ADEQ)
        - Arizona Pollutant Discharge Elimination System (AZPDES)
    - Applies to surface waters only, no groundwater
    - Yuma has been regulated as a small municipality since March 2003
    - Yuma operates under an AZPDES Municipal Separate Storm Sewer System (MS4) Permit
        - Current five-year permit began on August 29, 2025
    - Ultimate goal of permit is protection of Waters of the U.S. from polluted stormwater runoff
        - Waters of the U.S. are any surface waters – lakes, rivers, streams, canals, oceans, etc. which have any connection to interstate or foreign commerce.
- City Stormwater Regulations
    - Ordinance O2005-15 regulates illicit discharges and illegal dumping into drainage system
    - Ordinance O2006-38 regulates stormwater runoff from construction sites of one or more acres in size, and City water and sewer line construction projects larger than one-half acre
    - Ordinance O2007-78 regulates post-construction stormwater runoff for sites with connection to the Colorado River
- Compliance by the City
    - Yuma has developed and implemented a Stormwater Management Program (SWMP)
    - Minimum compliance specified by ADEQ
        - SWMP includes six Minimum Control Measures
            1. Public education and outreach
            2. Public involvement and participation
            3. Illicit discharge detection and elimination
            4. Construction site runoff control
            5. Post-construction site runoff control
            6. Good housekeeping for municipal operations/facilities

        - MS4 Permit requires annual reporting to ADEQ

- Construction Runoff
    - At construction sites of one acre or more, Yuma requires the owner to implement a Stormwater Pollution Prevention Plan:
        - Develop plans preventing stormwater pollution from leaving the site
        - File for a permit with ADEQ
        - Implement stormwater pollution prevention measures onsite
        - Perform and document inspections and enforcement
- Colorado River Impacts
    - ADEQ listed the Colorado River as impaired in 2016
        - Currently regulated for high Selenium levels
    - Impact on MS4 Permit
        - Required implementation of measures to prevent exceedance
        - One Additional Control Measure (ACM) was added to our permit and our SWMP was revised accordingly
- ACM Compliance Efforts
    - Steps Yuma took to meet the ACM
        - Delineated a priority area (potential discharge to river)
        - Incorporated plan review, site inspection and education for activities within priority area
        - Initiated visual monitoring in both wet and dry weather at stormwater outfalls to the impaired surface water segment
        - Initiated testing of stormwater from outfalls to the impaired segment
- Priority Area
    - 22nd Avenue to Gila Street, and Third Street/Giss Parkway to the Colorado River



- Annual System Cleaning
    - The Utilities Department conducts an annual sewer system cleaning program that follows a three-year cycle, ensuring all system segments are cleaned at least once every three years.
- Selenium Reduction Efforts
    - Public Works completed maintenance of the Madison Avenue outfall by removing accumulated debris and stabilizing the surrounding soil to help prevent erosion into the Colorado River.
- Ongoing Efforts
    - Stormwater documents and ordinances are reviewed annually and revised as warranted
    - Training/presentation is conducted for City Council, staff and our industry partners
    - Department website was updated to provide a detailed stormwater page
- Public Awareness and Education
    - New educational postcards
    - “Drains to the River” markers on affected inlets
- Violation Reporting
    - Call (928) 373-4520
    - Email storm@yumaaz.gov
    - Yuma Click and Fix

