MEETING MINUTES OF THE
HUACHUCA CITY TOWN COUNCIL
September 10, 2026, AT 6:00 PM
COUNCIL CHAMBERS
500 N. GONZALES BLVD.
HUACHUCA CITY, AZ 85616

A. Call to Order – Mayor
- **a.** Pledge of Allegiance
- **b.** Roll Call and Ascertain Quorum

B. Roll Call.

Roll Call.
Present: Johann Wallace, Cynthia Butterworth, Debra Trate, Johnathan Gonzales, Danielle Cardella, Nallely Arreola, Geovana Thompson (6:05pm) Town Manager and Interim Town Clerk Suzanne Harvey (Not voting), Town Attorney Thomas Benavidez (Not voting).

c. Invocation

Any prayer/invocation that may be offered before the start of regular Council business shall be the voluntary offering of a private citizen, for the benefit of the Council and the citizens present. The views or beliefs expressed by the prayer/invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker. A list of volunteers is maintained by the Town Clerk's Office and interested persons should contact the Town Clerk's Office for further information.

Elder Thomas delivered an invocation.

B. Call to the Public – Mayor

A.R.S. 38-431.01 states the Public Body may make an open call to the public during a public meeting, subject to reasonable time, place and manner restrictions, to allow individuals to address the public body on any issue within the jurisdiction of the Public Body. At the conclusion of an open call to the public, individual members of the Public Body may respond to criticism made by those who have addressed the Public Body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the Public Body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

Mayor Wallace addressed Andre Newcomb, who made comments to the council regarding water from the Appalachian Mountains and the water flow system to Arizona and Huachuca City within their position in the Central Arizona Project, as well as America's and Arizona's corruptness and divorce rates.

C. Consent Agenda - Mayor

All items listed in the Consent Agenda are considered routine matters and will be enacted by one motion of the Council. There will be no separate discussion of these items unless a Member of the Town Council requests that an item or items be removed for discussion. Council Members may ask questions without removal of the item from the Consent Agenda. Items removed from the Consent Agenda are considered in their normal sequence as listed on the agenda, unless called out of sequence.

C.1 Consider approval of the Minutes of the Regular Council meeting held on August 27, 2026.
C.2 Consider approval of the Payment Approval Report.

Motion: Items listed on the Consent Agenda Action: Open for discussion and/or Action, moved by Johann Wallace, Seconded by Cynthia Butterworth

Motion: Approval of the items on the Consent Agenda, Action: Approve, moved by Johann Wallace, Seconded by Cynthia Butterworth

Motion passed unanimously.

D. Unfinished Business before the Council – Mayor

Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the Mayor and explained by staff. Any citizen, who wishes, may speak one time for five minutes on each agenda item before or after Council discussion. Questions from Council Members, however, may be directed to staff or a member of the public through the mayor at any time.

None

E. New Business Before Council - Mayor

Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the Mayor and explained by staff. Any citizen, who wishes, may speak one time for five minutes on each agenda item before or after Council discussion. Questions from Council Members, however, may be directed to staff or a member of the public through the Mayor at any time.

E.1 Discussion and/or Action [Suzanne Harvey/Building Official/Town Attorney]: Review of a draft Intergovernmental Agreement with the Tombstone Unified School District for cooperation in erecting and operating a digital marquee sign to replace the existing sign located on Town

property at Highway 90 and School Drive. The Town will also discuss the size, use and appearance of the marquee sign.

Motion: Item E.1 Action: Open for discussion and/or Action, moved by Johann Wallace, Seconded by Cynthia Butterworth

Manager Harvey reviewed the revised July IGA with Huachuca City School and invited council questions and suggested changes. Town Attorney Mr. Benavidez said the IGA is legally improved but emphasized that sign appearance, size, and overall cost are now the main issues, more important than wording changes.

Advertising Content (Section C 2–3 – Mutual Agreements)

- ***Ads may not include depictions or promotions of weapons, tobacco products, profanity, sexual or sexual-orientation content, or ballot measures, campaigns, or candidates.***
- ***Council discussed examples of school-generated vs. paid advertisements.***
- ***Questions were raised about time limits and quantity of ads; some parameters are in the IGA, but actual limits will depend on the sign software. Manager Harvey believes there is no strict limit.***

Term, Ownership, and Termination

- ***The IGA is structured as a 5-year agreement, with renewal by mutual consent.***
- ***Early termination would most likely be for breach.***
- ***The sign will be on town property and considered a fixture; it will remain the Town's asset. If the agreement ends, the Town keeps and controls the sign.***

Sign Design, Size, and Code Compliance

- ***Estimated cost is about $65,000; the Town would pay 40% plus electricity, and the school is agreeable. The school will handle procurement; the final price is not yet confirmed.***
- ***The design currently exceeds the Town's sign code: code allows 32 sq. ft., while the proposed sign is about 43 sq. ft. total. The LED portion is about 24.75 sq. ft.***
- ***Mayor Wallace noted the original code focused on lighting and avoiding excessive brightness. Since the lighted portion is within that area and brightness can be adjusted to protect dark skies, he feels the sign is acceptable.***
- ***An alternate, code-compliant marquee was presented but is less attractive.***
- ***Mayor Wallace asked about granting a waiver.***
- ***Mr. Benavidez explained a waiver requires a justified basis; the council may find that the partnership with the school, shared use, and avoiding an additional sign are sufficient reasons, if no safety concerns are created.***
- ***Councilmember Danielle Cardella noted that Tombstone and all Sierra Vista schools have similar marquee signs and stated it would be beneficial for Huachuca City to keep up with current standards. She asked whether any waiver or variance from the sign code would be granted to the Town itself or specifically on behalf of the school.***
- ***Mayor Wallace reiterated that the Town needs to find a way to approve the marquee legally and revisit and update the sign code. He emphasized the importance of ensuring the code clearly distinguishes whether limits apply to the entire sign or just the lighted portion, so as not to hinder other businesses. He noted that the current sign code is very outdated.***

- ***Manager Harvey asked Mr. Benavidez whether the Town must first determine the approval process for obtaining the marquee sign before it can move forward with approving the IGA.***
- ***Councilmember Trate stated that while she likes the design of both signs, she is concerned that approving them could set a difficult precedent. She stated that she would like to keep the item on the agenda and does not believe it is a good idea for the Town to grant a waiver to itself.***
- ***Mr. Benavidez commented that it is not unusual for a governmental entity to grant exceptions to its own codes when necessary to accomplish a core governmental purpose, noting that most codes contain such exceptions and that the primary concern should remain safety.***
- ***Manager Harvey stated that she was not involved in creating the original sign code and does not know what considerations were made regarding brightness or safety. She agreed that the sign code should be revisited but suggested that this be done later.***
- ***Councilmember Arreola asked for clarification on whether, regardless of a waiver, the Town moves forward with either sign design, Dr. Johnson would still need to approve it.***
- ***Councilmember Butterworth stated that she preferred the second, code-compliant sign option to avoid altering or creating exceptions to the Town's sign code.***
- ***Mr. Benavidez responded that Dr. Johnson would provide the initial interpretation under the code, and then the Town Council would have the authority to review and reconsider that interpretation. This explanation satisfied Councilmember Arreola.***
- ***A ruler was brought in to help visualize the actual size and scale of the smaller, second proposed sign.***
- ***Manager Harvey explained that she did not need Council to approve the IGA that night, as it would be going back to the school, but asked members to provide any input or suggested changes. Mr. Benavidez confirmed this. She also asked whether the Council needed to formally approve a specific dollar amount or sign size at this time.***
- ***Mayor Wallace confirmed the previously discussed IGA points regarding termination and buyout. He then called for a vote on the two sign design options: Option 1 with the entity names placed at the top and bottom, and Option 2 with the names displayed side by side.***

Motion: Vote to Accept option 1 as the Marquee design. Moved by Johann Wallace, Seconded by Danielle Cardella

The motion to approve Sign Option 1 was carried by a vote of 5 in favor and 2 opposed. Because Option 1 was approved, no vote was taken on Option 2.

E.2 Discussion and/or Action [Suzanne Harvey/Building Official/Town Attorney]: Review of the Town's Code provisions concerning the permissible height of residential yard fences and hedges/shrubs. Affecting Code sections 16.15.030 and 18.100.100.

Motion: Item E.2 Action: Open for discussion and/or Action, moved by Johann Wallace, Seconded by Cynthia Butterworth

Dr. Johnson addressed the Council regarding current fence and shrub height limits in front and side yards. The code allows a maximum height of 48 inches, but many existing fences and shrubs exceed this. He noted that:

- ***The Council had discussed changing this code a few years ago, so before strictly enforcing it, he is requesting that they revisit the issue and consider any desired changes.***
- ***There is a flaw in the current code: it addresses only the outer perimeter of properties and not the areas along driveways, where many homes have significant overgrowth.***
- ***Historical research shows that prior to August 2006; the code did not distinguish between front and back yards and allowed fences up to 6 feet. The current situation is that many properties now have fencing or shrubs over 4 feet in front and side yards but do not exceed 5 feet.***
- ***Dr. Johnson noted that most fences over 4 feet are chain-link, so the front yard and front door remain visible. He emphasized that front-yard fence regulations should prioritize emergency access and visibility for homeowners, police, and EMS.***
- ***He stated that the fences currently in violation are several years old and, while technically nonconforming, he is not recommending their removal. Instead, he suggested that Council amend the code to allow front-yard fences up to 5 feet and allow heights above 4 feet in other areas while still preserving visibility for emergency services.***
- ***He also referenced Sierra Vista's standards (4-foot maximum opaque fencing for lots under 10,000 sq. ft. and 5-foot maximum for larger lots) and noted that most Huachuca City lots are approximately 6,500 sq. ft.***
- ***Nearby jurisdictions handle fence heights as follows: Bisbee uses the same standard as Huachuca City, Benson allows exceptions for fencing with 50% openness, Willcox permits 4-foot fences with special provisions for corner lots, and Douglas has a maximum 3-foot***
- ***Mayor Wallace noted that the Council had recently discussed and agreed on a standard of 4 feet for front yards and 8 feet for back yards. He stated that he does not want to revisit or change that decision, acknowledging that some homes are nonconforming but expressing concern about setting a precedent of altering the code in response to complaints or simply to bring existing residences into compliance***
- ***Mayor Wallace suggest two options, enforce the existing code and require property owners to either comply or pay a fine; or formally document the nonconforming properties and send letters informing residents that they are out of compliance but that no corrective action is required, while still requiring them to maintain shrubs so that safety and EMS visibility are preserved.***
- ***Councilmember Thompson stated that she recently obtained a quote for a five-foot fence because her dog jumps her current fence, and she believes the code should be revisited, noting there are reasonable justifications beyond merely bringing existing properties into compliance***
- ***Mayor Wallace stated that the Council can revisit the issue but first needs to know how many homes are currently out of compliance. Until that information is obtained and a decision is made on how to proceed, the Town will continue to enforce the existing code as written.***

- ***Councilmember Trate noted inconsistencies in how the fence and shrub code is written and enforced, and in how residents are being treated regarding compliance. She expressed concern that cutting established shrubs down to the required height could kill mature plants and observed that some affected residents are minorities who may feel singled out. She stated these concerns arose while she was collecting signatures for her council candidacy.***
- ***Councilmember Thompson asked why the fence height was set at 4 feet instead of 5 feet. Mayor Wallace responded that taller fences could appear unwelcoming and "fortress-like," and that 4-foot fences are generally more visually appealing.***
- ***Mayor Wallace stated that the Council had reached an impasse. He outlined two options: either bring the code back for discussion, debate, and make a formal decision with the understanding that, whatever is decided, everyone will be required to comply or identify the currently noncompliant homes now and leave the code unchanged. He added that if the Town plans to revisit the code later, it should continue enforcing the existing code in the meantime.***
- ***Mayor Pro Tem Butterworth stated that the Town should not impose a financial burden on residents who have had their fences for over 60 years. Councilmember Cardella suggested tabling the issue for two weeks to allow Dr. Johnson and staff time to gather the necessary information.***

Council came to an agreement that this issue will be discussed later. No change in code was made.

E.3 Discussion and/or Action [Building Official]: Town Code Updates – The Building Official is recommending that the Council consider updating, adopting and amending the following codes. The Council might authorize the updates and/or schedule a study session to evaluate their impact:

1. **AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," BY REPLACING THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, AT CHAPTER 15.30, WITH THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, WITH AMENDMENTS.**

2. **AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.20 "EXISTING BUILDING CODE," TO UPDATE FROM THE 2018 TO THE 2024 EDITION OF THE INTERNATIONAL EXISTING BUILDINGS CODE WITH AMENDMENTS.**

3. **AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.35 "MECHANICAL CODE," TO UPDATE FROM THE 2018 TO THE 2024 EDITION OF THE INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS.**

4. **AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.25 "PLUMBING CODE," TO UPDATE FROM THE 2018 TO THE 2024 EDITION OF THE INTERNATIONAL PLUMBING CODE WITH AMENDMENTS.**

5. **AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.15 "ELECTRICAL CODE," TO UPDATE FROM THE 2020 TO THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE WITH AMENDMENTS.**

6. **AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION" BY UPDATING FROM THE 2018 TO 2024 EDITION OF THE INTERNATIONAL BUILDING CODE, WITH AMENDMENTS.**

7. **AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.10 "RESIDENTIAL CODE," TO UPDATE FROM THE 2018 TO THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS WITH AMENDMENTS.**

8. **AMENDING THE TOWN CODE SECTIONS 2.65.140 AND 15.50.01 TO UPDATE FROM THE 2018 EDITION TO THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE, WITH AMENDMENTS.**

9. **AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," BY REMOVING THE ENERGY CONSERVATION CODE FROM CHAPTER 15.40.**

10. **AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," BY REMOVING THE UNIFORM HOUSING CODE FROM CHAPTER 15.45.**

11. **AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.60 "BUILDING PERMITS," TO ADOPT NEW EXEMPTIONS FROM BUILDING PERMIT REQUIREMENTS.**

Motion: Item E.3 Action: Open for discussion and/or Action, moved by Johann Wallace, Seconded by Cynthia Butterworth

Mayor Wallace noted that there are 11 code sections the Building Official wants to address. He asked staff to schedule two work sessions so Council can review the proposed changes in manageable sections, particularly those related to adopting the 2024 code and the scale of those changes. The sessions should be coordinated with Dr. Johnson's schedule and held on weeks that do not include a regular council meeting. Dr. Johnson estimated each session would take a couple of hours. Thursday, September 17 was discussed and agreed upon for the first work session. Mr. Benavidez stated that he is available for the work sessions but does not believe his attendance is necessary.

No further action on this agenda item was taken. A work session will be held on September 17, 2026

E.4 Discussion and/or Action [Town Manager]: Update on the search for a new Town Clerk.

Motion: Item E.4 Action: Open for discussion and/or Action, moved by Johann Wallace, Seconded by Debra Trate

Manager Harvey addressed council and provided an update. She reported that the Town received about 60 applications for the Town Clerk position, but many lacked the necessary qualifications. Working with Mr. Benavidez, she narrowed the pool, focusing on candidates with government/administrative experience or a degree in public administration or a related field, and has reduced the list to about ten, with the possibility of narrowing it further.
She outlined the interview process: an initial panel consisting of the Town Manager, Court Clerk, Chief of Police, and the Town's Financial Consultant will interview the candidates. The top three will advance to a second interview with Manager Harvey and Mr. Benavidez, as he has municipal experience and will work closely with the Town Clerk. Mayor Wallace recommended including an outside participant on the panel, and Fire Chief Savage was suggested for this role. Manager Harve requested flexibility to substitute or rotate panel members as needed due to scheduling constraints. Mayor Wallace expressed concern about changing panel members, noting that consistency is important and different people may rate candidates differently. Manager Harvey clarified that she was only asking for the Council's patience, as the hiring process will take longer, not for frequent changes to the panel.

E.5 Discussion and/or Action [Town Manager]: After action review of the Town's Summer Splash Program.

Motion: Item E.5 Action: Open for discussion and/or Action, moved by Johann Wallace, Seconded by Cynthia Butterworth

Library Director Joshua Simms reported on the completed Summer Splash Program, which ran in two sessions from June 1 to July 23. The first session (ending June 26) enrolled 26 children, served over 806 meals, and included ten events. Highlights included:

- **Compass training with Community Garden representative Sheila Foraker**
- **A visit from Mr. Hyde of the Southern Arizona Museum of Science and Technology, who brought fossils and discussed local prehistoric creatures**
- **A "water day" with Fry Fire, who sprayed the children with a fire hose**
- **A reptile program presented by Cody from Southern Arizona Reptile Rescue**

Session two ran from June 29 to July 23, with 21 children enrolled. It served 779 meals and offered nine events, including:

- **A presentation by Alexandra Kosmider from Water Wise on erosion and water control**
- **A physics activity with rubber bands led by Marta Arambula**

- **A foam party hosted by Graham Rogers from AZ Foam, which was rescheduled but was a major hit with participants.**

There were no guest cancellations during the program, and participants had strong opportunities for both learning and physical activity.
Areas identified for improvement included:

- **Guest speakers often arrive to set up at the event start time, leaving children waiting; next year, designated setup times will be scheduled.**
- **Due to staff turnover, the Library missed the regular grant cycle and had to use an emergency grant, which required purchasing all materials in June. This created challenges with accounting and GL codes not carrying over. Staff are working on a solution that would allow for grant funding rollover.**
- **Weekend events had low turnover.**

Director Simms also gave special thanks to all our sponsors.
Mayor Wallace was pleased to see the attendance in both sessions and supports our Summer Splash program and how affordable it is and the scholarships provided.
Manager Harvey added this was Director Simms first Summer Splash, and he did a phenomenal job. Councilmember Cardella said her students are still talking about the Summer Splash program even though summer is over and she appreciates the resource it provides especially with food insecurity. Councilmember Arreola's daughter attended the program and enjoyed herself and she is grateful the program exists.

E.6 Discussion and/or Action [Mayor Wallace]: PROCLAMATION NO. 2026-16 - A PROCLAMATION OF THE MAYOR OF THE TOWN OF HUACHUCA CITY, DECLARING SEPTEMBER 26, 2026, AS "MESOTHELIOMA AWARENESS DAY."

Motion: Item E.6 Action: PROCLAMATION NO. 2026-16, moved by Johann Wallace, Seconded by Cynthia Butterworth

Mayor Wallace read the proclamation

F. Reports of Current Events by Council

Councilmember Arreola- "All I have is the 9/11 parade at the school tomorrow, so I will be there."

Councilmember Thompson- "I have nothing to report."

Councilmember Trate- "Nothing."

Councilmember Gonzales- "On Friday the 25th of September I will be hosting the blood pumping finale of STREAM Week, by doing my seed saving class. It is free, and you just show up, you don't have to RSVP for it. I'll be more than happy to teach you how to seed, how to save, collect, identify seeds, um for the future and hopefully we can get your contribution at out library, at the SEED library."

Councilmember Cardella- "Piggybacking on Nallely, tomorrow is the 9/11 parade, do they will be staging vehicles right here, in front of the park at 8:45. At 9:11 the parade is going to start, and will route through the parent drop off and end very shortly in front of the gym. Immediately following there is an assembly at the school, and we are requesting that all First Responders at any capacity in any point of your life, please come join us as we celebrate you as we remember the 25th Anniversary. On 9/23 the school is having a STREAM night from 4-6:30 so in any way you want to participate in that, bring your family out, set up a booth, um, it's from 4-6:30, I'm happy to be your contact for that. And then on 9/26, we are organizing a clothing swap at the gym, um for families so, you would bring your clothes, um donate it, you would get a ticket to "shop" early, um it's no money exchanged, just come and take what need, give what you don't need cycle to the next season and support families here."

Councilmember Gonzales- "Question on that, are we are able to monetarily contribute?"
Councilmember Cardella- "That would always be appreciated, our families need everything."

