TOWN OF HUACHUCA CITY

The Sunset City

HUACHUCA CITY TOWN COUNCIL
REGULAR MEETING NOTICE
Thursday, October 8, 2026, 6:00 pm
COUNCIL CHAMBERS
500 N. GONZALES BLVD.
HUACHUCA CITY, AZ 85616
The meeting room will be open by 5:30 PM

AGENDA

A. Call to Order – Mayor

- **a.** Pledge of Allegiance
- **b.** Roll Call and Ascertain Quorum
- **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.

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 and authority 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.

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 Council Work Session held on September 17 and the Regular Council meeting held on September 24, 2026.

C.2 Consider approval of the Payment Approval Report.

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.

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]: Resolution No. 2026-14 - Approving an 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 might also discuss the size, use and appearance of the marquee sign.

E.2 Discussion and/or Action [Building Official/Town Attorney]: Second Reading and Adoption of Ordinance 2026-10 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

E.3 Discussion and/or Action [Building Official/Town Attorney]: Second Reading and Adoption of Ordinance 2026-11 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

E.4 Discussion and/or Action [Building Official/Town Attorney]: Second Reading and Adoption of Ordinance 2026-12 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

E.5 Discussion and/or Action [Building Official/Town Attorney]: Second Reading and Adoption of Ordinance 2026-13 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

E.6 C.12 Discussion and/or Action [Building Official/Town Attorney]: Second Reading and Adoption of Ordinance 2026-14 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

E.7 Discussion and/or Action [Building Official/Town Attorney]: Second Reading and Adoption of Ordinance 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.

E.8 Discussion and/or Action [Building Official/Town Attorney]: Second Reading and Adoption of Ordinance 2026-16 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

E.9 Discussion and/or Action [Building Official/Town Attorney]: Second Reading and Adoption of Ordinance 2026-17 – AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," BY REMOVING THE ENERGY CONSERVATION CODE FROM CHAPTER 15.40.

E.10 Discussion and/or Action [Building Official/Town Attorney]: Second Reading and Adoption of Ordinance 2026-18 – AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," BY REMOVING THE UNIFORM HOUSING CODE FROM CHAPTER 15.45.

E.11 Discussion and/or Action [Building Official/Town Attorney]: Second Reading and Adoption of Ordinance 2026-19 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

E.12 Discussion and/or Action [Building Official/Town Attorney]: Second Reading and Adoption of Ordinance 2026-20 – AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

E.13 Discussion and/or Action [Suzanne Harvey/Building Official/Town Attorney]: Council direction to staff on the issue of preparing Town Code amendments to regulate future solar farm

projects. No projects have been presented to the Town; however, it's difficult to impose regulations after a project has already been planned. Regulations might include rules limiting overall size, location, environmental and utility impacts.

E.14 Discussion and/or Action [Town Manager]: Hiring a new Town Clerk. The Council might go into executive [closed] session, pursuant to A.R.S. 38-431.03(A)(1), to interview a candidate(s) for the position of Town Clerk and to discuss compensation and other terms of employment. Any formal action on this item will take place in public [open] session.

E.15 Discussion and/or Action [Town Manager]: Appointment of persons to serve on the Town's Public Safety Personnel Retirement System [PSPRS] Local Board. The Council might appoint Elizabeth Millias and possibly one other person to serve.

E.16 Discussion and/or Action [Town Manager]: The Town's annual Creepy Candy Crawl event will be on Thursday October 31st, from 6:00 to 8:00 pm at the Community Center, 201 Yuma Street.

F. Reports of Current Events by Council

G. Adjournment

Posted at 5:00 PM on October __, 2026, at the following locations:

Town Hall Bulletin Board 500 N. Gonzales Blvd. Huachuca City, AZ 85616	**Town Hall Lobby** 500 N. Gonzales Blvd. Huachuca City, AZ 85616	**Town Website** https://huachucacityaz.gov
Huachuca City U.S. Post Office 690 N. Gonzales Blvd. Huachuca City, AZ 85616	**Huachuca City Library** 506 N. Gonzales Blvd. Huachuca City, AZ 85616	**Huachuca City Police Department** 500 N. Gonzales Blvd. Huachuca City, AZ 85616

Suzanne Harvey
Interim Town Clerk

Note: This meeting is open to the public. All interested people are welcome to attend. A copy of agenda background material provided to the Councilmembers, with the exception of confidential material relating to possible executive sessions, is available for public inspection at the Town Clerk's Office, 500 N. Gonzales Blvd., Huachuca City, AZ 85616, Monday through Friday from 8:00 a.m. to 5:00 p.m. or online at www.huachucacityaz.gov
Individuals with disabilities who need a reasonable accommodation to attend or communicate at a town meeting, or who require this information in alternate format, may contact the Town at 456-1354 (TTY 456-1353) to make their needs known. Requests should be made as early as possible so there is sufficient time to respond.

TOWN OF HUACHUCA CITY

The Sunset City

MEETING MINUTES OF THE
HUACHUCA CITY TOWN COUNCIL
Work Session
September 17, 2026, AT 6:00 PM
COUNCIL CHAMBERS
500 N. GONZALES BLVD.
HUACHUCA CITY. AZ 85616

AGENDA

A. Call to Order – Mayor

a. Pledge of Allegiance

B. Roll Call. Present: Johann Wallace, Mayor Pro Tem Cynthia Butterworth, Nallely Arreola, Jonathan Gonzalez, Town Manager/Town Clerk Suzanne Harvey (Not voting) Absent: Danielle Cardella, Geovana Thompson, Town Attorney Mr. Benavidez.

B. The Mayor and Council will Study the Following Matters – Mayor

B.1 Discussion [Building Official]: Town Code Updates – The Building Official is recommending the Council consider updating, adopting and amending the following Codes. The Building Official will address the key provisions and likely impacts of the proposed changes. The Council might direct staff concerning the proposed Code changes.

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

Jim Johnson addresses the council and presents the following:

Updating the codes give the jurisdiction's building department the tools to keep up building advancements, newer materials, and construction technologies and enforce and address issues and concerns with these advances.

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.***

DELETE Section 15.30 Uniform Code for the Abatement of Dangerous Buildings in its entirety and REPLACE as follows: 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.

15.30.020 Amendments.

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

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."

At Section 103.3 Deputies. DELETE the section in its entirety

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."

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."

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."

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

Specifically ADOPT Appendices A Sizing and Capacities of Gas Piping, B Sizing of Venting Systems, C Recommended Procedure for Safety Inspection.

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.*

AMEND 15.20.010 Adoption of the International Existing Building Code. That certain code entitled "International Existing Building Code" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by the 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.
DELETE 15.20.020 Amendments in its entirety and REPLACE as follows:

15.20.020 Amendments.

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

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."

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."

At Section 103.3 Deputies. DELETE the section in its entirety.

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."

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."

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."

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

At Section 115.1 Unsafe 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."

At Section 302.2 Additional Codes. DELETE reference to "International Private Sewage Disposal Code and Property Maintenance Code".

At Section 408.2 Water Closet Replacement. DELETE the exception.

At Section 1303.1.2 Compliance With Other Codes. DELETE reference to the "International Property Maintenance Code".

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."

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

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.*

AMEND 15.35.010 Adoption of the International Mechanical Code. 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 chapter the same as though said code was specifically set forth in full herein.

DELETE 15.35.020 Amendments in its entirety and REPLACE as follows:

15.35.020 Amendments.

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

At Section 101.2 Scope. AMEND wording as follows: Number the existing exception as Exception 1; ADD Exception 2 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.

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."

At Section 103.3 Deputies. DELETE the section in its entirety.

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."

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

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."

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

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

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."

At Section 303.7 Pit Locations. ADD an Exception as follows: "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."

At Section 306.4 Appliances Under Floors. ADD Exception 3 as follows: "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."

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."

At Section 407 Ambulatory Care Facilities and Group I-2 Occupancies. DELETE the section in its entirety and REPLACE with the following 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." Section 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

ADD new Section to read: "Section 408 Marijuana-Related Occupancies. Section 408.1 General. Marijuana related occupancies include growing, drying, processing, cooking,

storage, and sales of any marijuana or cannabis related products. Section 408.2 Exhaust and Ventilation Systems. All marijuana related occupancies shall meet one of the following paths: 1. Prescriptive path for exhaust and ventilation as described in Section 408.2.1. 2. Engineered exhaust and ventilation system as described in section 408.2.2. Section 408.2.1 Prescriptive Exhaust and Ventilation Requirements. Section 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. Section 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. Section 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."

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

At Section 607.6.2.1.2 Static Systems. ADD new Exceptions 4 and 5. "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."

At Section 608.1 Balancing. DELETE the second sentence 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."

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."

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."

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.*

AMEND 15.25.010 Adoption of the International Plumbing Code. That certain code entitled "International Plumbing Code" and amendments thereto, ~~2018~~ 2024 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.
DELETE 15.25.020 Amendments in its entirety and REPLACE as follows:

15.25.020 Amendments.

At Section 101.1 Title. INSERT [NAME OF JURISDICTION] as "Town of Huachuca City".
At Section 101.2 Scope. AMEND wording as follows: "Number the existing exception as Exception 1; insert Exception 2 as follows: "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."
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."
At Section 103.1 General. DELETE wording "code official" and REPLACE with "building official".
At Section 103.3 Deputies. DELETE the section in its entirety.
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."
At Section 108.4 Work Commencing Before Permit Issuance. DELETE wording "fee established by the code official" and REPLACE with "as adopted by resolution of the Town of Huachuca City Town Council."
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."
At Section 112.3 Qualifications. DELETE the section in its entirety.
At Section 312.1 Required Tests. DELETE last two sentences of the first paragraph.
At Section 314.2.1 Condensate Disposal. ADD the following 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."
At Section 405.3.2 Public Lavatories. ADD an exception as follows: "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."
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."

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 principle backflow prevention assembly. Or pressure type vacuum breaker installed not less than 12" above the flood rim of the bath."

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.

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."

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

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."

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."

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

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.*

AMEND 15.15.010 Adoption of the National Electric Code. That certain code entitled "National Electric Code" and amendments thereto, ~~2020~~ 2023 edition, copyrighted by the National Fire Protection Association, is hereby adopted as the "Electric Code of Huachuca City" and made part of this chapter the same as though said code was specifically set forth in full herein. DELETE 15.15.020 Amendments in its entirety and REPLACE as follows:

15.15.020 Amendments.

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.

Providing more clarity where GFCI's are to be located: 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."

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."

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

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."

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."

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."

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."

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."

At Article 408 Switchboards, Switchgear, and Panelboards. ADD sub-article "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."

At Article 410.16(B) Luminaires in Clothes Closets. (All references in this article to closet or clothes closet shall apply to clothes closets, pantries, and storage rooms). AMEND the title to: "Luminaires in Clothes Closets, Pantries, and Storage Rooms."

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)."

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."

