

March 22, 2021

Dear Mountain Dell Resident,

Lucinda Andreani
Director
Deputy County Manager

Eslir Musta
Deputy Director

Christopher Tressler
PE, CFM
County Engineer

Carl Fuller
Road Maintenance
Division Manager

Byron Browning
Fleet Services Manager

Jeremy Floyd, MPA
Administrative Services
Division Manager

Viviana Reyes
Culture, Engagement &
Communications
Manager

Ron Hollamon
Solid Waste Manager

Marc Della Rocca
Community Relations
Manager

It is clear from the recent feedback that we have received from you and your neighbors that there are ongoing concerns about construction work in Mountain Dell associated with the Fort Tuthill Sewer Extension Project. These concerns range from muddy roads and messy conditions to FUTS trail access issues and the uncharacteristically long duration of this project, which began last summer.

Allow me to start by apologizing for the inconvenience caused by the sewer project. Although construction always presents some level of inconvenience to residents, Coconino County prides itself on mitigating these impacts to the fullest extent possible by serving our communities with integrity and respect during both the best and most challenging days of a project.

We demand nothing less from our contractors, who are expected to always operate in a courteous manner and be respectful of residents and their properties while they complete project work in a professional manner. An example of such a positive relationship between a responsible, considerate contractor and your community was most recently experienced during construction of the Mountain Dell Drainage Improvement Project. Whatever issues did arise during this project were handled by the contractor in a timely manner and to the customer's satisfaction.

This is the level of professionalism that we value which, unfortunately, has not been demonstrated by the contractor for the sewer line project. We are currently working through these issues with the contractor to help bring about a successful conclusion to this project and appreciate your continued patience while we do so. Irrespective of this, we understand that this is a County project, and we take full responsibility for its contractor and any related issues that have negatively impacted you or your neighbors.

In the interest of moving forward, I also wanted to share some important information regarding the next steps are for this project as well as updates about the upcoming Mountain Dell Access Road Reconstruction Project and the FEMA floodplain designation status for properties that were positively impacted by the Mountain Drainage Improvement Project.

Fort Tuthill Sewer Extension Project

We have made it clear to the contractor that Public Works has taken back over maintaining Mountain Dell Access Road and Palmer Avenue. Effective immediately, the contractor will clean up (and keep clean) the construction area while crews continue with the installation of the sewer line service connections. Weather permitting, this project is expected to take about two weeks. Additionally, the contractor continues to be responsible for FUTS trail restoration, hydroseeding, final manhole work and fence installation. The goal is to complete this work as soon as weather conditions permit.

Most recently and during this period, the County will keep installing aggregate base course (AB) on the road as necessary to improve rideability through the construction zone. When this work is completed, the Public Works Road Maintenance team will continue to install AB as necessary until construction can begin on the Mountain Dell Access Road Reconstruction Project.

Mountain Dell Access Road Reconstruction Project

The Mountain Dell Access Road Reconstruction Project includes replacement of the old, cracked asphalt on Mountain Dell Access Road from just past the Beulah Blvd. transition area to the Mountain Dell subdivision. The currently paved sections Palmer Avenue and Sinclair Street in Mountain Dell also will be repaved as part of this project, which is expected to break ground in late spring or early this summer. The County had planned to conduct this work in about two years but decided to bring this project forward as one of the Public Works Stimulus Plan projects given the impacts of both the sewer line and flood control projects. Geotechnical testing is currently underway so that we can reconstruct Mountain Dell Access Road for optimal durability and a long service life. We will send you a construction start notification when the project is ready to break ground.

The County is also working with the City on a safer intersection with Beulah Blvd. but given that it will involve additional engineering, permitting and financial resources, this project will not be completed as part of the reconstruction project. Once engineered, the County will have a cost estimate and can then look at opportunities to integrate this project into our Ten-Year Capital Improvement Plan.

Mountain Dell Drainage Improvement Project

The Mountain Dell Drainage Improvement Project was constructed last summer to improve the drainage in the community to accommodate a 100-year flood event. The goal of this project was to decrease the size of the flood-affected area, thereby potentially removing 23 structures and the community's water system from floodplain designation, which could positively impact insurance rates for these properties.

We've received several inquiries about when the Federal Emergency Management Agency (FEMA) will officially approve the change in the flood plain designation for these properties. Although the Flood Control District submitted the initial paperwork (CLOMR – Conditional Letter of Map Revision) to FEMA several months ago, there have unfortunately been delays in getting it approved largely due to COVID-19 impacts on the FEMA organization's operations. Once the CLOMR is approved, the FCD will submit the final paperwork that includes the application for a final Letter of Map Revision (LOMR), which we hope will bring this process to a conclusion. We will provide a timeline for this process as soon as it is provided by FEMA. That said and as we have stated since our original meeting several years ago, the decision solely rests with FEMA and there is no guarantee of approval.

Coconino County appreciates your patience as we continue working towards completing these important projects for your community. If in the interim you have any questions or concerns, then please call Community Relations Manager Marc Della Rocca at (928) 679-8307 or visit www.coconino.az.gov/MountainDellProjects.

Sincerely,



Lucinda Andreani
Deputy County Manager
Director, Coconino County Public Works
Administrator, Coconino County Flood Control District