

MINUTES
REGULAR CITY COUNCIL WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS - YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
September 2, 2025
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the Regular City Council Worksession to order at 5:31 p.m.

Councilmembers Present: Martinez, Morris, McClendon, Smith, Morales, Watts, and Mayor Nicholls
Councilmembers Absent: None
Staffmembers Present: Acting City Administrator, John D. Simonton
Deputy City Administrator, Jenn Reichelt
Director of Finance, Douglas Allen
Director of Engineering, David Wostenberg
Building Official, Randall Crist
Various department heads or their representatives
City Attorney, Richard W. Files
Deputy City Clerk, Janet L. Pierson

I. NATIONAL DAY OF REMEMBRANCE FOR MURDER VICTIMS PROCLAMATION

Martinez introduced the City of Yuma's first official reading of a proclamation honoring the National Day of Remembrance for Murder Victims. The event aims to recognize the lives lost to homicide and the lasting impact on their families and loved ones. The 12th annual observance will include a candlelight vigil on September 25th at the Yuma Arts Center, featuring guest speakers and a memory wall tribute.

Mayor Nicholls proclaimed September 25, 2025, as the National Day of Remembrance for Murder Victims in the City of Yuma. He encouraged all residents to honor the memory of those lost to violence, support their grieving families, and advocate for programs that assist individuals affected by these tragedies.

II. STRATEGIC PLAN UPDATE

Reichelt presented an update on the City's Strategic Plan as follows:

- Purpose of a Strategic Plan (Plan)
 - Roadmap for the community's future
 - Defines vision, long-term priorities, and measurable goals
 - Guides policy, capital investments, and programs
 - Aligns City Council, staff, and partners around common goals
 - Promotes accountability and resilience
 - Keeps community engaged and connected to progress
- History & Process
 - In 2020 City Council launched the new Plan (last update was from 2002)

- Extensive community input shaped priorities
- The Plan was adopted in December 2020
 - Comprised of a Vision Statement, five Strategic Outcomes, and priority initiatives
- Since then, City Council has held an annual retreat to review, update, and track progress
- Plan remains a living document, adapting to changing needs
- 2025 City Council Retreat – Updating the Plan
 - In March 2025, City Council:
 - Reaffirmed the Vision Statement and five Strategic Outcomes
 - Updated the definition of Safe & Prosperous
 - Reviewed progress on existing initiatives
 - Identified new priorities in water, economic development, infrastructure, parks and recreation, and public safety
 - Confirmed initiatives for inclusion in updated 2025–2030 Plan
- Vision Statement
 - Yuma is a thriving, safe and prosperous community with opportunities powered by innovation, partnerships, collaboration and robust education – a welcoming and unique place that all generations are proud to share.
- Strategic Outcomes
 1. Safe and Prosperous – Yuma is a prosperous city that supports thriving businesses, access to education, and multi-generational opportunities, with the safety of the community at its cornerstone.
 2. Active and Appealing – Yuma plans and leverages its natural resources, public spaces, and cultural amenities to support an active and appealing community.
 3. Connected and Engaged – Yuma is connected and engaged through cutting-edge technology, active communication, forward-looking partnerships, and ongoing public involvement.
 4. Unique and Creative – Yuma is a unique and creative community, built on our shared history, sense of place, and civic pride.
 5. Respected and Responsible – Yuma is a trusted steward of City resources; relied upon to provide regional leadership, premier services, and facilities.
- Priority Initiatives & Highlights
 - Safe and Prosperous
 - New
 - Prioritize and identify funding for elements of the Americans with Disabilities Act (ADA) Transition Plan
 - Continue to enhance state and county relationships for emergency management
 - Enhance collaboration between City and County development departments
 - Implement Intelligent Transportation System
 - Develop a plan for and support Downtown and Innovation District development
 - Existing/Ongoing
 - Desert Dunes expansion
 - Develop and implement a City economic development strategy
 - Seek voter approval for annual expenditure limitation

- Active and Appealing
 - New
 - Identify and determine priority funding for Parks Master Plan elements
 - Identify and promote sports and adventure tourism opportunities
 - Increase Downtown use and visibility
 - Existing/Ongoing
 - Build East Mesa Park
 - Care for existing infrastructure
 - Beautify the community's overall curb appeal
- Connected and Engaged
 - New
 - Youth government program
 - Existing/Ongoing
 - Establish private-public partnerships for Hotel del Sol
 - Establish Innovation Hub development
 - Education partnerships (Elevate Southwest)
- Unique and Creative
 - New
 - America250 celebration plan
 - Document and share City history
 - Existing/Ongoing
 - Develop Innovation District
- Respected and Responsible
 - Existing/Ongoing
 - Prioritize public-private partnerships
 - Keep taxes low and services aligned
 - Water rights advocacy
 - Expand Public Safety Training Facility
 - Advocate for local control
- Recently Completed Initiatives – Highlights
 - Updated regulations and processes to increase housing opportunities
 - Updated zoning regulations
 - Care for existing infrastructure
 - Playground replacements, restroom and ramada updates, new ramadas installed
 - Revitalized Kennedy Skate Park
 - Held joint City/County meeting
 - Completed Parks, Arts, Recreation and Trails Master Plan
 - Researched and developed Artificial Intelligence (AI) uses and City applications
 - Implementation of AI Policy and Microsoft CoPilot rollout
 - Developed and adopted Drone Policy with online mapping program
 - Entered into a lease and operating agreement with Yuma County Historical Society for Molina Block & Sanguinetti House
 - Purchased approximately 14 acres from Union Pacific Railroad for the Yuma Downtown Innovation District