At Article 722.24 Mechanical Execution of Work. DELETE section in its entirety and REPLACE 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."

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.*

AMEND 15.05.010 Adoption of the International Building Code. That certain code entitled "International Building Code" and amendments thereto, ~~2018~~ 2024 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.
DELETE 15.05.020 Amendments in its entirety and REPLACE as follows:

15.05.020 Amendments.

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

At Section 101.4.4 Property Maintenance Code. REPLACE with 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.

ADD new section 101.4.8 to read: Section 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.

Section 102.6 Existing Structures. REPLACE reference to "International Property Maintenance Code" in the sentence with "Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."

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

At Section 103.3 Deputies. DELETE the section in its entirety.

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.

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.

At Section 105.2 Work Exempt from Permit (Electrical). ADD new Paragraph Section to read: 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.

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

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

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

At Section 110.3.9 Energy Efficiency Inspections. DELETE this section in its entirety.

ADD new section 112.2.1 to read: 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.

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."

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

At Section 310.4.1 Care Facilities Within a Dwelling. AMEND wording to read: "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".

At Section 406.3.2 Separation. ADD new subsection 406.3.2.3: "Attic access opening". The attic access opening protection supports shall be of noncombustible material.

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 THIS SECTION ADD "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."

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".

At Section 902.1.1 Access. REPLACE the section 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."

At Section 903.1 General. ADD following statement 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."

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 and the following wording: "Automatic fire sprinkler systems shall be provided in the locations described in this Section."

At new Section 903.2 Where Required. ADD the following subsections: 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.

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."

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

At Section 1013.6.3 Power Source, DELETE the exception.

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

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: Risk Category I – 105 mph; Risk Category II – 115 mph; Risk Category III – 120 mph; Risk Category IV – 125 mph."

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 25 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 26 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.

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".

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.

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."

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.

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

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

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.*

AMEND 15.10.010 Adoption of the International Residential Code. That certain code entitled "International Residential Code for One and Two-Family Dwellings" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by the 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.
DELETE 15.10.020 Amendments in its entirety and REPLACE as follows:

<u>15.10.020 Amendments.</u>

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

At Section R102.6 Existing Structures. REPLACE reference to "International Property Maintenance Code" in the sentence with Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code.

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

At Section 103.3 Deputies. DELETE the section in its entirety.

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.

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.

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.

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

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

At Section R112.1 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."

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

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

At Section R302.1 Exterior Walls. DELETE section wording in its entirety and REPLACE with the following wording: "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.

At Section R302.6 Dwelling Unit Garage Fire Separation. ADD new subsection R302.6.1 "Attic Access Opening. The attic access opening protection supports shall be of noncombustible material.

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"

At Section R302.7 Under-Stair Protection. CHANGE the reference of "½ inch gypsum board" to "5/8 inch Type X gypsum board."

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

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."

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."

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

At Section R324.4.2 Glazing Adjacent to Doors. AMEND wording of 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 ..."

At Section R324.4.2. DELETE exception 4.

At Section R506.3.3 Vapor Retarder. AMEND the sentence by inserting 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."

At Section R606.6.4.2.1 Roof Structures. DELETE section 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."

At Section R606.6.4.2.2 Floor Diaphragms. DELETE section 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."

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

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: "Change #4 bars at 10 ft o.c. to 4' o.c.; #6 bars at 10 ft. o.c. to 4 ft o.c; add one ½ inch bar @ top of foundation; add two ½ inch bars @ bottom of foundation; add one ½ inch bar @ top of wall; add one ½ inch bar @ roof connection."

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."

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

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."

At Section M2301.2.5 Piping Insulation. ADD the following wording to 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."

At Chapter 11 Energy Efficiency. DELETE Chapter in its entirety

At Section P2603.5.1 Sewer Depth. DELETE the section wording in its entirety and REPLACE with the following the 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." At Section P2904.1.1 Required Sprinkler Locations. DELETE 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."

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."

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."

At Section E3608.1 Grounding Electrode System. ADD a second paragraph to read 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."

At Section 3901.4.2 Island and Peninsular Countertops and Work Surfaces. DELETE Section 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."

At Section E3901.4.3 Receptacle Outlet Location. DELETE Section 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.

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

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.

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.*

AMEND 2.65.140 Adoption of the International Fire Code. That certain code entitled "International Fire Code" and amendments thereto, ~~2018~~ 2024 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. At least three copies of said code shall be filed in the office of the clerk and kept available for public use and inspection. Refer to Section 15.50.020 of the town code (Buildings and Construction) for the adopted amendments to the 201 International Fire Code. AMEND 15.50.010 Adoption of the International Fire Code. 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 chapter the same as though said code was specifically set forth in full herein.
DELETE 15.50.020 Amendments in its entirety and REPLACE as follows:

15.50.020 Amendments.

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

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."

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."

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

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

At Section 903.2 Where Required. DELETE the section in its entirety (to include all subsections) and REPLACE with a new Section 903.2 entitled, "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."

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.*

DELETE Section 15.60.020 Work Exempt from Building Permit Requirements in its entirety and REPLACE with a New Section 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 6. 5,000 gallons and are installed entirely above ground. 7. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems. 8. Swings and other playground equipment at one- or two-family dwellings. 9. Window awnings supported by an exterior wall that do not project more than 54" from the exterior wall and do not require additional support. 10. Non fixed and movable fixtures, cases, racks, counters, partitions not over 5' 9" in height. 11. Roofing repairs and coatings that do not involve the removal of roofing materials to the decking. 12. Replacement or addition of gutters and downspouts. 13. Replacement or addition of soffit, gable or roof ventilation. 14. Replacement of existing windows or doors provided there are no structural changes, and they still meet emergency exit and energy code requirements. 15. Replacement and existing unvented appliances or interior light fixtures. 16. General landscaping, including lawn sprinkler systems. Does not include fencing. 17. Removal of non-structural interior wall partitions provided no utilities are involved or no changes to building exiting requirements. 18. Addition or replacement of insulation in walls, floors or ceilings. 19. 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 therefore. 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 faucet

Clarifications and discussion were made:

Councilmember Trate asked for clarification if updating the code would require her to update her home to GFI. It would not. It would only be a requirement for new builds moving forward. She also asked about her rechargeable lighting for her closet. Mayor Wallace clarified that the code was regarding recessed lighting not portable lighting.

Mayor Wallace would still like to have a provision where we can identify different entities within the town to assist with Dr. Johnson in code enforcement if it is not technical and can be delegated.

Dr. Johnson notified the Council that Section PR302.7 will be removed and will be omitted by the first reading. Section UR324.4.2.

Mayor Wallace reiterated that adoption of code will not require current residents to make updates to their homes. It is for new construction and recommended for any major renovations.
No motion will be made on the codes until it has completed proper processes.

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 October 8, 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 17, 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
September 24, 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 Butterwort, Debra Trate, Johnathan Gonzales, Danielle Cardella, Geovana Thompson (call-in at 6:04) Town Manager and Interim Town Clerk Suzanne Harvey (Not voting), Town Attorney Thomas Benavidez (Not voting).

Absent: Naelley Arreola

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.

No Call to the Public was received related to non-agenda items.

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 meetings held on September 10, 2026, and July 16, 2026.

C.2 Consider approval of the Payment Approval Report.

C.3 Discussion and/or Action [Building Official/Town Attorney]: Resolution 2026-15 - A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL FUEL GAS CODE, AND AMENDMENTS THERETO, 2024 EDITION."

C.4 Discussion and/or Action [Building Official/Town Attorney]: First Reading of Ordinance 2026-10 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

C.5 Discussion and/or Action [Building Official/Town Attorney]: Resolution 2026-16 - A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL EXISTING BUILDINGS CODE 2024 EDITION, WITH AMENDMENTS."

C.6 Discussion and/or Action [Building Official/Town Attorney]: First Reading of Ordinance 2026-11 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

C.7 Discussion and/or Action [Building Official/Town Attorney]: Resolution 2026-17 - A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL MECHANICAL CODE, AND AMENDMENTS THERETO, 2024 EDITION."

C.8 Discussion and/or Action [Building Official/Town Attorney]: First Reading of Ordinance 2026-12 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

C.9 Discussion and/or Action [Building Official/Town Attorney]: Resolution 2026-18 - A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL PLUMBING CODE, AND AMENDMENTS THERETO, 2024 EDITION."

C.10 Discussion and/or Action [Building Official/Town Attorney]: First Reading of Ordinance 2026-13 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

C.11 Discussion and/or Action [Building Official/Town Attorney]: Resolution 2026-19 - A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "NATIONAL ELECTRICAL CODE, AND AMENDMENTS THERETO, 2023 EDITION."

C.12 Discussion and/or Action [Building Official/Town Attorney]: First Reading of Ordinance 2026-14 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

C.13 Discussion and/or Action [Building Official/Town Attorney]: Resolution 2026-20 - A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL BUILDING CODE, 2024 EDITION, WITH AMENDMENTS."

C.14 Discussion and/or Action [Building Official/Town Attorney]: First Reading of Ordinance 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.

C.15 Discussion and/or Action [Building Official/Town Attorney]: Resolution 2026-21 - A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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."

C.16 Discussion and/or Action [Building Official/Town Attorney]: First Reading of Ordinance 2026-16 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

C.17 Discussion and/or Action [Building Official/Town Attorney]: First Reading of Ordinance 2026-17 – AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," BY REMOVING THE ENERGY CONSERVATION CODE FROM CHAPTER 15.40.

C.18 Discussion and/or Action [Building Official/Town Attorney]: First Reading of Ordinance 2026-18 – AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," BY REMOVING THE UNIFORM HOUSING CODE FROM CHAPTER 15.45.

C.19 Discussion and/or Action [Building Official/Town Attorney]: First Reading of Ordinance 2026-19 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

C.20 Discussion and/or Action [Building Official/Town Attorney]: Resolution 2026-23 - A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "INTERNATIONAL FIRE CODE 2024 EDITION, WITH AMENDMENTS."

C.21 Discussion and/or Action [Building Official/Town Attorney]: First Reading of Ordinance 2026 20 – AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, 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.

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

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

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.

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]: Resolution No. 2026-14 - Approving an 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 might 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 Debra Trate

Suzanne Harvey addressed the council and stated that we do not have final word back from the school district and that it has been passed to the District's attorney. When it comes back, it will be given to the council to approve the resolution.

Mayor Wallace recognized Mr. Andre Newcomb, who made comments to the Council regardig the safety precautions of the sign and advertising the activities of our young children to the public. He suggested making it bigger to allow for the moving traffic to see it and that it be kept to generalized information like date, time and temperature.

No further action on this item.

E.2 Discussion and/or Action [Suzanne Harvey] Resolution No. 2026-22 - Approving Amendment no. 2 to the Intergovernmental Services Agreement with the Ft. Huachuca Army Base to expand the Town's shuttle services for base personnel.