Mayor Pro Tem Butterworth- "Um, before the last council meeting, which I missed right, we had the MPO (well it's my dog's fault) We had the MPO meeting, skyline drive we are a little bit behind schedule between identifying water lines and that bit of rain we had, but they're hoping to get back on schedule and they're doing the best they can. The Crosswalk should have been last week; uh people should have been out scoping for the utility lines so they can figure out where to put the poles and not kill electricity for half the town. Yeah, so, they were scoping on that. And Grants, several Grants were submitted for uh scoping project. Two were submitted for uh, Huachuca City and they were accepted without any requirements for additional information and without any problems, so Suzanne did an outstanding job with those two grant requests. One is for the scoping of the sidewalk on the West side of highway 90 by the Dollar General and the other one is for the Veteran's Wellness Path. So that was mentioned in the MPO meeting, Suzanne did a wonderful job populating those grant requests because usually grant requests from other agencies and such when they are submitted, they get sent back for additional information. These – went right through. So, RTAC. RTAC is separating from COG? Yeah, from COG and they're going to be their own entity. Uh the MPO has been paying $9,000 of the costs to cover 30 percent of the cost for towns and cities to be part of RTAC and Huachuca City's portion has been $84. The MPO is not going to be a part of RTAC anymore. They are going to step back for the time being and see how it goes with the restructuring of RTAC. The towns and cities themselves can still be part of RTAC, but they will have to pay the full price. Now Sierra Vista said, uh, Carolyn Flowers said that Sierra Vista being a part of SEACOM is a part of RTAC anyway, so that should be true for Huachuca City, so that should cover..."
Manager Harvery- "Because of SEAGO is that what you said?"
Mayor Pro Tem Butterworth- "Yea SEAGO. So, waiting to see what happens there, our next MPO Meeting is going to be on October 28th and that will probably be our last one of the year and we will see what happens after elections as to who's going to be the Mayor of Sierra Vista, Huachuca City and whether I am still on Council. The next food distribution is going to be on September 18th, so as always anyone is invited to come and participate to be a volunteer for two hours of your time, if you can only give an hour, come and help package up the food, if you have to leave that's fine too. And I believe that is all that I have,"

Mayor Wallace- "Uh the only thing that I have is that I have been working with Sky Island Regional Partnership CEO for the Mayoral debate that is going to happen on September 26, at 12 o'clock, at our Community Center, down on Yuma Street, so working with her, had a couple of conversations with her, Melanie is actually going to be our moderator. She's going to be handling some communications with both our candidates, sending them some basic rules about the debate and eventually some topics, topics under which the questions may be asked, but not the questions themselves. So, I think we are good on that. It's going to be Saturday September 26, 12 o clock, there will be refreshments, food, pizza, I'm grabbing sodas and water, Cindy and I are doing this as residents as private citizens, renting the community center and Melanie is going to be our Moderator to take the Town Staff and current Council out of being responsible for asking questions. PSA Community Center, about 50 minutes is about how long the debate is going to be, it won't be an open forum, where people who show will be able to ask questions, the questions are going to be asked by the moderator, of course before or after any resident will be able to have conversation that they want with the candidates. That's where we are with that. Other than that we have the Good Morning Sierra, Vista coming up, the last one of the year will be October 6th? Then we have the Mayor Manager luncheon I'll be going to that as well on the 30th and then we have the Hispanic Chamber mixer as well. Mark Rodriguez is going to be the speaker."

G. Adjournment

Motion: To Adjourn, **Action:** Adjourn, **Moved by** Johann Wallace, **Seconded by Debra Trate** Motion passed unanimously.

Approved by Mayor Johann R. Wallace on September 24, 2026.

_____
Mr. Johann R. Wallace
Mayor

Attest: _____
Ms. Suzanne Harvey,
Interim Town Clerk

Seal:

Certification

I hereby certify that the foregoing is a true and correct copy of the Minutes of the Meeting for the Huachuca City Town Council held on September 10, 2026. I further certify that the meeting was duly called and a quorum was present.

_____

Ms. Suzanne Harvey,
Interim Town Clerk

TOWN OF HUACHUCA CITY

The Sunset City

MEETING MINUTES OF THE
HUACHUCA CITY TOWN COUNCIL
PUBLIC HEARING AND SPECIAL MEETING NOTICE
July 16, 2026, AT 6:00 PM
COUNCIL CHAMBERS
500 N. GONZALES BLVD.
HUACHUCA CITY. AZ 85616

A. Call to Order – Mayor
- **a.** Pledge of Allegiance
- **b.** Roll Call and Ascertain Quorum

B. Roll Call.

Roll Call.
Present: Johann Wallace, Cynthia Butterworth, Danielle Cardella, Nallely Arreola, Town Manager Suzanne Harvey (Not voting), Town Attorney Thomas Benavidez (Not voting).
Absent: Debra Trate, Geovana Thompson, Town Clerk Brandye Thorpe

B. Call to the Public – Mayor

A.R.S. 38-431.01 states the Public Body may make an open call to the public during a public meeting, subject to reasonable time, place and manner restrictions, to allow individuals to address the public body on any issue within the jurisdiction of the Public Body. At the conclusion of an open call to the public, individual members of the Public Body may respond to criticism made by those who have addressed the Public Body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the Public Body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

No Call to the Public was received.

C. New Business Before Council - Mayor

Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the Mayor and explained by staff. Any citizen, who wishes, may speak one time for five minutes on each agenda item before or after Council discussion. Questions from Council Members, however, may be directed to staff or a member of the public through the Mayor at any time.

C.1 PUBLIC HEARING [Mayor Wallace]: Public Hearing on the Town's Final Budget and Property Tax Levy for Fiscal Year 2026-2027. Members of the public may appear before the

Council to comment on the Town's proposed budget and tax levy. Any anticipated revenues and expenses of the Town may be discussed.

Motion: C.1, Action: Open for discussion, Moved by Johann Wallace, Seconded by Cynthia Butterworth.

Ruben Villa addressed the Council regarding the property tax levy. The maximum requested increase is 1.61, which is expected to generate approximately $20,800 in additional revenue. For a $100,000 home, the increase would amount to approximately $24 per year.
Staff recommended adopting the maximum increase to remain on trend. The proposed budget totals $13,932,976 and includes both the sales tax increase and the maximum property tax increase.

Cynthia Butterworth requested clarification on whether the Council had previously decided to remain tax neutral. Mayor Wallace confirmed that while the Council had done so in past years, it chose a different approach this year.

Mayor Wallace noted that if the proposed rate is not adopted, the budget remains tentative, requiring Staff to reduce expenditures to offset the deficit. Manager Harvey clarified that the overall budget total would stay the same, but Staff would reduce expenditures, accordingly, noting that adopting the middle rate increase instead of the maximum rate creates a $10,000 difference, whereas remaining tax-neutral results in a $20,800 deficit.

The taxation process was then discussed while looking for further clarification. Ruben Villa stated nothing needed to be decided at this meeting, but it was being presented for consideration. Work session would have already happened for the process to reach this point. The decision will be made at the next council meeting.

No questions or comments from the public.

Motion: C.1, Action: Close Public Hearing, Moved by Johann Wallace, Seconded by Cynthia Butterworth

Motion passed unanimously.

C.2 Discussion and/or Action [Mayor Wallace]: RESOLUTION NO. 2026-11 - A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2026-2027. Any anticipated revenues and expenses of the Town may be discussed. A Roll call, unanimous vote of the Council would be required to approve this item.

Motion: C.2, Action: Open for discussion and/or Action, Moved by Johann Wallace, Seconded by Cynthia Butterworth.

Budget remains as drafted.

Motion: Adopt Resolution NO. 2026-11, Moved by Johann Wallace, Seconded by Cynthia Butterworth

Roll Call Vote:
Mayor Wallace – Yes
Councilmember Butterworth – Yes
Councilmember Cardella – Yes
Councilmember Arreola – Yes

Resolution NO. 2026-11, passed with 4 votes.

C.3 Discussion and/or Action [Suzanne Harvey]: RESOLUTION NO. 2026-12 - A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, AUTHORIZING THE TOWN TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH TOMBSTONE UNIFIED SCHOOL DISTRICT # 1 FOR SHARING OF FACILITIES TO SUPPORT PUBLIC EDUCATIONAL AND RECREATIONAL PROGRAMS. This would be a renewal of the existing agreement with the school district for another three years.

Motion: C.3, Action: Open for discussion and/or Action, Moved by Johann Wallace, Seconded by Cynthia Butterworth.

Manager Harvey states nothing has changed in the original agreement, this is simply a renewal.

Motion: Adopt Resolution NO. 2026-12, Moved by Johann Wallace, Seconded by Cynthia Butterworth

Motion passed unanimously.

C.4 Discussion and/or Action [Mayor Wallace]: Appointment of a councilmember to serve in the position of Mayor Pro Tem to fill the vacancy created by the resignation of former Mayor Pro Tem Christy Hirshberg. This appointment will be temporary until the new Mayor and Council are sworn and seated after the general election November 3, 2026. The Mayor Pro Tem performs the duties of the Mayor during the Mayor's absence or disability. The Mayor Pro Tem also assumes the office of Mayor in the event of a vacancy in that office. Town Code Section 2.10.020.

Motion: C.4, Action: Open for discussion and/or Action, Moved by Johann Wallace, Seconded by Cynthia Butterworth.

Mayor Wallace makes a nomination for Cynthia Butterworth to step into the Mayor Pro Tem position due to her tenure on council.

Motion: Appoint Cynthia Butterworth as Mayor Pro Tem until the new Mayor and Council are sworn and seated after the general election November 3, 2026, Moved by Johann Wallace, Seconded by Nallely Arreola

Motion passes unanimously.

G. Adjournment

Motion: To Adjourn, **Action:** Adjourn, **Moved by** Johann Wallace, **Seconded by Cynthia Butterworth**

Motion passed unanimously.

Approved by Mayor Johann R. Wallace on September 24, 2026.

_____
Mr. Johann R. Wallace
Mayor

Attest: _____
Ms. Suzanne Harvey,
Interim Town Clerk

Seal:

Certification

I hereby certify that the foregoing is a true and correct copy of the Minutes of the Meeting for the Huachuca City Town Council held on September 10, 2026. I further certify that the meeting was duly called and a quorum was present.

_____
Ms. Suzanne Harvey,
Interim Town Clerk

Report Criteria:
Detail report.
Invoices with totals above $0 included.
Only paid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Inv Amt	Amount Paid	Date Paid	Voided	GL Account and Title
1268									
1268	AZ Dept of Public Safety	719	Additional Assessment	09/10/2026	8.00	8.00	09/17/2026		20-40-200 FINES AND BAILS
Total 1268:					8.00	8.00			
1274									
1274	Az State Treasurer	720	monthly conversions	09/10/2026	5,002.73	5,002.73	09/17/2026		20-40-200 FINES AND BAILS
Total 1274:					5,002.73	5,002.73			
1398									
1398	AT&T	1080-8/19/26	City Hall	08/19/2026	38.54	38.54	09/17/2026		10-43-271 TELEPHONE
Total 1398:					38.54	38.54			
1667									
1667	Benavidez Law Group, P.C.	77463	Attorney Fees	08/13/2026	8,405.64	8,405.64	09/17/2026		10-42-220 ATTORNEY FEES
Total 1667:					8,405.64	8,405.64			
1702									
1702	City of Sierra Vista	6019	Fuel AD	09/03/2026	41.90	41.90	09/17/2026		10-43-475 FUEL EXPENSE
1702	City of Sierra Vista	6019	Fuel Post Bus	09/03/2026	1,991.63	1,991.63	09/17/2026		65-40-475 Fuel Expense
1702	City of Sierra Vista	6019	Fuel HC	09/03/2026	217.64	217.64	09/17/2026		10-65-475 FUEL EXPENSE
1702	City of Sierra Vista	6019	Fuel PD	09/03/2026	2,029.26	2,029.26	09/17/2026		10-51-475 POLICE FUEL EXPENSE
Total 1702:					4,280.43	4,280.43			
1867									
1867	Cochise County Treasurer	718	Monthly Court Conversion	09/10/2026	47.74	47.74	09/17/2026		20-40-200 FINES AND BAILS
Total 1867:					47.74	47.74			
2364									
2364	General Fund(Trust)	717	monthly court conversions	09/10/2026	6,327.18	6,327.18	09/17/2026		20-40-200 FINES AND BAILS

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Inv Amt	Amount Paid	Date Paid	Voided	GL Account and Title
Total 2364:					6,327.18	6,327.18			
3920									
3920	S.S.V.E.C	00500-8/1/26-9	Hunt Rd Sewer Pond	09/04/2026	562.37	562.37	09/17/2026		52-40-340 UTILITIES
3920	S.S.V.E.C	0500-8/1/26-9/	Well Howard St	09/04/2026	1,519.56	1,519.56	09/17/2026		51-40-340 UTILITIES
3920	S.S.V.E.C	1100-8/1/26-9/1	Library	09/04/2026	741.38	741.38	09/17/2026		10-62-340 UTILITIES
3920	S.S.V.E.C	1200FD-8/1/26-	Fire Station	09/04/2026	347.92	347.92	09/17/2026		10-53-340 UTILITIES
3920	S.S.V.E.C	1200PD-8/1/26	Police Station	09/04/2026	347.92	347.92	09/17/2026		10-51-340 UTILITIES
3920	S.S.V.E.C	1300-8/1/26-9/	Senior Center	09/04/2026	260.13	260.13	09/17/2026		10-68-340 UTILITIES
3920	S.S.V.E.C	1400-8/1/26-9/	Skyline Well	09/04/2026	636.03	636.03	09/17/2026		51-40-340 UTILITIES
3920	S.S.V.E.C	1800-8/1/26-9/	Well at Cochise	09/04/2026	715.87	715.87	09/17/2026		51-40-340 UTILITIES
3920	S.S.V.E.C	2200-8/1/26-9/	Streetlight Master	09/04/2026	2,290.25	2,290.25	09/17/2026		23-40-340 UTILITIES
3920	S.S.V.E.C	2300-8/1/26-9/	Community Center	09/04/2026	165.17	165.17	09/17/2026		10-60-340 UTILITIES
3920	S.S.V.E.C	2500-8/1/26-9/	Scales at Landfill	09/04/2026	76.55	76.55	09/17/2026		55-40-340 UTILITIES
3920	S.S.V.E.C	6000-8/1/26-9/	Gila St Well	09/04/2026	419.67	419.67	09/17/2026		51-40-340 UTILITIES
3920	S.S.V.E.C	6100-8/1/26-9/	City Hall	09/04/2026	1,080.45	1,080.45	09/17/2026		10-43-340 UTILITIES
3920	S.S.V.E.C	6101-8/1/26-9/	Keeline Park	09/04/2026	44.67	44.67	09/17/2026		10-60-340 UTILITIES
3920	S.S.V.E.C	6200-8/1/26-9/	keeline park Skyline	09/04/2026	735.43	735.43	09/17/2026		10-60-340 UTILITIES
3920	S.S.V.E.C	6800-8/1/26-9/	Landfill	09/04/2026	882.62	882.62	09/17/2026		55-40-340 UTILITIES
3920	S.S.V.E.C	7200-8/1/26-9/	Tennis Courts	09/04/2026	44.67	44.67	09/17/2026		10-60-340 UTILITIES
3920	S.S.V.E.C	8300-8/1/26-9/	City Pool	09/04/2026	458.99	458.99	09/17/2026		10-58-340 UTILITIES
3920	S.S.V.E.C	9100-8/1/26-9/	Sign Meter	09/04/2026	60.97	60.97	09/17/2026		10-43-340 UTILITIES
Total 3920:					11,390.62	11,390.62			
4121									
4121	Principal Life Insurance Co	8/1/26-8/31/26	Dental	09/13/2026	694.77	694.77	09/17/2026		10-22510 DENTAL INSURANCE PAYAB
4121	Principal Life Insurance Co	8/1/26-8/31/26	Life Insurance- Employee Benefit	09/13/2026	948.65	948.65	09/17/2026		10-22530 LIFE INSURANCE PAYABLE
4121	Principal Life Insurance Co	8/1/26-8/31/26	Vision	09/13/2026	150.40	150.40	09/17/2026		10-22540 VISION INS. PAYABLE
Total 4121:					1,793.82	1,793.82			
4343									
4343	Verizon Wireless	6152857786	Cell Phone	09/07/2026	1,829.89	1,829.89	09/17/2026		10-48-275 CELL PHONE
4343	Verizon Wireless	6152857786	Admin Phones	09/07/2026	172.00	172.00	09/17/2026		10-43-271 TELEPHONE
4343	Verizon Wireless	6152857786	FD Phone	09/07/2026	21.50	21.50	09/17/2026		10-53-340 UTILITIES
4343	Verizon Wireless	6152857786	Pool Phone	09/07/2026	21.50	21.50	09/17/2026		10-58-340 UTILITIES
4343	Verizon Wireless	6152857786	PD Phones	09/07/2026	215.00	215.00	09/17/2026		10-51-271 TELEPHONE
4343	Verizon Wireless	6152857786	PW Phone	09/07/2026	21.50	21.50	09/17/2026		10-57-271 TELEPHONE
4343	Verizon Wireless	6152857786	LB Phones	09/07/2026	64.50	64.50	09/17/2026		10-62-271 TELEPHONE

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Inv Amt	Amount Paid	Date Paid	Voided	GL Account and Title
4343	Verizon Wireless	6152857786	LF Phones	09/07/2026	43.00	43.00	09/17/2026		55-40-271 TELEPHONE
Total 4343:					2,388.89	2,388.89			
10067									
10067	Cintas Corporation No. 445	4282238660	Office Supplies	09/14/2026	16.28	16.28	09/17/2026		10-43-460 SUPPLIES
10067	Cintas Corporation No. 445	4282238660	Uniforms- PW	09/14/2026	2.87	2.87	09/17/2026		10-57-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4282238660	Uniforms- Road User	09/14/2026	8.61	8.61	09/17/2026		23-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4282238660	Uniforms- Sewer	09/14/2026	8.61	8.61	09/17/2026		52-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4282238660	Uniforms- Water	09/14/2026	8.61	8.61	09/17/2026		51-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4282238660	Uniforms- LF	09/14/2026	14.79	14.79	09/17/2026		55-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4282238687	Landfill Supplies	09/14/2026	5.64	5.64	09/17/2026		55-40-290 Office Supplies
10067	Cintas Corporation No. 445	4282238687	Landfill Uniforms	09/14/2026	77.45	77.45	09/17/2026		55-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4282238691	Uniforms- LF	09/14/2026	38.33	38.33	09/17/2026		55-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4282238691	Uniforms- PW	09/14/2026	2.72	2.72	09/17/2026		10-57-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4282238691	Uniforms- Road User	09/14/2026	8.15	8.15	09/17/2026		23-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4282238691	Uniforms- Sewer	09/14/2026	8.15	8.15	09/17/2026		52-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4282238691	Uniforms- Water	09/14/2026	8.15	8.15	09/17/2026		51-40-410 Uniforms & Boots
Total 10067:					208.36	208.36			
10207									
10207	Waste Management of AZ	0064945-1571-	Trash Service	09/01/2026	15,208.31	15,208.31	09/17/2026		54-40-360 CONTRACT
Total 10207:					15,208.31	15,208.31			
10215									
10215	Senergy Petroleum LLC	415626675	DYED-ULSD #2	08/11/2026	34.58	34.58	09/17/2026		10-57-476 DIESEL
10215	Senergy Petroleum LLC	415626675	DYED-ULSD #2	08/11/2026	155.61	155.61	09/17/2026		51-40-476 DIESEL
10215	Senergy Petroleum LLC	415626675	DYED-ULSD #2	08/11/2026	155.61	155.61	09/17/2026		52-40-476 DIESEL
10215	Senergy Petroleum LLC	415626675	DYED-ULSD #2	08/11/2026	3,112.15	3,112.15	09/17/2026		55-40-476 DIESEL
Total 10215:					3,457.95	3,457.95			
10370									
10370	Moyes Sellers & Hendricks	45470	Gila River Adjudication Proceedin	09/15/2026	2,517.50	2,517.50	09/17/2026		51-40-650 PROFESSIONAL SERVICES
Total 10370:					2,517.50	2,517.50			
10431									
10431	Kimball Midwest	104846400	Parts for departments	09/16/2026	149.07	149.07	09/17/2026		55-40-460 MAINTENANCE & SUPPLIE

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Inv Amt	Amount Paid	Date Paid	Voided	GL Account and Title
10431	Kimball Midwest	104846400	Parts for departments	09/16/2026	149.07	149.07	09/17/2026		10-60-460 SUPPLIES
10431	Kimball Midwest	104846400	Parts for departments	09/16/2026	149.07	149.07	09/17/2026		10-57-460 MAINTENANCE AND SUPPL
10431	Kimball Midwest	104846400	Parts for departments	09/16/2026	149.07	149.07	09/17/2026		52-40-460 MAINTENANCE AND SUPPL
10431	Kimball Midwest	104846400	Parts for departments	09/16/2026	149.07	149.07	09/17/2026		51-40-460 MAINTENANCE & SUPPLIE
Total 10431:					745.35	745.35			
10472									
10472	AZ Department of Environmental	0000455413X	LNF Landfill	09/01/2026	4,982.97	4,982.97	09/17/2026		55-40-516 ADEQ FEES
Total 10472:					4,982.97	4,982.97			
10743									
10743	AZ Department of Corrections Mil	D084424 2026	Mileage- AD	09/16/2026	215.47	215.47	09/17/2026		10-43-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084424 2026	Mileage- PD	09/16/2026	23.95	23.95	09/17/2026		10-51-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084424 2026	Mileage- PW	09/16/2026	47.88	47.88	09/17/2026		10-57-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084424 2026	Mileage- Water	09/16/2026	215.47	215.47	09/17/2026		51-40-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084424 2026	Mileage- Sewer	09/16/2026	215.47	215.47	09/17/2026		52-40-366 INMATE LABOR
Total 10743:					718.24	718.24			
10774									
10774	Legend Technical Services of Ariz	2616064	Drinking Water Sample	09/14/2026	75.00	75.00	09/17/2026		51-40-510 WATER TESTS
10774	Legend Technical Services of Ariz	2616142	GW Monitoring	09/16/2026	1,169.00	1,169.00	09/17/2026		52-40-702 SEWAGE POND COMPLIAN
Total 10774:					1,244.00	1,244.00			
10912									
10912	Concepcion Romero	9/12/26	Deposit Refund	09/16/2026	75.00	75.00	09/17/2026		10-36-500 PARKS & REC FACILITY RE
Total 10912:					75.00	75.00			
10953									
10953	David Smith	9/15/26	Water Deposit	09/15/2026	21.87	21.87	09/17/2026		51-21350 CUSTOMER DEPOSITS
10953	David Smith	9/15/26	Sewer Deposit	09/15/2026	25.00	25.00	09/17/2026		52-21350 CUSTOMER DEPOSITS
Total 10953:					46.87	46.87			
10954									
10954	Peggy & Dwight Partain	090426	Water Refund	09/11/2026	8.53	8.53	09/17/2026		51-21350 CUSTOMER DEPOSITS

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Inv Amt	Amount Paid	Date Paid	Voided	GL Account and Title
Total 10954:					8.53	8.53			
10955									
10955	Ethan & Evelynn Hunt	091126	Water Refund	09/11/2026	51.82	51.82	09/17/2026		51-21350 CUSTOMER DEPOSITS
Total 10955:					51.82	51.82			
Grand Totals:					68,948.49	68,948.49			

Report Criteria:
Detail report.
Invoices with totals above $0 included.
Only paid invoices included.