- Next Steps
 - City Council consideration and adoption on September 17th
 - Staff will continue to complete priority initiatives
 - City Council to hold a 2026 Annual Retreat
 - Continue to review and update the Plan
 - The Plan will evolve with Yuma's needs and opportunities

Reichelt concluded her presentation by highlighting that the Strategic Plan embodies both the City Council's leadership and the community's shared vision. It is a dynamic, evolving guide designed to keep Yuma focused, accountable, and prepared to seize future opportunities.

Discussion

- A key strength in recent years has been the City's intentional focus on meaningful dialogue and aligning City Council priorities with the needs and concerns of its constituents. (**Mayor Nicholls**)
- A potential project for the youth government program could focus on climate resiliency, involving youth in efforts to educate and develop strategies for adapting to increasingly hot and dry conditions. (**Watts**)

III. FY 2026 Q1.0 QUARTERLY FINANCIAL BRIEFING

Allen presented the following information regarding the City's Fiscal Year (FY) 2025 Capital Asset Threshold Criteria, FY 2026 Expenditure Limitation Mitigation, and FY 2026-2027 financing for the City's Capital Improvement Plan (CIP):

- FY 2025 Capital Asset Threshold Criteria
 - What is a Capital Asset?
 - Capital assets are tangible and intangible property owned or leased by the City that meet or exceed the capitalization threshold, including:
 - Land
 - Buildings
 - Improvements to land and buildings
 - Infrastructure assets (roads, bridges, water systems, sewer systems)
 - Vehicles and major equipment
 - Subscription-Based Information Technology Agreements
 - The capitalization threshold is the minimum cost at which an asset is considered a capital asset
 - Capital assets are identified for financial reporting purposes only
 - All City assets are safeguarded using internal controls, many of which are tailored to the nature of the asset type, sensitive inventories, and risk environments
 - When were Capital Assets First Reported?
 - In June of 1999, the Government Accounting Standards Board (GASB) issued GASB 34, otherwise known as "the new reporting model"
 - The City implemented GASB 34 in 2002 and increased the capitalization threshold from \$1,000 to an asset costing \$5,000 or more and a useful life of greater than one year

- Why Update the Capital Asset Criteria?
 - Since 2002, inflation and advances in technology and engineering caused a significant rise in the cost of equipment, causing a substantial increase in the quantity of items that qualify to be reported as a capital asset
 - In FY 2024, capital assets under \$25,000 accounted for 35% of the City's total number of capital assets, but contributed only 1% of the total value of capital assets
 - This resulted in substantial labor-intensive reporting efforts for a nominal value on the City's financial statements
- Impact to the Financial Statements
 - Example: FY 2024 Financial Statements
 - Implementing the recommended changes would reduce the number of capital assets by 1,697, or 66% of the assets on the books
 - The total value of capital assets would decrease by \$6.1 million, or 1% of total capital asset reporting
 - The new criteria would be implemented prospectively
 - Any assets currently on the books will stay on the books until fully depreciated or surplussed

