



CITY OF FLAGSTAFF
WATER COMMISSION
October 20, 2022
Hybrid Meeting
SUMMARIZED MINUTES

MEMBERS PRESENT

<u> X </u> Commissioner Kurt Riegelman	<u> X </u> Commissioner Robert Dilday
<u> X </u> Commissioner Joe Loverich	<u> X </u> Commissioner John Nauman
<u> X </u> Commissioner Malcolm Alter	<u> </u> Commissioner Ben Ruddell
<u> X </u> Commissioner Don Bills	

COUNCILMEMBER & P&Z REP/ LIAISON TO THE CITY COUNCIL

<u> X </u> Council Rep Miranda Sweet	<u> </u> P & Z Rep, Marie Jones
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STAFF & OTHERS PRESENT

Brad Hill	Marion Lee	Gary Miller
Erin Young	Ed Schenk	Sterling Solomon
Tamara Lawless	Rick Tadder	Bill Case
Lucinda Andreani	Andy Bertelsen	Shirley Watkins
Patrice Horstman	Steve Peru	

I. CALL TO ORDER

Chair, Kurt Riegelman called the meeting to order at 4:02 p.m.

II. APPROVAL OF MINUTES – September 15, 2022

Moved by Joe Loverich and seconded by Don Bills to approve the meeting minutes of September 15, 2022. Motion carried unanimously.

III. PUBLIC PARTICIPATION - None

IV. NEW BUSINESS

A. Flood Control District Discussion – Lucinda Andreani & Andy Bertelsen, Coconino County

The Water Commission has requested a direct response from the Flood Control District, while staff anticipate Council wanting to have similar discussions as the Stormwater rate study moves forward. Lucinda Andreani, Coconino County Flood Control District gave a presentation on the Flood Control District. The overview are as follows:

- District Fundamentals
- History of the District
- Post-Wildfire Flooding
- Forest Restoration Initiative
- Reaffirming the District's Boundary in 2018

- Museum Flood Response & Mitigation
- Schultz/Pipeline Flood Response & Mitigation
- Upper Rio de Flag Forest Restoration Priority

District Fundamentals

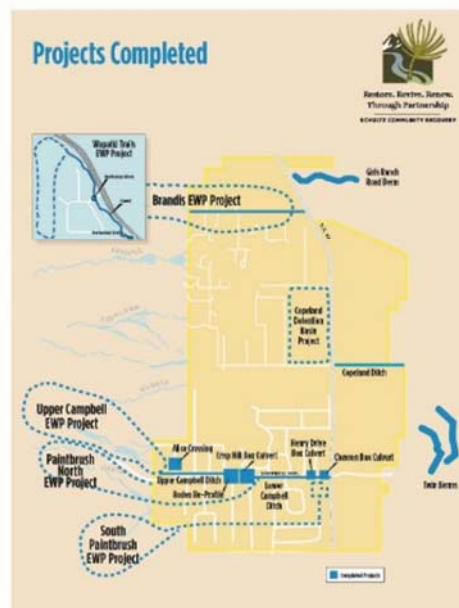
- The County Board of Supervisors serves as the District Board of Directors; separate legal entity under the State of Arizona
- The District is responsible for administering FEMA Special Flood Hazard Areas/NFIP in unincorporated areas and within cities and towns that have not elected to administer their floodplains (Sedona & Tusayan)
- The District is funded through a secondary property tax levied on all private properties within the County
- Cities & Towns have the authority to levy stormwater fees
- Flood Control Districts have no regulatory requirement to fund projects within jurisdictions

District Property Tax Levy History

- Property Tax Rate capped at \$.50 per statute
- Initial Tax Rate - \$.08
- Raised to \$.20 in 2006
- Increased to \$.40 in 2010 to leverage federal funds to implement Schultz Flood measures & provide for funds for FEMA floodplain projects within the County's NFIP jurisdiction
- Kept revenue flat at \$2.7M in FY2019 and tax rate dropped to \$.18 given reaffirmation of boundaries
- FY2020 raised rate to 22.8 cents; Revenue = \$3.6M to fund forest restoration and pay for North Schultz Flood repairs
- FY22 raised rate to \$.26 to address funding gap due to Museum Flooding; Revenue = \$4,927,224