Town of Huachuca City

The Sunset City

500 N Gonzales Blvd • Huachuca City, Arizona 85616

Phone: (520) 456-1354 • TDD: (520) 456-1353 • Fax: (520) 456-2230

RESOLUTION No. 2026-15

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL FUEL GAS CODE, AND AMENDMENTS THERETO, 2024 EDITION."

WHEREAS, the Town of Huachuca City is required to preserve the official records of the Town, according to standards for the storage of permanent public records established by the director of the Arizona state library, archives and public records, pursuant to A.R.S. 39-101; 39-121.01 and 44-7041; and

WHEREAS, the Mayor and Council wish to declare the "INTERNATIONAL FUEL GAS CODE, AND AMENDMENTS THERETO, 2024 EDITION," a public record of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Huachuca City, the "INTERNATIONAL FUEL GAS CODE, AND AMENDMENTS THERETO, 2024 EDITION," at least three paper copies or one paper copy and one electronic copy are on file in the office of the Town Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, THIS 24TH DAY OF SEPTEMBER, 2026.

_____

Johann Wallace, Mayor

ATTEST:

_____

Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez

_____

Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

500 N Gonzales Blvd • Huachuca City, Arizona 85616

Phone: (520) 456-1354 • TDD: (520) 456-1353 • Fax: (520) 456-2230

ORDINANCE NO. 2026-10

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," BY REPLACING THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, CODIFIED AT CHAPTER 15.30, WITH THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, WITH AMENDMENTS.

WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Town Council has determined that it would be in the best interests of the Town and its residents to remove the Uniform Code for the Abatement of Dangerous Buildings and replace it with the International Fuel Gas Code, 2024 Edition, with amendments; and

WHEREAS, pursuant to A.R.S. 9-802, the Town Council may adopt an established and published code by reference thereto, when that code has previously been made a public record; and

WHEREAS, the Town Council previously adopted Resolution No. 2026-15 declaring the "International Fuel Gas Code, with amendments thereto, 2024 Edition" a public record of the Town; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on September 24, 2026, and at a subsequent meeting on October 8, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City:

SECTION 1. The Code, Chapter 15.30 "DANGEROUS BUILDINGS CODE," is deleted in its entirety, and replaced with the following:

Chapter 15.30 FUEL GAS CODE

15.30.010 **Adoption of the International Fuel Gas Code.**

That certain code entitled "International Fuel Gas Code" and amendments thereto, 2024 Edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Fuel Gas

Code of Huachuca City" and made a part of this Title the same as though said code was specifically set forth in full herein.

15.05.020 **Amendments.**

The following provisions of the International Fuel Gas Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:

A. **At Section 101.1 Title.** **INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".
B. **At Section 103.1 Creation of Agency.** **INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department" and **ADD** the following wording after the first paragraph: "Code official is designated to be the building official."
C. At Section 103.3 Deputies. **DELETE** the section in its entirety.
D. At Section 108.2 Schedule of Permit Fees. **DELETE** the wording "as established by the applicable governing authority" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council."
E. At Section 108.4 Work Commencing Before Permit Issuance. **DELETE** the wording "fee established by the building official" and **REPLACE** with "fee established by resolution of the Town of Huachuca City Council."
F. **At Section 112.1 General.** **ADD** the following wording after the first sentence: "In the absence of an appointed board of appeals, all appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard and decided by the Town Board of Adjustment."
G. **At Section 112.3 Qualifications.** **DELETE** the section in its entirety.
H. Specifically **ADOPT** **Appendices A Sizing and Capacities of Gas Piping, B Sizing of Venting Systems, C Recommended Procedure for Safety Inspection.**

SECTION 2. As provided in the Code, Section 15.080.010, the penalties for violation of this Ordinance are as follows:

Any person, firm, company, association, corporation or other entity (hereinafter referred to as "person") in violation of any provisions of this title shall be guilty of a class one misdemeanor, and shall be deemed guilty of a separate offense for each 24-hour period after receipt of a notice of noncompliance from the town building official. Any such violation(s) shall be dealt with as follows:

1. Upon receipt of the initial formal written complaint, the town building official may issue a letter of noncompliance and intent to suspend the business license or permit to the person in violation, which shall state the extent and nature of the violation and the actions necessary to remedy the noncompliance. The person in violation shall be given 30 days from the date of the letter to initiate actions approved by the building official necessary to comply with this chapter.

2. If corrective action is not taken as outlined above and to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town

building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which may issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate. In addition, it shall require an immediate suspension of the business license or permit or both issued by the town of Huachuca City and used by the violator to conduct business within the town limits of Huachuca City upon the determination of guilt or no contest by the town magistrate. Should the person in violation be found guilty or otherwise enter a plea of guilty or "no contest," the person's business license or permit shall immediately be suspended until such time as the town building official has determined that the person in violation has remedied the violation, paid all fines in full issued by the town magistrate and is in full compliance with the town code.

3. If a person builds a structure without having a valid permit from the Huachuca City building official, that person(s) will have 10 days from the date of notice to tear down all structures that were built without a permit, or file a request for hearing with the Huachuca City board of adjustment. If corrective action is not taken as outlined above to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which shall issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate.

4. For purposes of this chapter, a notice shall be deemed received when it is personally served or five days after it is sent by certified U.S. mail.

5. In addition to the penalties provided in this section, the court shall impose restitution as part of its sentence to compensate the town for its costs to enforce this chapter and bring a building or land into compliance with this chapter. Restitution shall include all costs of abatement, including inspection fees and prosecution of the case.

SECTION 3. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 4. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.

SECTION 5. The Town Clerk is hereby directed, pursuant to the Code, sections 2.25.080 and 2.25.090, to post this Ordinance in three or more public places within the town and on the town's website, and to publish this Ordinance as required by A.R.S. 9-812; 9-813 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 8th DAY OF OCTOBER, 2026.

_____
Johann Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez
_____
Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

500 N Gonzales Blvd • Huachuca City, Arizona 85616

Phone: (520) 456-1354 • TDD: (520) 456-1353 • Fax: (520) 456-2230

RESOLUTION No. 2026-16

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL EXISTING BUILDINGS CODE 2024 EDITION, WITH AMENDMENTS."

WHEREAS, the Town of Huachuca City is required to preserve the official records of the Town, according to standards for the storage of permanent public records established by the director of the Arizona state library, archives and public records, pursuant to A.R.S. 39-101; 39-121.01 and 44-7041; and

WHEREAS, the Mayor and Council wish to declare the "INTERNATIONAL EXISTING BUILDINGS CODE 2024 EDITION, WITH AMENDMENTS," a public record of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Huachuca City, the "INTERNATIONAL EXISTING BUILDINGS CODE 2024 EDITION, WITH AMENDMENTS," at least three paper copies or one paper copy and one electronic copy are on file in the office of the Town Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, THIS 24TH DAY OF SEPTEMBER, 2026.

_____

Johann Wallace, Mayor

ATTEST:

_____

Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez

_____

Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

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ORDINANCE NO. 2026-11

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.20 EXISTING BUILDING CODE," SECTIONS 15.20.010 AND 15.20.020, TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL EXISTING BUILDINGS CODE WITH AMENDMENTS.

WHEREAS, WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Town Council has determined that it would be in the best interests of the Town and its residents to update the Existing Buildings Code by adopting the 2024 Edition of the International Existing Buildings Code, with amendments; and

WHEREAS, pursuant to A.R.S. 9-802, the Town Council may adopt an established and published code by reference thereto, when that code has previously been made a public record; and

WHEREAS, the Town Council previously adopted Resolution No. 2026-16 declaring the "International Existing Building Code" and amendments thereto, 2024 Edition, With Amendments," a public record of the Town; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on September 24, 2026, and at a subsequent meeting on October 8, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City, as follows:

SECTION 1. The Code, Section 15.20.010 "Adopted" is amended as follows, with deletions in ~~strikethrough~~ and additions in <u>underlined</u> text:

15.20.010 **Adopted.**

That certain code entitled "International Existing Building Code" and amendments thereto, ~~2018~~ <u>2024</u> Edition, as copyrighted by International Code Council, Inc., is hereby adopted as the "Existing Building Code of Huachuca City" for all buildings and structures not covered under the International Building Code, and made a part of this title the same as though said code was specifically set forth in full herein.

SECTION 2. The Code, Section 15.20.020 "Amendments," is deleted in its entirety and replaced, as follows:

15.20.020 **Amendments.**
The following provisions of the International Existing Building Code, 2024 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

A. **At Section 101.1 Title.** **INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".
B. **At Section 101.4.2 Buildings Previously Occupied.** **REPLACE** reference to "International Property Maintenance Code" with "Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."
C. **At Section 103.1 Creation of Enforcement Agency.** **INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department" and **ADD** following wording after the first paragraph: "Code official is designated to be the building official."
D. At Section 103.3 Deputies. **DELETE** the section in its entirety.
E. At Section 108.2 Schedule of Permit Fees. **DELETE** the wording "as established by the applicable governing authority" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council."
F. At Section 108.4 Work Commencing Before Permit Issuance. **DELETE** the wording "fee established by the building official" and **REPLACE** with "fee established by resolution of the Town of Huachuca City Council."
G. **At Section 112.1 General.** **ADD** the following wording after the first sentence: "In the absence of an appointed board of appeals, all appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard and decided by the Town Board of Adjustment."
H. **At Section 112.3 Qualifications.** **DELETE** the section in its entirety.
I. **At Section 115.1 Conditions.** **ADD** wording at the end of the second sentence "and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."
J. **At Section 302.2 Additional Codes.** **DELETE** reference to "International Private Sewage Disposal Code and Property Maintenance Code".
K. **At Section 408.2 Water Closet Replacement.** **DELETE** the exception in its entirety.
L. **At Section 1303.1.2 Compliance With Other Codes.** **DELETE** reference to the "International Property Maintenance Code".
M. **At Section 1401.2 Conformance.** **REPLACE** reference to "International Property Maintenance Code" with "Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."

N. Specifically **ADOPT** **Appendices A Guidelines for the Seismic Retrofit and B Supplementary Accessibility Requirements.**

SECTION 3. As provided in the Code, Section 15.080.010, the penalties for violation of this Ordinance are as follows:

Any person, firm, company, association, corporation or other entity (hereinafter referred to as "person") in violation of any provisions of this title shall be guilty of a class one misdemeanor, and shall be deemed guilty of a separate offense for each 24-hour period after receipt of a notice of noncompliance from the town building official. Any such violation(s) shall be dealt with as follows:

1. Upon receipt of the initial formal written complaint, the town building official may issue a letter of noncompliance and intent to suspend the business license or permit to the person in violation, which shall state the extent and nature of the violation and the actions necessary to remedy the noncompliance. The person in violation shall be given 30 days from the date of the letter to initiate actions approved by the building official necessary to comply with this chapter.

2. If corrective action is not taken as outlined above and to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which may issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate. In addition, it shall require an immediate suspension of the business license or permit or both issued by the town of Huachuca City and used by the violator to conduct business within the town limits of Huachuca City upon the determination of guilt or no contest by the town magistrate. Should the person in violation be found guilty or otherwise enter a plea of guilty or "no contest," the person's business license or permit shall immediately be suspended until such time as the town building official has determined that the person in violation has remedied the violation, paid all fines in full issued by the town magistrate and is in full compliance with the town code.

3. If a person builds a structure without having a valid permit from the Huachuca City building official, that person(s) will have 10 days from the date of notice to tear down all structures that were built without a permit, or file a request for hearing with the Huachuca City board of adjustment. If corrective action is not taken as outlined above to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which shall issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate.

4. For purposes of this chapter, a notice shall be deemed received when it is personally served or five days after it is sent by certified U.S. mail.

5. In addition to the penalties provided in this section, the court shall impose restitution as part of its sentence to compensate the town for its costs to enforce this chapter and bring a building or land into compliance with this chapter. Restitution shall include all costs of abatement, including inspection fees and prosecution of the case.

SECTION 4. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 5. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.

SECTION 6. The Town Clerk is hereby directed, pursuant to the Code, sections 2.25.080 and 2.25.090, to post this Ordinance in three or more public places within the town and on the town's website, and to publish this Ordinance as required by A.R.S. 9-812; 9-813 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 8th DAY OF OCTOBER, 2026.

_____
Johann Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez
_____
Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

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RESOLUTION No. 2026-17

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL MECHANICAL CODE, AND AMENDMENTS THERETO, 2024 EDITION."

WHEREAS, the Town of Huachuca City is required to preserve the official records of the Town, according to standards for the storage of permanent public records established by the director of the Arizona state library, archives and public records, pursuant to A.R.S. 39-101; 39-121.01 and 44-7041; and

WHEREAS, the Mayor and Council wish to declare the "INTERNATIONAL MECHANICAL CODE, AND AMENDMENTS THERETO, 2024 EDITION," a public record of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Huachuca City, the "INTERNATIONAL MECHANICAL CODE, AND AMENDMENTS THERETO, 2024 EDITION," at least three paper copies or one paper copy and one electronic copy are on file in the office of the Town Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, THIS 24TH DAY OF SEPTEMBER, 2026.

_____

Johann Wallace, Mayor

ATTEST:

_____

Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez

_____

Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

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ORDINANCE NO. 2026-12

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.35 "MECHANICAL CODE," SECTIONS 15.35.010 AND 15.35.020 TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS.

WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Town Council has determined that it would be in the best interests of the Town and its residents to update the mechanical code by adopting the 2024 Edition of the International Mechanical Code, with amendments; and

WHEREAS, the Town Council previously adopted Resolution No. 2026-17 declaring the "International Mechanical Code 2024 Edition, With Amendments" a public record of the Town; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on September 24, 2026, and at a subsequent meeting on October 8, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City, as follows:

SECTION 1. The Code, Section 15.35.010 "Adopted" is amended as follows, with deletions in ~~strikethrough~~ and additions in underlined text:

15.35.010 Adopted.

That certain code entitled "International Mechanical Code" and amendments thereto, ~~2018~~ 2024 Edition, as copyrighted by International Code Council, Inc., is hereby adopted as the "Mechanical Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

SECTION 2. The Code, Section 15.35.020 "Amendments," is deleted in its entirety and replaced, as follows:

> §**15.35.020 Amendments.** The following provisions of the International Mechanical Code, 2024 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

A. **At Section 101.1 Title.** **INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".

B. **At Section 101.2 Scope.** **AMEND** Numbering the existing exception as Exception 1 and **ADD** **Exception 2** with wording as follows "Mechanical systems in existing building undergoing repair, alteration or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code."

C. **At Section 103.1 Creation of agency.** **INSERT** **[NAME OF DEPARTMENT]** as "Building Inspection Department" and **ADD** following wording after the first paragraph "Code official is designated to be the building official."

D. **At Section 103.3 Deputies.** **ADD** the following wording after the first paragraph "Code official is designated to be the building official."

E. **At Section 108.2 Schedule of Permit Fees.** **DELETE** the wording "as established by the applicable governing authority" and **REPLACE** with the following wording "as adopted by resolution of the Town of Huachuca City Council."

F. **At Section 108.4 Work Commencing Before Permit Issuance.** **DELETE** the wording "fee established by the code official" and **REPLACE** with the following wording "as adopted by resolution of the Town of Huachuca City Council."

G. **At Section 112.1 General.** **ADD** the following wording after the second sentence "In the absence of an appointed board of appeals, all appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard and decided by the Town Board of Adjustment."

H. **At Section 112.3 Qualifications.** **DELETE** the section in its entirety.

I. **At Section 113.1 Membership of Board.** **DELETE** the section in its entirety.

J. **At Section 202 General Definitions.** **ADD** definition for "Warming Kitchen – a facility or portion thereof, for the utilization of domestic cooking appliances used to reheat precooked and/or prepared meals."

K. **At Section 303.7 Pit Locations.** **ADD** an **Exception** with wording as follows:

"Exception: Liquefied petroleum gas appliances shall not be located in any pit or basement, under show windows or interior stairway, in engine, boiler, heater, or electrical meter rooms."

L. **At Section 306.4 Appliances Under Floors.** **ADD** Exception 3 with wording as follows

"Exception 3: Liquefied petroleum gas piping shall not serve any gas appliance located in a pit of a basement where heavier than air gas might collect to form a flammable mixture."

M. **At Section 307.2.1.1 Condensate Discharge.** **ADD** the following wording at the end of the paragraph "Condensate disposal shall be allowed to terminate as follows:

1. At grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
2. Over roof drains or gutters or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage."

N. At Section 407 Ambulatory Care Facilities and Group I-2 Occupancies. **DELETE** the section in its entirety and **REPLACE** with the following new Section wording:

"Section 407 Healthcare Facilities.

407.1 General. Mechanical ventilation for healthcare facilities shall be designed and installed in accordance with this code, ASHRAE 170/ASHE AND NFPA 99. Healthcare facilities include I-1, I-2, and R-4 occupancies along with freestanding birth centers, urgent care centers, neighborhood clinics and physicians' offices, Class 1 imaging facilities, outpatient healthcare facilities, outpatient psychiatric facilities, outpatient rehabilitation facilities, and outpatient dental facilities.

Exception: Existing healthcare facilities that are being remodeled and the occupancy classification does not change shall meet the requirements of Section 403 or 407.

407.2 Mixed Occupancies. If no functionally equivalent spaces exist in ASHRAE 170/ASHE AND NFPA 99, ventilation requirements shall be obtained from Section 403. Where spaces with prescribed rates in both ASHREA 170/ASHE or NFPA 99 and Section 403 of this code exist, the higher of the two airflow rates shall be provided."

O. **ADD** new Section wording as follows:

"408 Marijuana-Related Occupancies.

408.1 General. Marijuana related occupancies include growing, drying, processing, cooking, storage, and sales of any marijuana or cannabis related products.

408.2 Exhaust and Ventilation Systems. All marijuana related occupancies shall meet one of the following paths:

3. Prescriptive path for exhaust and ventilation as described in Section 408.2.1.
4. Engineered exhaust and ventilation system as described in section 408.2.2.

408.2.1 Prescriptive Exhaust and Ventilation Requirements.

408.2.1.1 Exhaust Systems. All marijuana-related occupancies must be installed to the following requirements:

1. A minimum negative pressure of 0.01 inch w.c. relative to the building exterior and to adjacent spaces without marijuana related product.
2. A minimum exhaust rate of 0.2 cfm/sf of floor area or the greater as required by Section 403 or the International Fire Code.
3. Exhaust air must be treated with chemical absorption filters, such as activated charcoal prior to discharge. These filters shall have an airflow velocity across the face area of the filter that does exceed 350 feet per minute.
4. Exhaust outlet locations shall meet the requirements of Section 501.3.1.2 for other product conveying outlets.

408.2.1.2 Ventilation Systems. All marijuana-related occupancies must be installed to the following requirements:

1. A minimum of 1 cfm/sf of floor area of continuous recirculation air that is provided with a minimum MERV 8 filters and chemical absorbing filters such as activated carbon filters.
2. A design airflow velocity across the face of the chemical absorbing filters shall not exceed 350 feet per minute.

408.2.2 Engineered Exhaust and Ventilation System. An approved engineered system must provide equivalent ventilation and dilution of product and production chemicals as the prescriptive method. This requirement is not

intended to supersede structural, mechanical, or ire code or requirements set by other state or federal agencies such as hazardous materials ventilation and content."

P. **At Section 607.6.1 Through Penetrations.** **ADD** the following wording "or the floor/ceiling assembly" between the word "wall" and the word "and".

Q. **At Section 607.6.2.1.2 Static Systems.** **ADD** new Exceptions with wording as follows:

"**Exception 4**. Static ceiling radiation dampers shall be permitted to be installed in Dwelling Units with smoke alarms installed in accordance with the Building Code and activation of any smoke alarm within the Dwelling Unit shall shut down the system.

Exception 5. Static ceiling radiation dampers shall be permitted to be installed in Dwelling Units having a fire alarm system which has smoke detectors installed within the Dwelling Unit in accordance with the Building Code requirements for smoke alarms. Activation of any smoke detector within the Dwelling Unit shall shut down the system in the Dwelling Unit."

R. **At Section 608.1 Balancing.** **DELETE** the second sentence wording and **REPLACE** with the following wording "Ventilation systems shall be balanced by individuals holding current certification from the Associated Air Balance Council (AABC), the Nation Environmental Balancing Bureau (NEBB) or other approved agencies."

S. **At Section 1001.1 Scope.** **DELETE** the wording in Exception 7 and **REPLACE** with following wording "Any boiler or lined water heater in excess of 200,000 BTU shall be subject to inspection by federal or state inspectors. See Arizona Rules for ARS, Title 20, Chapter 5."

T. **At Section 1004.1 Standards.** **DELETE** all wording after the second sentence and **REPLACE** with the following wording "Boilers shall be designed and constructed in accordance with the ASME Boiler and Pressure Vessel Code, and Arizona Boiler Rules, Title 20 Chapter 5."