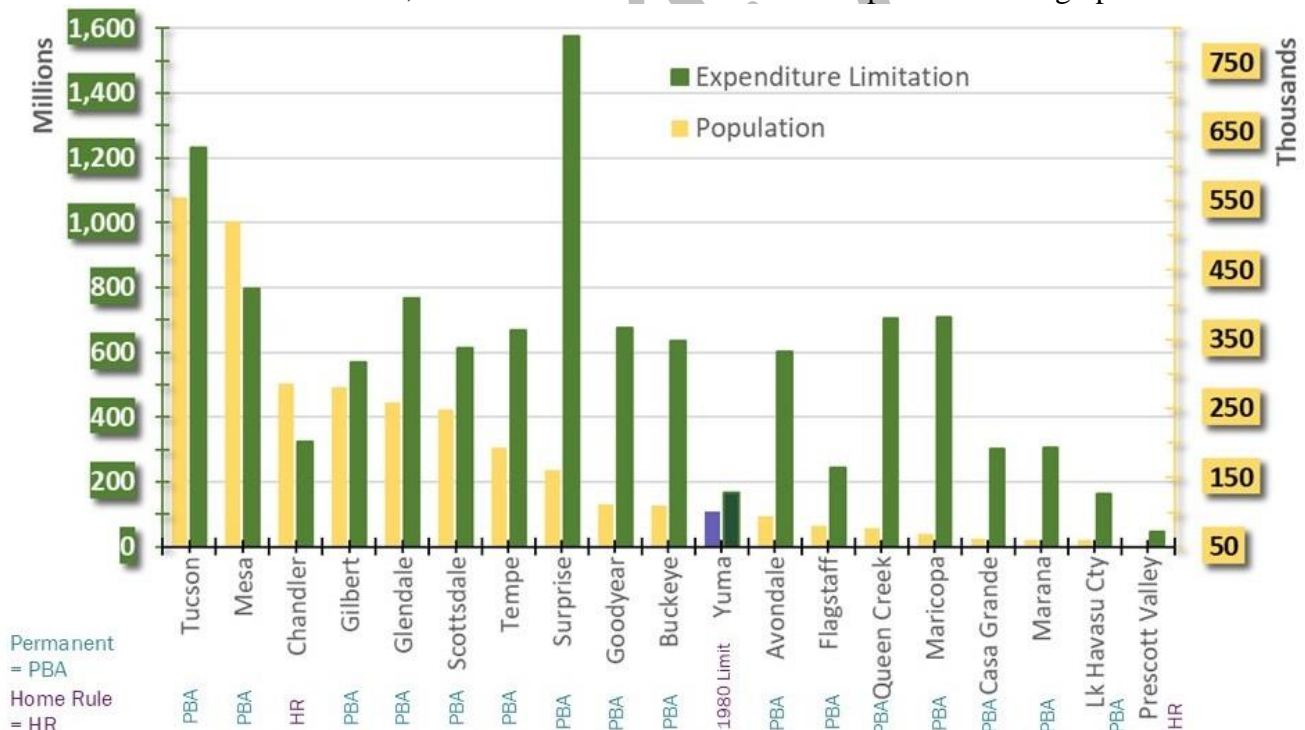


- Capitalization Criteria for City Council Consideration
 - Modify the definition of capital assets to include:
 - A tangible item of property owned or leased by the City with a cost of \$25,000 or more and a useful life exceeding three years
 - A Subscription-Based Information Technology Agreement with a minimum cost of \$460,000 with a non-revokable agreement greater than one year
 - The chart below represents the City's current and recommended asset categories, capitalization thresholds and estimated lives for amortization and depreciation purposes
 - The City's independent auditors have reviewed and approved this recommendation

Current	Asset Category	Capitalization Threshold	Estimated Useful Life (Years)
	Land	\$ 5,000	Not depreciated
	Buildings	5,000	33-100
	Infrastructure	5,000	35
	Improvements other than buildings	5,000	20-50
	Equipment (including vehicles)	5,000	2-50
	Right to use SBITA, non-revokable > 1 year	460,000	Life of subscription
	* Subscription-Based Information Technology Arrangement (SBITA)		
Recommended	Asset Category	Capitalization Threshold	Estimated Useful Life (Years)
	Land and improvements	All capitalized	Not depreciated
	Buildings and improvements	\$ 25,000	10-50
	Infrastructure	25,000	10-40
	Improvements other than buildings	25,000	10-40
	Equipment (including vehicles)	25,000	3-20
	Right to use SBITA, non-revokable > 1 year	460,000	Life of subscription
	* Subscription-Based Information Technology Arrangement (SBITA)		

