

**MINUTES**  
**REGULAR WORKSESSION**  
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA  
YUMA CITY HALL  
ONE CITY PLAZA, YUMA, ARIZONA  
**August 5, 2014**  
**6:00 p.m.**

**CALL TO ORDER**

**Mayor Nicholls** called the Regular City Council Worksession to order at 6:00 p.m.

Councilmembers Present: Wright, Knight, Beeson, McClendon, Thomas, Craft and Mayor Nicholls  
Councilmembers Absent: none  
Staffmembers Present: City Administrator, Gregory K. Wilkinson  
Various department heads or their representatives  
City Attorney, Steven W. Moore  
City Clerk, Lynda Bushong

**I. REGULAR CITY COUNCIL MEETING AGENDA OF AUGUST 5, 2014**

**Ordinance O2014-20 Zoning Code Text Amendment: Mobile Food Vending**

Discussion

- Potential for Mobile Food Vendors to obtain a liquor license
  - Liquor License requests are presented to City Council for approval/denial of recommendation to the Arizona Department of Liquor and Control.
  - Arizona Administrative Code set forth criteria to use as a guide for recommendations. Three of them are:
    - Residential & population density and close proximity to the site.
    - Compatibility of the proposed business with other activity in close proximity and;
    - The impact of proposed premises on business or the residential neighborhood.
  - State has ultimate decision on issuance of license.
- It is not the intent of the ordinance to allow Mobile Food Vendors to take temporary or permanent residence in their trucks/vehicles used for business.
- Mobile food vendors wanting multiple units at multiple sites are required to have a separate license per unit/site.

**Resolution R2014-26 Real Property Exchange and Development Agreement: Yuma Mesa, LLC**

**Mayor Nicholls** declared a conflict of interest due to his firm's involvement and excused himself from the dais.

Discussion

- Disclosure of the individuals of an LLC are dependant on the state it is incorporated in

- The Development Agreement is two part; first is the property exchange with Yuma Mesa, LLC. and second, it gives the opportunity for the developer to take part in the Government Property Lease Excise Tax (GPLET)
  - In order to utilize the GPLET the value of the property must be increased at least 100%, be located in a redevelopment area and located in the central business district of a community.
- Agreement will terminate within 15 years of effective date.
  - Per the agreement, one building has to be constructed within five years, the tax abatement is for up to eight years and it leaves a window of seven years for future construction.
- New building A
  - Credited with 4,000 gallons of sewer capacity.
  - 1 ½ inch domestic use water meter and an ¾ inch irrigation meter.
  - Value of which not to exceed \$100,000
  - Must be completed within the initial five years of agreement.
- New building B
  - Will receive a credit of \$2,334.21 towards the cost of building permit.

**Resolution R2014-25 Facilities Maintenance Agreement: Elks Development Corporation & Resolution R2014-28 Amendment: License Agreement with Yuma County Water Users' Association**

- Both agreements address the same property.
  - Bureau of Reclamation makes property available to COY
  - COY makes property available to Elk's Club
- Reduces size of easement along the East side of property.
- Increases size of easement along the North side of property along 32<sup>nd</sup> Street.

**Motion Consent Agenda Item B4: Cooperative Purchase Agreement: Automated Side Loader Bodies**

Olea informed that the total cost of the agreement includes purchase and installation of the equipment.

**II. GOVERNOR'S TOURISM AWARD**

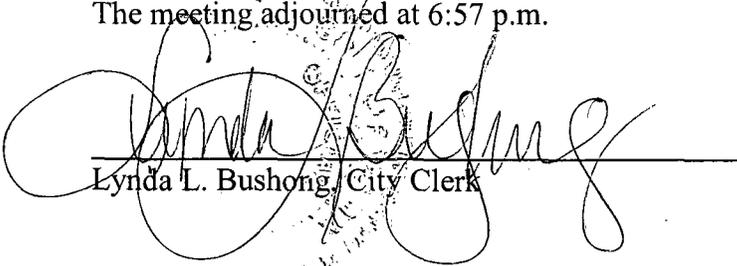
Linda Morgan, Director of Yuma Visitor's Bureau, presented to Mayor Nicholls the 2014 Governor's Tourism Award for the *Best Special Event in an Urban Category* for the City's Centennial Celebrations throughout April.

**III. SUPPORT FOR EDUCATION - Presentation to be rescheduled on a future agenda.**

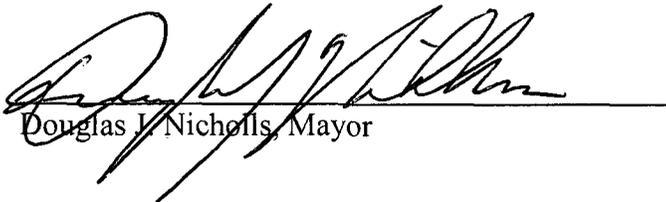
IV. ADDITIONAL ITEMS FOR POSSIBLE DISCUSSION - None

V. ADJOURNMENT/EXECUTIVE SESSION

**Motion** (Beeson/Thomas): To adjourn the meeting to Executive Session. Voice vote: **adopted** 7-0.  
The meeting adjourned at 6:57 p.m.

  
Lynda L. Bushong, City Clerk

APPROVED:

  
Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of:  
October 1, 2014  
City Clerk: 