SECTION 3. As provided in the Code, Section 15.080.010, the penalties for violation of this Ordinance are as follows:

Any person, firm, company, association, corporation or other entity (hereinafter referred to as "person") in violation of any provisions of this title shall be guilty of a class one misdemeanor, and shall be deemed guilty of a separate offense for each 24-hour period after receipt of a notice of noncompliance from the town building official. Any such violation(s) shall be dealt with as follows:

1. Upon receipt of the initial formal written complaint, the town building official may issue a letter of noncompliance and intent to suspend the business license or permit to the person in violation, which shall state the extent and nature of the violation and the actions necessary to remedy the noncompliance. The person in violation shall be given 30 days from the date of the letter to initiate actions approved by the building official necessary to comply with this chapter.

2. If corrective action is not taken as outlined above and to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which may issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate. In addition, it shall require an immediate suspension of the business license or permit or both issued by the town of Huachuca City and used by the violator to conduct business within the town limits of Huachuca City upon the determination of guilt or no contest by the town magistrate. Should the person in violation be found guilty or otherwise enter a plea of guilty or "no contest," the person's business license or permit shall immediately be suspended until such time as the town building official has determined that the person in violation has remedied the violation, paid all fines in full issued by the town magistrate and is in full compliance with the town code.

3. If a person builds a structure without having a valid permit from the Huachuca City building official, that person(s) will have 10 days from the date of notice to tear down all structures that were built without a permit, or file a request for hearing with the Huachuca City board of adjustment. If corrective action is not taken as outlined above to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which shall issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate.

4. For purposes of this chapter, a notice shall be deemed received when it is personally served or five days after it is sent by certified U.S. mail.

5. In addition to the penalties provided in this section, the court shall impose restitution as part of its sentence to compensate the town for its costs to enforce this chapter and bring a building or land into compliance with this chapter. Restitution shall include all costs of abatement, including inspection fees and prosecution of the case.

SECTION 4. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 5. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.

SECTION 6. The Town Clerk is hereby directed, pursuant to the Code, sections 2.25.080 and 2.25.090, to post this Ordinance in three or more public places within the town and on the town's website, and to publish this Ordinance as required by A.R.S. 9-812; 9-813 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 8th DAY OF OCTOBER, 2026.

_____
Johann Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez
_____
Thomas Benavidez, Town Attorney

Town of Huachuca City

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RESOLUTION No. 2026-18

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL PLUMBING CODE, AND AMENDMENTS THERETO, 2024 EDITION."

WHEREAS, the Town of Huachuca City is required to preserve the official records of the Town, according to standards for the storage of permanent public records established by the director of the Arizona state library, archives and public records, pursuant to A.R.S. 39-101; 39-121.01 and 44-7041; and

WHEREAS, the Mayor and Council wish to declare the "INTERNATIONAL PLUMBING CODE, AND AMENDMENTS THERETO, 2024 EDITION," a public record of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Huachuca City, the "INTERNATIONAL PLUMBING CODE, AND AMENDMENTS THERETO, 2024 EDITION," at least three paper copies or one paper copy and one electronic copy are on file in the office of the Town Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, THIS 24TH DAY OF SEPTEMBER, 2026.

_____

Johann Wallace, Mayor

ATTEST:

_____

Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez

_____

Thomas Benavidez, Town Attorney

Town of Huachuca City

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ORDINANCE NO. 2026-13

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.25 "PLUMBING CODE," SECTIONS 15.25.010 AND 15.25.020 TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL PLUMBING CODE WITH AMENDMENTS.

WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Town Council has determined that it would be in the best interests of the Town and its residents to update the plumbing code by adopting the 2024 Edition of the International Plumbing Code, with amendments; and

WHEREAS, the Town Council previously adopted Resolution No. 2026-18 declaring the "International Plumbing Code 2024 Edition, With Amendments" a public record of the Town; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on September 24, 2026, and at a subsequent meeting on October 8, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City, as follows:

SECTION 1. The Code, Section 15.25.010 "Adopted" is amended as follows, with deletions in ~~strikethrough~~ and additions in <u>underlined</u> text:

15.25.010 **Adopted.**

That certain code entitled "International Plumbing Code" and amendments thereto, ~~2018~~ <u>2024</u> Edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Plumbing Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

SECTION 2. The Code, Section 15.25.020 "Amendments" is deleted in its entirety and replaced, as follows:

15.25.020 <u>Amendments.</u> The following provisions of the International Plumbing Code, 2024 edition, as published by the International Code Council, Inc. are hereby amended as follows:

A. At Section 101.1 Title. **INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".

B. At Section 101.2 Scope. **AMEND** by numbering the existing exception as Exception 1 and **ADDING** Exception 2 with wording as follows:

"**Exception 2**: Plumbing systems in existing building undergoing repair, alteration or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code."

C. At Section 103.1 Creation of Agency. **INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department" and **ADD** following wording after the first paragraph "Code official is designated to be the building official."

D. At Section 103.1 General. **DELETE** wording "code official" and **REPLACE** with wording "building official".

E. At Section 103.3 Deputies. **ADD** the following wording after the first paragraph "Code official is designated to be the building official."

F. At Section 108.2 Schedule of Permit Fees. **DELETE** the wording "as established by the applicable governing authority" and REPLACE with the following wording "as adopted by resolution of the Town of Huachuca City."

G. At Section 108.4 Work Commencing Before Permit Issuance. **DELETE** wording **"**fee established by the code official" and **REPLACE** with the following wording "as adopted by resolution of the Town of Huachuca City Town Council."

H. At Section 112.1 General. **ADD** the following wording after the second sentence "In the absence of an appointed board of appeals, all appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard and decided by the Town Board of Adjustment.*"*

I. At Section 112.3 Qualifications. **DELETE** the section in its entirety.

J. At Section 312.1 Required Tests. **DELETE** last two sentences of the first paragraph.

K. At Section 314.2.1 Condensate Disposal. **ADD** the following wording at the end of the paragraph "Condensate disposal shall be allowed to terminate as follows:

1. At grade outside the building in an area capable of absorbing condensate without creating surface runoff or a nuisance condition.
2. Over roof drains, gutters, or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage."

L. At Section 405.3.2 Public Lavatories. **ADD** an **Exception** with wording as follows "**Exception**: Gender neutral restroom configurations that consist of a continuous bank of single user rooms shall be permitted to share lavatories provided the quantity of lavatories is not reduced and the lavatories are located directly outside the single user rooms."

M. At Section 410.4 Substitution. **ADD** a third sentence with wording as follows "When a single drinking fountain is required, it may be substituted with a point of use water cooler or dispenser."

N. At Section 423.3 Footbaths and Pedicure Baths. **ADD** the following wording at the end of the paragraph "Provide backflow prevention on both the cold and hot water supply to each individual bath. For tub fill only, provide air gap of "3" times the diameter of each water inlet. Or reduced pressure principal backflow prevention assembly. Or pressure type vacuum breaker installed not less than 12" above the flood rim of the bath."

O. At Table 604.3 Water Distribution System Design Criteria Required Capacity at Fixture Supply Pipe Outlets. **DELETE** the column titled "**FLOW PRESSURE (PSI)**" in its entirety.

P. At Section 608.17.4 Connections to Automatic Fire Sprinkler Systems and Standpipe Systems. **DELETE** all wording therein and in subsection 608.17.4.1 and **REPLACE** with the following wording "The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow in accordance with ARS 41-2168."

Q. At Section 903.1.1 Roof Extension Unprotected. **INSERT** [number] as "12 inches".

R. At Section 1003.2 Approval. **ADD** the following wording at the end of the Section "A Manufacturer's Certificate of Conformance shall be provided to the building official prior to the installation of any grease, oil or sand interceptor."

S. At Section 1108.1, Secondary (Emergency Overflow) Drains or Scuppers. **ADD** the following wording at the end of the Section "The overflow opening in the downspout/rainwater leader box shall not be considered the secondary (emergency) roof drain of a scupper. Regardless of the size of the roof drain or scupper, secondary (emergency) roof drains or scuppers are required. Secondary (emergency) roof drains or scuppers shall be the same size as the roof drains or scuppers with the inlet flow line 2 inches maximum above the low point of the roof and they shall be independent from the roof drain or scupper."

T. Specifically **ADOPT** **Appendices "B" Rates of Rainfall (3" per hour), "C" Structural Safety, and "E" Sizing of Water Piping System**.

SECTION 3. As provided in the Code, Section 15.080.010, the penalties for violation of this Ordinance are as follows:

Any person, firm, company, association, corporation or other entity (hereinafter referred to as "person") in violation of any provisions of this title shall be guilty of a class one misdemeanor, and shall be deemed guilty of a separate offense for each 24-hour period after receipt of a notice of noncompliance from the town building official. Any such violation(s) shall be dealt with as follows:

1. Upon receipt of the initial formal written complaint, the town building official may issue a letter of noncompliance and intent to suspend the business license or permit to the person in violation, which shall state the extent and nature of the violation and the actions necessary to remedy the noncompliance. The person in violation shall be given 30 days from the date of the letter to initiate actions approved by the building official necessary to comply with this chapter.

2. If corrective action is not taken as outlined above and to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which may issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate. In addition, it shall require an immediate suspension of the business license or permit or both issued by the town of Huachuca City and used by the violator to conduct business within the town limits of Huachuca City upon the determination of guilt or no contest by the town magistrate. Should the person in violation be found guilty or otherwise enter a plea of guilty or "no contest," the person's business license or permit shall immediately be suspended until such time as the town building official has determined that the person in violation has remedied the violation, paid all fines in full issued by the town magistrate and is in full compliance with the town code.

3. If a person builds a structure without having a valid permit from the Huachuca City building official, that person(s) will have 10 days from the date of notice to tear down all structures that were built without a permit, or file a request for hearing with the Huachuca City board of adjustment. If corrective action is not taken as outlined above to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which shall issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate.

4. For purposes of this chapter, a notice shall be deemed received when it is personally served or five days after it is sent by certified U.S. mail.

5. In addition to the penalties provided in this section, the court shall impose restitution as part of its sentence to compensate the town for its costs to enforce this chapter and bring a building or land into compliance with this chapter. Restitution shall include all costs of abatement, including inspection fees and prosecution of the case.

SECTION 4. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 5. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.

SECTION 6. The Town Clerk is hereby directed, pursuant to the Code, sections 2.25.080 and 2.25.090, to post this Ordinance in three or more public places within the town and on the town's website, and to publish this Ordinance as required by A.R.S. 9-812; 9-813 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 8th DAY OF OCTOBER, 2026.

_____
Johann Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez
_____
Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

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RESOLUTION No. 2026-19

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "NATIONAL ELECTRICAL CODE, AND AMENDMENTS THERETO, 2023 EDITION."

WHEREAS, the Town of Huachuca City is required to preserve the official records of the Town, according to standards for the storage of permanent public records established by the director of the Arizona state library, archives and public records, pursuant to A.R.S. 39-101; 39-121.01 and 44-7041; and

WHEREAS, the Mayor and Council wish to declare the "NATIONAL ELECTRICAL CODE, AND AMENDMENTS THERETO, 2023 EDITION," a public record of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Huachuca City, the "NATIONAL ELECTRICAL CODE, AND AMENDMENTS THERETO, 2023 EDITION," at least three paper copies or one paper copy and one electronic copy are on file in the office of the Town Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, THIS 24TH DAY OF SEPTEMBER. 2026.

_____

Johann Wallace, Mayor

ATTEST:

_____

Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez

_____

Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

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ORDINANCE NO. 2026-14

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.15 "ELECTRICAL CODE," SECTIONS 15.15.010 AND 15.15.020 TO ADOPT THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE WITH AMENDMENTS.

WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Town Council has determined that it would be in the best interests of the Town and its residents to update the electrical code by adopting the 2023 Edition of the National Electrical Code, with amendments; and

WHEREAS, the Town Council previously adopted Resolution No. 2026-19 declaring the "National Electrical Code 2023 Edition, With Amendments" a public record of the Town; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on September 24, 2026, and at a subsequent meeting on October 8, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City, as follows:

SECTION 1. The Code, Section 15.15.010 "Adopted" is amended as follows, with deletions in ~~strikethrough~~ and additions in <u>underlined</u> text:

15.15.010 **Adopted.**

That certain code entitled "National Electrical Code" and amendments thereto, ~~2020~~ <u>2023</u> Edition, copyrighted by the National Fire Protection Association, is hereby adopted as the "Electrical Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

SECTION 2. The Code, Section 15.15.020 "Amendments," is deleted in its entirety and replaced, as follows:

15.15.020 <u>**Amendments.**</u> The following provisions of the National Electric Code, 2023 edition, as published by the National Fire Protection Association, are hereby amended as follows:

A. At Article 210.8 (B) Other Than Dwelling Units. **AMEND** wording as follows:
"1. Bathrooms, adjacent to and within 3 feet of the outside edge of one basin.
5. Rooftops, the receptacle(s) shall have the reset location on the roof.
6. Outdoors, at both the front and rear entrances, accessible at grade level."

B. At Article 210.22 Permissible Loads, Individual Branch Circuits. **ADD** the following sentence after the first sentence "Where required, smoke alarms and carbon monoxide alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit."

C. At Article 210.52(3) Receptacle Outlet Location. **DELETE** the section in its entirety and **REPLACE** with the following wording and exception: "Receptacle outlets shall be located not more than 20 inches above the countertop or work surface. Receptacle outlet assemblies installed in countertops and work surfaces shall be listed for use in countertops and work surfaces. Receptacle outlets rendered not readily accessible by the appliances fastened in place, appliance garages, sinks or range tops as addressed in 210.52(C)(1). Exception for appliances occupying dedicated space shall not be considered as these required outlets.

Exception: Receptacle outlets shall be permitted to be mounted not more than 12 inches below the countertop or work surface in construction designed for the physically impaired and for island and peninsular countertops or work surface where the surface is flat across its entire surface and there are not means to mount a receptacle within 20 inches above the countertop, such as in an overhead cabinet. Receptacles mounted below the countertop or work surface in accordance with this exception shall not be located whether the countertop or work surface extends more than 6 inches beyond its support base."

D. At Article 230.70(A) Location. **ADD** the following wording after the first paragraph "Service disconnecting means and risers shall be surface mounted."

E. At Article 230.70(A)(1) Readily Accessible Location. **AMEND** wording as follows "The service disconnecting means shall be installed at a readily accessible location outside the building or structure. For one-family dwellings, except mobile and manufactured homes, the service disconnecting means shall be permanently installed on the outside of the structure.

Exception: The service disconnecting means may be installed inside of the building when a remote means of disconnecting the service is provided from outside of the building."

F. At Article 230.70(B) Marking. **ADD** the following wording to the end of the sentence "The markings shall be of sufficient durability to withstand the environment involved."

G. At Article 230.79(C) One-Family Dwellings. **AMEND** wording as follows "For a one-family dwelling, the service disconnecting means shall have a rating of not less than 200 amperes, 3-wire.

Exception: Existing structures."

H. At Article 230.90(A) Ungrounded Conductor. **ADD** the following wording before the first sentence "The ungrounded service conductors shall have an ampacity of the highest rating(s) of the service equipment."

I. At Article 250.50 Grounding Electrodes System. **ADD** the following second paragraph wording "All new accessory structures with a concrete foundation require the installation of a concrete-encased electrode as required by NEC 250.52(A)(3) and IRC Section E3608.1.2."

J. At Article 408 Switchboards, Switchgear, and Panelboards. **ADD** new sub-article and wording:

"408.31 – Panelboards and Low-Voltage Boxes. Panelboards and low-voltage boxes shall not be recessed in any firewall, fire barrier, fire partition, or in the garage side of the common wall separating the dwelling from a garage or carport. Panelboards and low-voltage boxes may be surface mounted on any of the above-mentioned walls."

K. At Article 410.16(B) Luminaires in Clothes Closets. **CHANGE** all references to "closet or clothes closet" to "clothes closets, pantries, and storage rooms". **AMEND** the title to: "**Luminaires in Clothes Closets, Pantries, and Storage Rooms**."

L. At Article 410.30(B)(3) Metal or Nonmetallic Poles Supporting Luminaires. **DELETE** the wording in the first sentence and **REPLACE** wording as follows "All metal poles supporting lighting fixtures shall have a 20-foot coil of #4 copper installed at the base of the footing and extended to a separate grounding termination point on the pole. Exception: Listed equipment sold and installed as a unit (i.e. Musco pole bases)."

M. At Article 450.13 Accessibility. **ADD** new paragraph (C) with wording as follows "Doorbell transformers shall not be permitted in a closet, pantry, or storage room. If a

remote receptacle is installed for an alarm system transformer, it shall be located above the door."

N. At Article 722.24 Mechanical Execution of Work. **DELETE** section in its entirety and RE**PLACE** with following wording "Circuits operating at less than 50 volts shall be installed in a neat and workmanlike manner. Cables shall be supported by the building structure, independently of suspended ceiling wires."

SECTION 3. As provided in the Code, Section 15.080.010, the penalties for violation of this Ordinance are as follows:

Any person, firm, company, association, corporation or other entity (hereinafter referred to as "person") in violation of any provisions of this title shall be guilty of a class one misdemeanor, and shall be deemed guilty of a separate offense for each 24-hour period after receipt of a notice of noncompliance from the town building official. Any such violation(s) shall be dealt with as follows:

1. Upon receipt of the initial formal written complaint, the town building official may issue a letter of noncompliance and intent to suspend the business license or permit to the person in violation, which shall state the extent and nature of the violation and the actions necessary to remedy the noncompliance. The person in violation shall be given 30 days from the date of the letter to initiate actions approved by the building official necessary to comply with this chapter.

2. If corrective action is not taken as outlined above and to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which may issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate. In addition, it shall require an immediate suspension of the business license or permit or both issued by the town of Huachuca City and used by the violator to conduct business within the town limits of Huachuca City upon the determination of guilt or no contest by the town magistrate. Should the person in violation be found guilty or otherwise enter a plea of guilty or "no contest," the person's business license or permit shall immediately be suspended until such time as the town building official has determined that the person in violation has remedied the violation, paid all fines in full issued by the town magistrate and is in full compliance with the town code.

3. If a person builds a structure without having a valid permit from the Huachuca City building official, that person(s) will have 10 days from the date of notice to tear down all structures that were built without a permit, or file a request for hearing with the Huachuca City board of adjustment. If corrective action is not taken as outlined above to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which shall issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be

collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate.

4. For purposes of this chapter, a notice shall be deemed received when it is personally served or five days after it is sent by certified U.S. mail.

5. In addition to the penalties provided in this section, the court shall impose restitution as part of its sentence to compensate the town for its costs to enforce this chapter and bring a building or land into compliance with this chapter. Restitution shall include all costs of abatement, including inspection fees and prosecution of the case.

SECTION 4. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 5. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.

SECTION 6. The Town Clerk is hereby directed, pursuant to the Code, sections 2.25.080 and 2.25.090, to post this Ordinance in three or more public places within the town and on the town's website, and to publish this Ordinance as required by A.R.S. 9-812; 9-813 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 8th DAY OF OCTOBER, 2026.

_____
Johann Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Approved as to Form:
Thomas Benavidez
Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

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RESOLUTION No. 2026-20

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL BUILDING CODE, 2024 EDITION, WITH AMENDMENTS."

WHEREAS, the Town of Huachuca City is required to preserve the official records of the Town, according to standards for the storage of permanent public records established by the director of the Arizona state library, archives and public records, pursuant to A.R.S. 39-101; 39-121.01 and 44-7041; and

WHEREAS, the Mayor and Council wish to declare the "INTERNATIONAL BUILDING CODE, 2024 EDITION, WITH AMENDMENTS," a public record of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Huachuca City, the "INTERNATIONAL BUILDING CODE, 2024 EDITION, WITH AMENDMENTS," at least three paper copies or one paper copy and one electronic copy are on file in the office of the Town Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, THIS 24TH DAY OF SEPTEMBER, 2026.

_____

Johann Wallace, Mayor

ATTEST:

_____

Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez

_____

Thomas Benavidez, Town Attorney

Town of Huachuca City

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ORDINANCE NO. 2026-15

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION" BY REPLACING THE CURRENT BUILDING CODE OF THE TOWN, CODIFIED AT CHAPTER 15.05, WITH THE INTERNATIONAL BUILDING CODE, 2024 EDITION, WITH AMENDMENTS.

WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Code, Chapter 15.05 "BUILDING CODE" establishes the building code for the Town; and

WHEREAS, the Town Council has determined that it would be in the best interests of the Town and its residents to adopt an updated building code for the Town; and

WHEREAS, pursuant to A.R.S. 9-802, the Town Council may adopt an established and published building code by reference thereto, when that code has previously been made a public record; and

WHEREAS, the Town Council previously adopted Resolution No. 2026-20 declaring the "International Building Code, 2024 Edition, with amendments" a public record of the Town; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on September 24, 2026, and at a subsequent meeting on October 8, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City:

SECTION 1. The Code, Chapter 15.05 "BUILDING CODE," section 15.05.010, is amended as follows with deletions in ~~strikeout~~ text and additions in <u>underlined</u> text:

15.05.010 **Adoption of the International Building Code.**

That certain code entitled "International Building Code" and amendments thereto, ~~2018~~ <u>2024</u> edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the

"Building Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

SECTION 2. The Code, Chapter 15.05 "BUILDING CODE," section 15.05.020, is deleted in its entirety, and replaced with the following:

15.05.020 Amendments. The following provisions of the International Building Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:

A. At Section 101.1 Title. **INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".

B. At Section 101.4.4 Property Maintenance Code. **CHANGE** all references to "International Property Maintenance Code" to "Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."