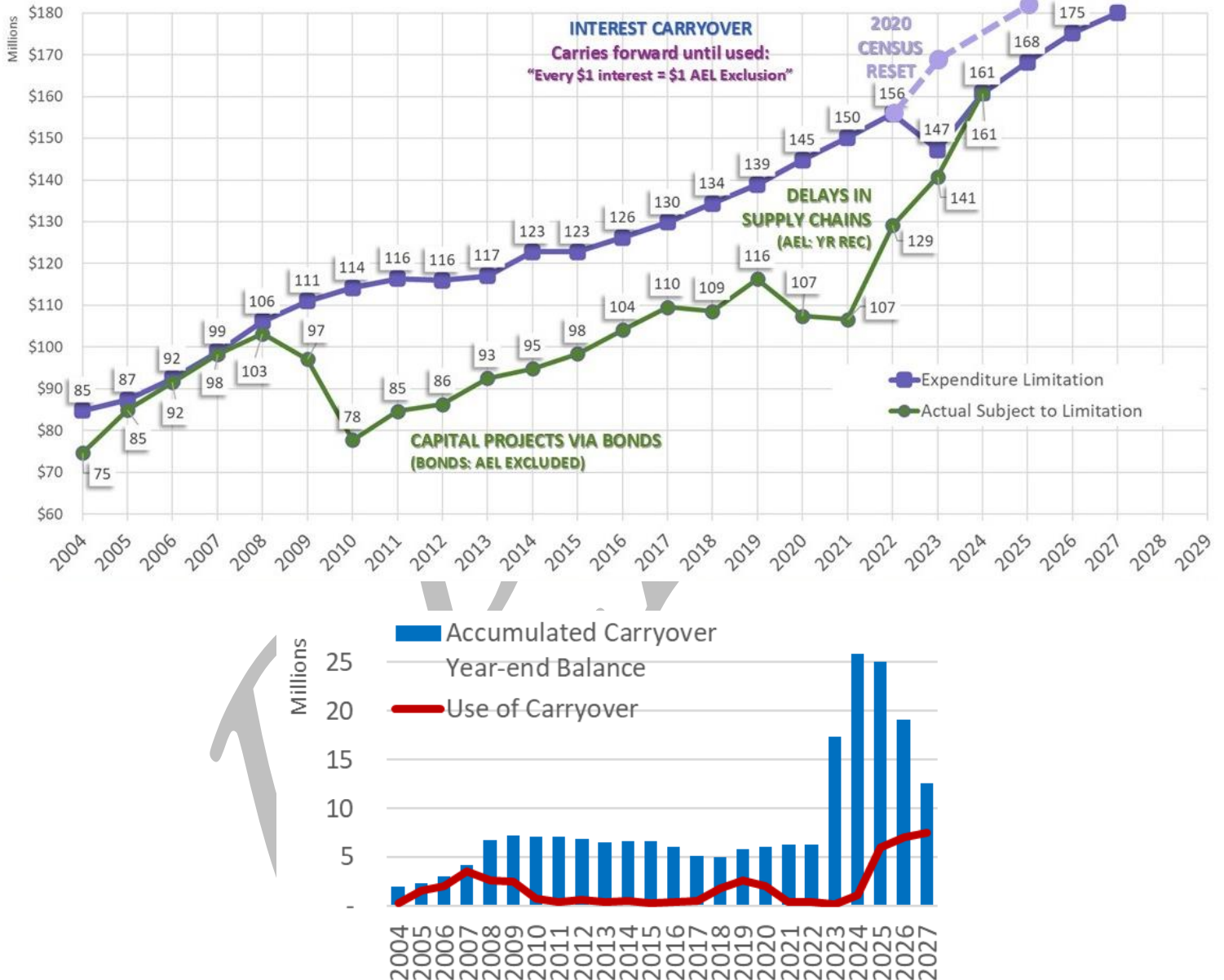
- Other Related Matters
 - If a grant or specific funding source has a capitalization threshold, valuation, depreciation method or other asset criteria that differs from the City's capitalization criteria, then the City uses the most stringent criteria, to meet grant requirements
- FY 2026 Expenditure Limitation Mitigation
 - FY 2026 Fiscal outlook
 - Revenues remain steady
 - Recurring revenues balance with ongoing expenditures
 - Cash and fund balances are strong
 - However, the policy of carrying forward no less than 20% is not enough to cover a significant downturn
 - The City is one of only six in Arizona that has not had its Annual Expenditure Limitation (AEL) adjusted by voters
 - Growth in population, service demands, and total customers of City services are growing faster than the AEL formula
 - The CIP is too large for the City's revenue, cash balances, or AEL
 - CIP bonds are an option to spread costs over the useful life of a project
 - What is the AEL?
 - The AEL is in the Arizona Constitution and was approved by voters in 1980
 - Initially calculated using 1978 population numbers, it is adjusted yearly based on population and inflation
 - Sets the base limit for actual expenses of local revenues
 - Like a debit card limit, AEL limits how much can be spent per year regardless of the balance
 - Controls expenditures of local revenues and future spending increases based on population, not customers, and inflation.
 - Failure to comply with the AEL can lead to a penalty of up to 33% of State income tax revenue being withheld based on the amount exceeding the AEL
 - The City complies with the AEL by maximizing available exclusions, including:
 - Debt proceeds
 - Debt repayment
 - Grants and donations
 - Highway User Revenue Funds in excess of the amount received 1980
 - Voter-approved tax for the CIP
 - Investment earnings
 - The AEL can only be adjusted by voters
 - Permanent base adjustment – adjustment to the 1980 base, which applies to all future years
 - Home Rule – temporarily adjusts the AEL to match the City Council approved annual budget, for a period of four years only
 - One-time override – adjusts the AEL to a specific amount for one year
 - It is recommended that the City take the proposed AEL permanent base adjustment to voters in 2026
 - Number of Arizona cities by type of expenditure limitation
 - Home Rule – 38
 - Permanent Base Adjustment – 46

