

**City of Yuma  
City Council Minutes  
Hybrid Regular Meeting  
Tuesday, July 1, 2025  
Meeting Location – City Hall, 320 South Main Street, Yuma, CO and virtual through Zoom  
Call to Order – 6:30 P.M.**

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

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

**Staff Present:** Curtis Witte, Karma Wells.

**Corrections or Additions to the Agenda**

There were no corrections or additions to the agenda.

**Approval of July 1, 2025, Agenda**

Shay moved to approve the July 1, 2025, agenda as presented. Second by Benish. Question. 6 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 report on department updates along with the following new items.

We got notice today that we received the ambulance grant for cardiac monitors in the amount of \$49,144.90.

We had more vandalism in the bathroom at City Park. Angela Cordell is working on a grant for security cameras and lighting to help with this issue. Mayor McClung inquired about locking the bathrooms when the park is closed. Council Member Diaz commented that the lights at the park are off very early.

**B. City Clerk/Treasurer – Karma Wells (If necessary)**

None.

**C. Interim Chief of Police – Curtis Witte (If necessary)**

None.

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

None.

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

**Diaz**

- Council Member Diaz stated that a citizen approached him with concerns regarding code enforcement because the city looks in shambles and is not in respectable condition. They suggested higher fines to deter repeat offenders. Diaz said that in reviewing the police reports, he realizes that plenty of tickets are being written.

**Frame**

- Council Member Frame stated that she attended the Yuma County Economic Development meeting in Idalia on June 16. They reviewed their strategic planning updates to make sure the objectives and goals are staying relevant. They also discussed Proposition 123. Interim City Manager Wells added that she received an email from YCED stating that there will be a Yuma County meeting with DOLA regarding Proposition 123 on Thursday, July 10, from 11:00 – 12:00.

**McClung**

- Mayor McClung stated that he attended the CML Conference along with Karma Wells and Angela Cordell. There were really good sessions this year. It seems every community is facing the same issues as we are.

**Consent Agenda (Action Items)**

- A. Approval of June 23, 2025, regular meeting minutes.
- B. Approval of disbursements and payroll.
- C. Purchases in excess of \$5,000.

Shay moved to approve the Consent Agenda. Second by Frame. Question. 6 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 disbursement to disclose for Mayor Pro Tem Benish in the amount of \$800 for spraying weeds at the airport. Shay moved to approve the disbursement for Mayor Pro Tem Benish. Second by Frame. Question. 5 ayes. 1 abstain (Benish). Motion carried.

**B. Continuation of Public Hearing on Proposed Conditional Use for a Nursing Home, Assisted Living Facility, and/or Patient Rehabilitation Center at 323 West Ninth Avenue**

Interim City Manager Wells stated that we had a public hearing at the last council meeting regarding the application from Justin Shamp for conditional use of the property at 323 West Ninth Avenue. It was decided to continue the public hearing at this meeting. Attorney Sellars prepared a resolution approving the conditional use if council votes to do so. In the resolution, Sellars tightened up the language to take care of the concerns expressed during the last public hearing. Mayor McClung opened the public hearing.

Ms. Margie Chance stated that we need a nursing home here and she also complimented the city on all the good work that is being done.

Ms. Marcia Barten, who is the mother of Justin Shamp, stated that they looked over the resolution and 100% agree with the revisions that were made. This was their intention all along for the facility to be a nursing home, but with the ability to handle overflow from the assisted living facility and the hospital.

Ms. Jene Rutz stated that she has worked in healthcare for over 20 years and this is something that Yuma needs. She has seen a lot of people struggle with finding a place to take their loved ones that doesn't involve having to drive out of town.

Ms. Marlene Miller was present to speak in opposition to the conditional use. She stated that when we needed better facilities for our schools and hospital, we built new ones. Why are we not willing to do the same for our elders in this community. The bathrooms are too small in the existing facility. When new corporations come in, it is all about the bottom line. Residents are doubled up in each room, food budgets are cut and activities are lost. Ms. Miller emphasized that she is in favor of a nursing home facility and it is desperately needed, but it needs to be a new facility and it needs to be community owned. A new facility that is up to date will draw quality workers and people who are really caring.

Ms. Margie Chance added that she goes to the Harmony Home assisted living facility every week and it is well run and has brought in some nice workers. The facility is full and we are so lucky to have it.

Hearing no further discussion, Mayor McClung closed the public hearing. Council held discussion.

**C. Resolution #44, Series of 2025 – Approving a Conditional Use at 323 West Ninth Avenue for a Nursing Home, Assisted Living Facility, and/or Patient Rehabilitation**

Shay moved to approve Resolution #44, Series of 2025. Second by Benish. Mayor McClung interjected that he agrees with Ms. Miller. The bathrooms are too small, but on the other side of it, people die alone because they cannot be near their families. Therefore, he is going to vote in favor of the conditional use because he doesn't know that we have any other choice. Question. 6 ayes. Motion carried.

**D. Resolution #45, Series of 2025 – Grant Policy**

Interim City Manager Wells stated that this is the same grant policy that was presented at the last meeting with the redlines removed. Before voting on the policy, Wells explained to council that based on the presentation they were given earlier which involved asking the city to partner in a grant, that type of scenario is not covered in the grant policy. Discussion was held. The consensus was that there should be verbiage added that protects the city before approving the policy. Shay moved to table Resolution #45, Series of 2025, until the first meeting in August. Second by Dischner. Question. 6 ayes. Motion carried.

**E. Disposition of Property**

Council was provided with a potential list of property to be auctioned off at National Night Out on August 5, 2025. Interim City Manager Wells stated that these are items that various departments want to dispose of. Shay moved to approve the disposition of property. Second by Dischner. Question. 6 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 Ordinance #8, Series of 2025 – Amending Section 16.01.090 of the Yuma Municipal Code Concerning Review Procedures for an Alteration Certificate**

Interim City Manager Wells stated that this resolution corrects a number referenced in section 16.01.090 of the municipal code. Mayor McClung opened the public hearing. Hearing no discussion, the public hearing was closed. Shay moved to approve on second reading Ordinance #8, Series of 2025. Second by Benish. Question. 6 ayes. Motion carried.

**C. Resolution #42, Series of 2025 – Changes to the Personnel Policies and Procedures Manual**

Interim City Manager Wells stated that this resolution was tabled from the last meeting to this meeting so that information could be obtained from the auditors regarding city vehicle usage by employees. Wells asked if this could be tabled again to the next meeting because she was out of the office last week to attend the CML conference. She wasn't able to speak to the auditors until today and needs time to clarify a few things with them. Shay moved to table Resolution #42, Series of 2025, until the July 15, 2025, meeting. Second by Dischner. Question. 6 ayes. Motion carried.

**Additional Business**

None.

**Adjournment**

Shay moved to adjourn. Second by Benish. Question. 6 ayes. Motion carried.

---

Timothy McClung  
Mayor

---

Karma Wells, CMC  
City Clerk/Treasurer