Schultz Flood Mitigation – By the Numbers


Project Name	FY2019	FY2020	FY2021	FY2022
2010 - 2019 Schultz Flood Mitigation Projects By the Numbers				
Emergency Studies (Methods, Modeling, Cost) (aka Capacity, Sediment Transport)	236,374			
Washoe Project Engineering	200-203	FEMA National Division of Emergency Management/Natural Resource Conservation Service/Cocconino County Flood Control District	\$200,000	\$1,000,000
Expanded Ditch	201	Federal Highways Administration	\$1,200,000	\$0
Two Berms	201	U.S. Forest Service	100,000	\$0
Lower Campbell Ditch	202	FEMA National Division of Emergency Management/Cocconino County Flood Control District	\$1,200,000	\$600,000
Sally Beach Road Berms	202	Cocconino Resource Recovery Council/Cocconino County Flood Control District	100,000	250,000
Robin Drive Road Berms	203	FEMA National Division of Emergency Management/Cocconino County Flood Control District	100,000	100,000
Brandis EWP Project	205	Natural Resources Conservation Service/Cocconino County Flood Control District	\$1,000,000	\$1,000,000
Washoe South EWP Project (EIR and/or Feas)	205	Natural Resources Conservation Service/Cocconino County Flood Control District	500,000	1,000,000
Upper Campbell Ditch (Feasibility & Report)	205	FEMA National Division of Emergency Management/Cocconino County Flood Control District	300,000	1,000,000
Loop 89 Box Culvert	205	Cocconino County Flood Control District	\$0	\$1,000,000
Upper Campbell EWP Project (EIR and/or Feas)	204	Natural Resources Conservation Service/U.S. Forest Service/Cocconino County Flood Control District	\$1,000,000	\$1,000,000
Paintbrush North EWP Project (EIR and/or Feas)	204	Natural Resources Conservation Service/U.S. Forest Service/Cocconino County Flood Control District	\$1,000,000	\$1,000,000
Paintbrush North Individual Lot Mitigation Measures (EWP)	204	Natural Resources Conservation Service/Cocconino County Flood Control District	100,000	100,000
South Paintbrush Individual Lot Mitigation Measures (EWP)	204	Natural Resources Conservation Service/Cocconino County Flood Control District	100,000	100,000
Washoe Channel	204	FEMA/Cocconino County Flood Control District	100,000	100,000
Lower Campbell Box Culvert Project	205	Cocconino County Flood Control District	\$0	100,000
South Paintbrush EWP Project (EIR/ISIRI plus EIR and/or Feas)	205	Natural Resources Conservation Service/Cocconino County Flood Control District	\$1,000,000	1,000,000
South Paintbrush Individual Lot Mitigation Measures (EWP)	205	Natural Resources Conservation Service/Cocconino County Flood Control District	100,000	100,000
Expanded Sedona Basin Project	205	Federal Highways Administration/Cocconino County Flood Control District	\$4,700,000	250,000
North Schultz Road Mitigation Project	209	Cocconino County Flood Control District/NOVA	10,000,000	500,000
2010-2019 Grand Total			\$19,700,000	\$12,650,000



Leveraging Federal Partnerships to provide further Flood Mitigation


- November 2021 Congressional and USDA Visit
- NRCS Emergency Watershed Protection Project (Private and Municipal Lands):
 - \$2,728,802.36 (NRCS-Construction and TA)
 - District Cost of Total: \$784,138.62
 - Total: \$3,512,940.98
- USFS - Museum Fire Sediment Reduction Project (On-Forest)
 - \$3,494,180
 - No District match
 - Good Neighbor Agreement with District