Discussion

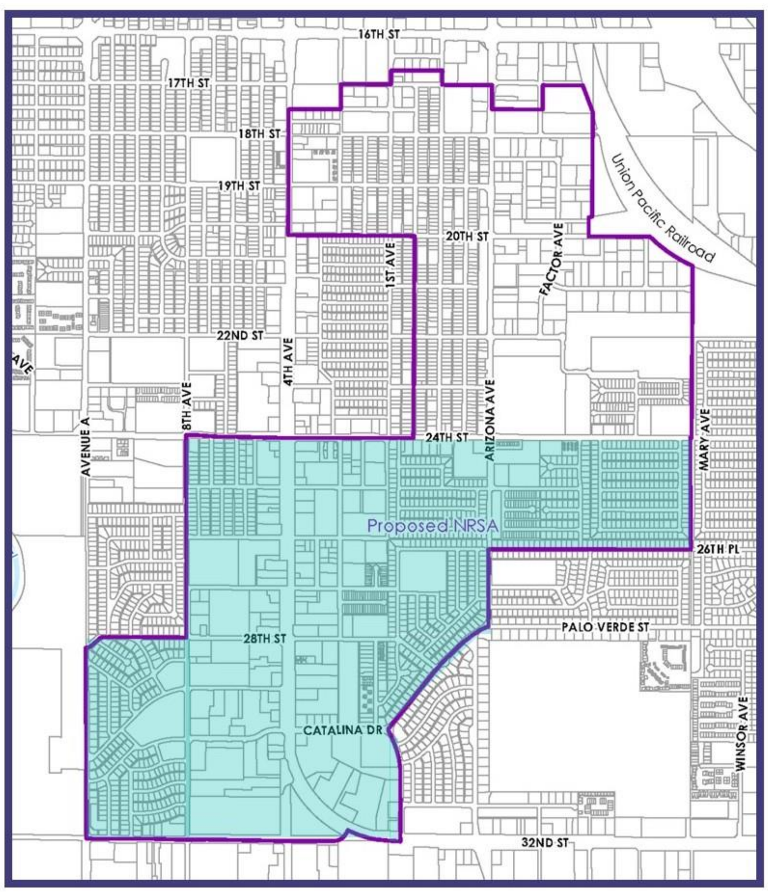
- Stormwater management focuses on preventing sediment and pollutants from entering the Colorado River through infrastructure maintenance and construction site oversight. The Engineering Department monitors larger construction sites, while Utilities Department crews clean the stormwater system to reduce erosion and runoff. (**Watts/Anaya**)
- Selenium occurs naturally in local soils and is also associated with agricultural activities. Because this segment of the Colorado River is already impaired for selenium, efforts are focused on preventing additional selenium from entering the river. (**Watts/Anaya**)

III. CDBG AND HOME INVESTMENT PARTNERSHIPS PROGRAM

Granados presented the following update on the 2026-2030 Consolidated Plan, Annual Action Plan, and Neighborhood Revitalization Strategy Area Plan:

- Community Development Block Grant (CDBG)
    - CDBG funds must meet one of the U.S. Department of Housing and Urban Development’s (HUD) national objectives and may only be used within city limits.
    - CDBG funding is more flexible than HOME funding and can support activities such as housing rehabilitation, fair housing, public services, economic development, code enforcement, and public infrastructure improvements.
    - The City will receive $989,248 in CDBG funding for Fiscal Year (FY) 2026-2027.
- HOME Investment Partnership Program
    - HOME funds may only be used to create or preserve affordable housing and support activities such as housing rehabilitation, affordable housing development, homebuyer assistance, and tenant-based rental assistance.
    - To access HOME funding, the City partners with Yuma County, San Luis, Somerton, and Wellton through the Yuma County HOME Consortium, with the City serving as the lead agency and grant administrator.

   - HOME funds may be used throughout Yuma County, and the consortium expects to receive approximately $667,000 for FY 2026-2027.
- Consolidated Plan
   - A consultant was hired to assist with developing the Consolidated Plan, which serves as the City's five-year strategic plan for housing and community development programs.
   - Based on market analysis and community input, key findings included a continued need for affordable housing, long waiting lists for housing vouchers, and the importance of expanding public services and addressing homelessness.
   - Key priorities for the next five years include expanding affordable housing opportunities, improving existing rental and owner-occupied housing, and continuing supportive services for low-income households and special-needs populations.
   - Additional goals include funding public facility and infrastructure improvements, supporting economic development, and administering CDBG, HOME, and fair housing programs.
- Neighborhood Revitalization Strategy Area (NRSA) Plan
   - The Mesa Heights NRSA has been in place since 2015, and the City is proposing to expand its boundaries to allow for more flexible use of CDBG funds.
   - The proposed boundary adjustments are based on updated census data and low- to moderate-income area qualifications, with some areas removed and others added to better target community needs.
   - The expansion, highlighted in blue in the map below, aims to build on the progress already made in Mesa Heights and extend neighborhood improvement efforts to additional qualifying areas.



- Development of the updated NRSA plan included public hearings, community engagement, stakeholder input, and assistance from a consultant.
- The main findings of the NRSA include:
  - More than half (51.1%) of households in the area are low- to moderate-income, with poverty and unemployment rates exceeding citywide averages.
  - Housing challenges include aging housing stock, significant rehabilitation needs among manufactured homes, and a high percentage of renters and homeowners who are cost-burdened.
  - Vacant and underutilized commercial properties present opportunities for economic development and reinvestment.
  - Residents identified ongoing infrastructure and quality-of-life concerns, including flooding and drainage issues, poor street and alley conditions, inadequate lighting, traffic safety concerns, and stray animals.
- Strategies developed in response to community input gathered during the NRSA planning process and the proposed expansion area outreach efforts include supporting affordable rental housing development, improving parks and recreational facilities, and expanding assistance for small businesses and microenterprises.
  - Additional priorities include site preparation and environmental clearance activities, as well as investments in workforce training facilities and programs.