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

Suzanne informed The Mayor and Council that Fort Huachuca requested an increase in transit service to two full-time buses per day, five days per week. The increased service will result in additional revenue for the Town, while also increasing associated operating costs, as reflected in the agreement included in the Council packet.

It was noted that the agreement has already received the necessary approval and signatures from the appropriate officials at Fort Huachuca and is now being presented to the Town

Council for approval. Upon Council approval, the agreement would be executed effective October 1.
Staff stated that the expanded service reflects positively on the Town's transit operations and will provide additional revenue. Fort Huachuca is also considering further expansion to three buses beginning in January.

Motion: Approve Amendment no. 2 to the Intergovernmental Services Agreement with the Ft. Huachuca Army Base to expand the Town's shuttle services for base personnel.
Action: Approve, moved by Johann Wallace, Seconded by Cynthia Butterworth

Motion passed unanimously.

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

Dr. Johnson presented Council with additional information regarding the Town's existing fence and shrub height regulations. Current Town Code limits fences, walls, and hedges along front and side lot lines to the front of a residence to a maximum height of four feet. Staff reported that the zoning provision has been in effect since 2006, the neighborhood preservation provision since 2019, and research identified a four-foot fence-height restriction in Town building codes dating back to at least 1981.

At Council's previous request, staff conducted a survey of properties with front-yard fences and/or shrubs. Of the 325 properties identified, 87, or approximately 27%, were found to have fences or vegetation exceeding the current height restriction.

Council discussed the history of enforcement and the number of existing nonconforming properties. Discussion included concerns regarding requiring longstanding fences to be brought into compliance, the potential financial and administrative burden of enforcement, and the importance of consistently enforcing the regulations moving forward.

Council also discussed providing notice to owners of properties with existing nonconforming fences or shrubs. It was suggested that any notice clearly state at the beginning that no immediate corrective action is required and provide contact information for residents with questions. Council discussed how nonconforming conditions could be addressed when a property is sold or otherwise transferred. Staff informed Council that nonconforming use in this instance would transfer to the new owner. The fences would only need to be brought into compliance if it were to be replaced or if repairs were needed to over 50% of the structure.

Additional discussion distinguished fences from shrubs and other vegetation. Council discussed visibility, emergency access, and potential fire and safety concerns associated with

tall or dense vegetation and whether different standards may be appropriate for fences and vegetation.
Council expressed general support for addressing existing nonconforming properties through notification while ensuring consistent enforcement of Town Code for future installations and property improvements. Staff and Council also discussed further consideration of separate requirements for fences and shrubs. Council made further clarification that a hedge that is growing on a currently non-conforming fence can, while the fence is remains, also can remain at the height of the existing non-conforming fence. Hedges not attached to existing non-conforming fences are required to comply with the 4-ft height requirement.

Motion: Item E.3, To not change town code with reference to the height associated with fences and shrubs and direct Town staff to proceed with issuing legal non-conforming notices to those affected residents, moved by Johann Wallace, Seconded by Debra Trate

Motion passed with one opposition.

E.4 Discussion and/or Action [Suzanne Harvey/Building Official/Town Attorney]: Council direction to staff on the issue of preparing Town Code amendments to regulate future data center projects. No projects have been presented to the Town; however, it's difficult to impose regulations after a project has already been planned. Regulations might include rules limiting overall size, noise levels, and power and water resource impacts

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

Mayor and Council discussed the potential development of data centers within the Town and whether regulations should be established before any future projects are proposed.
Town Attorney Thomas Benavidez explained that several jurisdictions are reviewing or adopting regulations specific to data centers and recommended that the Town proactively consider appropriate regulations rather than waiting until a project is submitted. He clarified that the intent would not be to prohibit data centers, but to establish reasonable standards to protect the Town and its residents while allowing for potential economic development.

Council discussed potential benefits of data center development, including increased tax revenue, employment opportunities, and economic growth, as well as potential impacts related to water consumption, power requirements, and other infrastructure and community concerns. Possible regulatory considerations discussed included water studies, limitations on water usage, closed-loop cooling systems, and power generation requirements.
It was clarified that no specific regulations were being proposed or adopted at this time. Rather, Council was being asked whether staff should research the issue and develop proposed regulations for future consideration.

Council discussed maintaining the Town's pro-business approach while ensuring appropriate protections are established before a potential data center project is submitted. Staff noted that other jurisdictions have developed or are considering similar regulations that may provide guidance in developing the Town's standards.

Motion: Direct staff to begin researching and preparing proposed code amendments to regulate future data center projects for Council's consideration. Moved by Johann Wallace, seconded by Debra Trate.

Motion passed unanimously.

E.5 Discussion and/or Action [Police Chief/Town Manager]: Acceptance of grant funding through the Governor's Office of Highway Safety (GOHS) for Federal Fiscal Year (FFY) 2027 commencing on October 1, 2026. These grants were awarded in response to grant proposals submitted by the Town's Police Department to fund programs intended to enhance highway safety. Staff seek authorization from Council to execute appropriate funding agreements and related program compliance documents.

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

Police Chief Berry informed the council that, for the third consecutive year, the Town received grant funding through the Governor's Office of Highway Safety (GOHS) for law enforcement activities.

The Town was awarded $11,098 for DUI enforcement overtime and $76,436 for traffic enforcement, consisting of $56,000 for personnel overtime and $20,436 for equipment, including a radar trailer, additional funds were awarded for equipment and supplies.

The current grant period ends September 30, with the new grant period beginning October 1. Staff reported that the grant contracts had recently been received and reviewed by the Town Attorney.

Motion: Acceptance of grant funding through the Governor's Office of Highway Safety (GOHS) for Federal Fiscal Year (FFY) 2027 commencing on October 1, 2026, moved by Johann Wallace, seconded by Debra Trate.

Motion passed unanimously.

E.6 Discussion and/or Action [Building Official/Town Attorney]: Authorization to publish an invitation for bids for the potential sale of Monterey Place, an undeveloped right-of-way dedicated to the Town as part of a now defunct platted subdivision formerly known as the "Huachuca Commercial Center at Campstone." Monterey Place is near Highway 90 and Mustang Road, and adjacent to County Parcel Nos. 106-47-152W and 106-47-152X. The Town has received a request to abandon the right-of-way, but circumstances might make a sale of the parcel more appropriate.

Motion: Item E.6 Action: Open for discussion and/or Action, moved by Johann Wallace, Seconded by Cynthia Butterworth.

Council discussed a request to abandon a strip of Town-owned right-of-way identified as Monterey Place. Town Attorney Thomas Benavidez recommended that, rather than abandoning the property, the Town pursue a public sale process to ensure the property is made available for purchase in a fair and transparent manner.

Town Manager Harvey explained that the right-of-way was discovered while addressing unpermitted structures on adjacent property. A review determined that portions of the structures and improvements encroach onto Town-owned property. Staff also noted that separate floodplain permitting issues involving the property are being addressed through Cochise County.

Council discussed the process for selling the Town-owned property, including providing appropriate public notice and allowing interested parties to submit bids. It was clarified that the opportunity to purchase the property would not be limited to adjoining property owners and that the Town would need to establish the appropriate sale process and minimum value. Staff advised that the existing encroachments and other permitting matters would continue to be addressed separately from the proposed sale of the Town property.

Motion: Proceed with the process necessary to offer the Town-owned Monterey Place property for sale, moved by Johann Wallace, seconded by Cynthia Butterworth.

Motion passed unanimously.

E.7 Discussion and/or Action [Town Manager]: Update on the search for a new Town Clerk.

Motion: Item E.7 Action: Open for discussion and/or Action, moved by Johann Wallace, Seconded by Cynthia Butterworth.

Town Manager Harvey provided an update on the recruitment process, reporting that several candidates had been interviewed and four candidates would advance to a second round of interviews. Town Attorney Thomas Benavidez will participate in the second interviews. She anticipates bringing a recommendation to Mayor and Council by mid-October, subject to scheduling availability of the second round of interviews.

No Action taken.

E.8 Discussion and/or Action [Mayor Wallace]: PROCLAMATION NO. 2026-17 - A PROCLAMATION OF THE MAYOR, DECLARING OCTOBER 2026, AS DOMESTIC VIOLENCE AWARENESS MONTH IN THE TOWN OF HUACHUCA CITY.

Motion: Item E.8 Action: Open for discussion and/or Action PROCLAMATION NO. 2026-17, moved by Johann Wallace, Seconded by Cynthia Butterworth.

Mayor Wallace read the proclamation.

E.9 Discussion and/or Action [Mayor Wallace]: PROCLAMATION NO. 2026-18 - A PROCLAMATION OF THE MAYOR, DECLARING OCTOBER 4 THROUGH 10 AS FIRE PREVENTION WEEK IN THE TOWN OF HUACHUCA CITY.

Motion: Item E.9 Action: Open for discussion and/or Action PROCLAMATION NO. 2026-18, moved by Johann Wallace, Seconded by Cynthia Butterworth.

Mayor Wallace read the proclamation.

F. Reports of Current Events by Council

Councilmember Thompson- "I have nothing to report. Thank you."

Councilmember Gonzales- "A couple of things. First of all, tomorrow at the activity center from 5 to 6 P.m., I'll be doing my seed-saving class. Second, I briefly attended the stream night yesterday. It was very fun. I saw the kids are incredibly engaged. It always makes me really happy when kids are getting engaged on their own with things like that. Third, I met up with Principal Powers next door about potentially starting a K-Kids slash builders club because they're really looking for clubs."

Councilmember Cardella- "STEM that turned to STEAM that turned to STREAM night was--it was a huge hit last night. It took over 3 buildings, entire gym was loaded down with folks, the library, the cafeteria. We had a lot of representatives from our town as well as from the community. Sulphur Spring Valley Electric was out, Karshner Caverns, Rock and Mineral, the Army. So it was great to have so much community support in our little town. It was a proud moment for sure."

Councilmember Trate- "I attended the Mayor debate in Sierra Vista just to see what they would say, because one of the questions I thought they were going to ask was how do they work with other local governments. And since we work so close with Sierra Vista on a bunch of projects, I wanted to hear what they had to say. They had a good turnout. I'm hoping our debate has a good turnout. I plan on being there for that Saturday."

Councilmember Arreola- Absent.