C. **ADD** new **Section 101.4.8** to read as follows:
"101.4.8 Electrical. The provisions of the National Electric Code edition adopted by the Town shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto."

D. At Section 102.6 Existing Structures. **CHANGE** all references to "International Property Maintenance Code" to "Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."

E. At Section 103.1 Creation of Enforcement Agency. **INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department".

F. At Section 103.3 Deputies. **ADD** the following wording after the first paragraph "Code official is designated to be the building official."

G. At Section 105.2 Work Exempt from Permit (Building). **DELETE** items 1 (Accessory Structures), 2 (Fences) and 4 (Retaining Walls), and renumber the remaining items 1 thru 10.

H. At Section 105.2 Work Exempt from Permit (Building). **ADD** new items 11-15 as follows:

11. Any work completed to structures owned and controlled by the United States government or the State of Arizona.

12. Amusement devices or structures located on a site for no more than 30 calendar days.
13. Devices used in manufacturing, processing, or fabricating that are normally used in industrial plants.
14. Tents or membrane structures provided that the area does not exceed 400 square feet or 700 square feet if a minimum of two sides are open.
15. Residential window or door replacements in buildings legally permitted. Existing safety glazed windows shall be replaced with safety glazed windows. Existing emergency escape and rescue windows shall be equal or greater dimensions as windows being replaced.

I. At Section 105.2 Work Exempt from Permit (Electrical). **ADD** new Paragraph Section wording as follows:

Other Items:

1. Power for amusement devices and carnival rides in place on a site for less than 30 calendar days and not connected to a utility company's facilities.
2. Repair or replacement of fixed motors and transformers of the same type and rating in the same location.
3. Repair or replacement of current-carrying parts of any switch, contactor, control device, or overcurrent device of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 volt-amps of energy.

J. At Section 107.3.1 Approval of Construction Documents. **DELETE** the following wording "as Reviewed for Code Compliance".

K. At Section 109.2 Schedule of Permit Fees. **DELETE** the wording "as established by the applicable governing authority" and **REPLACE** with the following wording "as adopted by resolution of the Town of Huachuca City Council".

L. At Section 109.4 Work Commencing Before Permit Issuance. **DELETE** wording "fee established by the building official" and **REPLACE** with the following wording "fee established by resolution of the Town of Huachuca City Council".

M. At Section 110.3.9 Energy Efficiency Inspections. **DELETE** the section in its entirety.

N. **ADD** new **Section 112.2.1** to read as follows:

"112.2.1 Construction Power. Temporary construction power is a privilege granted by the Town solely for construction purposes and may be revoked by the Building Official whenever continued use is determined to create an unsafe condition or otherwise violate this code. Construction power may be from either temporary power poles or through the permanent power panel. Each 120-volt circuit used for construction power shall be GFCI protected."

O. **At Section 113.1 General.** **ADD** at the end of the paragraph: "In the absence of an appointed board of appeals, all appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard and decided by the Town Board of Adjustment."

P. **At Section 113.3 Qualifications**. **DELETE** the section in its entirety.

Q. **At Section 310.4.1 Care Facilities Within a Dwelling.** **AMEND** wording as follows "Care facilities for 6 or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code".

R. **At Section 406.3.2 Separation.** **ADD** new subsection with wording as follows "**406.3.2.3:** "Attic access opening". The attic access opening protection supports shall be of noncombustible material."

S. **At Section 406.3.2.1 Dwelling Unit Separation**. **CHANGE** all references of "½ - inch gypsum board" to "5/8 – inch Type X gypsum board". At the end of the section **ADD** the following wording "Openings, including windows, are prohibited in the separation wall. All walls supporting the fire-resistance rated ceiling shall be protected with 5/8 – inch Type X gypsum board."

T. **At Section 717.6.1 Through Penetrations.** **AMEND** Exception 1 by **ADDING** "or the floor/ceiling assembly" after the word "wall" and before the word "and".

U. **At Section 902.1.1 Access.** **DELETE** the section wording and **REPLACE** with the following wording "Automatic sprinkler system risers, fire pumps and controllers shall be located inside buildings in dedicated rooms having direct exterior access whenever required by this section. Automatic fire sprinkler risers, fire pumps and controller room doors shall be arranged to allow direct access to the exterior of the building. Where located in a fire pump room or automatic sprinkler system riser room, the door shall be permitted to be locked provided that the key is available at all times in an approved key box."

V. At Section 903.1 General. **ADD** following wording after first sentence "Where the provisions of Section 903 of this code conflict with Section 903 of the International Fire Code, as adopted and amended by the Town, the International Fire Code shall control."

W. At Section 903.2 Where Required. **DELETE** the section in its entirety (to include all subsections) and **REPLACE** with a new Section with wording as follows:

"903.2 Where Required. Automatic fire sprinkler systems shall be provided in the locations described in this Section."

X. At new Section 903.2 Where Required. **ADD** new sub-sections and the following wording:

"903.2.1 General. Unless expressly covered by one of the exceptions set forth below, an approved automatic fire sprinkler system shall be installed in all new commercial buildings and structures of all sizes and approved by the Fire Code Official. Installation of fire sprinkler systems shall be performed by an Arizona State licensed Fire Protection contractor.

Exception 1: Automatic fire sprinklers are not required in Group U occupancies.

Exception 2: Automatic fire sprinklers are not required for buildings or structures which were constructed and in use prior to January 8, 2009. This exception shall not apply if, after such date there is a discontinuation of use for a period of twelve (12) months, there is in the opinion of the Fire Chief, a change in use to a less restrictive use or there is an enlargement or structural alteration of the building or structure.

Exception 3. In addition to the general authority granted to the Town pursuant to Section 104.9, the Fire Chief shall have discretion to exempt other facilities from automatic fire sprinkler requirements where the size, intended use, and extent of use of that facility does not warrant the installation of fire sprinklers and alternate methods to secure public safety are provided. Such other facilities may include, but are not limited to: 1) unenclosed structures which are less than three thousand (3,000) square feet in size, at least fifty (50) percent open on the sides and used to protect humans, animals, or property from the sun or elements; 2) structures which are less than three hundred (300) square feet in size used to monitor access to a larger facility, site, or area; 3) structures temporarily used for a period not to exceed two (2) years for onsite storage or maintenance purposes provided that the

structure is not used for Group A, E, H, or I occupancies; and 4) mini self-storage units comprising a single building or group of buildings where primary or principal use of the facility is for storage."

Y. At Section 903.3 Installation Requirements. **AMEND** wording as follows: "Automatic sprinkler systems shall be designed and installed in accordance with the 2024 International Fire Code, as amended."

Z. At Section 1011.7.3 Enclosures Under Interior Stairways. At the exception, **CHANGE** reference of "1/2 – inch" to "5/8 – inch Type X."

AA. At Section 1013.6.3 Power Source, DELETE the exception in its entirety.

BB. At Chapter 13 Energy Efficiency. DELETE Chapter in its entirety.

CC. At Section 1609.1.1 Determination of Wind Loads. **ADD** the following wording after the last paragraph: "Per the Basis Wind Speed Figures, use the following:

1. Risk Category I – 105 mph
2. Risk Category II – 115 mph
3. Risk Category III – 120 mph
4. Risk Category IV – 125 mph."

DD. **ADD** new **Section 1609.6.1.1** to read:

"1609.6.1.1 Uplift Resistance to Minimize Microburst Effects. In addition to requirements in ASCE7, minimum uplift resistance shall be determined by either Method 1 or 2 below:

Method 1: Design-based Wind Uplift Criteria. Wind uplift requirements shall be determined by using the design wind values from the wind speeds listed in amended Section 1609.1.1 plus five (5) mph for all components and cladding material for the continuous load path transmitting the uplift forces from the rafter or truss ties to the foundation.

Method 2: Prescriptive-based Wind Uplift Criteria. (Please note that the requirements of this section are in addition to those required for the structural connection of wood members).

2.1 Conventionally-framed Wood or Cold-formed Steel Structures. All bearing wall vertical connections shall be connected by an approved structural sheathing or approved connector to provide a continuous load path

from the joist or truss through the ledger or top plate to the bottom wall plate. Where connectors are used, they have a minimum uplift load capacity of 500 pounds of configuration to match connection and spaced at intervals not to exceed 24 inches. At openings, lower cripple studs do not require connectors, but king/trimmer studs require double connectors at bottom, and upper cripples require both full connectors to header as well as header to king stud. All platform framing requires either strapping listed for the purpose of continuous sheathing over rim joist from stud to stud vertically at each floor level. All non-bearing exterior walls shall be connected as above except that the spacing may be extended not to exceed every other stud.

2.2 Masonry or Concrete Structures. If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section.

2.2.1 Roof Bearing on Wall Top Plate. Top plates shall be secured to masonry or concrete walls with minimum 0.5-inch anchor bolts embedded minimum 7 inches and spaced at intervals not to exceed 48 inches. Each joist or truss shall be connected to the plate at each bearing location with a metal connector having a minimum uplift load capacity of 500 pounds, and of configuration to match connection. Gable end joists or truss connectors shall also be connected at intervals not to exceed 48 inches.

2.2.2 Roof Bearing on Wall Ledger. Joists or trusses bearing on a wall ledger shall be secured to masonry or concrete walls with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches. Nonbearing roof diaphragm edges shall likewise be anchored to the wall but with the metal strap purlin anchor connected to a one framing bay or 24-inch minimum length of blocking, whichever is greater."

EE. At Section 1612.3 Establishment of Flood Hazard Areas. **INSERT** [NAME OF JURISDICTION] as "Cochise County, Az"; and **INSERT** [DATE OF ISSUANCE] as "current effective Flood Insurance Rate panels adopted by FEMA".

FF. At Section 1705.4 Masonry Construction. **ADD** a new **Exception** 4 as follows:

"Exception 4: Nonessential facilities designed in accordance with Section 2107 with allowable masonry stresses reduced by one-half and the maximum value of f'm

limited to 1500 psi for concrete or clay masonry. The following limitations shall apply to this exception:

1. The unsupported height (or length)-to thickness ratio of a building wall shall not exceed 20.
2. The soil retaining height for a retaining wall shall not exceed 4 feet measured from the top of footing for an 8-inch-thick wall or 6 feet for a 12-inch-thick wall.
3. The height-to-thickness ratio shall not exceed 10 for a cantilevered masonry fence or combination masonry fence and retaining wall as measure from the top of footing to the top of wall. If a combination retaining/fence wall consists of more than one wall thickness, the smallest thickness shall be used in determining the height-to-thickness ratio.

Any portion or portions of a structure in which the design masonry stresses exceed one-half the allowable masonry stresses, shall require Special Inspection for that portion or portions of the structure."

GG. At Section 2308.11.4 Wind Uplift. **DELETE** first sentence and **REPLACE** with the following wording "Uplift resistance shall comply with Section 1609.6.1.1."

HH. At Section 3109 Swimming Pools, Spas and Hot Tubs. **DELETE** wording in its entirety and **REPLACE** with the following wording "The design and construction of Public and Semi-public pools, spas, and hot tubs shall comply with Arizona Administrative Code, Title 18, Chapter 5, Article 2. Public and Semi-public Swimming Pools and Spas as adopted by reference in accordance with A.R.S. 36-1681."

II. Specifically **ADOPT** **Appendices "E" Supplementary Accessibility Requirements, "G" Flood Resistant Construction, "J" Grading and "K" Administrative Provisions.**

JJ. At Section G101.5 Designation of Floodplain Administrator. **INSERT** [JURISDICTION'S SELECTED POSITION TITLE] as "Building Official".

SECTION 3. As provided in the Code, Section 15.080.010, the penalties for violation of this Ordinance are as follows:

Any person, firm, company, association, corporation or other entity (hereinafter referred to as "person") in violation of any provisions of this title shall be guilty of a class one misdemeanor, and shall be deemed guilty of a separate offense for each 24-hour period after receipt of a notice of noncompliance from the town building official. Any such violation(s) shall be dealt with as follows:

1. Upon receipt of the initial formal written complaint, the town building official may issue a letter of noncompliance and intent to suspend the business license or permit to the person in violation, which shall state the extent and nature of the violation and the actions necessary to remedy the noncompliance. The person in violation shall be given 30 days from the date of the letter to initiate actions approved by the building official necessary to comply with this chapter.

2. If corrective action is not taken as outlined above and to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which may issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate. In addition, it shall require an immediate suspension of the business license or permit or both issued by the town of Huachuca City and used by the violator to conduct business within the town limits of Huachuca City upon the determination of guilt or no contest by the town magistrate. Should the person in violation be found guilty or otherwise enter a plea of guilty or "no contest," the person's business license or permit shall immediately be suspended until such time as the town building official has determined that the person in violation has remedied the violation, paid all fines in full issued by the town magistrate and is in full compliance with the town code.

3. If a person builds a structure without having a valid permit from the Huachuca City building official, that person(s) will have 10 days from the date of notice to tear down all structures that were built without a permit, or file a request for hearing with the Huachuca City board of adjustment. If corrective action is not taken as outlined above to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which shall issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate.

4. For purposes of this chapter, a notice shall be deemed received when it is personally served or five days after it is sent by certified U.S. mail.

5. In addition to the penalties provided in this section, the court shall impose restitution as part of its sentence to compensate the town for its costs to enforce this chapter and bring a building or land into compliance with this chapter. Restitution shall include all costs of abatement, including inspection fees and prosecution of the case.

SECTION 4. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 5. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.

SECTION 6. The Town Clerk is hereby directed, pursuant to the Code, sections 2.25.080 and 2.25.090, to post this Ordinance in three or more public places within the town and on the town's website, and to publish this Ordinance as required by A.R.S. 9-812; 9-813 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 8th DAY OF OCTOBER, 2026.

_____
Johann Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez
_____
Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

500 N Gonzales Blvd • Huachuca City, Arizona 85616

Phone: (520) 456-1354 • TDD: (520) 456-1353 • Fax: (520) 456-2230

RESOLUTION No. 2026-21

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, 2024 EDITION, WITH AMENDMENTS."

WHEREAS, the Town of Huachuca City is required to preserve the official records of the Town, according to standards for the storage of permanent public records established by the director of the Arizona state library, archives and public records, pursuant to A.R.S. 39-101; 39-121.01 and 44-7041; and

WHEREAS, the Mayor and Council wish to declare the "INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, 2024 EDITION, WITH AMENDMENTS," a public record of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Huachuca City, the "INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, 2024 EDITION, WITH AMENDMENTS," at least three paper copies or one paper copy and one electronic copy are on file in the office of the Town Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, THIS 24TH DAY OF SEPTEMBER, 2026.

_____

Johann Wallace, Mayor

ATTEST:

_____

Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez

_____

Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

500 N Gonzales Blvd • Huachuca City, Arizona 85616

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ORDINANCE NO. 2026-16

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.10 "RESIDENTIAL CODE," SECTIONS 15.10.010 AND 15.10.020 TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS WITH AMENDMENTS.

WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Town Council has determined that it would be in the best interests of the Town and its residents to update the residential code by adopting the 2024 Edition of the International Residential Code for One and Two-Family Dwellings, with amendments; and

WHEREAS, the Town Council previously adopted Resolution No. 2026-21 declaring the "International Residential Code for One and Two-Family Dwellings, 2024 Edition, With Amendments" a public record of the Town; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on September 24, 2026, and at a subsequent meeting on October 8, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City, as follows:

SECTION 1. The Code, Section 15.10.010 "Adopted" is amended as follows, with deletions in ~~strikethrough~~ and additions in <u>underlined</u> text:

15.10.010 **Adopted.**

That certain code entitled "International Residential Code for One and Two-Family Dwellings" and amendments thereto, ~~2018~~ <u>2024</u> Edition, as copyrighted by International Code Council, Inc., is hereby adopted as the "Residential Building Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

SECTION 2. The Code, Section 15.10.020 "Amended," is deleted in its entirety and replaced, as follows:

15.10.020 Amendments. The following provisions of the International Residential Code, 2024 edition, as published by the International Code Council, Inc, are hereby amended as follows:

A. At Section R101.1 Title. **INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".

B. At Section R102.6 Existing Structures. **CHANGE** all references to "International Property Maintenance Code" to "Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."

C. At Section R103.1 Creation of Agency. **INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department".

D. At Section 103.3 Deputies. **ADD** the following wording after the first paragraph "Code official is designated to be the building official."

E. At Section R105.2 Work Exempt from Permit (Building). **DELETE** items 1 (detached accessory structures), 2 (fences), 3 (retaining walls), 5 (sidewalks and driveways) & 10 (decks) and renumber the remaining items 1 thru 6.

F. At Section R105.2 Work Exempt from Permit (Building). **ADD** new items 7-15 as follows:

7. Roofing repairs and coatings that do not involve the removal of roofing materials to the decking.
8. Replacing and adding gutters or downspouts.
9. Replacing or adding soffit, gable, or roof ventilation.
10. Replacing existing windows or doors with no structural changes and still meets emergency exit and energy code requirements.
11. Replacing and existing unvented appliances or internal light fixtures.
12. General landscaping, including lawn sprinkler systems. Does not include fencing.
13. Removal of non-structural interior wall partitions, if no utilities are involved or no changes to building exiting requirements.
14. Adding or replacing insulation in walls, floors, or ceilings.
15. Satellite dishes and residential antennas for wireless communications.

G. At Section R105.2 Work Exempt from Permit (Plumbing). **ADD** new item after existing item 2:

3. "Replacing in kind or repairing existing plumbing fixtures such as toilet, tub, sink, garbage disposal or faucets."

H. At Section R106.3.1 Approval of Construction Documents. **DELETE** the following wording "that states REVIEWED FOR CODE COMPLIANCE."

I. At Section R108.2 Schedule of Permit Fees. **DELETE** the wording "as established by the applicable governing authority" and **REPLACE** with the following wording "as adopted by resolution of the Town of Huachuca City."

J. At Section R112.1 General. **ADD** the following wording at the end of the paragraph "In the absence of an appointed board of appeals, all appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard and decided by the Town Board of Adjustment."

K. At Section R112.3, Qualifications. **DELETE** the section in its entirety.

L. At Table R301.2 Climatic and Geographic Design Criteria. **REPLACE** criteria in section with the following criteria wording:

Design Wind Speed – determined by ASCE 7-10

Occupancy Risk Category II – 115 mph

Occupancy Risk Category III & IV – 120 mph

Occupancy Risk Category I – 105 mph

SFRs and Townhouses – 115 mph (3-second gust)

Seismic Design Category – B

Exposure – C

Live Load – 20 lb

Rainfall – 3" per hour

Ground snow load – 5 lb

Weathering – Negligible

Climate Zone – 3B

Frost Line Depth – 0

Termite – Very heavy

Decay – None to slight

Winter Design Temperature – 18-20 degrees

Flood Hazards – Most current by panel

M. At Section R302.1 Exterior Walls. **DELETE** section wording in its entirety and **REPLACE** with the following wording and exception "Exterior walls with a fire separation distance less than three (3) feet shall have not less than a one-hour fire-resistive rating with exposure from both sides. Projections shall not extend to a point closer than two (2) feet from the line used to determine the fire separation distance. Projections extending into the fire separation distance shall have not less than one-hour fire-resistive construction on the underside. The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.

Exception: Detached garages accessory to a dwelling located within two (2) feet of a lot line may have roof eave projections not exceeding four (4) inches."

N. At Section R302.6 Dwelling Unit Garage Fire Separation. **ADD** new subsection R302.6.1 and the following wording:

"R3202.6.1 Attic Access Opening. The attic access opening protection supports shall be of noncombustible material."

O. At Table R302.6 Dwelling Unit Garage Separation. **CHANGE** all references of "1/2-inch gypsum board" to "5/8-inch Type X gypsum board."

P. At Section R309 Automatic Sprinkler Systems. **DELETE** section in its entirety.

Q. At Section R310.6 Power Source. **ADD** the following wording at the end of the first paragraph "Smoke alarms shall not be installed on a dedicated circuit and shall originate from the permanently energized lighting circuit serving the primary bedroom."

R. At Section R311.5 Interconnectivity. **ADD** the following wording at the end of the first paragraph "Carbon monoxide alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit."

S. At Section R317.5 Fire Sprinklers. **DELETE** section in its entirety.

T. At Section R324.4.2 Glazing Adjacent to Doors. **AMEND** wording at the first part of the paragraph as follows: "Glazing in all fixed and operable panels in window units adjacent to a

door, side-lite, and fixed panels of patio doors shall be …" and **DELETE** Exception #4 in its entirety.

U. At Section R506.3.3 Vapor Retarder. **DELETE** the wording in the first sentence and **REPLACE** with the following wording "the 6-mil polyethylene or approved vapor retarder shall be placed under 4 inches of aggregate base (AB)." and **DELETE** wording for Exception 4 and **REPLACE** with the following wording: "Where designed by a registered design professional, based on soil conditions and floor finishing such as exposed concrete surfaces."

V. At Section R606.6.4.2.1 Roof Structures. **DELETE** section wording in its entirety and **REPLACE** with following wording "Masonry walls with ledgers shall be anchored to roof structures with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches. Top plates shall be secured to masonry or concrete walls with minimum 0.5-inch embedded anchor bolts spaced at intervals not to exceed 48 inches. Each joist or truss shall be connected to the plate at each bearing location with a connector with a minimum of 500 pounds uplift load capacity and configuration to match connection. Gable end joists or trusses shall also be clipped connected at interval not to exceed 48 inches."

W. At Section R606.6.4.2.2 Floor Diaphragms. **DELETE** section wording in its entirety and **REPLACE** with the following wording "Masonry walls with ledgers shall be anchored to floor structures with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches."