- CDBG Allocation

			Funding Requests	Advisory Committee Recommendations	Comments	Con Plan Priority
	PY 26/27 Allocation	$989,248.00				
	Program Income	-				
	Reprogrammed funds	$495,257				
	Total to allocate	$1,484,505				
Public Services (15% cap - $148,387)						
1	Crossroads Mission - Homeless Nutritional Wellness		$40,000	$40,000	Healthy food for the homeless - 1000 clients	Yes
2	Care Comes to You: Onvida Health Mobile Equity Project		$149,737	$29,224	600 Patients (Mobile Healthcare for LMA)	Yes
3	Achieve - Work Training Program		$147,660		10 clients	Yes
4	Achieve - Homeless Outreach		$79,163	$79,163	80 clients	Yes
	Subtotal		**$416,560**	**$148,387**		
Housing & Public Facilities						
5	City of Yuma					
	Code Enforcement		$15,000	$15,000		Yes
	Housing Rehab		$500,000	$562,768	7 rehabs	Yes
6	Housing America-Colorado Apartment ADA Improvements		$90,500	$90,500	2 ADA Units	Yes
7	Achieve-Flood Protection Retaining Wall		$28,918			Yes
8	Bethel Development - Public Infrastructure (Vistara Senior)		$100,000		Infrastructure supporting development of 82 units (withdrawn)	Yes
9	Bethel Development - Public Infrastructure (Solara Apartments)		$130,000		Infrastructure supporting development of 80 units (Not CDBG Elgible)	Yes
10	Gila Vista Industrial Arts Shop Restoration for Mesa Heights Youth		$70,000	$70,000		Yes
11	Neighborhood Infrastructure Improvements			$400,000		Yes
	Subtotal		**$934,418**	**$1,138,268**		
CDBG Planning & Administration (20% cap - $197,850)						
	CDBG Planning & Admin		$196,879	$182,850		
12	SWFHC - Fair Housing Program		$22,000	$15,000		Yes
	Subtotal		**$218,879**	**$197,850**		
	Combined Total		**$1,569,857**	**$1,484,505**		

- HOME Funding Allocation
  - HOME funding for FY 2026-2027 increased from approximately $237,000 to $667,000 following the completion of a multi-year repayment resulting from a HUD population-counting error.

- The increased funding allows the consortium to support an additional affordable housing project, bringing the total to 84 new affordable housing units through two proposed low-income housing tax credit developments.
- Recommended HOME-funded projects also include tenant-based rental assistance through Catholic Community Services and the Yuma County Housing Rehabilitation Program.
- Funding for the affordable housing developments is contingent upon receipt of tax credit awards; if a project is not awarded, the funds may be reallocated to housing rehabilitation or tenant-based rental assistance programs.

			Funding Requests	YCHC Board Recommendations	Comments
PY 26/27 Allocation		$667,363.82			
Reprogrammed Funds		$18,269.34			
Total to Allocate		$685,633.16			
Applications Received					
1	City of Yuma - Housing Rehab		$375,000		2 reconstructions 1 major rehab
2	DANCO - Fortuna Palms		$200,000	$100,000	Develop 59 units of affordable housing (LIHTC) - CONTINGENCY Fund TBRA at fullest and the rest to COY rehab
3	Yuma County - Housing Rehab		$165,000	$165,000	2 reconstructions
5	Comite de Bien Estar		$110,000		Down payment assistance & closing cost assistance for first time homebuyers
6	Bethel Development-Solara Aparments		$130,000	$130,000	Develop 84 units of affordable housing (LIHTC) CONTINGENCY Fund TBRA at fullest and the rest to COY rehab
8	Catholic Community Services-TBRA		$157,000	$123,792.21	Support 16 families with TBRA
	Subtotal		**$1,467,000**	**$518,792.21**	
CHDO Setaside (15% Required - $100,104.57)					
	CHDO Set-Aside (15% required)		$35,554	$100,104.57	Project to be determined
HOME Planning & Administration (10% cap - $66,736.38)					
	Planning & Admin (10% Allowed)		$23,703	$66,736.38	
	Total		**$1,526,257**	**$685,633.16**	

- Next Steps
  - City Council adoption of the Consolidated Plan, Annual Action Plan, and NRSA Plan
  - Plan submission to HUD
  - The fiscal year begins July 1, 2026