- One-Time Override – 1
- 180 State Limit (no adjustment) – 6
 - Includes Yuma and five other cities
 - The combined population of the other five cities is less than the population of the City
- What raising the AEL base means for voters
 - The AEL is not a tax, and will not increase taxes or tax rates
 - The AEL limits how much the City can spend per year, regardless of cash balance or income
 - If the base adjustment is approved to increase, it will allow the City to fully use its revenues and cash resources to effectively meet the growing community and operational needs
 - If the base adjustment is not approved, City services will be impacted
 - Even if the City has adequate revenues and cash resources, the unadjusted AEL would restrict the City from fully using them to meet current service levels and expectations
- AEL Comparison
 - The chart below compares Arizona cities with populations over 50,000, excluding Phoenix
 - Phoenix was excluded due to it being much larger than the other comparison cities, which would make it difficult to represent on the graph



- AEL and Interest Carryover
 - From 2004 to 2008, the City's expenditures nearly reached the expenditure limitation
 - Spending decreased in 2009 and 2010 due to the recession, then followed the AEL trajectory when it increased again
 - During this period, CIP projects were funded by AEL-exempt bonds, enabling the AEL to maintain its course through 2019

- Spending decreased in 2020 due to COVID, followed by years of supply chain delays
- When normal spending resumed, the City expected the AEL to increase with the projected population growth; however, the 2020 Census recorded a population decrease for the City, directly impacting the AEL
- The City can use carryover funds to stay within the AEL until the proposed base increase is voted on
 - Although there is sufficient capacity for operations, the CIP would result in the City exceeding its AEL



○ FY 2026-2027 CIP Financing

- Financial advisors from Stifel will attend the City Council Worksession on September 16th to present bonding options
- An ordinance will be proposed the next night to move forward with the CIP financing

- Two bonding options are under consideration:
 - Pledged revenue bonds
 - Utility system revenue bonds
- Both issuances will have up to three series each:
 - Series A: 20-year bond, callable at 10 years
 - Series B: 10-year bond, callable at two years
 - Series C: Refunding option to save money on outstanding bonds
- Bonds are not general obligation bonds, so no property tax is involved
- Stifel will provide additional information during the Worksession
- Advantages of Bonding CIP Projects
 - Accelerates completion of much needed infrastructure projects
 - Smooths expenditures and creates predictable annual budget impacts
 - Helps preserve fund balances for unforeseen situations
 - Short-term solution to hedge Expenditure Limitation constraints
 - Bonding is exempt from the AEL
 - Bonding supports, but does not replace, pay-as-you-go financing with:
 - Current year's revenues
 - Planned use of fund balance
 - Example: Impact of CIP on Road Tax Fund
 - At the end of FY 2024, the Road Tax Fund balance was about \$20 million
 - Due in large part to CIP projects, the fund balance at the end of FY26 is estimated to be approximately \$7 million
 - The Series 2015 bond issuance is scheduled for repayment in FY27, providing the City with the capacity to issue additional bonds
 - It is estimated that every \$1 million in debt service payment generates \$12.5 million in bond proceeds for projects paid over 20 years
- Draft Financing Calendar
 - On September 16th, Stifel will present bonding options to the City Council and on September 17th, the proposed ordinance will be introduced
 - If everything goes as planned, closing will take place at the end of November
- Hedging Cash Flows and Expenditure Limitation
 - For the purpose of bond financing, the CIP was broken down into the following project categories:
 - Road Improvements
 - Parks
 - Downtown Improvements
 - Municipal Facilities
 - Public Safety
 - Water
 - Wastewater

FOUR YEAR CAPITAL IMPROVEMENT PLAN (CIP) FY 2026 - FY 2029					BOND FINANCING
Project Categories *	FY 2026	FY 2027	FY 2028	FY 2029	Total
Road Improvements	\$ 12,500,000	\$ 22,500,000	\$ 14,500,000	\$ 6,000,000	\$ 55,500,000
Parks	4,000,000	13,000,000	6,000,000	2,000,000	25,000,000
Downtown Improvements	6,700,000	300,000	4,000,000	-	11,000,000
Municipal Facilities	-	-	500,000	10,000,000	10,500,000
Public Safety	4,000,000	9,000,000	6,000,000	31,000,000	50,000,000
Water	12,340,000	9,660,000	9,382,000	9,618,000	41,000,000
Wastewater	9,229,000	12,771,000	10,350,000	1,650,000	34,000,000
Total	\$ 48,769,000	\$ 67,231,000	\$ 50,732,000	\$ 60,268,000	\$ 227,000,000

* General categories to flexible and adaptive; projects need to be City Council approved and in CIP

- The FY26-FY29 CIP was further divided so that spending is completed within two years of the bond issuance to ensure compliance with laws regarding arbitrage