X. At Section R606.11 Anchorage. **AMEND** wording as follows "Masonry walls shall be reinforced and anchored …"

Y. At Figure R606.11(2) Requirements for Reinforced Grouted Masonry Construction in Seismic Design Category C. **AMEND** title to read: "**Requirements for Reinforced Grouted Masonry Construction in Seismic Design Category B.**" and **AMEND** the following wording in the figure:

1. **CHANGE** "#4 bars at 10 ft o.c." to "4' o.c"
2. **CHANGE** "#6 bars at 10 ft. o.c." to "4 ft o.c"
3. **ADD** "one ½ inch bar @ top of foundation"
4. **ADD** "two ½ inch bars @ bottom of foundation"
5. **ADD** "one ½ inch bar @ top of wall"
6. **ADD** "one ½ inch bar @ roof connection."

Z. At Section R606.12.2.3.3 Minimum Reinforcement Requirements for Masonry Shear Walls. **AMEND** wording at end of first paragraph as follows "… and at a maximum spacing of 4 feet."

AA. At Section R802.11.1 Uplift Resistance. **DELETE** section wording in its entirety and **REPLACE** with the following wording:

"Uplift resistance to minimize microburst effects shall be determined by either Method 1 or 2 below:

Method 1: Design-based Wind Uplift Criteria. Wind uplift requirements shall be determined by using the design wind value of 115 mph within Table R802.11 for the continuous load path transmitting the uplift forces from the rafter or truss ties to the foundation.

Method 2: Prescriptive-based Wind Uplift Criteria. (Please note that the requirements of this section are in addition to those required for the structural connection of wood members)

2.1 Conventionally-framed Wood or Cold-formed Steel Structures. All bearing wall vertical connections shall be connected by an approved structural sheathing or approved connector to provide a continuous load path from the joist or truss through the ledger or top plate to the bottom wall plate. Where connectors are used, they shall have a minimum uplift load capacity of 500 pounds, of configuration to match connection and spaced at intervals not to exceed 24 inches. At openings, lower cripple studs do not require connectors, but king/trimmer studs require double connectors at bottom and upper cripples, require both full connectors to header as well as header to king stud. All platform framing requires either strapping listed for the purpose or continuous sheathing over rim joist from stud to stud vertically at each floor level.

2.2 Masonry or Concrete Structures. If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section.

2.2.1 Roof Bearing on Wall Top Plate. Top plates shall be secured to masonry or concrete walls with minimum 0.5-inch anchor bolts embedded minimum 7 inches and spaced at intervals not to exceed 48 inches. Each joist or truss shall be connected to the plate at each bearing location with a metal connector having a minimum uplift load capacity of 500 pounds, and of configuration to match connection. Gable end joists or truss connectors shall also be connected at intervals not to exceed 48 inches.

2.2.2 Roof Bearing on Wall Ledger. Joists or trusses bearing on a wall ledger shall be secured to masonry or concrete walls with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the

manufacturer's installation requirements, and at intervals not to exceed 48 inches. Nonbearing roof diaphragm edges shall likewise be anchored to the wall but with the metal strap purlin anchor connected to a one framing bay or 24-inch minimum length of blocking, whichever is greater."

BB. At Section M1411.9 Condensate Disposal. **ADD** the following wording to the end of the paragraph "Condensate disposal shall be allowed to terminate as follows:

1. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
2. Over roof drains or gutters or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage."

CC. At Section M2301.2.5 Piping Insulation. **ADD** the following wording at the end of the first sentence "Hot water piping shall be insulated with insulation having a minimum thermal resistance of R-4 where installed on piping larger than 3/8-inch nominal diameter, outside conditioned space, beneath floor slabs, underground, and on supply and return piping serving recirculating systems, including branches to each fixture."

DD. At Chapter 11 Energy Efficiency. **DELETE** Chapter in its entirety.

EE. At Section P2603.5.1 Sewer Depth. **DELETE** the section wording in its entirety and **REPLACE** with the following wording "Sewer Depth. Regardless of freezing conditions, all building sewers that connect to a private or public system shall be a minimum of 12 inches below grade."

FF. At Section P2904.1.1 Required Sprinkler Locations. **DELETE** the wording in the first sentence and **REPLACE** with the following wording "Sprinklers are not required within dwelling units per A.R.S. 11-861). This section serves as a guide for voluntary installation or to allow for a fire separation reduction within Sections R302.2 and R302.3."

GG. At Section E3601.6.2 Service Disconnect Location. **ADD** the following wording at the end of the first paragraph "Service disconnecting means and risers shall not be inset and must be surface mounted."

HH. At Section E3602.1 Ampacity of Ungrounded Conductors. **AMEND** the wording in the second sentence as follows "For one or two-family dwellings, the rating of the ungrounded conductors shall be not less than 200 amperes, 3 wire. Exception: Existing structures."

II. **At Section E3608.1 Grounding Electrode System.** **ADD** a second paragraph with wording as follows "All accessory structures with a poured footing require the installation of a concrete-encased electrode as required by Section E3608.1.2 Concrete-encased Electrode."

JJ. **At Section 3901.4.2 Island and Peninsular Countertops and Work Surfaces.** **DELETE** Section wording in its entirety and **REPLACE** with the following wording "At least one receptacle outlet shall be installed at each island countertop space or peninsular countertop space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater."

KK. **At Section E3901.4.3 Receptacle Outlet Location.** **DELETE** Section wording in its entirety and **REPLACE** with the following wording "Receptacle outlets shall be located not more than 20 inches above the countertop or work surface. Receptacle outlet assemblies installed in countertops and work surfaces shall be listed for use in countertop and work surfaces. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks or range tops as addressed in the exception to Section E3901.4.1, or appliances occupying dedicated space shall not be considered as these required outlets. [210.52(C)(1)].

Exception: Receptacle outlets shall be permitted to be mounted not more than 12 inches below the countertop or work surface in construction designed for the physically impaired and for island and peninsular countertops or work surface where the surface is flat across its entire surface and there are not means to mount a receptacle within 20 inches above the countertops, such as in an overhead cabinet. Receptacles mounted below the countertops or work surface in accordance with this exception shall ot be located where the countertop or work surface extends more than 6 inches beyond its support base."

LL. Specifically **ADOPT** **Appendix "BB" Tiny Houses Sections** BB101 – BB105.1.

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MM. Specifically **ADOPT** **Appendices "BF" Patio Covers, "BG" Sound Transmission, "BO" Existing Buildings and Structures, "CA" Sizing and Capacities of Gas Piping, "CB" Sizing of Venting Systems, "CC" Safety Inspection of Existing Appliance Installation, "CD" Piping Standards.**

SECTION 3. As provided in the Code, Section 15.080.010, the penalties for violation of this Ordinance are as follows:

Any person, firm, company, association, corporation or other entity (hereinafter referred to as "person") in violation of any provisions of this title shall be guilty of a class one misdemeanor, and shall be deemed guilty of a separate offense for each 24-hour period after receipt of a notice of noncompliance from the town building official. Any such violation(s) shall be dealt with as follows:

1. Upon receipt of the initial formal written complaint, the town building official may issue a letter of noncompliance and intent to suspend the business license or permit to the person in violation, which shall state the extent and nature of the violation and the actions necessary to remedy the noncompliance. The person in violation shall be given 30 days from the date of the letter to initiate actions approved by the building official necessary to comply with this chapter.

2. If corrective action is not taken as outlined above and to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which may issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate. In addition, it shall require an immediate suspension of the business license or permit or both issued by the town of Huachuca City and used by the violator to conduct business within the town limits of Huachuca City upon the determination of guilt or no contest by the town magistrate. Should the person in violation be found guilty or otherwise enter a plea of guilty or "no contest," the person's business license or permit shall immediately be suspended until such time as the town building official has determined that the person in violation has remedied the violation, paid all fines in full issued by the town magistrate and is in full compliance with the town code.

3. If a person builds a structure without having a valid permit from the Huachuca City building official, that person(s) will have 10 days from the date of notice to tear down all structures that were built without a permit, or file a request for hearing with the Huachuca City board of adjustment. If corrective action is not taken as outlined above to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which shall issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate.

4. For purposes of this chapter, a notice shall be deemed received when it is personally served or five days after it is sent by certified U.S. mail.

5. In addition to the penalties provided in this section, the court shall impose restitution as part of its sentence to compensate the town for its costs to enforce this chapter and bring a building or land into compliance with this chapter. Restitution shall include all costs of abatement, including inspection fees and prosecution of the case.

SECTION 4. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 5. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.

SECTION 6. The Town Clerk is hereby directed, pursuant to the Code, sections 2.25.080 and 2.25.090, to post this Ordinance in three or more public places within the town and on the town's website, and to publish this Ordinance as required by A.R.S. 9-812; 9-813 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 8th DAY OF OCTOBER, 2026.

_____
Johann Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez
_____
Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

500 N Gonzales Blvd • Huachuca City, Arizona 85616

Phone: (520) 456-1354 • TDD: (520) 456-1353 • Fax: (520) 456-2230

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," BY REMOVING THE ENERGY CONSERVATION CODE FROM CHAPTER 15.40.

WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Town Council has determined that it would be in the best interests of the Town and its residents to remove the Energy Conservation Code from Chapter 15.40 of the Code; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on September 24, 2026, and at a subsequent meeting on October 8, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City:

SECTION 1. The Code, Chapter 15.40 "ENERGY CONSERVATION CODE," is deleted in its entirety, and replaced with the following:

Chapter 15.40 *RESERVED*

SECTION 2. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 3. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.

SECTION 4. The Town Clerk is hereby directed, pursuant to the Code, section 2.25.080, to publish this Ordinance as required by A.R.S. 9-812 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 8th DAY OF OCTOBER, 2026.

Johann Wallace, Mayor

ATTEST:

Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez

Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

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ORDINANCE NO. 2026-18

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," BY REMOVING THE UNIFORM HOUSING CODE FROM CHAPTER 15.45.

WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Town Council has determined that it would be in the best interests of the Town and its residents to remove the Uniform Housing Code from Chapter 15.45 of the Code; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on September 24, 2026, and at a subsequent meeting on October 8, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City:

SECTION 1. The Code, Chapter 15.40 "UNIFORM HOUSING CODE," is deleted in its entirety, and replaced with the following:

Chapter 15.45 *RESERVED*

SECTION 2. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 3. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.

SECTION 4. The Town Clerk is hereby directed, pursuant to the Code, section 2.25.080, to publish this Ordinance as required by A.R.S. 9-812 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 8th DAY OF OCTOBER, 2026.

Johann Wallace, Mayor

ATTEST:

Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez

Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

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ORDINANCE NO. 2026-19

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.60 "BUILDING PERMITS," SECTION 15.60.020 "WORK EXEMPT FROM BUILDING PERMIT REQUIREMENT," TO ADOPT NEW EXEMPTIONS FROM BUILDING PERMIT REQUIREMENTS.

WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Code, Title 15 "BUILDINGS AND CONSTRUCTION" establishes the Building Code for the Town; and

WHEREAS, pursuant to A.R.S. 9-467, the Town is authorized to require building permits and to charge applicants to recover the reasonable costs associated with reviewing plans and issuing permits; and

WHEREAS, the Town Council has determined that it would be in the interest of public health and safety to adopt certain amendments to the Building Code regarding exemptions from building permit requirements; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on September 24, 2026, and at a subsequent meeting on October 8, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City, as follows:

SECTION 1. The Code, Title 15 "BUILDINGS AND CONSTRUCTION," Chapter 15.60 "BUILDING PERMITS," section 15.60.020 "Work exempt from building permit requirement" is amended by deleting its entire content and replacing it as follows:

15.60.020 **Work exempt from building permit requirements.**

A. Exemptions from building permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the Town-adopted building codes or any laws or ordinances of the Town.

B. Building permits shall not be required for the following work:

Building:

1. Oil derricks.
2. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons and the ratio of height to diameter or width is not greater than 2:1.
3. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
4. Temporary motion picture, television and theater stage sets and scenery.
5. Prefabricated swimming pools that are less than 24" deep, are not greater than 5,000 gallons and are installed entirely above ground.
6. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
7. Swings and other playground equipment at one- or two-family dwellings.
8. Window awnings supported by an exterior wall that do not project more than 54" from the exterior wall and do not require additional support.
9. Non fixed and movable fixtures, cases, racks, counters, partitions not over 5' 9" in height.
10. Roofing repairs and coatings that do not involve the removal of roofing materials to the decking.
11. Replacement or addition of gutters and downspouts.
12. Replacement or addition of soffit, gable or roof ventilation.
13. Replacement of existing windows or doors provided there are no structural changes, and they still meet emergency exit and energy code requirements.
14. Replacement and existing unvented appliances or interior light fixtures.
15. General landscaping, including lawn sprinkler systems. Does not include fencing.
16. Removal of non-structural interior wall partitions provided no utilities are involved or no changes to building exiting requirements.
17. Addition or replacement of insulation in walls, floors or ceilings.
18. Satellite dishes and residential antennas for wireless communications.

Electrical:

1. Minor electrical repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Electrical equipment used for radio and television transmissions; however, equipment and wiring for a power supply and the installation of towers and antennas do require a building permit.
3. Installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Listed cord-and-play connected temporary decorative lighting.

5. Reinstallation of attachment plug receptacles but not the outlets therefor.
6. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
7. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of gas equipment or make such equipment unsafe.
3. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation equipment
3. Portable cooling units.
4. Portable evaporative coolers.
5. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the adopted building codes.
6. Replacement of any minor part that does not alter its approval of equipment or make such equipment unsafe.
7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a building permit shall be required.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. Replacing in kind or repairing existing plumbing fixtures such as water closets, tub, sink, garbage disposal or faucets.

SECTION 3. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 4. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.

SECTION 5. The Town Clerk is hereby directed, pursuant to the Code, sections 2.25.080 and 2.25.090, to post this Ordinance in three or more public places within the town and on the town's website, and to publish this Ordinance as required by A.R.S. 9-812; 9-813 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 8th DAY OF OCTOBER, 2026.

_____
Johann Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez
_____
Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

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RESOLUTION No. 2026-23

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL FIRE CODE 2024 EDITION, WITH AMENDMENTS."

WHEREAS, the Town of Huachuca City is required to preserve the official records of the Town, according to standards for the storage of permanent public records established by the director of the Arizona state library, archives and public records, pursuant to A.R.S. 39-101; 39-121.01 and 44-7041; and

WHEREAS, the Mayor and Council wish to declare the "INTERNATIONAL FIRE CODE 2018 EDITION, WITH AMENDMENTS," a public record of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Huachuca City, the "INTERNATIONAL FIRE CODE 2024 EDITION, WITH AMENDMENTS," at least three paper copies or one paper copy and one electronic copy are on file in the office of the Town Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, THIS 24TH DAY OF SEPTEMBER, 2026.

_____

Johann Wallace, Mayor

ATTEST:

_____

Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez

_____

Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

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ORDINANCE NO. 2026-20

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 2 "ADMINISTRATION AND PERSONNEL," CHAPTER 2.65 "VOLUNTEER FIRE DEPARTMENT" AND TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.50 'FIRE CODE" TO ADOPT THE INTERNATIONAL FIRE CODE 2024 EDITION WITH AMENDMENTS.

WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Code, sections 2.65.130, 2.65.140, 15.50.010 and 15.50.020 establish the fire code for the Town; and

WHEREAS, the Town Council has determined that it would be in the best interests of the Town and its residents to update the fire code by adopting the International Fire Code 2024 Edition, with amendments; and

WHEREAS, the Town Council previously adopted Resolution No. 2026-23 declaring the "International Fire Code 2024 Edition, With Amendments" a public record of the Town; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on September 24, 2026, and at a subsequent meeting on October 8, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City, as follows:

SECTION 1. The Code, Title 2, Section 2.65.140 "Adoption of the International Fire Code," is amended as follows, with deletions in ~~strikethrough~~ and additions in <u>underlined</u> text:

2.65.140 Adoption of the International Fire Code.
That certain code entitled "International Fire Code" and amendments thereto, ~~2018~~ <u>2024</u> Edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Fire Code of Huachuca City" and made a part of this chapter the same as though said code was specifically set forth in full herein. Refer to Section 15.50.020 for the adopted amendments to the 2024 International Fire Code.

SECTION 2. The Code, Title 15, Section 15.50.010 "Adopted" is amended as follows, with deletions in ~~strikethrough~~ and additions in <u>underlined</u> text:

15.50.010 Adopted.
That certain code entitled "International Fire Code" and amendments thereto, ~~2018~~ 2024 Edition, as copyrighted by International Code Council, Inc., is hereby adopted as the "Fire Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

SECTION 3. The Code, Title 15, Section 15.50.020 "Amendments," is deleted in its entirety and replaced, as follows:

15.50.020 Amendments.

15.50.020 Amendments. The following provisions of the International Fire Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:

A. At Section 101.1 Title. INSERT [NAME OF JURISDICTION] as "Town of Huachuca City".

B. At Section 102.7.1 Conflicts. AMEND the wording as follows "Where conflicts occur between the provisions of this code and referenced codes and standards, the more stringent standard shall apply."

C. At Section 112.1 General. ADD the following wording after the first sentence "In the absence of an appointed board of appeals, all appeals of orders, decisions or determinations made by the building official and/or fire code official relative to the application and interpretation of this code shall be heard and decided by the Town Board of Adjustment."

D. At Section 112.3 Qualifications. DELETE the section in its entirety.

E. At Section 507.5.1 Where Required. CHANGE reference in Exception 1 and 2 from "600 feet" to "500 feet".

F. At Section 903.2 Where Required. DELETE the section in its entirety (to include all subsections) and REPLACE with a new Section 903.2 "Where Required" to read as follows "Unless expressly covered by one of the exceptions set forth below, an approved automatic fire sprinkler system shall be installed in all new commercial buildings and structures in locations described in this Section. System to be approved by the Fire Code Official. Installation of automatic fire sprinkler systems shall be performed by an Arizona State licensed Fire Protection contractor.

Exception 1: Automatic fire sprinklers are not required in Group U occupancies.

Exception 2: Automatic fire sprinklers are not required for buildings or structures which were constructed and in use prior to January 8, 2009. This exception shall not apply if, after such date there is a discontinuation of use for a period of twelve (12) months, there is in the opinion of the Fire Code Official, a change in use to a less restrictive use or there is an enlargement or structural alteration of the building or structure.

Exception 3: In addition to the general authority granted to the Town, the Fire Code Official shall have discretion to exempt other facilities from automatic fire sprinkler requirements where the size, intended use, and extent of use of that facility does not warrant the installation of fire sprinklers and

alternate methods to secure public safety are provided. Such other facilities may include, but are not limited to: 1) unenclosed structures which are less than three thousand (3,000) square feet in size, at least fifty (50) percent open on the sides and used to protect humans, animals, or property from the sun or elements; 2) structures which are less than three hundred (300) square feet in size used to monitor access to a larger facility, site, or area; 3) structures temporarily used for a period not to exceed two (2) years for onsite storage or maintenance purposes provided that the structure is not used for Group A, E, H, or I occupancies; and 4) mini self-storage units comprising a single building or group of buildings where primary or principal use of the facility is for storage."

SECTION 4. As provided in the Code, Section 15.080.010, the penalties for violation of this Ordinance are as follows:

Any person, firm, company, association, corporation or other entity (hereinafter referred to as "person") in violation of any provisions of this title shall be guilty of a class one misdemeanor, and shall be deemed guilty of a separate offense for each 24-hour period after receipt of a notice of noncompliance from the town building official. Any such violation(s) shall be dealt with as follows:

1. Upon receipt of the initial formal written complaint, the town building official may issue a letter of noncompliance and intent to suspend the business license or permit to the person in violation, which shall state the extent and nature of the violation and the actions necessary to remedy the noncompliance. The person in violation shall be given 30 days from the date of the letter to initiate actions approved by the building official necessary to comply with this chapter.

2. If corrective action is not taken as outlined above and to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which may issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than $500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate. In addition, it shall require an immediate suspension of the business license or permit or both issued by the town of Huachuca City and used by the violator to conduct business within the town limits of Huachuca City upon the determination of guilt or no contest by the town magistrate. Should the person in violation be found guilty or otherwise enter a plea of guilty or "no contest," the person's business license or permit shall immediately be suspended until such time as the town building official has determined that the person in violation has remedied the violation, paid all fines in full issued by the town magistrate and is in full compliance with the town code.

3. If a person builds a structure without having a valid permit from the Huachuca City building official, that person(s) will have 10 days from the date of notice to tear down all structures that were built without a permit, or file a request for hearing with the Huachuca City board of adjustment. If corrective action is not taken as outlined above to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which shall issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than

$500.00 per violation, plus an additional $50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate.

4. For purposes of this chapter, a notice shall be deemed received when it is personally served or five days after it is sent by certified U.S. mail.

5. In addition to the penalties provided in this section, the court shall impose restitution as part of its sentence to compensate the town for its costs to enforce this chapter and bring a building or land into compliance with this chapter. Restitution shall include all costs of abatement, including inspection fees and prosecution of the case.

SECTION 5. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 6. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.

SECTION 7. The Town Clerk is hereby directed, pursuant to the Code, sections 2.25.080 and 2.25.090, to post this Ordinance in three or more public places within the town and on the town's website, and to publish this Ordinance as required by A.R.S. 9-812; 9-813 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 8th DAY OF OCTOBER, 2026.

