

**City of Yuma
City Council Minutes
Hybrid Regular Meeting
Tuesday, November 4, 2025
Meeting Location – City Hall, 320 South Main Street, Yuma, CO and virtual through Zoom
Call to Order – 6:32 P.M.**

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

Members Present: Baucke, Benish, Dischner, Frame, McClung, Shay.

Staff Present: Eric Duthie, Curtis Witte, Karma Wells.

Corrections or Additions to the Agenda

Clerk/Treasurer Wells stated that an executive session has been added to the agenda from what was provided in the packets.

Approval of November 4, 2025, Agenda

Shay moved to approve the November 4, 2025, agenda as amended. Second by Benish. Question. 6 ayes. Motion carried.

Citizens Recognition and Introduction/Public Comment

None.

Presentations (Informational)

None.

Reports (Informational)

A. City Manager – Eric Duthie

Manager Duthie provided council with his written report and gave highlights on the following items:

- Manager Duthie met with the airport users last Thursday. They had a good discussion. The airport leases are still being discussed and reviewed.
- We had issues with the internet service at the airport. The service was down too often, which affected the credit card terminal for purchasing fuel, so we changed internet providers.
- There is a grant available for the cost of transporting recycled materials that we are looking into.
- We have changed the format for our department head meetings. We will be rotating to different department locations for each meeting. There will also be training assignments and policy review.
- We had discussions with a company regarding the possibility of getting capital loans for capital projects. It is just an option to explore. Mayor McClung added that this would only be a possibility with non-Tabor funds.
- State Representative Dusty Johnson will be here Thursday during the day and will do a legislative update at the Community Center at 5:30.
- Manager Duthie attended the Chamber of Commerce Octoberfest activity at the Harvest Motel, which was well attended.
- CHFA will be here tomorrow. We will be gathering at City Hall and then do a walking tour of downtown businesses. A meal will follow.

B. City Clerk/Treasurer – Karma Wells

i. Finance Report

Clerk/Treasurer Wells provided council with the finance report for June.

ii. Department Updates

Clerk/Treasurer Wells provided council with department updates from October 26, 2025.

Wells also reported that she provided council with a flyer with information on Rural Philanthropy Days which will be held July 8 through July 10, 2026. A steering committee meeting will be held on November 7.

C. Interim Chief of Police – Curtis Witte

Interim Police Chief Curtis Witte informed council that he has received a letter of resignation from Officer Rachel Billings. Her last day will be November 13.

Interim Chief Witte also let council know that Corporal Cameron Josh may be deployed from April 2026 through April 2027.

Witte is taking part in disaster response training in Akron.

D. City Attorney – Kathryn Sellars (If necessary)

None.

City Council Reports/Comments (Informational)

Frame

- Council Member Frame attended the Retail Coach Zoom meeting this morning. The new Bomgaar's store in Wray will be doing a soft opening with a grand opening coming soon. They are also talking to Sonic and McDonalds, a national pizza chain, Circle K and hotels. Our contract with Retail Coach will expire soon.

Shay

- Council Member Shay attended the Chief of Police interviews.

Consent Agenda (Action Items)

- A. Approval of October 21, 2025, regular meeting minutes and the October 30, 2025, special meeting minutes.
- B. Approval of disbursements and payroll.
- C. Purchases in excess of \$25,000.

Shay moved to approve the Consent Agenda. Second by Benish. Question. 6 ayes. Motion carried.

Public Hearings and Other New Business (Action Items)

A. Approval of disclosed disbursements (if needed)

None.

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 #14, Series of 2025 – Amending Title 17 of the Yuma Municipal Code Concerning Accessory Dwelling Units

Mayor McClung provided some background information on this ordinance for those in attendance for the public hearing. He explained that this originated from a number of incidents where citizens would obtain a permit to reroof their garage and it was later discovered that the garage had been turned into an ADU. Our building permit process did not allow us to identify this issue early on in the process. In June 2025, we declared a moratorium on ADUs for 6 months to give us time to draft an ordinance and administrative process. Manager Duthie added that we may need to review item 10 of the ordinance which covers “Utility Service Requirements” to include the professional plan as part of the site plan. Mayor McClung opened the public hearing. There was no one in attendance who wished to speak in favor of the ADU ordinance. The following citizens were present to speak against the ADU ordinance:

Mr. Tom Parks, who resides on South Ash Street, stated that we have housing issues here like everyone else in the state. The two biggest issues with housing are availability and affordability. He believes that this ordinance is going to reduce availability and not help at all with affordability. Mr. Parks stated that he currently has an ADU on his property that is very nice but would never pass the requirements of this ordinance. He stated that he doesn’t buy into there being parking issues because of an ADU. We already have many homes that don’t have off street parking. He expressed how important it has been for his family to have an ADU on the property to help a family member who needs assistance while also allowing independence and privacy for all involved. He added that parts of the ordinance have very good intentions when it comes to meeting electrical, water and wastewater codes. He asked council to vote “no” on this ordinance and take it back to the drawing board.

Ms. Patricia Brewster Willeke resides on South Main Street in a cottage which is an ADU to the main house on the property. She agreed with the issues that Mr. Parks discussed. She believes that the 500 square foot requirement is too large. For those on a fixed income, the utilities for a space that large would be too much. She also agreed that the safety aspects of the ordinance are important but really wants council to reconsider the size requirements to allow for more affordable housing.

Hearing no other discussion, Mayor McClung closed the public hearing. Shay moved to table Ordinance #14, Series of 2025 to consider changes to the ordinance. Second by Frame. Council had further discussions regarding size, parking and kitchen requirements, before the roll was called. Mayor McClung made an amended motion to specifically reconsider space requirements, consider reducing the minimum size of accessory dwelling units to something perhaps as small as 200 square feet, review the kitchen requirements because it may not be at all times necessary to have a full kitchen, and reassess the parking requirements. Second by Baucke. Question. 6 ayes. Motion carried.

Roll was then called on the motion to table the Ordinance, which was made before the amended motion. Question. 6 ayes. Motion carried.

Additional Business

None.

Executive Session

“To consider personnel matters, pursuant to C.R.S. § 24-6-402 (4)(f) and not involving: any specific employees who have requested discussion of the matter in open session, specifically for the Interim City Manager, City Clerk/Treasurer and Interim Chief of Police evaluations.”

Mayor McClung stated that council intends to meet in executive session to consider personnel matters, pursuant to C.R.S. § 24-6-402 (4)(f) and not involving: any specific employees who have requested discussion of the matter in open session, specifically for the Interim City Manager, City Clerk/Treasurer and Interim Chief of Police evaluations. Shay moved to enter executive session. Second by Frame. Question. 6 ayes. Motion carried.

Council resumed regular session at 7:58 p.m. A statement was read for who was present in executive session and there were no objections to the discussions in executive session.

Adjournment

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

Timothy McClung
Mayor

Karma Wells, CMC
City Clerk/Treasurer