Mayor Pro Tem Butterworth-"We ***have the food distribution on the 3rd Friday and we had a lot of people, not as many as we've had before. I think they're kind of starting to wander back and I hope that they are still around to wander back. And having it behind the activity center. The Rangers like it. Those of us who are up there like it. So I don't know if we're going to keep it that way once the road opens again. So it can be nice, gives us shelter from the elements. I will be there on Saturday for the mayoral debate."***

Mayor Wallace- "Nothing really happened last week or this week. Next week, next Wednesday, got the Mayor Manager's luncheon. And then the week following that, got the Good Morning Sierra Vista, the last good morning service of the year. So, I'll be going to both of those. But so, there is going to be a live in-person debate this Saturday at 12 o'clock at our

community center in Lower Huachuca City. We do have Miss Melanie Edwards-Barton as one of our moderators. And I'm horrible at names. I just remember Melanie's because I've seen her a lot. But we also have a gentleman from representing the greater area. Thank you, Pastor Buchanan who's going to be the other moderator. So, we do have two candidates. Obviously, I'm not running. I'm not in the race this year. So, it is open to the public. Everybody's welcome to attend. We're going to have refreshments available while they're available. There's no cost to attend. It's completely free to show up. Show up, especially if you are a voter here in the town of Huachuca City and you get to vote for a mayor. Definitely show up so you can listen to what the candidates have to say. And again, it will be Saturday, this Saturday, the 26th at 12 o'clock at the City Community Center. Lower Huachuca City. "

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 October 8, 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 24, 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
1019									
1019	Adele Drumlevich	APR2026	Court appointed counsel	07/24/2026	530.00	530.00	10/01/2026		10-45-221 Court Appt Attorneys
Total 1019:					530.00	530.00			
1030									
1030	AFLAC	264622	Supplemental Employee Insuranc	09/26/2026	2,263.77	2,263.77	10/01/2026		10-22520 INSURANCE PAYABLE AME
Total 1030:					2,263.77	2,263.77			
1092									
1092	AETNA US HEALTHCARE	J3398171	Employee Health Insurance	09/02/2026	9,846.90	9,846.90	09/29/2026		10-22500 HEALTH INSURANCE PAYAB
1092	AETNA US HEALTHCARE	J3398172	Employee Health Insurance	09/02/2026	656.46	656.46	09/29/2026		10-22500 HEALTH INSURANCE PAYAB
Total 1092:					10,503.36	10,503.36			
1410									
1410	AZ Dept of Revenue	AUG26TPT	water Sales tax	09/15/2026	3,754.59	3,754.59	09/29/2026		51-22200 WATER SALES TAXES PAYA
Total 1410:					3,754.59	3,754.59			
1495									
1495	Barnett's Towing L.L.C.	507317	DR 260920-06 Impound tow 99 H	09/20/2026	105.00	105.00	10/01/2026		10-51-505 Tow Fees
Total 1495:					105.00	105.00			
1702									
1702	City of Sierra Vista	6000	Roll Off Inspection	08/27/2026	199.00	199.00	10/01/2026		55-40-610 EQUIPMENT MAINTENANC
1702	City of Sierra Vista	6032	cylindrical antennae & cable - $17	09/23/2026	547.95	547.95	10/01/2026		10-51-470 VEHICLE EXPENSE
Total 1702:					746.95	746.95			
2220									
2220	Empire Southwest, LLC	EMWK073304	Generator Service	09/28/2026	2,419.71	2,419.71	10/01/2026		51-40-610 EQUIPMENT MAINTENANC
2220	Empire Southwest, LLC	EMWK443142	D6T Repairs	09/30/2026	3,658.23	3,658.23	10/01/2026		55-40-610 EQUIPMENT MAINTENANC
2220	Empire Southwest, LLC	EMWK443143	Scrapper repairs	09/30/2026	4,809.21	4,809.21	10/01/2026		55-40-610 EQUIPMENT MAINTENANC

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Inv Amt	Amount Paid	Date Paid	Voided	GL Account and Title
Total 2220:					10,887.15	10,887.15			
2348									
2348	Garden Canyon Towing, LLC	26-01431	260907-03 Impound tow 09 Chev	09/07/2026	167.83	167.83	10/01/2026		10-51-505 Tow Fees
Total 2348:					167.83	167.83			
3187									
3187	PITNEY BOWES BANK INC	1630-8-17-26	Postage- Admin	08/17/2026	17.14-	17.14-	09/29/2026		10-43-440 POSTAGE
3187	PITNEY BOWES BANK INC	1630-8-17-26	Postage- Water	08/17/2026	60.00-	60.00-	09/29/2026		51-40-440 POSTAGE
3187	PITNEY BOWES BANK INC	1630-8-17-26	Postage- Sewer	08/17/2026	60.00-	60.00-	09/29/2026		52-40-440 POSTAGE
3187	PITNEY BOWES BANK INC	1630-8-17-26	Postage- Landfill	08/17/2026	34.29-	34.29-	09/29/2026		55-40-440 POSTAGE
Total 3187:					171.43-	171.43-			
4025									
4025	SW Building Inspection Service	11165	Code Enforcement/Zoning	09/30/2026	4,725.00	4,725.00	10/01/2026		10-54-360 CONTRACT LABOR
4025	SW Building Inspection Service	11165	Council Meeting	09/30/2026	100.00	100.00	10/01/2026		10-54-360 CONTRACT LABOR
4025	SW Building Inspection Service	11165	Council Meeting	09/30/2026	100.00	100.00	10/01/2026		10-54-360 CONTRACT LABOR
4025	SW Building Inspection Service	11165	Work Session	09/30/2026	100.00	100.00	10/01/2026		10-54-360 CONTRACT LABOR
Total 4025:					5,025.00	5,025.00			
4121									
4121	Principal Life Insurance Co	10/1/26	employee benefit	09/30/2026	162.96	162.96	09/29/2026		10-22530 LIFE INSURANCE PAYABLE
Total 4121:					162.96	162.96			
4280									
4280	CenturyLink	2684-9/7/26	Local Phone Service - Town Hall	09/07/2026	191.25	191.25	10/01/2026		10-43-271 TELEPHONE
4280	CenturyLink	6652-9/7/26	Local Phone Service - Library	09/07/2026	42.90	42.90	10/01/2026		10-62-271 TELEPHONE
Total 4280:					234.15	234.15			
4377									
4377	Wells Fargo Remittance Center	8/13/2026	Gift Cards for Summer Reading P	08/14/2026	50.00	50.00	10/01/2026		10-62-505 Summer Programs
4377	Wells Fargo Remittance Center	8/13/2026	streamlight tlr-1 hl weapon lights	08/14/2026	376.17	376.17	10/01/2026		10-51-466 WEAPONS AND AMMUNITI
4377	Wells Fargo Remittance Center	8/13/2026	stream light cr123 a battery packs	08/14/2026	64.98	64.98	10/01/2026		10-51-466 WEAPONS AND AMMUNITI
4377	Wells Fargo Remittance Center	8/13/2026	shredder lubricant sheets	08/14/2026	48.79	48.79	10/01/2026		10-51-290 OFFICE SUPPLIES
4377	Wells Fargo Remittance Center	8/13/2026	Rubber Gloves	08/14/2026	53.70	53.70	10/01/2026		10-57-460 MAINTENANCE AND SUPPL

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Inv Amt	Amount Paid	Date Paid	Voided	GL Account and Title
4377	Wells Fargo Remittance Center	8/13/2026	Push Brooms	08/14/2026	76.00	76.00	10/01/2026		23-40-460 MAINTENANCE AND SUPPL
4377	Wells Fargo Remittance Center	8/13/2026	Hand Soap	08/14/2026	62.44	62.44	10/01/2026		10-57-460 MAINTENANCE AND SUPPL
4377	Wells Fargo Remittance Center	8/13/2026	Boom Lift Rental to fix Flag Pole	08/14/2026	383.24	383.24	10/01/2026		10-57-500 BUILDING MAINTENANCE
4377	Wells Fargo Remittance Center	8/13/2026	Backpacks for Back to School. Ple	08/14/2026	740.17	740.17	10/01/2026		87-40-100 Back to School Prgm Expens
4377	Wells Fargo Remittance Center	8/13/2026	School Supplies from Walmart. Pl	08/14/2026	500.00	500.00	10/01/2026		87-40-100 Back to School Prgm Expens
4377	Wells Fargo Remittance Center	8/13/2026	Supplies for keeline park	08/14/2026	337.97	337.97	10/01/2026		10-60-460 SUPPLIES
4377	Wells Fargo Remittance Center	8/13/2026	School Supplies (Please move to	08/14/2026	314.56	314.56	10/01/2026		87-40-100 Back to School Prgm Expens
4377	Wells Fargo Remittance Center	8/13/2026	Road Paint	08/14/2026	260.52	260.52	10/01/2026		23-40-460 MAINTENANCE AND SUPPL
4377	Wells Fargo Remittance Center	8/13/2026	Road Paint	08/14/2026	308.41	308.41	10/01/2026		23-40-460 MAINTENANCE AND SUPPL
4377	Wells Fargo Remittance Center	8/13/2026	Plaques clean up	08/14/2026	42.24	42.24	10/01/2026		10-60-460 SUPPLIES
4377	Wells Fargo Remittance Center	8/13/2026	Plaque Protection	08/14/2026	42.62	42.62	10/01/2026		10-60-460 SUPPLIES
4377	Wells Fargo Remittance Center	8/13/2026	Amazon order office/cleaning sup	08/14/2026	555.00	555.00	10/01/2026		10-43-460 SUPPLIES
4377	Wells Fargo Remittance Center	8/13/2026	New Alternator	08/14/2026	1,125.00	1,125.00	10/01/2026		10-65-480 VEHICLE REPAIR & MAINTE
4377	Wells Fargo Remittance Center	8/13/2026	Amazon Name Plate	08/14/2026	11.43	11.43	10/01/2026		10-42-290 OFFICE SUPPLIES
4377	Wells Fargo Remittance Center	8/13/2026	Good Morning SV Mayor Present	08/14/2026	25.00	25.00	10/01/2026		10-42-660 TRAVEL AND TRAINING
4377	Wells Fargo Remittance Center	8/13/2026	Cochise Lock & Safe	08/14/2026	175.10	175.10	10/01/2026		10-43-222 MISCELLANEOUS
4377	Wells Fargo Remittance Center	8/13/2026	Column Public Notice	08/14/2026	259.26	259.26	10/01/2026		10-43-250 ADVERTISING
4377	Wells Fargo Remittance Center	8/13/2026	Office Supplies Amazon	08/14/2026	285.09	285.09	10/01/2026		10-43-460 SUPPLIES
4377	Wells Fargo Remittance Center	8/13/2026	Finance Charges	08/14/2026	265.27	265.27	10/01/2026		10-43-483 BANK FEES
4377	Wells Fargo Remittance Center	8/13/2026	Autozone Coolant Tank	08/14/2026	14.38	14.38	10/01/2026		10-57-470 VEHICLE REPAIR/MAINT
4377	Wells Fargo Remittance Center	8/13/2026	Dollar General Cleaning Supplies	08/14/2026	53.87	53.87	10/01/2026		10-57-500 BUILDING MAINTENANCE
4377	Wells Fargo Remittance Center	8/13/2026	Ace Hardware Keys,Leslie Pool, L	08/14/2026	60.87	60.87	10/01/2026		10-58-460 MAINTENANCE AND SUPPL
4377	Wells Fargo Remittance Center	8/13/2026	Refund	08/14/2026	31.04-	31.04-	10/01/2026		10-65-480 VEHICLE REPAIR & MAINTE
4377	Wells Fargo Remittance Center	8/13/2026	Summer Splash Food	08/14/2026	84.61	84.61	10/01/2026		10-69-808 Summer Splash Grant Exp
4377	Wells Fargo Remittance Center	8/13/2026	Autozone Coolant Tank	08/14/2026	14.38	14.38	10/01/2026		23-40-470 VEHICLE EXPENSE
4377	Wells Fargo Remittance Center	8/13/2026	Autozone Coolant Tank	08/14/2026	14.38	14.38	10/01/2026		51-40-470 VEHICLE EXPENSE
4377	Wells Fargo Remittance Center	8/13/2026	Autozone Coolany Tank	08/14/2026	14.38	14.38	10/01/2026		52-40-470 VEHICLE EXPENSE
4377	Wells Fargo Remittance Center	8/13/2026	Circle K Gatorade Ice	08/14/2026	42.43	42.43	10/01/2026		51-40-460 MAINTENANCE & SUPPLIE
4377	Wells Fargo Remittance Center	8/13/2026	PortaPot	08/14/2026	63.00	63.00	10/01/2026		55-40-340 UTILITIES
4377	Wells Fargo Remittance Center	8/13/2026	Ink Walmart	08/14/2026	175.71	175.71	10/01/2026		55-40-460 MAINTENANCE & SUPPLIE
4377	Wells Fargo Remittance Center	8/13/2026	Water Fountain Park	08/14/2026	1,878.91	1,878.91	10/01/2026		62-40-100 Legacy Foundation Grant Ex
	Total 4377:				8,748.84	8,748.84			
10067									
10067	Cintas Corporation No. 445	4283001164	Landfill Supplies	09/21/2026	5.64	5.64	10/01/2026		55-40-290 Office Supplies
10067	Cintas Corporation No. 445	4283001164	Landfill Uniforms	09/21/2026	77.45	77.45	10/01/2026		55-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283001169	Uniforms- LF	09/21/2026	38.33	38.33	10/01/2026		55-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283001169	Uniforms- PW	09/21/2026	2.72	2.72	10/01/2026		10-57-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283001169	Uniforms- Road User	09/21/2026	8.15	8.15	10/01/2026		23-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283001169	Uniforms- Sewer	09/21/2026	8.15	8.15	10/01/2026		52-40-410 Uniforms & Boots