_____
Johann Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez
_____
Thomas Benavidez, Town Attorney

Town of Huachuca City

The Sunset City

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RESOLUTION NO. 2026-14

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, AUTHORIZING THE TOWN TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH TOMBSTONE UNIFIED SCHOOL DISTRICT # 1 FOR COOPERATION IN ERECTING AND OPERATING A DIGITAL MARQUEE SIGN.

WHEREAS, the Town and the School District have a history of successful and productive cooperation on a number of subjects and now wish to cooperate in erecting and operating a digital marquee sign to replace the current sign on Town property located at Highway 90 and School Drive; and

WHEREAS, the Town and the School District have negotiated an agreement for sharing costs for installation, operation and maintenance of the marquee sign, attached hereto as Exhibit "A", and incorporated herein by this reference; and

WHEREAS, A.R.S. 11-952 authorizes agreements between public entities for cooperative actions, and the Town and School District desire to jointly exercise their powers and enter into the Intergovernmental Agreement attached hereto as Exhibit "A"; and

WHEREAS, the Mayor and Council have determined that approval of the Intergovernmental Agreement is in the best interest of Huachuca City and its residents.

NOW, THEREFORE, **BE IT RESOLVED** by the Mayor and Council of the Town of Huachuca City, Arizona, as follows:

Section 1. The Town hereby approves the Intergovernmental Agreement, attached hereto as Exhibit "A."

Section 2. The Town's officers are hereby authorized and directed to execute said Intergovernmental Agreement on behalf of the Town of Huachuca City.

Section 3. The Town's officers and staff are hereby authorized to take all steps necessary and proper to implement said Intergovernmental Agreement and give it effect.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 24th DAY OF SEPTEMBER, 2026.

_____
Johann Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Approved as to Form:

Thomas Benavidez
_____
Thomas Benavidez, Town Attorney

EXHIBIT A

[*Agreement with Tombstone Unified School District must be attached.*]

Town of Huachuca City

The Sunset City

500 N Gonzales Blvd • Huachuca City, Arizona 85616

Phone: (520) 456-1354 • TDD: (520) 456-1353 • Fax: (520) 456-2230

RESOLUTION NO. 2026-22

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, AUTHORIZING THE TOWN TO ENTER INTO AMENDMENT NO. 2 OF THE INTERGOVERNMENTAL SERVICES AGREEMENT WITH THE UNITED STATES ARMY GARRISON AT FT. HUACHUCA.

WHEREAS, pursuant to 10 U.S.C. 2679, the United States Army Garrison at Ft. Huachuca ["Army Base"] is authorized to contract with local governmental entities to procure services needed for its operations; and

WHEREAS, pursuant to A.R.S. section 11-952, the Town is authorized to enter into intergovernmental agreements with other governmental entities, including federal entities, to provide services and support; and

WHEREAS, in March, 2023, the Town entered into an agreement with the Army Base to provide shuttle transportation services for its personnel, known as IGSA Number IGSA-A60TC-23-GAR-005 [the "IGSA"], and the parties subsequently amended the IGSA; and

WHEREAS, the Army Base is in need of expanded shuttle transportation services for its personnel, and the Town is able to provide those expanded services; and

WHEREAS, the Army Base and the Town have developed amendment no. 2 to the IGSA, attached hereto as Exhibit (A) and incorporated herein by this reference, to provide the Army Base with expanded shuttle services; and

WHEREAS, the Mayor and Council have determined that approval of the amendment to the IGSA is in the best interest of the Town and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Huachuca City, Arizona, as follows:

Section 1. The Town is hereby authorized to enter into amendment no. 2 to the Intergovernmental Services Agreement with the Army Base, attached hereto as Exhibit (A).

Section 2. The Mayor of the Town of Huachuca City is hereby authorized and directed to execute said amendment on behalf of the Town.

Section 3. The Town Manager is hereby authorized to take all steps necessary and proper to implement said amendment and provide the expanded shuttle services for the Army Base.

PASSED AND ADOPTED by the Mayor and Council of the Town of Huachuca City, Arizona, this 24th day of September, 2026.

_____
Johann Wallace, Mayor

ATTEST:

Approved as to Form:

_____ _____
Suzanne Harvey, Interim Town Clerk Thomas Benavidez, Town Attorney

[Amendment to *Intergovernmental Services Agreement must be attached.*]

INTERGOVERNMENTAL SUPPORT AGREEMENT
(IGSA) BETWEEN
THE UNITED STATES
AND
HUACHUCA CITY
FOR
SHUTTLE SERVICES
IGSA# IGSA-A60TC-23-GAR-005

MEMORANDUM FOR Record

FROM: USAG Fort Huachuca, 2837 Boyd Ave. Bldg 41402, Fort Huachuca, AZ 85613

SUBJECT: Amendment 2 to IGSA Number IGSA-A60TC-23-GAR-005 for ICOE Shuttle Services

1 .References:
1.1. IMCOM OPORD 20-005, Installation Management Command (IMCOM) IGSA Program.

1.2. 10 United States Code § 2679, Installation-support services: intergovernmental support agreements.

1.3 Army Regulation 5-9

1.4 ICoE Shuttle Services- W91QUS-IGSA-A60TC-23-0002 Transaction Document

1.5 ICoE Shuttle Service IGSA TD Amendment 1

2. This modification document is prepared in compliance with AR 5-9 and paragraph 4.5 of IMCOM's IGSA Handbook, which states: "If the tasks, deliverables, or cost must be modified, the GC/GM/IM and partner representative who signed the original TD or TO must sign the modification."

3. USAG Fort Huachuca concurs with the proposed fee structure adjustments, which are based on increased rider demand and outlined in the enclosed in Shuttle Services (IGSA# IGSA-A60TC-23-GAR-005) Cost Amendment #2 (18Sep26). These modifications to the cost and scope of service necessitate a formal amendment to the ICoE Shuttle Service IGSA TD Amendment 1.

SUBJECT: Amendment 2 to IGSA Number IGSA-A60TC-23-GAR-005 for ICOE Shuttle Services

4. The revised fee schedule shall take effect on 5 Oct 2026. Thereafter, pricing will be aligned with the attached fee structure and subject to annual review in accordance with the terms of the Transaction Document.

5. This Amendment constitutes the formal agreement to the stated changes. The attached fee schedule supersedes all previous versions and will govern the calculation of service costs and scheduling for the remainder of the term.

6. If you have any questions related to this memorandum, please contact USAG Ft. Huachuca IGSA-M Mr. Benjamin L. Rix, Benjamin.L.Rix.Civ@Army.Mil, (520) 725-3194.

For United States	For Huachuca City
_____	_____
Margaret D. Hughes, COL MI Commanding	Johann Wallace, Mayor
_____	_____
Date	Date

Encl 1: ICoE Shuttle Services- W91QUS-IGSA-A60TC-23-0002 Transaction Document
Encl 2: ICoE Shuttle Service IGSA TD Amendment 1
Encl 3: Shuttle Services (IGSA# IGSA-A60TC-23-GAR-005) Cost Amendment #2 (18Sep26)

Shuttle Services (IGSA# IGSA-A60TC-23-GAR-005) Cost Amendment #1										
Amendment #1 (20% Increase)										
Current Admendment 5-16	**YR 3 MAR 2025-2026)**	**YR 4 (MAY 2026-2027)**	**YR 5 (MAR 2027-2028)**	**YR 6 (MAR 2028-2029)**	**YR 7 (MAR 2029-2030)**	**YR 8 (MAR 2030-2031)**	**YR 9 (MAR 2031-2032)**	**YR 10 (MAR 2032-2033)**		
Personal Cost	$ 229,911.89	$ 236,809.24	$ 243,913.51	$ 251,230.92	$ 258,767.84	$ 266,530.88	$ 274,526.81	$ 282,762.61		
Equipment and Insurance	$ 24,480.00	$ 24,969.60	$ 25,468.99	$ 25,978.37	$ 26,497.94	$ 27,027.90	$ 27,568.45	$ 28,119.83		
Maintenance	$ 12,979.20	$ 13,498.37	$ 14,038.31	$ 14,599.84	$ 15,183.83	$ 15,791.18	$ 16,422.83	$ 17,079.74		
Fuel	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00		
Sub-Total	$ 276,107.09	$ 284,013.21	$ 292,156.81	$ 300,545.13	$ 309,185.61	$ 318,085.96	$ 327,254.09	$ 336,698.18		
ADMIN	$ 22,088.57	$ 22,721.06	$ 23,372.54	$ 24,043.61	$ 24,734.85	$ 25,446.88	$ 26,180.33	$ 26,935.85		
Total	$ 298,195.66	$ 306,734.27	$ 315,529.35	$ 324,588.74	$ 333,920.46	$ 343,532.84	$ 353,434.42	$ 363,634.03		
Monthly Payment	$ 26,472.52	$ 32,404.23	$ 33,850.86	$ 34,872.16	$ 36,038.84	$ 37,247.67	$ 38,503.34	$ 39,808.34		
ADMIN	$ 2,117.80	$ 2,592.34	$ 2,103.53	$ 2,163.93	$ 2,337.04	$ 2,524.00	$ 2,725.92	$ 2,943.99	$ 1,893.42	
Amendment #2 (30% Increase) (Effective 1 Oct 2026)										
30% Increase	[redacted]	**YR 4 (OCT 2026-2027)**	**YR 5 (MAR 2027-2028)**	**YR 6 (MAR 2028-2029)**	**YR 7 (MAR 2029-2030)**	**YR 8 (MAR 2030-2031)**	**YR 9 (MAR 2031-2032)**	**YR 10 (MAR 2032-2033)**		
Personal Cost		$ 307,852.01	$ 317,087.56	$ 326,600.20	$ 336,398.19	$ 346,490.14	$ 356,884.85	$ 367,591.39		
Equipment and Insurance		$ 32,460.48	$ 33,109.69	$ 33,771.88	$ 34,447.32	$ 35,136.27	$ 35,838.99	$ 36,555.78		
Maintenance		$ 17,547.88	$ 18,249.80	$ 18,979.79	$ 19,738.98	$ 20,528.53	$ 21,349.68	$ 22,203.66		
Fuel		$ 11,356.80	$ 14,763.84	$ 19,192.99	$ 24,950.89	$ 32,436.16	$ 42,167.01	$ 54,817.11		
Sub-Total		$ 369,217.17	$ 383,210.89	$ 398,544.86	$ 415,535.38	$ 434,591.11	$ 456,240.53	$ 481,167.95		
ADMIN		$ 29,537.37	$ 30,656.87	$ 31,883.59	$ 33,242.83	$ 34,767.29	$ 36,499.24	$ 38,493.44		
Total		$ 398,754.55	$ 413,867.76	$ 430,428.45	$ 448,778.21	$ 469,358.39	$ 492,739.77	$ 519,661.38		
Monthly Payment		$ 33,229.55	$ 34,488.98	$ 35,869.04	$ 37,398.18	$ 39,113.20	$ 41,061.65	$ 43,305.12		
ADMIN		$ 2,658.36	$ 2,759.12	$ 2,869.52	$ 2,991.85	$ 3,129.06	$ 3,284.93	$ 3,464.41		

Shuttle Services (IGSA# IGSA-A60TC-23-GAR-005) Cost Amendment #2 (18Sep26)							
Amendment #1 (20% Increase)							
Current Admendment 5-16	**Year 4 (16 May 26)**	**Year 5 (16 Mar 27)**	**Year 6 (16 Mar 28)**	**Year 7 (16 Mar 29)**	**Year 8 (16 Mar 30)**	**Year 9 (16 Mar 31)**	**Year 10 (16 Mar 32)***
Personal Cost	$ 236,809.24	$ 243,913.51	$ 251,230.92	$ 258,767.84	$ 266,530.88	$ 274,526.81	$ 282,762.61
Equipment and Insurance	$ 24,969.60	$ 25,468.99	$ 25,978.37	$ 26,497.94	$ 27,027.90	$ 27,568.45	$ 28,119.83
Maintenance	$ 13,498.37	$ 14,038.31	$ 14,599.84	$ 15,183.83	$ 15,791.18	$ 16,422.83	$ 17,079.74
Fuel	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00
Sub-Total	$ 284,013.21	$ 292,156.81	$ 300,545.13	$ 309,185.61	$ 318,085.96	$ 327,254.09	$ 336,698.18
ADMIN	$ 22,721.06	$ 23,372.54	$ 24,043.61	$ 24,734.85	$ 25,446.88	$ 26,180.33	$ 26,935.85
Total	$ 306,734.27	$ 315,529.35	$ 324,588.74	$ 333,920.46	$ 343,532.84	$ 353,434.42	$ 363,634.03
Monthly Payment	$ 25,561.19	$ 26,294.11	$ 27,049.06	$ 27,826.71	$ 28,627.74	$ 29,452.87	$ 30,302.84
Amendment #2 (30% Increase) (Effective 5 Oct 2026)							
30% Increase	**YR 4 (5 Oct 2026-2027)**	**Year 5 (16 Mar 27)**	**Year 6 (16 Mar 28)**	**Year 7 (16 Mar 29)**	**Year 8 (16 Mar 30)**	**Year 9 (16 Mar 31)**	**Year 10 (16 Mar 32)***
Personal Cost	$ 307,852.01	$ 317,087.56	$ 326,600.20	$ 336,398.19	$ 346,490.14	$ 356,884.85	$ 367,591.39
Equipment and Insurance	$ 32,460.48	$ 33,109.69	$ 33,771.88	$ 34,447.32	$ 35,136.27	$ 35,838.99	$ 36,555.78
Maintenance	$ 17,547.88	$ 18,249.80	$ 18,979.79	$ 19,738.98	$ 20,528.53	$ 21,349.68	$ 22,203.66
Fuel (8%)	$ 8,736.00	$ 9,434.88	$ 10,189.67	$ 11,004.84	$ 11,885.23	$ 12,836.05	$ 13,862.93
Sub-Total	$ 366,596.37	$ 377,881.93	$ 389,541.54	$ 401,589.34	$ 414,040.18	$ 426,909.57	$ 440,213.77
ADMIN	$ 29,327.71	$ 30,230.55	$ 31,163.32	$ 32,127.15	$ 33,123.21	$ 34,152.77	$ 35,217.10
Total	$ 395,924.08	$ 408,112.49	$ 420,704.86	$ 433,716.48	$ 447,163.39	$ 461,062.33	$ 475,430.87
Monthly Payment	$ 32,993.67	$ 34,009.37	$ 35,058.74	$ 36,143.04	$ 37,263.62	$ 38,421.86	$ 39,619.24

* Year 10 ends: 12 Mar 33

Shuttle Services (IGSA# IGSA-A60TC-23-GAR-005) Cost Amendment #2 (18Sep26)							
Amendment #1 (20% Increase)							
Current Admendment 5-16	**Year 4 (16 May 26)**	**Year 5 (16 Mar 27)**	**Year 6 (16 Mar 28)**	**Year 7 (16 Mar 29)**	**Year 8 (16 Mar 30)**	**Year 9 (16 Mar 31)**	**Year 10 (16 Mar 32)***
Personal Cost	$ 236,809.24	$ 243,913.51	$ 251,230.92	$ 258,767.84	$ 266,530.88	$ 274,526.81	$ 282,762.61
Equipment and Insurance	$ 24,969.60	$ 25,468.99	$ 25,978.37	$ 26,497.94	$ 27,027.90	$ 27,568.45	$ 28,119.83
Maintenance	$ 13,498.37	$ 14,038.31	$ 14,599.84	$ 15,183.83	$ 15,791.18	$ 16,422.83	$ 17,079.74
Fuel	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00	$ 8,736.00
Sub-Total	$ 284,013.21	$ 292,156.81	$ 300,545.13	$ 309,185.61	$ 318,085.96	$ 327,254.09	$ 336,698.18
ADMIN	$ 22,721.06	$ 23,372.54	$ 24,043.61	$ 24,734.85	$ 25,446.88	$ 26,180.33	$ 26,935.85
Total	$ 306,734.27	$ 315,529.35	$ 324,588.74	$ 333,920.46	$ 343,532.84	$ 353,434.42	$ 363,634.03
Monthly Payment	$ 25,561.19	$ 26,294.11	$ 27,049.06	$ 27,826.71	$ 28,627.74	$ 29,452.87	$ 30,302.84
Amendment #2 (30% Increase) (Effective 5 Oct 2026)							
30% Increase	**YR 4 (5 Oct 2026-2027)**	**Year 5 (16 Mar 27)**	**Year 6 (16 Mar 28)**	**Year 7 (16 Mar 29)**	**Year 8 (16 Mar 30)**	**Year 9 (16 Mar 31)**	**Year 10 (16 Mar 32)***
Personal Cost	$ 307,852.01	$ 317,087.56	$ 326,600.20	$ 336,398.19	$ 346,490.14	$ 356,884.85	$ 367,591.39
Equipment and Insurance	$ 32,460.48	$ 33,109.69	$ 33,771.88	$ 34,447.32	$ 35,136.27	$ 35,838.99	$ 36,555.78
Maintenance	$ 17,547.88	$ 18,249.80	$ 18,979.79	$ 19,738.98	$ 20,528.53	$ 21,349.68	$ 22,203.66
Fuel (8%)	$ 8,736.00	$ 9,434.88	$ 10,189.67	$ 11,004.84	$ 11,885.23	$ 12,836.05	$ 13,862.93
Sub-Total	$ 366,596.37	$ 377,881.93	$ 389,541.54	$ 401,589.34	$ 414,040.18	$ 426,909.57	$ 440,213.77
ADMIN	$ 29,327.71	$ 30,230.55	$ 31,163.32	$ 32,127.15	$ 33,123.21	$ 34,152.77	$ 35,217.10
Total	$ 395,924.08	$ 408,112.49	$ 420,704.86	$ 433,716.48	$ 447,163.39	$ 461,062.33	$ 475,430.87
Monthly Payment	$ 32,993.67	$ 34,009.37	$ 35,058.74	$ 36,143.04	$ 37,263.62	$ 38,421.86	$ 39,619.24

* Year 10 ends: 12 Mar 33

FENCE AND SHRUB HEIGHTS IN FRONT YARDS

RECAP OF CURRENT TOWN CODE

1. All hedges along the front and side lot line to the front line of a residence -- four feet in height. (16.15.030 Town Code)
2. Height, Front. No fence, wall, or hedge exceeding four feet in height above grade shall be erected, placed, planted or allowed to remain in or along the front or side lot line to the front line of the residence of any required front yard. (18.100.100 Town Code)

FENCE AND SHRUB HEIGHTS IN FRONT YARDS

RESULTS OF THE TOWN SURVEY OF RESIDENCES WITH CURRENT NON-CONFORMING FENCE AND SHRUB HEIGHTS

FENCE AND SHRUB HEIGHTS IN FRONT YARDS

What are our choices?

1. Raise the heights allowances
2. Continue with the non-conforming use

FENCE AND SHRUB HEIGHTS IN FRONT YARDS

Things to consider if decision is to raise the heights:

1. Will remove the current non-conforming heights
2. Need to consider obscurity of the fences. Shrubs are already considered to be obscure.
3. Curb appeal
4. What about side lot lines?
5. What about hedges along a driveway to wall in a front yard?

FENCE AND SHRUB HEIGHTS IN FRONT YARDS

Options with Non-conforming use regulations

RD
NORTH HUACHUCA BOULEVARD
NORTH HUACHUCA BOULEVARD
NORTH GONZALES BOULEVARD
EAST ED
NORTH GILA AVENUE

ARIZONA
GOVERNOR'S OFFICE OF
HIGHWAY SAFETY

1700 W Washington St, Exec. Tower Ste. 430
Phoenix, AZ 85007

602.255.3216

KATIE HOBBS
GOVERNOR

J.M. "JESSE" TORREZ
DIRECTOR

August 27, 2026

Chief Wyatt Berry
Huachuca City Police Department
500 North Gonzales Boulevard
Huachuca City, Arizona 85616

Re: **FFY 2027 GOHS Grant Agreement**

Grant No.:	Grant Description:	Award Amount:
2027-405d-025	DUI/Impaired Driving Enforcement OT and Training	$11,098.00
2027-PTS-038	STEP Enforcement OT, C/O	$76,436.00
2027-405c-002	Traffic Records AZ TraCS Implementation Project M&S	$2,326.00

Dear Chief Berry:

The Governor's Office of Highway Safety (GOHS) has completed the review of the proposals submitted for funding for Federal Fiscal Year (FFY) 2027 commencing on October 1, 2026. All of the proposals were carefully considered by an evaluation team at GOHS that reviewed agency performance, program priority area, problem identification, supporting fiscal/data documentation, consistency of reporting, and available funding levels.

As a result of this evaluation process, we are pleased to be able to include your agency's submitted proposal(s) listed above in the **Arizona's FFY 2027 Annual Grant Application (AGA)** to the National Highway Traffic Safety Administration (NHTSA). However, please be aware that your agency's awarded highway safety project(s) may not have been funded at the amount requested and may be subject to change as we strive to make the best use of federal taxpayers' dollars.

All FFY 2027 grants will begin on October 1, 2026 as long as NHTSA approves the FFY 2027 AGA. If approval from a Town/City Council or Board of Supervisors is required, your agency should begin the process of scheduling the grant award for approval.

The assigned GOHS project coordinator will be contacting you regarding your project(s) and your agency should have the grant(s) soon. **During the interim, do not make any public announcement concerning the grant and do not incur any costs or proceed with any portion of the project until GOHS has written a grant agreement with your agency and it has been signed and executed by both parties.**

We appreciate the time and effort put forth by your agency in submitting its proposal(s). Should any questions and/or concerns arise, please feel free to contact your grant project coordinator at 602-255-3216.