<u>Discussion</u>

- Potential strategies for the Southgate Mall area include supporting small businesses through CDBG-funded programs, pursuing economic development initiatives, and evaluating infrastructure improvements to help reinvest in the area and enhance surrounding neighborhoods. (**Watts/ Granados**)
- Funding allocated to Catholic Community Services for tenant-based rental assistance is designated to support 16 families within Yuma County. The funding is specifically intended to benefit local households and is not being redirected outside the area. (**McClendon/Granados**)
- The NRSA boundaries are determined by HUD income eligibility requirements and therefore cover a smaller area than the Infill Overlay District. Some areas were removed from the NRSA because incomes have improved and no longer qualify, reflecting successful neighborhood revitalization, while those areas may still benefit from infill development incentives. (**Morris/Granados/Linville**)

- The proposed funding allocations consist entirely of federal grant funds, including CDBG and HOME program funding. No General Fund resources are being used for the projects and programs under consideration. (**Smith/Granados**)

IV. REGULAR CITY COUNCIL MEETING AGENDA OF JUNE 3, 2026

<u>Resolution R2026-021</u> – Memorandum of Understanding: Yuma Regional Mental Health Court (Authorize the Yuma Police Department to participate in the Yuma Regional Mental Health Court through the execution of a Memorandum of Understanding) (YPD)

<u>Discussion</u>

- The Memorandum of Understanding renews the City's participation in Yuma County's Mental Health Court program, which provides eligible individuals with mental health conditions an alternative to incarceration while maintaining accountability for criminal offenses. The City partners with the County to utilize the existing program rather than operating a separate court. (**McClendon/Garrity**)

<u>Resolution R2026-024</u> – Development Fee Deferral: Cielo Verde Unit 4, Phase III Subdivision (Authorize deferral of City of Yuma development fees and water and sewer capacity charges for Cielo Verde Unit 4, Phase III Subdivision, and collect a $500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is three years from date of execution.) (Eng)

<u>Resolution R2026-025</u> – Development Fee Deferral: Cielo Verde Unit 5, Phase II Subdivision (Authorize deferral of City of Yuma development fees and water and sewer capacity charges for Cielo Verde Unit 6, Phase II Subdivision, and collect a $500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is three years from date of execution.) (Eng)

Morris declared a conflict of interest on Resolutions R2026-024 and R2026-025. There being no questions or discussion, **Morris** remained on the dais.

<u>Ordinance O2026-015</u> – City of Yuma Proposition 436: Permanent Base Adjustment – November 2026 General Election (Adopt an ordinance authorizing the submission of Proposition 436 to the qualified electors of the City of Yuma at the November 3, 2026, General Election, asking whether to approve a $30 million Permanent Base Adjustment to the City’s expenditure limitation.) (City Admin)

<u>Discussion</u>

- The permanent base adjustment modifies the original expenditure limitation formula on an ongoing basis, while a home rule option is a temporary adjustment that must be renewed periodically by voters. Ballot language is largely prescribed by state law, although staff will review whether any modifications or additional voter education materials could help clarify the measure. (**Mayor Nicholls/Simonton/Files/Allen**)

- Voter education materials should consistently use both "annual expenditure limitation" and "permanent base adjustment" terminology to avoid confusion. Because voters will encounter the formal ballot language when casting their votes, outreach efforts should clearly explain how the two terms relate and what the measure would do, helping voters better understand the issue before the election. (**Smith**)

Ordinance O2026-018 – City of Yuma Proposition 437: Signatures on Nomination Petitions (Authorize the submission of Proposition 437 to the qualified electors of the City of Yuma at the November 3, 2026, Special Election, asking whether to approve a City Charter change that will reduce the number of signatures required on nomination petitions for City elected office.) (City Admin)

Discussion

- The proposed charter amendment would reduce the number of signatures required for nomination petitions by calculating the requirement based on the previous primary election rather than the previous general election. The change is intended to offset the significantly higher signature threshold that resulted from moving City elections to even-numbered years. (**Martinez/Files/Simonton**)
- While there is some concern that lowering the requirement could reduce a candidate's need to demonstrate commitment to seeking office through the signature-gathering process, the lower signature requirement would still be substantial while aligning the City's requirements more closely with other Arizona jurisdictions. (**Mayor Nicholls/Martinez/Simonton**)

EXECUTIVE SESSION/ADJOURNMENT

Motion (Morales/Smith): To adjourn the meeting to Executive Session. Voice vote: **approved** 7-0. The meeting adjourned at 6:18 p.m.

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Janet L. Pierson, City Clerk

APPROVED:

____
Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of:
____
City Clerk: ________________________