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Inv Amt	Amount Paid	Date Paid	Voided	GL Account and Title
10067	Cintas Corporation No. 445	4283001169	Uniforms- Water	09/21/2026	8.15	8.15	10/01/2026		51-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283001192	Office Supplies	09/21/2026	30.56	30.56	10/01/2026		10-43-460 SUPPLIES
10067	Cintas Corporation No. 445	4283001192	Uniforms- PW	09/21/2026	3.76	3.76	10/01/2026		10-57-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283001192	Uniforms- Road User	09/21/2026	11.26	11.26	10/01/2026		23-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283001192	Uniforms- Sewer	09/21/2026	11.28	11.28	10/01/2026		52-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283001192	Uniforms- Water	09/21/2026	11.26	11.26	10/01/2026		51-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283001192	Uniforms- LF	09/21/2026	6.15	6.15	10/01/2026		55-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283770896	Landfill Supplies	09/28/2026	5.64	5.64	10/01/2026		55-40-290 Office Supplies
10067	Cintas Corporation No. 445	4283770896	Landfill Uniforms	09/28/2026	77.45	77.45	10/01/2026		55-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283770956	Office Supplies	09/28/2026	16.65	16.65	10/01/2026		10-43-460 SUPPLIES
10067	Cintas Corporation No. 445	4283770956	Uniforms- PW	09/28/2026	2.87	2.87	10/01/2026		10-57-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283770956	Uniforms- Road User	09/28/2026	8.61	8.61	10/01/2026		23-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283770956	Uniforms- Sewer	09/28/2026	8.61	8.61	10/01/2026		52-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283770956	Uniforms- Water	09/28/2026	8.61	8.61	10/01/2026		51-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283770956	Uniforms- LF	09/28/2026	14.05	14.05	10/01/2026		55-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283770983	Uniforms- LF	09/28/2026	38.33	38.33	10/01/2026		55-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283770983	Uniforms- PW	09/28/2026	2.72	2.72	10/01/2026		10-57-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283770983	Uniforms- Road User	09/28/2026	8.15	8.15	10/01/2026		23-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283770983	Uniforms- Sewer	09/28/2026	8.15	8.15	10/01/2026		52-40-410 Uniforms & Boots
10067	Cintas Corporation No. 445	4283770983	Uniforms- Water	09/28/2026	8.15	8.15	10/01/2026		51-40-410 Uniforms & Boots
	Total 10067:				430.85	430.85			
10395									
10395	Jack Furrier Tire & Auto Care	341058	Full Synthetic oil change for PD16	09/24/2026	105.49	105.49	10/01/2026		10-51-470 VEHICLE EXPENSE
10395	Jack Furrier Tire & Auto Care	341059	full synthetic oil change PD17	09/24/2026	105.49	105.49	10/01/2026		10-51-470 VEHICLE EXPENSE
	Total 10395:				210.98	210.98			
10401									
10401	WEX BANK	115162262	Fuel AD	09/16/2026	29.84	29.84	10/01/2026		10-43-475 FUEL EXPENSE
10401	WEX BANK	115162262	Fuel Bus	09/16/2026	27.84	27.84	10/01/2026		10-65-475 FUEL EXPENSE
10401	WEX BANK	115162262	Fuel Transit	09/16/2026	27.84	27.84	10/01/2026		65-40-475 Fuel Expense
10401	WEX BANK	115162262	Fuel Fire	09/16/2026	29.84	29.84	10/01/2026		10-53-475 FUEL EXPENSE
10401	WEX BANK	115162262	Fuel LB	09/16/2026	25.84	25.84	10/01/2026		10-62-476 FUEL
10401	WEX BANK	115162262	Fuel LF	09/16/2026	167.40	167.40	10/01/2026		55-40-475 FUEL EXPENSE
10401	WEX BANK	115162262	Fuel PD	09/16/2026	252.36	252.36	10/01/2026		10-51-475 POLICE FUEL EXPENSE
10401	WEX BANK	115162262	Fuel PW	09/16/2026	181.78	181.78	10/01/2026		10-57-475 FUEL EXPENSE
10401	WEX BANK	115162262	Fuel Water	09/16/2026	260.75	260.75	10/01/2026		51-40-475 FUEL EXPENSE
10401	WEX BANK	115162262	Fuel Sewer	09/16/2026	418.70	418.70	10/01/2026		52-40-475 FUEL
10401	WEX BANK	115162262	Unassigned	09/16/2026	34.76	34.76	10/01/2026		10-43-475 FUEL EXPENSE

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Inv Amt	Amount Paid	Date Paid	Voided	GL Account and Title
Total 10401:					1,456.95	1,456.95			
10459									
10459	Terminix Western	103599105	Pest Control- Fire	09/30/2026	32.55	32.55	10/01/2026		10-53-462 Pest Control
10459	Terminix Western	103599105	Pest Control- Library	09/30/2026	32.56	32.56	10/01/2026		10-62-462 Pest Control
10459	Terminix Western	103599105	Pest Control- Police	09/30/2026	32.56	32.56	10/01/2026		10-51-462 Pest Control
10459	Terminix Western	103599105	Pest Control- Senior Center	09/30/2026	32.56	32.56	10/01/2026		10-68-462 PEST CONTROL
10459	Terminix Western	103599105	Pest Control- Town Hall	09/30/2026	32.56	32.56	10/01/2026		10-43-462 PEST CONTROL
10459	Terminix Western	103601645	Rat Bait Boxes-Town Hall	09/30/2026	11.50	11.50	10/01/2026		10-43-462 PEST CONTROL
10459	Terminix Western	103601645	Rat Bait Boxes- Fire	09/30/2026	11.50	11.50	10/01/2026		10-53-462 Pest Control
10459	Terminix Western	103601645	Rat Bait Boxes- Police	09/30/2026	11.50	11.50	10/01/2026		10-51-462 Pest Control
10459	Terminix Western	103601645	Rat Bait Boxes- Library	09/30/2026	11.50	11.50	10/01/2026		10-62-462 Pest Control
10459	Terminix Western	103601645	Rat Bait Boxes- Senior Center	09/30/2026	11.50	11.50	10/01/2026		10-68-462 PEST CONTROL
Total 10459:					220.29	220.29			
10513									
10513	Mountain View Air Conditioning &	I28659	Activity Center AC	09/21/2026	135.00	135.00	10/01/2026		10-57-500 BUILDING MAINTENANCE
Total 10513:					135.00	135.00			
10566									
10566	Tierra Water Management	2057	Operator of Record Sewer	09/29/2026	1,000.00	1,000.00	10/01/2026		52-40-650 Professional Services
10566	Tierra Water Management	2057	Operator of Record Water	09/29/2026	500.00	500.00	10/01/2026		51-40-650 PROFESSIONAL SERVICES
Total 10566:					1,500.00	1,500.00			
10600									
10600	Sierra Vista Fry Fire District	2027-010	FY27 Q1 Contract (minus per die	10/01/2026	122,062.50	122,062.50	10/01/2026		10-53-360 FIRE SERVICES
Total 10600:					122,062.50	122,062.50			
10728									
10728	July	4Q 2026	Plan fees 4Q 2026	09/30/2026	600.00	600.00	09/29/2026		10-43-122 Miscellaneous-Payroll
Total 10728:					600.00	600.00			
10738									
10738	Cochise Auto Service	774	Tow of Chief's 2020 Ford Explorer	09/28/2026	100.00	100.00	10/01/2026		10-51-505 Tow Fees

