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Dear Munds Park Resident,

It is clear from the feedback over the last few days that we have failed to proactively communicate with you about the proposed Coconino County Equipment Barn in Munds Parks at the end of Hillside Drive. We pride ourselves at Coconino County Public Works in serving our communities with integrity and respect during the best and most challenging days. Despite our best intentions towards finding a location for the Equipment Barn in the Munds Park, we did not do a very good job at sharing with all of you our reasons and research, and for that, I offer my sincere apology.

At the onset, I want to share with you our plan to withdraw the request with the U.S. Forest Service for the property at the end of Hillside Drive. However, I also want you to understand the value of the investment we proposed, together with the long-term consequences and benefits. I will try to explain the situation below.

### Purpose of the Equipment Barn

The primary reason for pursuing an equipment barn in Munds Park is to provide more reliable snow removal operations for the Munds Park community by providing a single location to house road graders and store other equipment and to avoid driving or transporting equipment on I-17 during winter storms, which has been problematic with accidents and slide-offs frequently impacting traffic.

The drive to pursue a permanent location to store equipment in Munds Park was community-driven. Delays in snow response times are the primary concern of Munds Park residents during the winter months. The current response time for Public Works to conduct snow removal operations in Munds Park is approximately 1.5 hours each at the start and end of the snow shift (during adverse weather conditions). This time includes:

- ❖ Transport of staff and equipment from the ADOT location or Flagstaff
- ❖ Clearing of snow and warming up equipment (2 graders) for snow removal operations. Graders are currently staged outside when stored at ADOT
- ❖ Unchaining grader wheels for travel on cleared portions of I-17 and then re-chaining these wheels for operations in Munds Park. This protocol increases the propensity of accidents and poses a life-safety risk for our staff under inclement weather.
- ❖ Transporting a snowplow truck from Public Works' Sheep Hill facility to Munds Park

The Munds Park Equipment Barn would serve the community of Munds Park. We expect that an Equipment Barn could cut our snow response time in half. This reduction of response time would be of great benefit to the ability of the Pinewood Fire District and other emergency services to respond to fire and medical calls. The transport of equipment along I-17 in winter storms is hazardous, and the Equipment Barn would provide a safer work environment for our operators who serve the community.

It's essential to note that Equipment Barns are integral amenities for Public Works' year-round maintenance operations in many communities around the County. These communities include Blue Ridge, Forest Lakes, Kaibab Estates West, Lake Mary Road (Diversion Park), Mormon Lake, and Schultz Pass just outside of Flagstaff.

Public Works maintains approximately 25 miles of roads in Munds Park. The ability to store equipment in the Munds Park area also would improve the overall level of service year-round. In addition to snow removal, grading, shouldering and drainage maintenance, it would enhance the effectiveness of our team during the summer months. The Barn also could be used to store materials such as sandbags and barricades for rapid deployment during emergencies.

#### Equipment Barn Location

Residents who have attended the quarterly Munds Park Community Watch meetings will remember that the County has been discussing building an Equipment Barn for several years. A key challenge to this process has always been the County's ability to purchase a commercial property that is suitable and outside the flood plain zone and cost-effective.

Several properties and areas were considered around the Munds Park community; however, only a few met location, environmental and lot size requirements. The Hillside Drive location was proposed for several reasons. First, it is adjacent to the Pinewood Water Company parcel. Second, the parcel does not directly border any residential property. Lastly, the location is consistent with USFS guidelines that such new development sites be located contiguous to existing utilities. These location parameters are similar to those currently in place for Equipment Barns in other unincorporated communities.

The County is withdrawing the application so as to allow for a community process to take place, which will discuss the value of this potential community resource. If there is value identified by the community, then the discussion will return to a location that meets the community's needs as well as the conditions within which the County can move forward (cost, utilities are accessible, etc.).

Supervisor Ryan and I want to invite community residents and leaders to engage with us in good faith about options and possibilities they see best meet the common good. The trade-offs and benefits are not always easy, but I hope that we can build on our existing partnership to find a solution that meets community needs.

Enclosed please find some more information about the Munds Park Equipment Barn, which includes a list of Frequently Asked Questions. For more information please visit [www.coconino.az.gov/MundsParkEquipmentBarn](http://www.coconino.az.gov/MundsParkEquipmentBarn).

We hope that you consider this information and its impacts. If you have questions or comments, then please contact Marc Della Rocca at 928-679-8307 or via email at [mdella\\_rocca@coconino.az.gov](mailto:mdella_rocca@coconino.az.gov).

Thank you,



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Enclosure