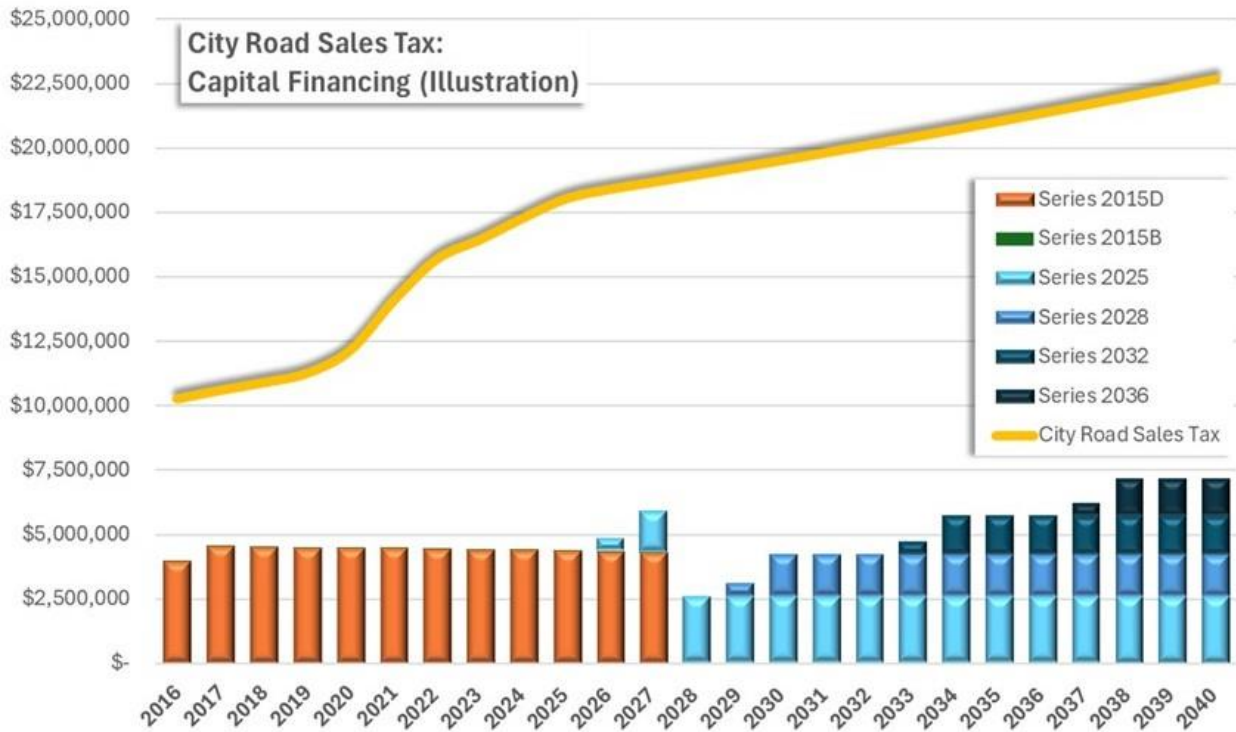
FOUR YEAR CAPITAL IMPROVEMENT PLAN (CIP) FY 2026 - FY 2029					BOND RELATED NOW AND FUTURE		
Project Categories	NOW: Bond Issue Series 2025			FUTURE: Bond Issue Series 2028			4-Year CIP Total
	Capital Improvement Plan FY 2026 - FY 2027			Capital Improvement Plan FY 2028 - FY 2029			FY 2026-2029 CIP
	FY 2026	FY 2027	Total	FY 2028	FY 2029	Total	Bond Financing
Road Improvements	\$ 12,500,000	\$ 22,500,000	\$ 35,000,000	\$ 14,500,000	\$ 6,000,000	\$ 20,500,000	\$ 55,500,000
Parks	4,000,000	13,000,000	17,000,000	6,000,000	2,000,000	8,000,000	25,000,000
Downtown Improvements	6,700,000	300,000	7,000,000	4,000,000	-	4,000,000	11,000,000
Municipal Facilities	-	-	-	500,000	10,000,000	10,500,000	10,500,000
Public Safety	4,000,000	9,000,000	13,000,000	6,000,000	31,000,000	37,000,000	50,000,000
Water	12,340,000	9,660,000	22,000,000	9,382,000	9,618,000	19,000,000	41,000,000
Wastewater	9,229,000	12,771,000	22,000,000	10,350,000	1,650,000	12,000,000	34,000,000
Total	\$ 48,769,000	\$ 67,231,000	\$ 116,000,000	\$ 50,732,000	\$ 60,268,000	\$ 111,000,000	\$ 227,000,000