Sincerely,

J.M. "Jesse" Torrez, Director
Governor's Office of Highway Safety

APPLICATIOIN TO VACATE THE PUBLIC STREET KNOWN AS MONTEREY PLACE

Applicant: S.A.M. SELF STORAGE, LLC
21 E. Speedway
Tucson, AZ 85705
(520) 370 1975
drmcmillin13@gmail.com

A map showing the exact location of the 35' roadway to be abandoned known as Monterey Place is attached hereto as Exhibit A. Applicant owns the adjacent property to the east of Monterey Place generally described as Cochise County Parcel No. 106-47-152X9, Roll # 102971, address 280 W. Mustang Road and Cochise County Parcel No. 106-47-152WO, Roll #12078, address 288 W. Mustang Road.

The legal description of the property is set forth in the Pioneer Title Agency, Inc. Title Report attached thereto as Exhibit B together with the Assessor's Map, the Huachuca Commercial Center at Campstone Plat, Arb Map. The Title Report indicates that the fee title to Monterey Place is in the Town of Huachuca City, a Municipal Corporation. Adjacent properties and their owners are set forth in Exhibits C, D, and E, with a map showing their Assessor Numbers of said parcels being attached as Exhibit F.

There are no utilities on Monterey Place. Monterey Place does not serve any public purpose. Monterey Place has never been utilized as a roadway. Monterey Place does not serve any purpose. The roadway appears to have been created as a part of the subdivision of Campstone in or about 1987 which was never effectuated. The cost to the City for maintaining a public roadway is expensive and there is no need for the City to incur those costs. Monterey Place is not needed for access to any property. Abandonment of the roadway would save taxpayer money.

A copy of this Application has been sent to the adjacent owners.

DATED this 17 day of July 2026.

S.A.M. Self Storage, LLC,
an Arizona limited liability company,

By: D R McMillin

D R McMillin
Its: Manager

STATE OF ARIZONA)
) ss

County of Cochise)

This instrument was acknowledged before me this 17th day of July, 2026 by D R McMillin for the purpose therein stated.

Vi Kemnitz

Notary Public

My Commission Expires:

05-14-2030

Victoria Kemnitz
Notary Public
Cochise County, Arizona
My Comm. Expires 05-14-30
Commission No. 694387

TOWN OF HUACHUCA CITY

Dr. Jim Johnson, PhD, CBO, CCI – Building Official
500 N. Gonzales Blvd. Huachuca City, AZ 85616
520-456-1354 - Fax 456-2230 - jjohnson@huachucacityaz.gov

September 15, 2026

S.A.M. Self Storage, LLC
21 E. Speedway
Tucson, Az 85705

Attention: D.R. McMillin, Manager Via email: drmcmillin13@gmail.com

Re: Your Application for Abandonment of Monterey Place

Dear Mr. McMillin:

I have reviewed your application for abandonment of Monterey Place. It occurs to me that there are a couple of issues that make your request somewhat unusual. First, abandonment is usually granted in favor of all the abutting landowners, equally. However, inasmuch as you are already occupying more than one-half of the width of Monterey Place, you would require an unequal distribution of the property in your favor.

Second, Monterey Place does not cost the Town anything in terms of maintenance and repair. So, the Town would not gain anything from the proposed abandonment. In addition, the state statute, A.R.S. 9-402(E), allows municipalities to abandon surplus "easements" without receiving compensation. However, the Town owns Monterey Place in fee title, not as a mere easement.

Due to the above-described circumstances, I believe the proposed abandonment should be treated as a potential sale of Monterey Place. Before the Town may consider a sale of real property, A.R.S. 9-402(B), requires the Town to publish an invitation for bids. Consequently, I will recommend that the Town proceed with that invitation. Fulfilling that prerequisite would clear the way for a potential sale of Monterey Place to you.

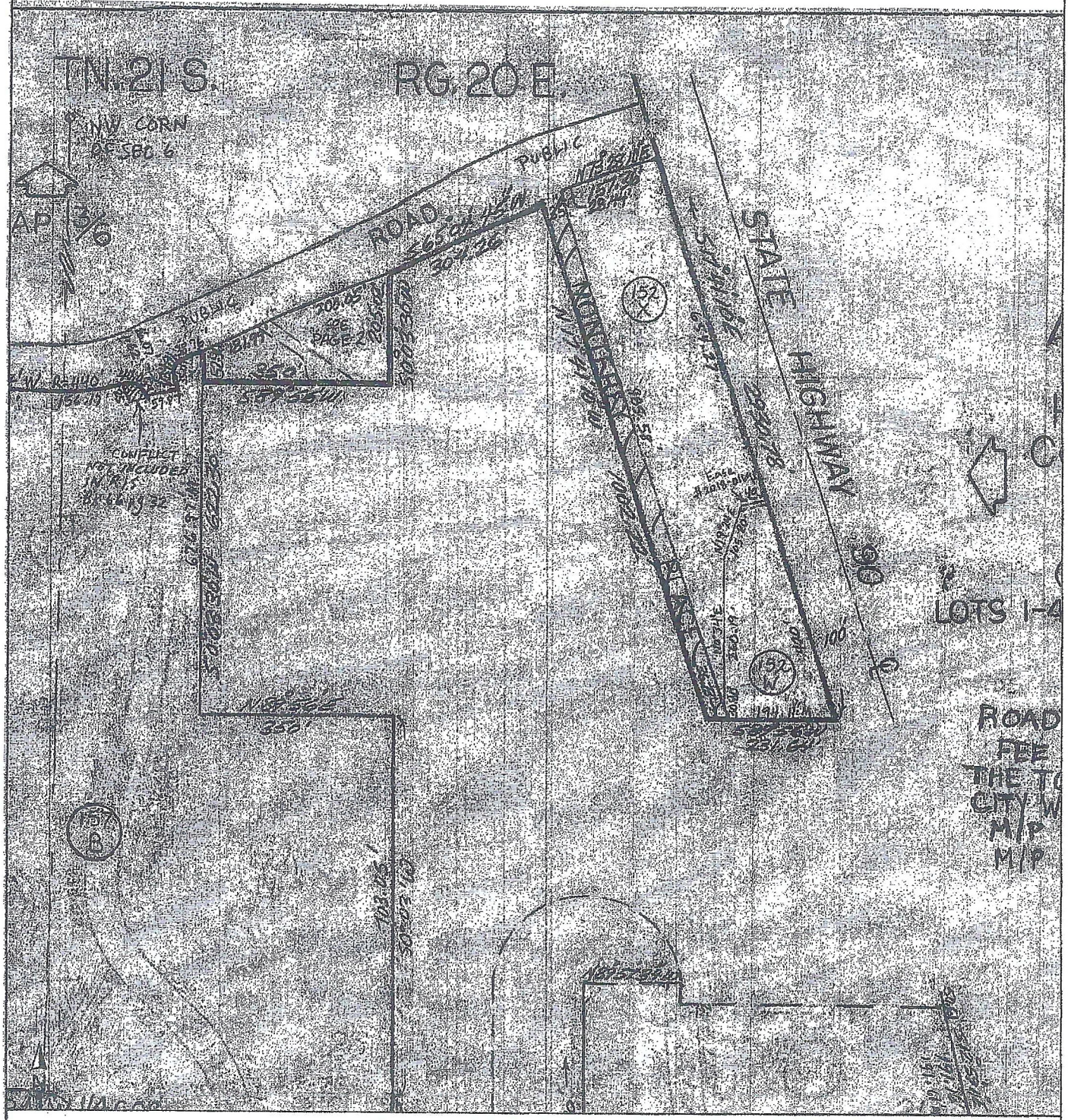
We will send the bid invitation to you and other abutting landowners. In the meantime, I have to remind you that you are encroaching on the Town's property, and the Notice of Violation I have sent to you remains outstanding and unresolved.

Please feel free to contact me with any questions regarding this matter.

Respectfully,

Dr. Jim Johnson, PhD, CBO, CCI
Town of Huachuca City
Building Official/Zoning Administrator

cc: Town Manager
Town Attorney



Pioneer Title Agency
COMMITMENT TO SERVICE

ParcelID: 106-47-152W
280 W Mustang Rd, Huachuca City AZ 85616

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

P56

Legal Description

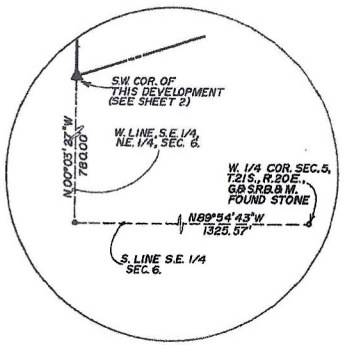
That portion of Sections 5 and 6, Township 21 South, Range 20 East and Section 31, Township 20 South, Range 20 East, Gila and Salt River Base and Meridian, Cochise County, Arizona, more fully described as follows:

Commencing at the West Quarter Corner of said Section 5, thence bear along the south line of the Northeast Quarter of said Section 6 N 89°54'43" W a distance of 1325.57 feet to the Southwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 6; thence bear N 00°03'27" W a distance of 780.00 feet to the True Point of Beginning;

Thence continue N 00°03'27" W a distance of 2012.70 feet to the southerly line of that certain parcel conveyed to Sam Rimmer and Phyllis Rimmer, husband and wife, by deed recorded in Docket 728, Page 38;
thence bear along said south line N 63°58'05" E a distance of 1987.54 feet;
thence bear S 17°24'00" E a distance of 208.70 feet;
thence bear N 60°26'00" E a distance of 61.27 feet to the Westerly Right of Way line of Highway 90 , as established by Final Order of Condemnation, recorded, March 27, 1967, in Docket 470, Page 359;
thence bear S 17°41'10" E along said Right of Way line a distance of 2930.78 feet;
thence bear S 89°56'00" W a distance of 231.64 feet to the Easterly line of that certain parcel conveyed to Stanley W. Jakubczyk and Madeline R. Jakubczyk, husband and wife, in Docket 1345, Page 483;
thence bear along said Easterly line N 17°41'10" W a distance of (R.) 1002.54 (M.) 1002.22 feet;
thence bear S 65°04'45" W a distance of 304.99 (R.) 304.26 (M.) feet;
thence bear S 00°03'30" W a distance of 205.02 feet;
thence bear S 89°56'00" W a distance of 350.00 feet;
thence bear N 00°03'30" E a distance of 52.90 feet;
thence bear S 65°04'45" W a distance of 39.26 feet;
thence bear along a curve to the left, with a central angle of 80°00'00", a radius of 25.00 feet and whose center bears S 24°55'15" E, for a curve distance of 34.91 feet;
thence bear S 14°55'15" E a distance of 16.17 feet;
thence bear S 75°04'45" W a distance of 60.00 feet;
thence bear N 14°55'15" W a distance of 1.62 feet;
thence bear along a curve to the left, with a central angle of 91°46'54", a radius of 25.00 feet and whose center bears S 75°04'45" W, for a curve distance of 40.05 feet;
thence bear along a curve to the right, with a central angle of 20°20'10", a radius of 440.00 feet and whose center bears N 16°42'10" W, for a curve distance of 156.17 feet;
thence bear N 86°22'00" W a distance of 108.00 feet;
thence bear along a curve to the left, with a central angle of 37°07'39", a radius of 810.00 feet and whose center bears S 03°38'00" W, for a curve distance of 524.88 feet;
thence bear along a curve to the left, with a central angle of 72°28'21", a radius of 25.00 feet and whose center bears S 33°29'39" E, for a curve distance of 31.26 feet;
thence bear S 15°58'00" E a distance of 54.95 feet;
thence bear S 74°02'00" W a distance of 60.34 feet;
thence bear along a curve to the left, with a central angle of 07°56'02", a radius of 380.00 feet and whose center bears S 74°32'32"W, for a distance of 52.62 feet;
thence bear N 23°23'30" W a distance of 36.46 feet;
thence bear along a curve to the left, with a central angle of 05°37'55", a radius of 400.00 feet and whose center bears S 41°58'05" E, for a distance of 46.30 feet;
thence bear S 41°24'00" W a distance of 91.50 feet;
thence bear along a curve to the right, with a central angle of 31°01'00", a radius of 700.00 feet and whose center bears N 48°36'00" W, for a distance of 378.94 feet;
thence bear S 72°25'00" W a distance of 252.52 feet to the True Point of Beginning, containing 109.50 net acres, more or less.

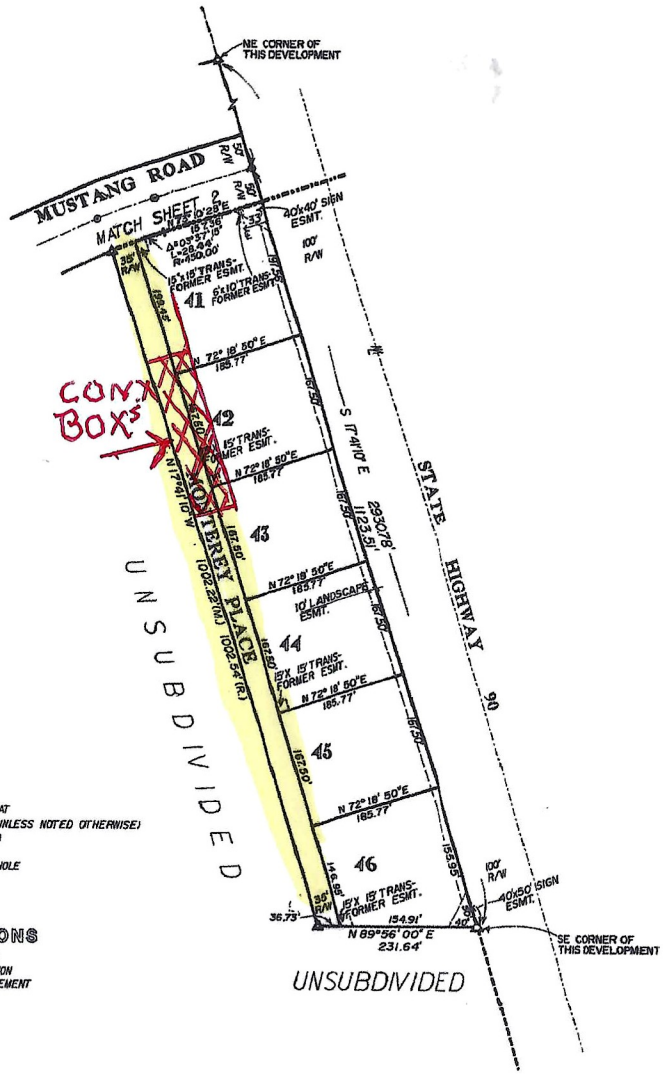
Curve Data Table

	DELTA	RADIUS	LENGTH	TANGENT	CHORD
(1)	39° 39' 00"	850.00'	588.22'	306.44'	576.55'
(2)	23° 20' 03"	700.00'	285.08'	144.54'	283.11'
(3)	64° 01' 32"	150.00'	167.62'	93.78'	159.03'
(4)	98° 20' 45"	150.00'	257.47'	173.61'	227.01'
(5)	14° 43' 35"	400.00'	102.81'	51.69'	102.53'
(6)	14° 43' 35"	400.00'	102.81'	51.69'	102.53'
(7)	06° 19' 11"	400.00'	44.12'	22.08'	44.10'
(8)	28° 33' 15"	400.00'	199.35'	101.79'	197.29'
(9)	08° 05' 43"	500.00'	70.64'	35.38'	70.59'
(10)	36° 52' 50"	913.00'	587.69'	304.43'	577.59'
(11)	45° 00' 00"	250.00'	196.35'	103.55'	191.34'
(12)	59° 40' 26"	250.00'	260.38'	143.39'	248.77'
(13)	276° 22' 46"	50.00'	241.19'	------	------
(14)	48° 11' 23"	10.00'	8.41'	4.47'	8.16'
(15)	48° 11' 23"	10.00'	8.41'	4.47'	8.16'
(16)	82° 07' 29"	25.00'	35.83'	21.78'	32.84'
(17)	80° 00' 00"	25.00'	34.91'	20.98'	32.14'
(18)	91° 46' 55"	25.00'	40.05'	25.79'	35.90'
(19)	75° 00' 00"	25.00'	32.72'	19.18'	30.44'
(20)	108 °12' 18"	25.00'	47.21'	34.54'	40.50'
(21)	72° 28' 21"	25.00'	31.62'	18.32'	29.56'
(22)	97° 35' 07"	25.00'	42.58'	28.55'	37.62'
(23)	31° 05' 53"	1009.50'	547.92'	280.89'	541.22'
(24)	12° 39' 20"	1000.00'	220.88'	110.89'	220.45'
(25)	27° 41' 43"	383.50'	185.37'	94.53'	183.57'
(26)	100° 42' 01"	25.00'	43.94'	30.17'	38.50'
(27)	37° 47' 04"	25.00'	16.49'	8.56'	16.19'



Section Tie Detail N.T.S.





LEGEND

- △ CORNER OF THIS PLAT
- ▲ SET 1/2" REBAR (UNLESS NOTED OTHERWISE)
- ▲ FOUND (AS NOTED)
- ⊕ BRASS CAP - FLUSH
- ⊞ BRASS CAP IN HANDHOLE
- ● CONTROL POINT
- (5) CURVE DATA

ABBREVIATIONS

(R.) - RECORD INFORMATION
(M.) - MEASURED INFORMATION
P.U.E. - PUBLIC UTILITY EASEMENT
ESMT. - EASEMENT
B.C. - BRASS CAP
H.H. - HANDHOLE
F.D. - FOUND
R/W - RIGHT-OF-WAY

Book 12 Page 51C
Book 12 Page 51C

HUACHUCA COMMERCIAL CENTER AT CAMPSTONE
A PLANNED AREA DEVELOPMENT
Cochise County, Arizona
SURFACE ENGINEERING COMPANY
7320 North 16th Street, Suite 210 PHOENIX, AZ 85020
SEC
S.E.C. Job Number: 6186
Drawn By: AJH
Checked By: BL
Date: 7/7/87
PLAT 4 of 4 Sheets

ArcGIS Web Map



9/21/2026, 5:35:05 PM

Road

Parcel

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Vantor

Web AppBuilder for ArcGIS

Vantor |

Town of Huachuca City

DOMESTIC VIOLENCE AWARENESS MONTH, 2026

PROCLAMATION NO. 2026-17

A PROCLAMATION OF THE MAYOR OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING OCTOBER, 2026, AS DOMESTIC VIOLENCE AWARENESS MONTH IN THE TOWN OF HUACHUCA CITY.

WHEREAS, domestic violence is an issue affecting Arizonans in all communities, regardless of age, gender, economic status, race, religion, nationality, or educational background; and

WHEREAS, one in four women and one in ten men have experienced sexual violence, physical violence, and/or stalking by an intimate partner during their lifetime; and

WHEREAS, victims of domestic violence are more likely to experience long-term mental and physical health concerns including a higher risk of chronic disease, substance abuse, post-traumatic stress disorder, depression and anxiety; and

WHEREAS, Domestic Violence Awareness Month provides important opportunities to enhance education, prevention and intervention efforts concerning domestic violence and support organizations and individuals who provide advocacy efforts, services and assistance to victims.

NOW, THEREFORE, I, Johann R. Wallace, Mayor of the Town of Huachuca City, by the authority vested in me by the laws of the State of Arizona and Town Code, and by this Proclamation, do:

1. Hereby proclaim October, 2026, as Domestic Violence Awareness Month in the Town of Huachuca City; and

2. Encourage all residents of the Town to support the Huachuca City Police Department and domestic violence survivors, by taking a stand against all forms of violence and abuse in relationships.

PROCLAIMED by the Mayor of the Town of Huachuca City, Cochise County, Arizona, this 24th day of September, 2026.

_____
Johann R. Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Thomas Benavidez
_____
Thomas Benavidez, Town Attorney

Town of Huachuca City

FIRE PREVENTION WEEK, 2026

PROCLAMATION NO. 2026-18

A PROCLAMATION OF THE MAYOR OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING OCTOBER 4 THROUGH 10, AS FIRE PREVENTION WEEK IN THE TOWN OF HUACHUCA CITY.

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, lithium-ion batteries store a lot of energy in a small place, and these batteries can overheat, start a fire, or explode, if overcharged or damaged; and

WHEREAS, understanding proper charging safety, using manufacturer-approved cords, and avoiding overloaded outlets can prevent devastating home fires; and

WHEREAS, Town residents should familiarize themselves with the recommendations of the National Fire Protection Association for buying, charging and recycling lithium-ion batteries; and

WHEREAS, the 2026 Fire Prevention Week theme, "Charge into Fire Safety™: Safe Charging Is a Superpower," serves to remind us of the need to learn best practices for buying, charging and recycling lithium-ion batteries.

NOW, THEREFORE, I, Johann R. Wallace, Mayor of the Town of Huachuca City, by the authority vested in me by the laws of the State of Arizona and Town Code, and by this Proclamation, do:

1. Hereby proclaim October 4 through 10, 2026, as Fire Prevention Week in the Town of Huachuca City; and
2. Encourage all residents of the Town to follow proper charging safety procedures, use manufacturer-approved cords, avoid overloading outlets, and support the many public safety activities and efforts of the Town's first responders.

PROCLAIMED by the Mayor of the Town of Huachuca City, Cochise County, Arizona, this 24th day of September, 2026.

_____
Johann R. Wallace, Mayor

ATTEST:

_____
Suzanne Harvey, Interim Town Clerk

Thomas Benavidez
_____
Thomas Benavidez, Town Attorney