

**City of Yuma  
City Council Minutes  
Hybrid Regular Meeting  
Tuesday, June 3, 2025  
Meeting Location – City Hall, 320 South Main Street, Yuma, CO and virtual through Zoom  
Call to Order – 6:34 P.M.**

**Meeting called to order by Mayor McClung and the Pledge of Allegiance was recited.**

**Members Present:** Baucke, Benish, Frame, McClung, Shay. Diaz and Dischner were absent.

**Staff Present:** Curtis Witte, Karma Wells. Kathryn Sellars via Zoom.

**Corrections or Additions to the Agenda**

City Clerk/Treasurer Wells stated that Item C-3 was added to the Consent Agenda.

**Approval of June 3, 2025, Agenda**

Shay moved to approve the June 3, 2025, agenda as presented. Second by Benish. Question. 5 ayes. Motion carried.

**Citizens Recognition and Introduction/Public Comment**

None.

**Presentations (Informational)**

**A. Other Presentations (If any)**

None.

**Reports (Informational)**

**A. Interim City Manager – Karma Wells**

**i. Department Updates**

Interim City Manager Wells provided council with a department update report detailing highlights from the past two weeks.

Wells also provided council with information on the following:

-A suggestion that was left in the suggestion box at City Hall.

-A council member attendance tracker will be added to the city website.

-The electric department tour is scheduled for June 25. Wells and Mayor McClung will not be available then, so the tour will be moved to July 30.

-Interim City Manager Wells attended a meeting at the Communications Center. She was asked about the possibility of placing an antenna for HAM Radio on the Main Street water tower. The consensus of the Council was to not allow any more equipment on top of the water tower.

-The tours for the city manager candidates will be held on Thursday from 9:00 a.m. to 12:00 p.m., followed by a staff luncheon. A community reception will be held from 5:00 to 6:30 p.m. Thursday evening. Interviews will begin at 8:00 a.m. on Friday at City Hall. A special meeting will be held on Tuesday, June 10, 2025, at 6:00 p.m. to make the final decision for the city manager position.

-Wells stated that she had a meeting with the new owner of the Lett Hotel. They are working on the property in preparation for obtaining a demolition permit.

**B. City Clerk/Treasurer – Karma Wells**

**i. Finance Report**

City Clerk/Treasurer Wells stated that she will have the finance report to council at a later date.

Wells informed council that she has an employee who is preparing to retire. She would like to start looking for someone to fill that position as soon as possible so there is ample time to train them.

**C. Interim Chief of Police – Curtis Witte**

**i. Department Updates**

Interim Chief Witte stated that the Hoag Avenue address that was discussed at the last meeting was served with a door hanger. Some cleanup has been done in the alley, but not everything was done by the deadline, so they were served with a summons to appear in court in July.

Witte stated that he will be on vacation next week.

**D. City Attorney – Kathryn Sellars (If necessary)**

Attorney Sellars stated that due to legislation, we will need to make a minor change to our ordinance regarding food trucks.

**City Council Reports/Comments (Informational)**

**Benish**

- Mayor Pro Tem Benish attended the police department committee meeting. They discussed unpaid tickets. Currently, there are no ramifications if a ticket goes unpaid. They are going to meet with a collection agency to try to get those fines collected.
- Benish also attended the electric department committee meeting. The electric co-op that they had been working on with other area electricians fell through, so they will look at going in a different direction. They also discussed the need for electric car charging stations in Yuma.
- Benish attended the water/wastewater departments committee meeting as well. We are still waiting for a permit for the railroad bore project.

**Frame**

- Council Member Frame stated that she also attended the electric department committee meeting. They discussed the solar project and hope for it to be live in August. They are looking for a new employee, especially now that the plan for an electric co-op has fallen through.
- Frame also attended the water/wastewater departments committee meeting and learned that we do not inject fluoride into our water.
- Frame attended the Yuma County Economic Development meeting in Wray. A presentation was given by BOCES. They discussed internships and scholarships that ultimately bring graduates back to the community.
- The Retail Coach meeting was held via Zoom this morning. They continue to be actively working to bring new businesses to Yuma County.
- Council Member Frame attended the ambulance meeting last week. A presentation was given and she learned a lot about how the ambulance department operates along with other ambulance services in the state.

## **Baucke**

- Council Member Baucke attended the Clerk/Treasurer office committee meeting.
- Baucke also attended the electric department committee meeting. He stated that he would like to see the car charging stations brought to downtown Yuma as soon as possible. It would help attract people passing through Yuma to the business district. Mayor McClung added that there may be grant funds available for this.

## **Shay**

- Council Member Shay stated that he attended the landfill board meeting. They are looking to extend the new cell and dig the other half.
- Shay also attended the ambulance meeting.

## **McClung**

- Mayor McClung also attended the landfill board meeting. He stated that the landfill has been dead set against accepting green energy waste. He believes they should capitalize on that by creating a cell specific to that type of waste such as wind turbine blades and solar panels. Discussion was held.

## **Consent Agenda (Action Items)**

- A. Approval of May 20, 2025, regular meeting minutes.
- B. Approval of disbursements and payroll.
- C. Purchases in excess of \$5,000.
  - i. Two Connex Boxes for Training.
  - ii. Additional Employee for Water and Wastewater Departments.
  - iii. Replacement of facia trim at Community Center.

Shay moved to approve the Consent Agenda. Second by Frame. Question. 5 ayes. Motion carried.