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Inv Amt	Amount Paid	Date Paid	Voided	GL Account and Title
Total 10738:					100.00	100.00			
10743									
10743	AZ Department of Corrections Mil	D084368 2026	Mileage- AD	09/30/2026	141.40	141.40	10/01/2026		10-43-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084368 2026	Mileage- PD	09/30/2026	15.71	15.71	10/01/2026		10-51-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084368 2026	Mileage- PW	09/30/2026	47.13	47.13	10/01/2026		10-57-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084368 2026	Mileage- Sewer	09/30/2026	212.11	212.11	10/01/2026		52-40-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084368 2026	Mileage- Water	09/30/2026	212.11	212.11	10/01/2026		51-40-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084550 2026	Mileage- PW	08/04/2026	43.10	43.10	10/01/2026		10-57-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084550 2026	Mileage- Water	08/04/2026	193.92	193.92	10/01/2026		51-40-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084550 2026	Mileage- Sewer	08/04/2026	193.92	193.92	10/01/2026		52-40-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084550 2026	Mileage- PD	08/04/2026	14.37	14.37	10/01/2026		10-51-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084550 2026	Mileage- AD	08/04/2026	129.28	129.28	10/01/2026		10-43-366 INMATE LABOR
10743	AZ Department of Corrections Mil	D084550 2026	Mileage- LF	08/04/2026	143.65	143.65	10/01/2026		55-40-366 INMATE LABOR
Total 10743:					1,346.70	1,346.70			
10800									
10800	Perry Management Corporation	THC24-026	Solide Waste Management Servic	06/30/2026	48,134.91	48,134.91	10/01/2026		67-40-840 Waste Services Expenses
Total 10800:					48,134.91	48,134.91			
10934									
10934	Sheila Foraker	09102026	4th of July, Foam Party, End of Su	09/10/2026	750.00	750.00	09/26/2026		10-43-650 Professional Services
Total 10934:					750.00	750.00			
10936									
10936	Accept Pay Global	9/1/26	ACH Transactions	09/01/2026	4.20	4.20	09/29/2026		55-40-483 BANK FEES
Total 10936:					4.20	4.20			
10956									
10956	Bethlehem Church	9-22-26	Rental Deposit Return	09/30/2026	75.00	75.00	10/01/2026		10-36-500 PARKS & REC FACILITY RE
Total 10956:					75.00	75.00			
Grand Totals:					219,985.55	219,985.55			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Inv Amt	Amount Paid	Date Paid	Voided	GL Account and Title

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

INTERGOVERNMENTAL AGREEMENT
BETWEEN
TOMBSTONE UNIFIED SCHOOL DISTRICT
AND
TOWN OF HUACHUCA CITY

This Intergovernmental Agreement ("**IGA**") is entered into this ____day of _____, 20____, by and between the Tombstone Unified School District ("**TUSD**" or "**District**") and the Town of Huachuca City ("**Town**"), each of which is a public entity of the State of Arizona as that term is defined Arizona Revised Statutes (A.R.S.) § 11-951. TUSD and Town may be referred to herein individually as "**Party**" and collectively as "**Parties.**"

RECITALS

WHEREAS, the District and Town are authorized to enter into this Agreement pursuant to A.R.S. §11-952;

WHEREAS, the Parties have a history of successful and productive cooperation on a number of subjects and there are separate agreements between them which are not meant to be superseded or modified by the Agreement;

WHEREAS, the Parties have a mutual interest in erecting a new digital marquee sign [the "New Marquee"] bearing both the District and Town names to promote advertisements to increase revenue of the District and Town;

WHEREAS, the New Marquee will replace an existing digital sign owned by the Town, situated at the corner of AZ Highway 90 (also known as Huachuca Boulevard) and School Drive on property owned by the Town, County Parcel No. 106-47-057A; and

WHEREAS, it is mutually beneficial for the District and Town to operate the marquee jointly, versus either operating it solely.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and undertakings contained herein, the Parties hereby agree as follows:

I. PURPOSE

The purpose of this IGA is to establish coordination and cooperation between the Parties for erecting, operating and maintaining the New Marquee and promoting advertisements to increase revenue to the Parties.

II. TERM, TERMINATION, AND RENEWAL

1. This Agreement shall be effective on the date both Parties sign below and shall remain in effect through December 31, 2031.
2. Either Party to this IGA may request a renewal of this IGA, for subsequent term(s) by providing advance notice at least thirty (30) days prior to the termination date. Any renewal of this IGA must be via a written mutually agreed upon and signed Amendment to this IGA.
3. This IGA may be terminated without cause only upon written mutual agreement by the Parties, or with cause as expressly defined herein.
4. Either Party may terminate this Agreement for cause, if, after providing written notice to the other Party of a material error or failure to conduct their responsibilities under this Agreement, the other Party fails to rectify the issue after thirty (30) days. In such event, the noticing party must provide ten (10) days' notice of termination at the conclusion of the thirty day cure period.
5. This IGA shall terminate in the event of the destruction or significant damage to the New Marquee, which is not covered by any applicable insurance policy providing sufficient coverage to repair or replace it. Any recovered insurance proceeds shall belong to the Town, exclusively, and Town agrees to apply such proceeds to repair or replace the New Marquee, if such proceeds are sufficient to do so. If those insurance funds are insufficient to cover the full cost of repair/replacement, the Parties shall each contribute equal additional funds to cover the balance required for repair/replacement, with the Town receiving credit for any insurance deductible it paid solely.
6. Upon termination, expiration or cancellation of this Agreement, the New Marquee, as a fixture upon property owned by the Town, shall remain the sole property of the Town. To account for District's financial contribution to the New Marquee, Town agrees to pay to District one-half of the depreciated value of the sign, using a 15-year [asset affixed to real property] table under the IRS Modified Accelerated Cost Recovery System [MACRS] depreciation schedule, starting with the full cost [to build and install] and depreciating over 15-years.
7. Upon termination of this Agreement pursuant to Section II.4 above, the terminating Party shall obtain ownership of the New Marquee. The terminating Party agrees to pay the defaulting Party one-half of the depreciated value of the sign, using a 15-year [asset affixed to real property] table under the IRS Modified Accelerated Cost Recovery System [MACRS] depreciation schedule, starting with the full cost [to build and install] and depreciating over 15-years. If the terminating Party is the District, the District shall move the New Marquee onto District owned property, within 60 days, at the District's sole expense, and restoring the Town's property [the specific sign locus] to safe condition.

III. ACTIONS BY THE PARTIES

A. District Responsibilities

1. District shall be responsible for managing the procurement processes to remove and dispose of the existing digital marquee, acquire and install the New Marquee, and engage a company to run advertisements.
2. District shall obtain prior approval of the cost, plans and design of the New Marquee from the Town Manager prior to contracting for its acquisition and installation.

3. District shall require its contractor to obtain a permit from the Town before initiating installation of the New Marquee to ensure that it complies with the Town's codes.
4. District shall add the Town as a Party to any warranties held on the New Marquee and its installation for either Party to be able to initiate calls necessary to warranty company.
5. District shall organize and arrange training for the Parties' employees needed for operation of the New Marquee.

B. Town Responsibilities

1. Town shall waive any permit or inspection fees.
2. Upon completion of installation, Town's final inspection and acceptance of the New Marquee, and District's assignment of all warranties, Town shall be responsible for operational maintenance and insurance of the New Marquee and the property on which it is situated. The Town shall have the District identified as an additional insured party on the Town's liability policy with respect to personal injury or property damage alleged to have been caused by the New Marquee.
3. Town shall be responsible to supply electricity to the location of the New Marquee and any other expenses associated with electricity.
4. Town shall have a sub-account on the platform selected by the District to manage New Marquee displays, with permission to post or remove displays related to the Town's posts only.

C. Mutual Agreements

1. District and Town shall share financial responsibility for erection and operation of the New Marquee. The financial burden shall be split 60% to 40%, with the District responsible for 60% of the financial costs and the Town responsible for 40% of the financial costs.
2. To the fullest extent allowed under applicable law, District and Town agree to select displays and messages that do not interfere with the reputation, mission or community sensibilities of the other Party and advertisements shall never include depictions or promotions of weapons, drugs, alcohol, tobacco products, profanity, sexual or sexual orientation content or ballot measures, campaigns or candidates. The Parties agree to work in good faith to resolve concerns regarding display content.
3. District and Town shall each be permitted to display informational messaging for the marquee with an even split of postings for each Party at any given time. The number of posts to display shall be mutually agreed upon by Parties, with a maximum of ten cumulative displays at any given time.
4. The Parties agree to take legal responsibility for the content of their displays, including indemnifying one another for any claims, liabilities, damages and costs of defense arising out of their messaging. The Parties also agree to be

publicly accountable for their displays by addressing any questions or complaints arising therefrom.

5. If the Parties mutually agree to run advertisements for profit, each Party will be responsible for management of their own funds.

IV. GENERAL TERMS AND CONDITIONS

A. Notices. All notices to the other Party required under this IGA shall be in writing and sent to the following personnel:

If to TUSD:
Superintendent
Tombstone Unified School District
scox@tombstone.k12.az.us
815 Freemont St.
Tombstone, AZ 85638
(520) 457-8542

If to Town:
Town Manager
Town of Huachuca City
sdharvey@huachucacityaz.gov
500 N. Gonzales Blvd.
Huachuca City, AZ 85616
(520) 456-1354

B. Modification. This IGA shall not be modified, except by a mutually signed written agreement between the Parties.

C. Relationship of the Parties. Each Party shall act in its individual capacity and not as an agent, employee, partner, joint venture, associate, or any other representative capacity of the other party. Each Party shall be solely and entirely responsible for its acts or acts of its agents and employees during the performance of this IGA. This IGA shall not be construed to imply authority to perform any tasks, or accept any responsibility, not expressly set forth herein. This IGA shall be strictly construed against the creation of a duty or responsibility unless the intention to do so is clearly and unambiguously set forth herein. Nothing contained in this IGA confers any right to any person or entity not a party to this IGA.

D. Governing Law and Venue. To the maximum extent possible, terms and conditions of this IGA shall be governed by and interpreted in accordance with the laws and regulations of the State of Arizona. Any action relating to this IGA shall be brought in an Arizona court in Cochise County.

E. Records. All books, accounts, reports, files, and other records relating to this IGA shall be kept for five (5) years after termination of this IGA, or for a longer period if required by their respective records retention schedules. Each Party acknowledges and agrees that the other Party shall respectively administer records in its possession according to applicable laws, regulations, rules, and policies.

F. Interparty Dispute Resolution. If a dispute between the Parties arises out of or relates to this IGA, and if the dispute cannot be settled through negotiation within 60 days, the

Parties agree first to try in good faith to resolve the dispute by mediation before resorting to litigation. The Parties shall mutually agree upon a mediator. Each party agrees to bear its own costs of mediation, and to split the mediator fee. If mediation fails, any claim or action arising out of this IGA shall be brought in the Cochise County Superior Court.

G. **Non-assignment.** This IGA has been entered into based upon the personal reputation, expertise and qualifications of the Parties. Neither Party shall assign its interest in this IGA, in whole or in part, without the prior written consent of the other Party. Neither Party shall assign any monies due or to become due to it hereunder without the prior written consent of the other Party.

H. **Entire IGA.** This IGA represents the entire agreement between the Parties and supersedes all prior negotiations, representations or agreements, either expressed or implied, written or oral, regarding the New Marquee. It is mutually understood and agreed that no alteration or variation of the terms and conditions of this IGA shall be valid unless made in writing and signed by the Parties.

I. **Severability.** If any part, term or provision of this IGA shall be held illegal, unenforceable or in conflict with any law, the validity of the remaining portions and provisions hereof shall not be affected.

J. **Conflicts of Interest.** The provisions of A.R.S. § 38-511 relating to cancellation of contracts due to conflicts of interest shall apply to this IGA.

