

**FLOOD CONTROL DISTRICT**

April 10, 2020

**Liz Archuleta**  
Chair  
Board of Directors  
Director  
District 2

**Art Babbott**  
Director  
District 1

**Matt Ryan**  
Director  
District 3

**Jim Parks**  
Director  
District 4

**Lena Fowler**  
Director  
District 5

**Lucinda Andreani**  
Administrator

**Christopher Tressler**  
District Engineer

Dear Mountain Dell Resident,

We would like to thank everyone for their interest in the **Fort Tuthill Sewer Extension and Utility Project** and the **Mountain Dell Drainage Improvement Project**. Although Supervisor Matt Ryan and the Coconino County Flood Control District originally planned to share information regarding these projects with you at a pre-construction community meeting, please note that this and all other in-person County meetings have been cancelled until further notice due to the COVID-19 pandemic.

As always, our primary goal is the safety and well-being of the communities that we serve. Although we regret not being able to host this meeting, we also recognize our responsibility to do what is necessary to protect our neighbors, community and team through “social distancing” during this challenging and rapidly changing situation.

As we continue to adjust to the new reality of this pandemic, our commitment remains to continue serving our community, which includes keeping County projects moving forward. Following are some important updates regarding these projects.

Fort Tuthill Sewer Extension and Utility Project

As was shared in our January update, the **Fort Tuthill Sewer Extension and Utility Project** will extend the sewer line from University Heights through Mountain Dell to Fort Tuthill to provide sewer service to the park. This project is currently out for bid. Pending approval by the County and City of Flagstaff, it is expected to break ground in late spring and be completed this fall.

In addition to providing a much-needed service to Fort Tuthill, a section of the new sewer line’s alignment runs along Palmer Avenue. This presents a potential opportunity for Mountain Dell residents who would like to eventually tie into the City of Flagstaff’s (COF) sewer system.

To afford this potential opportunity and to protect future road improvements, the County has added 14 service extensions, or “stub-outs”, to the Palmer Avenue section of the sewer line. The County has prepared legal descriptions and secured all necessary Temporary Construction Easements (TCEs) from property owners for the installation of these stub-outs.

Once again, it is very important to note that these stub-outs do not commit property owners to tie into the new sewer line nor does it ensure that the City will provide sewer service. In addition, two more manholes with service connections are being added to the design of the new sewer line. This will allow for the future installation of lateral lines that could tie into the greater Mountain Dell community.

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## FLOOD CONTROL DISTRICT

This is great news for Mountain Dell residents who might be interested in getting sewer service for their properties sometime in the future. Installing stub-outs during the upcoming construction project is cost effective and eliminates the need to return later and cut into pavement along Palmer Avenue, which would be costly and detrimental to the roadway's integrity. The County is planning to do road improvements in Mountain Dell within the next five years (this timeline is likely to be impacted by reductions in revenues resulting from the pandemic). Once this road project is completed, there will be a seven-year "No Cut" period during which no projects that involve cutting into the new pavement will be permitted. As such, this represents the only opportunity for the better part of the coming decade to install sewer infrastructure.

Installation of these stub-outs is a necessary first step towards establishing future sewer service for Mountain Dell if property owners in Mountain Dell wish to pursue service. It is very important to understand that the process by which properties can be connected to the City of Flagstaff (COF) sewer system still needs to be determined. As was presented by the COF at our meeting, the City's current policy for sewer connection outside of the City boundary may require a pre-annexation agreement with the City as determined by the City Council. This means the City has the ability to allow or deny the connection.

While the County is not mandating a process, the County is exploring options, as to any forms of assistance from other entities, should the community decide to connect to the sewer infrastructure in the future. There may be future meetings and communications to discuss the options that arise.

### Mountain Dell Drainage Improvement Project

The **Mountain Dell Drainage Improvement Project** in Mountain Dell will improve the drainage in the community to accommodate a 100-year flood event. The goal of this project is to decrease the size of the flood-affected area. When completed, the project will provide flood mitigation for 28 structures, including approximately 20 homes and the community's water system, which could positively impact insurance rates for these properties.

Tiffany Construction Co. has been selected as the contractor for this project. Pending approval by the Board of Supervisors of the construction contract, this project will break ground later this month with completion anticipated for late summer. Traffic control and detours, which will be clearly marked, will be in place during construction. As with the sewer extension and all other such projects, this schedule is subject to change due to the COVID-19 pandemic, weather or other unforeseen circumstances.

### Questions About Easements

We would like to thank everyone who donated either a Temporary Construction Easement (TCE) or a Permanent Utility Easement (PUE) for these projects, without which they would not be possible. If your property has been impacted by an easement and you have any questions regarding changes, etc., then please contact the following:

- **Mountain Dell Drainage Improvement Project:**  
Chris Dusza, Civiltec Engineering: 623-826-4262 or [cdusza@civiltec.com](mailto:cdusza@civiltec.com)
- **Fort Tuthill Sewer Extension and Utility Project:**  
Steve Irwin, Shephard-Wesnitzer: 928-773-0354 or [sirwin@swiaz.com](mailto:sirwin@swiaz.com)

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Project Information

Although we cannot host in-person meetings for the foreseeable future, our team is still committed to providing as much information as possible about these projects, which will be posted to [www.coconino.az.gov/MountainDellProjects](http://www.coconino.az.gov/MountainDellProjects). Residents who have questions about these materials will be welcome to call Community Relations Manager Marc Della Rocca at (928) 679-8307 or email Marc at [mdella\\_rocca@coconino.az.gov](mailto:mdella_rocca@coconino.az.gov). Marc will refer all engineering-related requests to those engineers who can best answer them.

Project Email Updates

We also would like to keep you updated throughout these projects via email. If you would like regular updates regarding these projects, then please email us at [countyroadsinfo@coconino.az.gov](mailto:countyroadsinfo@coconino.az.gov) with ***“Add Me to the Mt. Dell Projects E-mail List”*** in the subject line. Your emails will not be shared and only be used for providing you with information regarding the projects in Mountain Dell on a very timely basis, including traffic impacts.

When construction starts, project information also will be posted to [www.coconino.az.gov/MountainDellProjects](http://www.coconino.az.gov/MountainDellProjects) and will be available on Facebook by “Liking” Coconino County Roads.

Coconino County appreciates your interest in these projects and continues to stand with you during this difficult time. Again, if you have any questions, then please call Community Relations Manager Marc Della Rocca at (928) 679-8307 or email Marc at [mdella\\_rocca@coconino.az.gov](mailto:mdella_rocca@coconino.az.gov). Thank you for your understanding and be well!

Sincerely,



Matt Ryan  
Supervisor, District 3

Sincerely,



Lucinda Andreani  
Deputy County Manager  
Administrator, Coconino County Flood  
Control District