## **Public Hearings and Other New Business (Action Items)**

### **A. Approval of disclosed disbursements (if needed)**

City Clerk/Treasurer Wells stated that there is one disclosed disbursement for Mayor McClung in the amount of \$507.02 for mileage and per diem. Shay moved to approve the disbursement for Mayor McClung. Second by Benish. Question. 4 ayes. 1 abstain (McClung). Motion carried.

### **B. Resolution #33, Series of 2025 – Subscriber Agreement for Trads Services with TransUnion Risk and Alternative Data Solutions, Inc.**

Interim Police Chief Witte stated that this resolution is for a new agreement for services through TransUnion. This service is very helpful for tracking down individuals in investigations. The cost of the service is \$150/month. Shay moved to approve Resolution #33, Series of 2025. Second by Baucke. Question. 5 ayes. Motion carried.

### **C. Resolution #34, Series of 2025 – Master Subscription Agreement with KARDA, Inc.**

Interim Police Chief Witte explained that this agreement is for AI report writing software. The software uses body camera footage to generate the report. The police department has tried out the demo for the product and it has cut their report writing time in half. The cost for the remainder of 2025 is \$3,780. Shay moved to approve Resolution #34, Series of 2025. Second by Frame. Question. 5 ayes. Motion carried.

**D. Resolution #35, Series of 2025 – MOU with Yuma County Agencies for Threat Assessment Team**

Interim Police Chief Witte explained that the Threat Assessment Team works together to help identify possible threats at large events. There are many agencies in Yuma County involved in the team. There is no cost to participate. Shay moved to approve Resolution #35, Series of 2025. Second by Frame. Question. 5 ayes. Motion carried.

**E. Resolution #36, Series of 2025 – Construction Contract with Vortex USA, Inc. for Splashpad**

Interim City Manager Wells stated that this is for a construction contract with Vortex USA, Inc., for the new splashpad at the swimming pool. The total cost is \$292,719.23, with an approximate completion date of May 1, 2026. Baucke moved to approve Resolution #36, Series of 2025. Second by Shay. Question. 5 ayes. Motion carried.

**F. First Reading Ordinance #7, Series of 2025 - Second Amendment to the Lease and Easement Agreement for Solar Energy System and Memorandum of Lease and Easement Agreement for Solar Energy System for Certain City Property to SE Municipal Colorado, LLC**

Interim City Manager Wells explained that this amendment to the lease agreement is to change the roadway entrance that SE Municipal Colorado, LLC, uses at the Wastewater Treatment Plant to access the solar farm. Shay moved to approve on first reading Ordinance #7, Series of 2025. Second by Benish. Question. 5 ayes. Motion carried.

**G. Resolution #37, Series of 2025 – Pipeline License Agreement with BNSF Railway Company**

Interim City Manager Wells stated that this license agreement pertains to the waterline replacement project which requires boring under the railroad tracks. Attorney Sellars reviewed the contract and made revisions, but BNSF did not accept those changes. Attorney Sellars explained that the biggest issues with the contract are that it is subject to Texas laws and she is not licensed to practice in Texas. She added that there are issues with indemnification which violate Colorado law, therefore, she is unable to approve the contract. Council does have the option to proceed, so that the project may move forward. Discussion was held. It was decided to arrange a meeting with BNSF before the next council meeting. Shay moved to table Resolution #37, Series of 2025. Second by Baucke. Question. 5 ayes. Motion carried.

**H. Resolution #38, Series of 2025 – Intergovernmental Agreement for 2025 Coordinated Election with Yuma County**

Interim City Manager Wells stated that this agreement allows us to have a coordinated election with the Yuma County Clerk for the November election. Shay moved to approve Resolution #38, Series of 2025. Second by Frame. Question. 5 ayes. Motion carried.

**I. Approval of Change of Date for June 17, 2025, Council Meeting**

Interim City Manager Wells stated that there is a conflict with the regularly scheduled date for the next council meeting on June 17. There is a grant hearing for the DOLA grant that takes place on June 18, so travel to Grand Junction will be required on the 17th. Discussion was held. Shay moved to change the June 17, 2025, council meeting to Monday, June 23, 2025. Second by Benish. Question. 5 ayes. Motion carried.

**J. Resolution #39, Series of 2025 – Amend Construction Contract with GameTime**

Interim City Manager Wells stated that this amendment to the contract with GameTime is to change the substantial completion date from June 1, 2025, to July 1, 2025, due to an error that was discovered. Baucke moved to approve Resolution #39, Series of 2025. Second by Shay. Question. 5 ayes. Motion carried.

## **Old Business and Public Hearing on Passage of Ordinance on Second Reading (Action Items)**

### **A. Tabled Action Items**

None.

### **B. Public Hearing on Second Reading of Ordinance #6, Series of 2025 – Temporary Moratorium on Accessory Dwelling Units and New Dwelling Units on Properties with Existing Dwelling Unit or Units**

Interim City Manager Wells stated that there have been no changes to the ordinance since the first reading. Mayor McClung opened the public hearing. Hearing no discussion, the public hearing was closed. Shay moved to approve on second reading Ordinance #6, Series of 2025. Second by Baucke. Question. 5 ayes. Motion carried.

### **Additional Business**

Mayor McClung stated that he was approached by a business owner on Second Avenue just off Main Street regarding snow removal. The city only does snow removal on the sidewalks on Main Street. They would like the city to consider also providing snow removal for the sidewalks on the side streets off Main Street in the central business district. Discussion was held. Mayor McClung recommended that we bring this back for a vote in July.

### **Adjournment**

Shay moved to adjourn. Second by Frame. Question. 5 ayes. Motion carried.

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Timothy McClung  
Mayor

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Karma Wells, CMC  
City Clerk/Treasurer