K. **Other Duties Imposed by Law.** Nothing in this IGA shall be construed as relieving the involved public agencies of any obligation or responsibility imposed on it by law.

L. **Compliance with Laws and Policies.** The parties shall comply with all federal, state and local laws, rules, regulations, standards and Executive Orders, without limitation to those designated within this IGA. Furthermore, the Parties agree to abide by each Party's policies to the extent appropriate and required or permitted by law.

M. **Workers' Compensation.** To the extent applicable by law, each Party shall comply with the notice of A.R.S. § 23-1022(E). For purposes of A.R.S. § 23-1022, each Party shall be considered the primary employer of all personnel currently or hereafter employed by that Party, irrespective of the operations of protocol in place, and said Party shall have the sole responsibility for the payment of Worker's Compensation benefits or other fringe benefits of said employees.

N. **Non-Discrimination and Compliance with Civil Rights.** To the extent applicable by law, the Parties agree to comply with A.R.S. Title 41, Chapter 9 (Civil Rights), Arizona Executive Order 2009-09 and any other federal or state laws relating to equal opportunity and non-discrimination, including the Americans with Disabilities Act, including flow down of all provisions and requirements to any subcontractors. In the performance of this contract, neither party shall discriminate against any employee, client or any other individual in any way because of that person's age, race, creed, color, religion, sex, disability or national origin.

O. **No Joint Venture.** It is not intended by this IGA to, and nothing contained in this IGA shall be construed to, create any partnership, joint venture or employment relationship between the Parties or create any employer-employee relationship between the Parties' employees. Neither Party shall be liable for any debts, accounts, obligations or other

liabilities whatsoever of the other Party, including, but without limitation, the other Party's obligation to withhold Social Security and income taxes for itself or any of its employees.

P. No Third-Party Beneficiaries. Nothing in this IGA is intended to create duties or obligations to or rights in third parties not Parties to this IGA or affect the legal liability of either Party to the IGA by imposing any standard of care with respect to the maintenance of public facilities different from the standard of care imposed by law.

Q. Headings. The section headings throughout this IGA shall not be used in the construction or interpretation hereof as they have no substantive effect and are for convenience only.

R. Non-Appropriation. Notwithstanding any other provision in this IGA, this IGA may be terminated if for any reason either party does not appropriate sufficient monies for the purpose of maintaining this IGA. In the event of such cancellation, the canceling party shall have no further obligation other than for payment for services rendered prior to cancellation.

S. Uncontrollable Events. No Party shall be considered to be in default of this IGA if failure of performance is due to an uncontrollable event. The term "uncontrollable event" means any cause beyond the control of the Party affected, including but not limited to flood, earthquake, storm, fire, epidemic, war, riot, civil disturbance or disobedience, labor dispute, and action or non-action by or failure to obtain the necessary authorizations or approvals from any governmental agency or authority or the electorate, labor or material shortage, sabotage and restraint by court order or public authority, that by exercise of due diligence and foresight the Party reasonably could not have been expected to avoid and that by exercise of due diligence it will be unable to overcome. A Party that is rendered unable to fulfill any obligation by reason of an uncontrollable event shall exercise due diligence to remove such inability with all reasonable dispatch.

T. Counterparts. This IGA may be signed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

U. Indemnity. Unless otherwise expressly provided, the parties shall be individually responsible for the conduct of its own operations and performance of obligations under the Agreement and for any accidents, injuries to or the death of persons or damage or loss of property arising out of negligent or wrongful acts omissions by its officers, agents or employees acting in the course or scope of their employment and/or while performing duties undertaken pursuant to this agreement. To the extent allowed by law, the parties shall each indemnify the other for the acts or omissions of its own officers, agents, or employees acting in the course or scope of their employment that may lead to any claims, liability, loss, or expense brought against the other party, including reasonable costs, collection expenses, and attorney's fees incurred in the defense of the claim.

[*signatures follow*]

IN WITNESS WHEREOF, the Parties thereto have executed this IGA on the date written below, and Pursuant to A.R.S. § 11-952(D), the undersigned attorneys have reviewed the foregoing Agreement, and confirm the Agreement is in proper form, and is within the powers and authority granted to their respective clients under Arizona law.

Tombstone Unified School District
Dated:_____

By:_____
Sarah Cox
Title: Superintendent

Huachuca City
Dated:_____

By:_____
Johann Wallace
Title: Mayor

Tombstone Unified School District
Dated:_____

By:
Brittany Reiner
Title: Attorney for District

Huachuca City
Dated:_____

By:
Thomas Benavidez
Title: Attorney for Town

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. 2026-14

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.*]

INTERGOVERNMENTAL AGREEMENT
BETWEEN
TOMBSTONE UNIFIED SCHOOL DISTRICT
AND
TOWN OF HUACHUCA CITY

This Intergovernmental Agreement ("**IGA**") is entered into this ____day of _____, 20____, by and between the Tombstone Unified School District ("**TUSD**" or "**District**") and the Town of Huachuca City ("**Town**"), each of which is a public entity of the State of Arizona as that term is defined Arizona Revised Statutes (A.R.S.) § 11-951. TUSD and Town may be referred to herein individually as "**Party**" and collectively as "**Parties.**"

RECITALS

WHEREAS, the District and Town are authorized to enter into this Agreement pursuant to A.R.S. §11-952;

WHEREAS, the Parties have a history of successful and productive cooperation on a number of subjects and there are separate agreements between them which are not meant to be superseded or modified by the Agreement;

WHEREAS, the Parties have a mutual interest in erecting a new digital marquee sign [the "New Marquee"] bearing both the District and Town names to promote advertisements to increase revenue of the District and Town;

WHEREAS, the New Marquee will replace an existing digital sign owned by the Town, situated at the corner of AZ Highway 90 (also known as Huachuca Boulevard) and School Drive on property owned by the Town, County Parcel No. 106-47-057A; and

WHEREAS, it is mutually beneficial for the District and Town to operate the marquee jointly, versus either operating it solely.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and undertakings contained herein, the Parties hereby agree as follows:

I. PURPOSE

The purpose of this IGA is to establish coordination and cooperation between the Parties for erecting, operating and maintaining the New Marquee and promoting advertisements to increase revenue to the Parties.

II. TERM, TERMINATION, AND RENEWAL

1. This Agreement shall be effective on the date both Parties sign below and shall remain in effect through December 31, 2031.
2. Either Party to this IGA may request a renewal of this IGA, for subsequent term(s) by providing advance notice at least thirty (30) days prior to the termination date. Any renewal of this IGA must be via a written mutually agreed upon and signed Amendment to this IGA.
3. This IGA may be terminated without cause only upon written mutual agreement by the Parties, or with cause as expressly defined herein.
4. Either Party may terminate this Agreement for cause, if, after providing written notice to the other Party of a material error or failure to conduct their responsibilities under this Agreement, the other Party fails to rectify the issue after thirty (30) days. In such event, the noticing party must provide ten (10) days' notice of termination at the conclusion of the thirty day cure period.
5. This IGA shall terminate in the event of the destruction or significant damage to the New Marquee, which is not covered by any applicable insurance policy providing sufficient coverage to repair or replace it. Any recovered insurance proceeds shall belong to the Town, exclusively, and Town agrees to apply such proceeds to repair or replace the New Marquee, if such proceeds are sufficient to do so. If those insurance funds are insufficient to cover the full cost of repair/replacement, the Parties shall each contribute equal additional funds to cover the balance required for repair/replacement, with the Town receiving credit for any insurance deductible it paid solely.
6. Upon termination, expiration or cancellation of this Agreement, the New Marquee, as a fixture upon property owned by the Town, shall remain the sole property of the Town. To account for District's financial contribution to the New Marquee, Town agrees to pay to District one-half of the depreciated value of the sign, using a 15-year [asset affixed to real property] table under the IRS Modified Accelerated Cost Recovery System [MACRS] depreciation schedule, starting with the full cost [to build and install] and depreciating over 15-years.
7. Upon termination of this Agreement pursuant to Section II.4 above, the terminating Party shall obtain ownership of the New Marquee. The terminating Party agrees to pay the defaulting Party one-half of the depreciated value of the sign, using a 15-year [asset affixed to real property] table under the IRS Modified Accelerated Cost Recovery System [MACRS] depreciation schedule, starting with the full cost [to build and install] and depreciating over 15-years. If the terminating Party is the District, the District shall move the New Marquee onto District owned property, within 60 days, at the District's sole expense, and restoring the Town's property [the specific sign locus] to safe condition.

III. ACTIONS BY THE PARTIES

A. District Responsibilities

1. District shall be responsible for managing the procurement processes to remove and dispose of the existing digital marquee, acquire and install the New Marquee, and engage a company to run advertisements.
2. District shall obtain prior approval of the cost, plans and design of the New Marquee from the Town Manager prior to contracting for its acquisition and installation.

3. District shall require its contractor to obtain a permit from the Town before initiating installation of the New Marquee to ensure that it complies with the Town's codes.
4. District shall add the Town as a Party to any warranties held on the New Marquee and its installation for either Party to be able to initiate calls necessary to warranty company.
5. District shall organize and arrange training for the Parties' employees needed for operation of the New Marquee.

B. Town Responsibilities

1. Town shall waive any permit or inspection fees.
2. Upon completion of installation, Town's final inspection and acceptance of the New Marquee, and District's assignment of all warranties, Town shall be responsible for operational maintenance and insurance of the New Marquee and the property on which it is situated. The Town shall have the District identified as an additional insured party on the Town's liability policy with respect to personal injury or property damage alleged to have been caused by the New Marquee.
3. Town shall be responsible to supply electricity to the location of the New Marquee and any other expenses associated with electricity.
4. Town shall have a sub-account on the platform selected by the District to manage New Marquee displays, with permission to post or remove displays related to the Town's posts only.

C. Mutual Agreements

1. District and Town shall share financial responsibility for erection and operation of the New Marquee. The financial burden shall be split 60% to 40%, with the District responsible for 60% of the financial costs and the Town responsible for 40% of the financial costs.
2. To the fullest extent allowed under applicable law, District and Town agree to select displays and messages that do not interfere with the reputation, mission or community sensibilities of the other Party and advertisements shall never include depictions or promotions of weapons, drugs, alcohol, tobacco products, profanity, sexual or sexual orientation content or ballot measures, campaigns or candidates. The Parties agree to work in good faith to resolve concerns regarding display content.
3. District and Town shall each be permitted to display informational messaging for the marquee with an even split of postings for each Party at any given time. The number of posts to display shall be mutually agreed upon by Parties, with a maximum of ten cumulative displays at any given time.
4. The Parties agree to take legal responsibility for the content of their displays, including indemnifying one another for any claims, liabilities, damages and costs of defense arising out of their messaging. The Parties also agree to be

publicly accountable for their displays by addressing any questions or complaints arising therefrom.

5. If the Parties mutually agree to run advertisements for profit, each Party will be responsible for management of their own funds.