Museum by the Numbers:



**Coconino County Flood Control District
Museum Flood Mitigation Projects 2019 – 2022 • By the Numbers**

Project Name	Status	Year	Funding Agency(ies)	Coconino County Flood Control District Funding	Partner Agency Funding	Total Project Cost
2019 Flood Mitigation Measures, Communications & Flood Alert System	Completed	2019	Coconino County Flood Control District	\$1,500,000	\$0	\$1,500,000
Sandbag Shore-Up: 2020 & 2021	Completed	2021	Coconino County Flood Control District	\$165,000	\$0	\$165,000
Alluvial Fan Stabilization Project (U.S. Forest Service Land)	Completed	2020	Coconino County Flood Control District / U.S. Forest Service Regional Advisory Committee Grant	\$42,000	\$158,000	\$200,000
Wildrose Basins Debris Removal Project	Completed	2020	Coconino County Flood Control District / District 1 Supervisor's Community Initiative Fund	\$5,000	\$15,000	\$20,000
Mt. Elden Estates Flood Mitigation Project	Completed	2021	Coconino County Flood Control District	\$607,248	\$0	\$607,248
Mt. Elden Estates NRCS Exigency Project	Completed	2021	Coconino County Flood Control District / Natural Resources Conservation Service (NRCS)	\$152,000	\$454,000	\$606,000
Paradise Channel Improvement Project	Completed	2021	Coconino County Flood Control District / City of Flagstaff	\$126,000	\$126,000	\$252,000
2021 Monsoon Flooding Response	Completed	2021	Coconino County Flood Control District	\$1,350,000	\$0	\$1,350,000
NRCS Emergency Watershed Protection Project	Completed	2022	Coconino County Flood Control District / Natural Resources Conservation Service (NRCS)	\$784,138	\$2,728,802	\$3,512,940
USFS Museum Fire Sediment Reduction Project	In Progress	2022	U.S. Forest Service	\$0	\$3,500,000	\$3,500,000
				\$4,731,386	\$6,981,802	\$11,713,188



Contact Us: (928) 679-8525
www.coconino.az.gov/museumfire/floodarea • museumfloodinfo@coconino.az.gov

Summary of Mitigation Costs:

- On-Forest Watershed Restoration \$40 - \$45 Million
- Flood Mitigation in the Neighborhoods \$50 - \$55 Million
- Highway Drainage Improvements \$40 - \$45 Million

GRAND TOTAL: \$130 - \$145 Million**

***Costs are estimates at conceptual level of engineering and evaluation of potential adverse impacts and other factors will impacts total COSTs*

Process steps moving forward:

Still Many Steps Needed – Likely 5+ Years of Investment

- **Secure Funding – Placed on waiting list, need Congressional Action to Fund EWPP & On-Forest Measures**
- Preliminary Engineering & Conduct No-Adverse Impact Analysis
- Secure Rights of Entry, Drainage Easements & Mortgage Releases
- Finalize Engineering
- Secure All Required Approvals
 - US Forest Service for On-Forest Measures (if no prior NEPA)
 - NRCS for All Final Designs & Costs (where no prior work)
 - Flood Control District Board for EWPP Match and Ineligible Costs
- Engage in Contracting Process
- Construction Seasons are Limited

Summary:

- *As District approaches 40 years in existence, post-wildfire flooding is and will continue to dominate District investments unless the District and partners invest significantly in forest restoration*
- *And some fundamentals remain clear...the District has a legal responsibility to FEMA to manage special flood hazard areas within unincorporated areas*
- *Given the limited District and County revenues, the magnitude of the cost to mitigate Schultz/Pipeline demands substantial federal and state funding...and even with this funding the District will have no funding beyond forest restoration for many, many years*
- *Our mutual future focus must be on implementing forest restoration on the Upper Rio de Flag watershed...or the devastation and economic catastrophe will be unfathomable and destroy the millions of dollars of investment made by the City in the Rio project*

John Nauman said the mitigation is going to take time, so what needs to change is the way the forest is used in areas that are prone to fire and that will cause flooding in urban areas like the west side of Flagstaff. John suggested camping be eliminated in these areas. Indicated that the County, City and the Forest Service need to look at the causes of the fires and come up with a plan that will lower the risk of fire.