BONDS ISSUE SERIES 2025 (PLEGGED REVENUE AND UTILITY REVENUE OBLIGATIONS)						FY 2026
Project Categories	NOW: Bond Issue Series 2025			SERIES "A"	SERIES "B"	Series 2025
	Capital Improvement Plan FY 2026 - FY 2027			20-year bond	10-year bond	Total Bond
	FY 2026	FY 2027	Total	10-year call	2-year call	Financing
Road Improvements	\$ 12,500,000	\$ 22,500,000	\$ 35,000,000	\$ 35,000,000	\$ -	\$ 35,000,000
Parks	4,000,000	13,000,000	17,000,000	13,000,000	4,000,000	17,000,000
Downtown Improvements	6,700,000	300,000	7,000,000	-	7,000,000	7,000,000
Municipal Facilities	-	-	-	-	-	-
Public Safety	4,000,000	9,000,000	13,000,000	13,000,000	-	13,000,000
Water	12,340,000	9,660,000	22,000,000	12,000,000	10,000,000	22,000,000
Wastewater	9,229,000	12,771,000	22,000,000	22,000,000	-	22,000,000
Total	\$ 48,769,000	\$ 67,231,000	\$ 116,000,000	\$ 95,000,000	\$ 21,000,000	\$ 116,000,000

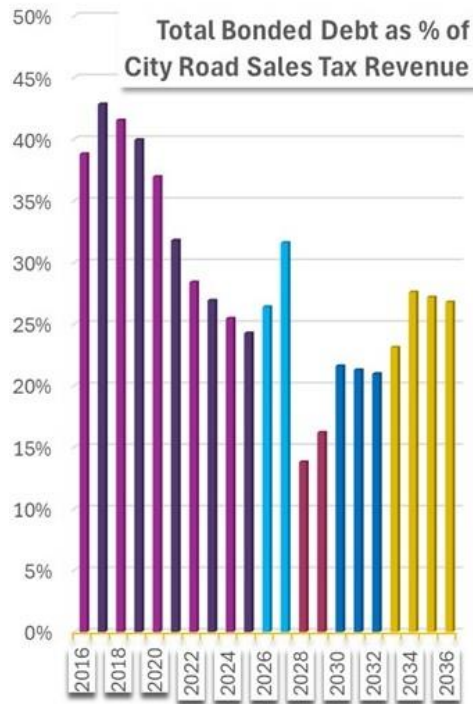
* Availability of cash AND project timing of completion is key in determining inclusion in the 2-year call issuance

- The mix of 20-year and 10-year bonds provides flexibility and hedges against economic uncertainties and supply chain delays
 - 20-year bond with 10-year call
 - Purpose: cash flows
 - Standard bond
 - 10-year bond with two-year call
 - Purpose: hedge AEL and timing delays of prior year's orders
 - Proceeds pay for projects
 - Cash required to call bonds is available, held in an investment pool

- 10-year bond gives flexibility, while two-year call minimizes net cost by saving on a portion of the interest
- Laws regarding arbitrage restrict the investment of bond proceeds, and excess earnings must be rebated to the Internal Revenue Service
 - Exceptions for funds spent for specific purposes within a set timeframe
- Example: Road Tax Fund
 - While subject to many factors, the graph below provides an illustration of what the bond financing may look like compared to anticipated City Road Sales Tax revenues



- The graph below illustrates the percentage of debt relative to revenue. It shows current revenue growth with a conservative estimate of an additional 1.5%. By 2028, the debt-to-revenue ratio is expected to be low, around 15%, compared to nearly 45% in 2015. Revenue growth is mitigating the impact of each new debt layer.



Discussion

- 10-year bonds will be used to finance public safety projects as the public safety tax ends in 2035. It is recommended to seek voter approval for extending the tax to fund Fire Station 8 and public safety improvements on Yuma's east side. **(Mayor Nicholls/Simonton/Allen)**
- Projects that will be funded by the 2% tax, which sunsets in 2038, are able to be funded by 20-year bonds with the understanding that the General Fund will cover repayment of those bonds in the event that tax is not extended **(Mayor Nicholls/Simonton/Allen)**
- If the federal government redoes the 2020 census and Yuma's population changes, the AEL will be adjusted accordingly. **(Mayor Nicholls/Allen)**
- The City is looking at bonding CIP projects to stay within the AEL. If the permanent base adjustment is not approved by voters, the City will need to take additional measures to operate within current limits. **(Mayor Nicholls/Allen)**
- Although the 2% tax is considered an integral part of the funding mix, the General Fund is also pledged to ensure bond obligations are fulfilled. Initially, the 2% tax was allocated for capital projects; however, during the Great Recession, it was redirected towards operational expenses. The City aspires to revert to its original purpose in the future. **(McClendon/Simonton/Allen)**

IV. REGULAR CITY COUNCIL MEETING AGENDA OF SEPTEMBER 3, 2025

Motion Consent Agenda Item C.7 – Bid Award: Avenue 4E Sewer Line Extension, 36th Street to 28th Street (award a construction contract to Gutierrez Canales Engineering in the amount of \$4,457,078.23) (RFB-25-280) (Eng)

Mayor Nicholls declared a conflict of interest on Motion Consent Agenda Item C.7 due to his firm being involved in the design of the project.