IV. GENERAL TERMS AND CONDITIONS

A. Notices. All notices to the other Party required under this IGA shall be in writing and sent to the following personnel:

If to TUSD:
Superintendent
Tombstone Unified School District
scox@tombstone.k12.az.us
815 Freemont St.
Tombstone, AZ 85638
(520) 457-8542

If to Town:
Town Manager
Town of Huachuca City
sdharvey@huachucacityaz.gov
500 N. Gonzales Blvd.
Huachuca City, AZ 85616
(520) 456-1354

B. Modification. This IGA shall not be modified, except by a mutually signed written agreement between the Parties.

C. Relationship of the Parties. Each Party shall act in its individual capacity and not as an agent, employee, partner, joint venture, associate, or any other representative capacity of the other party. Each Party shall be solely and entirely responsible for its acts or acts of its agents and employees during the performance of this IGA. This IGA shall not be construed to imply authority to perform any tasks, or accept any responsibility, not expressly set forth herein. This IGA shall be strictly construed against the creation of a duty or responsibility unless the intention to do so is clearly and unambiguously set forth herein. Nothing contained in this IGA confers any right to any person or entity not a party to this IGA.

D. Governing Law and Venue. To the maximum extent possible, terms and conditions of this IGA shall be governed by and interpreted in accordance with the laws and regulations of the State of Arizona. Any action relating to this IGA shall be brought in an Arizona court in Cochise County.

E. Records. All books, accounts, reports, files, and other records relating to this IGA shall be kept for five (5) years after termination of this IGA, or for a longer period if required by their respective records retention schedules. Each Party acknowledges and agrees that the other Party shall respectively administer records in its possession according to applicable laws, regulations, rules, and policies.

F. Interparty Dispute Resolution. If a dispute between the Parties arises out of or relates to this IGA, and if the dispute cannot be settled through negotiation within 60 days, the

Parties agree first to try in good faith to resolve the dispute by mediation before resorting to litigation. The Parties shall mutually agree upon a mediator. Each party agrees to bear its own costs of mediation, and to split the mediator fee. If mediation fails, any claim or action arising out of this IGA shall be brought in the Cochise County Superior Court.

G. **Non-assignment.** This IGA has been entered into based upon the personal reputation, expertise and qualifications of the Parties. Neither Party shall assign its interest in this IGA, in whole or in part, without the prior written consent of the other Party. Neither Party shall assign any monies due or to become due to it hereunder without the prior written consent of the other Party.

H. **Entire IGA.** This IGA represents the entire agreement between the Parties and supersedes all prior negotiations, representations or agreements, either expressed or implied, written or oral, regarding the New Marquee. It is mutually understood and agreed that no alteration or variation of the terms and conditions of this IGA shall be valid unless made in writing and signed by the Parties.

I. **Severability.** If any part, term or provision of this IGA shall be held illegal, unenforceable or in conflict with any law, the validity of the remaining portions and provisions hereof shall not be affected.

J. **Conflicts of Interest.** The provisions of A.R.S. § 38-511 relating to cancellation of contracts due to conflicts of interest shall apply to this IGA.

K. **Other Duties Imposed by Law.** Nothing in this IGA shall be construed as relieving the involved public agencies of any obligation or responsibility imposed on it by law.

L. **Compliance with Laws and Policies.** The parties shall comply with all federal, state and local laws, rules, regulations, standards and Executive Orders, without limitation to those designated within this IGA. Furthermore, the Parties agree to abide by each Party's policies to the extent appropriate and required or permitted by law.

M. **Workers' Compensation.** To the extent applicable by law, each Party shall comply with the notice of A.R.S. § 23-1022(E). For purposes of A.R.S. § 23-1022, each Party shall be considered the primary employer of all personnel currently or hereafter employed by that Party, irrespective of the operations of protocol in place, and said Party shall have the sole responsibility for the payment of Worker's Compensation benefits or other fringe benefits of said employees.

N. **Non-Discrimination and Compliance with Civil Rights.** To the extent applicable by law, the Parties agree to comply with A.R.S. Title 41, Chapter 9 (Civil Rights), Arizona Executive Order 2009-09 and any other federal or state laws relating to equal opportunity and non-discrimination, including the Americans with Disabilities Act, including flow down of all provisions and requirements to any subcontractors. In the performance of this contract, neither party shall discriminate against any employee, client or any other individual in any way because of that person's age, race, creed, color, religion, sex, disability or national origin.

O. **No Joint Venture.** It is not intended by this IGA to, and nothing contained in this IGA shall be construed to, create any partnership, joint venture or employment relationship between the Parties or create any employer-employee relationship between the Parties' employees. Neither Party shall be liable for any debts, accounts, obligations or other

liabilities whatsoever of the other Party, including, but without limitation, the other Party's obligation to withhold Social Security and income taxes for itself or any of its employees.

P. No Third-Party Beneficiaries. Nothing in this IGA is intended to create duties or obligations to or rights in third parties not Parties to this IGA or affect the legal liability of either Party to the IGA by imposing any standard of care with respect to the maintenance of public facilities different from the standard of care imposed by law.

Q. Headings. The section headings throughout this IGA shall not be used in the construction or interpretation hereof as they have no substantive effect and are for convenience only.

R. Non-Appropriation. Notwithstanding any other provision in this IGA, this IGA may be terminated if for any reason either party does not appropriate sufficient monies for the purpose of maintaining this IGA. In the event of such cancellation, the canceling party shall have no further obligation other than for payment for services rendered prior to cancellation.

S. Uncontrollable Events. No Party shall be considered to be in default of this IGA if failure of performance is due to an uncontrollable event. The term "uncontrollable event" means any cause beyond the control of the Party affected, including but not limited to flood, earthquake, storm, fire, epidemic, war, riot, civil disturbance or disobedience, labor dispute, and action or non-action by or failure to obtain the necessary authorizations or approvals from any governmental agency or authority or the electorate, labor or material shortage, sabotage and restraint by court order or public authority, that by exercise of due diligence and foresight the Party reasonably could not have been expected to avoid and that by exercise of due diligence it will be unable to overcome. A Party that is rendered unable to fulfill any obligation by reason of an uncontrollable event shall exercise due diligence to remove such inability with all reasonable dispatch.

T. Counterparts. This IGA may be signed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

U. Indemnity. Unless otherwise expressly provided, the parties shall be individually responsible for the conduct of its own operations and performance of obligations under the Agreement and for any accidents, injuries to or the death of persons or damage or loss of property arising out of negligent or wrongful acts omissions by its officers, agents or employees acting in the course or scope of their employment and/or while performing duties undertaken pursuant to this agreement. To the extent allowed by law, the parties shall each indemnify the other for the acts or omissions of its own officers, agents, or employees acting in the course or scope of their employment that may lead to any claims, liability, loss, or expense brought against the other party, including reasonable costs, collection expenses, and attorney's fees incurred in the defense of the claim.

[*signatures follow*]

IN WITNESS WHEREOF, the Parties thereto have executed this IGA on the date written below, and Pursuant to A.R.S. § 11-952(D), the undersigned attorneys have reviewed the foregoing Agreement, and confirm the Agreement is in proper form, and is within the powers and authority granted to their respective clients under Arizona law.

Tombstone Unified School District
Dated:_____

By:_____
Sarah Cox
Title: Superintendent

Huachuca City
Dated:_____

By:_____
Johann Wallace
Title: Mayor

Tombstone Unified School District
Dated:_____

By:
Brittany Reiner
Title: Attorney for District

Huachuca City
Dated:_____

By:
Thomas Benavidez
Title: Attorney for Town

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. 2026-14

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

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

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

500 N Gonzales Blvd • Huachuca City, Arizona 85616

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

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

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. 2026-13

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

500 N Gonzales Blvd • Huachuca City, Arizona 85616

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

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

500 N Gonzales Blvd • Huachuca City, Arizona 85616

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

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

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.

`

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

500 N Gonzales Blvd • Huachuca City, Arizona 85616

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

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

500 N Gonzales Blvd • Huachuca City, Arizona 85616

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

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

500 N Gonzales Blvd • Huachuca City, Arizona 85616

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

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



Connie MacMaster

[redacted]

After living in Alaska for 18 years my husband and I began living and traveling full time in our RV. It was hard to quit my job at the Denali Borough, but due to health reasons with my husband, we started living our adventure earlier than planned. We returned in the summers, and I worked seasonally at Denali National Park, and we spent time with family. After traveling for the last few years, we purchased property in Benson, Arizona, and my in-laws promptly moved in across the street. It has been four years since I worked in the mayor's office, however, for the position of Town Clerk for Huachuca City, I have kept my resume focused on the work I did there.

Education

Green River Community College AA classes for two years

Certifications

Certified Municipal Clerk – I received my award and pin in 2020, but I haven't continued to pay to keep my IIMC membership current.

Abilities

Microsoft Office software, QuickBooks
Independent worker, strong time management and organizational skills
Professionalism in the workplace and helpful customer service
Work together with office staff for best outcomes
Possess Alaska driver license

Municipal Government work experience:

Denali Borough Treasurer
2021-2022 $79, 535/yr.

Keep custody of borough funds, monitor compliance with borough code, monitor overnight accommodations tax compliance, assist with annual audit, prepare financial reports, oversee payroll & employee benefits and records, promote internal financial controls, maintain files, work with independent CPA firm, oversee Finance Clerk and Administrative Assistant positions, maintain relationships with public officials.

Denali Borough Finance Clerk/Deputy Clerk
2017-2021, $22.34/hr.

Assist the Treasurer with payroll, accounts payable, bank deposits, maintain records for Federal Cares grant program, Assist Clerk by serving various boards, typing minutes, annual elections support, proofreading public postings, ordinances and resolutions, prep assembly member packets, records management and keeping borough code up to date.

Denali Borough Administrative Assistant
2016 – 2017, $15.29/hr.

Greet the public, answer phones, maintain file system, accounts receivable, records management, research, clerical support, passport agent, notary

Most recent work experience:

Seasonal Museum Technician Denali National Park
May - September 2023, 2024, 2026 $27.34/hr.

Support the Museum Curator with scanning and transcription, annual inventory audit, proper handling of museum collection and transport, pest control, library materials reorganization, museum exhibit monitoring

References:

Amber Renshaw, Denali Borough Clerk [redacted]
Kim Arthur, Denali National Park Museum Curator [redacted]

CREEPY CANDY CRAWL

We Need Candy!

Join us for a spooktacular evening of trunk-or-treating, and Halloween fun!

October 31st

6:00 PM – 7:30 PM

Huachuca City Community Center

WE NEED YOU!

Decorate your car and hand out candy!

We're looking for a few good Ghouls & Ghosts to help make the night extra special for our little trick-or-treaters!

Bring your Halloween spirit and some treats!

Let's make this a frightfully fun night for everyone!

Help us make Halloween extra sweet!