Malcolm Alter indicated the County Flood Control District and City does not coordinate much on efforts and that the equity issue is there. Lucinda indicated the City standards for flood control is high within the County, for example the Schultz fire has five-year post wildfire. Whatever federal funding the County gets for rural areas is the level of mitigation the County is going to be able to implement. The County works with everybody equally and dedicate reasons for those that respond. There are a lot of issues, you have rural areas where someone needs to look at special flood hazard areas and who has direct responsibility with FEMA.

Andy Bertelsen, CCFCD said since the day the fire started, this emergency created an environment where the community came together to address issues, and all worked together to address problems.

Kurt said the City and County need to effectively plan to get things done together. Work on forest restoration, help in areas that impact Flagstaff; look at every single expenditure to optimize it together; to make sure expenditures are the best; together present a unified position to the State, Forest Services, Federal and FEMA; and go after every dollar in terms of commands or whatever. Joe Loverich added that in his perspective, coordination is happening.

Patrice Horstman, Chair of the Board of Supervisors and Vice Major Sweet said they have been meeting on a regular basis with the Mayor, staff and elected officials on the fires as well as flooding. The purpose for the meetings was to coordinate and communicate.

The Water Commission thanked the County for their presentation.

B. Sewer Reimbursement Agreement with Coconino County – Gary Miller

Gary Miller, Engineering Section Director presented this agenda item. The City of Flagstaff and Coconino County entered into an agreement titled 'Permanent Easement for Wells, Drainage, Sewer, and Water Pipelines' and amended in April of 2020. This agreement dedicated property rights for a new well, water lines, sewer lines, as well as setting forth initial intentions of the County to pursue a reimbursement agreement for a sewer line construction they intended to build. This sewer line

connects Ft Tuthill Park to the existing system near the University Heights neighborhood and was completed at the end of 2021.

Shortly after completion of construction staff began working with the County to draft a reimbursement agreement that will allow the County to recoup a portion of their construction costs. While drafting this agreement the County requested the term of the agreement be 20 years in accordance with the amended easement mentioned above.

This item has been brought before the Water Commission due to City Code Section 7-08-001-0005 (D) allowing for a maximum term of 10 years for these agreements.

In all these agreements the City of Flagstaff is responsible for the administration of these agreements once approved, and the City is compensated for these services through the agreement. The additional term length will require additional staff resources to administer the agreement the additional length of time.

These types of reimbursement agreements are permitted throughout the State, but maximum term limits are not regulated. Other City codes have been reviewed and compared to the City of Flagstaff's, and there is precedence for allowing longer terms equal to or greater than the 20-year term requested by the County.

In accordance with past agreements with the County, staff recommends allowing the term to be extended for 20 years. At this time, it is unclear whether this can be accomplished through the approval of just this agreement, or if a code revision will be needed.

Staff welcomes direction from Water Commission on this point. A code revision would allow other developers to take advantage of the extended time frame in the future.

Moved by Robert Dilday and seconded by John Nauman to allow the term to be extended for 20-year recapture, in accordance with past agreement with the County. Motion passed unanimously.

C. Water Conservation Strategic Plan 2022 Update – Emily Melhorn

This agenda item was tabled until the next meeting due to time.

V. OLD BUSINESS - None

VI. INFORMATIONAL ITEMS TO/FROM THE CHAIR, COMMISSION OR STAFF

- ✓ A dashboard to effectively communicate projects will be on next month's agenda.

VII. ADJOURNMENT

Meeting adjourned at 6:10 p.m.