

FLOOD CONTROL DISTRICT

January 2, 2020

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Chair
Board of Directors

Matt Ryan
Director
District 3

Lucinda Andreani
Administrator

Christopher Tressler
District Engineer

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Forest Restoration
Director

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Dear Mountain Dell Resident,

We would like to thank everyone who attended our community meeting on September 26, 2019 to discuss the Fort Tuthill Sewer Extension Project and the Sinclair Wash Drainage Improvement Project. We had a great turnout to discuss these projects, which are slated to break ground next spring.

Following are some important updates regarding these projects:

Fort Tuthill Sewer Extension and Utility Project

As many of you know, 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 expected to go out for bid in January.

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 requested that 14 service extensions, or "stub-outs", be added to the Palmer Avenue section of the sewer line. The County has prepared legal descriptions and is working with property owners on Palmer Avenue to secure Temporary Construction Easements (TCEs) for the installation of these stub-outs; however, securing the TCEs and constructing the stub-outs does 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.

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. 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 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.

Sinclair Wash Drainage Improvement Project

The **Sinclair Wash 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 approximately 23 homes and the community's water system, which could positively impact insurance rates for these properties.

Engineering has been completed and almost all the TCE's for this project have been secured. A contractor for the project is expected to be selected by the end of February. Pending approval by the Board of Supervisors of the construction contract, this project will break ground in the spring. As with the sewer extension and all other such projects, this schedule is subject to change due to weather or other unforeseen circumstances.

We plan to have a preconstruction meeting next spring for both projects. If in the interim you have any questions, then please call Community Relations Manager Marc Della Rocca at (928) 679-8307 or visit www.coconino.az.gov/MountainDellProjects.

Coconino County appreciates your interest in these projects. We wish you all the best for a happy 2020.

Sincerely,



Matt Ryan
Supervisor, District 3



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