Motion Consent Agenda Item C.11 – Request for Qualifications Award: Development Fee Update
(Professional Services Contract with PSOMAS at a total cost of \$249,460.00) (RFQ-25-318) (Eng)

Discussion

- The current flat-rate residential development fees may be disproportionate, especially when applied to smaller homes. A fee structure based on square footage, similar to how commercial fees are calculated, could promote fairness and support housing affordability. While this is a complex issue due to uncertainties in home sizes and locations, it can be explored with the consultant during the upcoming fee evaluation. **(Morris/Wostenberg)**
- Development fees were significantly reduced around 2008, during the recession, and received a minor adjustment in 2019. **(Mayor Nicholls/Watts/Wostenberg/Simonton)**
- The initial phase of the update focused on land use assumptions and the list of infrastructure improvement projects, will take about 12 months to complete, with the final development fee recommendations expected in early 2027. The process will include extensive public outreach and opportunities for developer and community input. **(Morales/Wostenberg)**

Introduction of Ordinance O2025-033 – Amend Yuma City Code: 2024 International Building Code with Amendments (amend Yuma City Code Chapter 150, Sections 150-015 and 150-016) (DCD/Bldg Sfty)

Crist detailed the proposed amendments to the Yuma City Code included in Ordinance O2025-033 as follows:

- Paragraph B, Fire Prevention – This paragraph was struck in its entirety because it is now included in the Fire Code
- Paragraph I, Table 1-A, Building Permit Fees – Some of the fees under Other Inspections and Fees were increased
- Paragraph M, Lath and Gypsum Panel product inspection – The exception to this section was deleted
- Paragraph T, Chapter 11 Accessibility – This paragraph was struck in its entirety because the Building Advisory Board (Board) recommended adopting the entirety of Chapter 11 of the International Building Code (IBC) in its place
- Paragraph U, Basic Design Wind Speed – This paragraph was struck in its entirety as it is now covered in the 2024 IBC
- Paragraph V, Lula Elevators – This paragraph was added to make it clear that Limited-Use/Limited-Application (LULA) elevators are permitted in buildings other than health care and government buildings and multiple tenant facilities containing five or more spaces for sale or rental of goods, with at least one tenant located above or below the accessible level
- Paragraph Z – This paragraph was added to include that guards may be required where fall hazards are present if deemed necessary by the Building Official
- Paragraph DD, Site Safety Plan – This paragraph was added in collaboration with the Fire Marshal to support the fire safety program

Discussion

- All of the amendments were agreed to by the Board prior to submitting the proposed ordinance to City Council for consideration. **(McClendon/Crist)**
- LULAs are allowed in two-story buildings of all types, with the exception of medical and

government buildings. In buildings with five or more tenant spaces used for sale or rental of goods with at least one located above or below ground level, a full elevator would be required.

(**McClendon/Crist**)

- If the use of a multi-story building changes, for example from an office building to a medical facility, an elevator would need to be added. (**McClendon/Crist**)

Crist confirmed that there were minimal amendments to Chapter 11 of the 2024 IBC, which the Board recommended adopting almost entirely as it stands. Notable updates from the previous version of the IBC include:

- Increase of the turning radius for wheelchairs in new construction from 60 to 67 inches
- Addition of an extra vertical grab bar in accessible restrooms
- Removal of the exemption for private clubs and religious facilities
- Addition of the requirement for a family or assisted toilet room in mercantile, school, and assembly occupancies that exceed six restrooms total, men's and women's combined
- Addition of the requirement for an adult changing station where family or assisted toilet rooms are required
- Require an elevator or LULA for multi-story buildings that are more than 3,000 square feet.

Additional Discussion

- Developers are being notified during Pre-Development Meetings about the 2024 IBC adoption, and a grace period will apply to plans currently under design. Additionally, Building Safety and Community Development will be conducting outreach to notify the development community of the changes. (**McClendon/Crist**)
- The City offers limited guidance to businesses in response to ADA complaints and works with developers to correct issues that arise with new construction and remodels. However, providing a comprehensive analysis could create liabilities for the City. Local architects are available to perform such assessments. (**Mayor Nicholls/McClendon/Crist**)
- Chapter 11 states that a LULA or elevator is not mandatory for any two-story building or in multi-story buildings where each floor is less than 3,000 square feet. Conversely, the new code will require an elevator in all multi-story buildings where any floor exceeds 3,000 square feet. However, a LULA is permissible in a two-story building unless it is designated for medical or governmental use, or contains five or more tenant spaces, in which case a full elevator is necessary. (**Morales/Crist**)

EXECUTIVE SESSION/ADJOURNMENT

Motion (Morales/Smith): To adjourn the meeting to Executive Session. Voice vote: **approved** 7-0. The meeting adjourned at 6:52 p.m.

APPROVED:

Lynda L. Bushong, City Clerk

Douglas J. Nicholls, Mayor