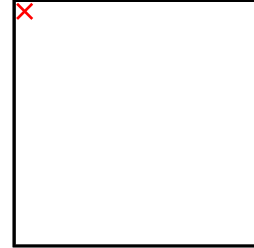


**CITY OF FLAGSTAFF**  
**STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Anja Wendel, Senior Assistant City Attorney AW  
**Date:** 08/20/2019  
**Meeting Date:** 08/27/2019



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**TITLE:**

**Consideration and Approval of Contract:** A Contribution Agreement with the owners of the Wildwood Hills mobile home park related to the construction of a nearby stormwater detention basin to reduce regional flooding that impacts the owner's property.

**STAFF RECOMMENDED ACTION:**

Approve Contribution Agreement with the owners of the Wildwood Hills mobile home park.

**Executive Summary:**

Under the proposed Contribution Agreement, the owners of Wildwood Hills mobile home park will: (a) contribute \$60,000 towards the costs of constructing and/or acquiring an upstream stormwater detention basin that will reduce seasonal flooding in the mobile home park; (b) grant access as needed for construction and/or maintenance of the basin; (c) indemnify the City against claims that the stormwater detention basin was not properly designed, constructed, and/or maintained; (d) require lessees to similarly indemnify the City, and notify lessees that the basin will reduce but not eliminate seasonal flooding (in both English and Spanish); (e) commit to continue operation of a mobile home park for at least 10 years, as the park provides affordable housing in Flagstaff.

Under a separate proposed Pond Agreement, the City will contribute funds to Wanderland Flagstaff, LLC (owners of the Woody Mountain Campground) for the acquisition of a stormwater detention basin easement, and to provide for construction and maintenance of the basin. This is a separate agenda item on the Council meeting and provides background information as to flooding in the area.

**Financial Impact:**

This Contribution Agreement will help reduce the costs for construction and/or acquisition of a stormwater detention basin, by at least \$60,000.

**Policy Impact:**

None.

**Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:**

Team Flagstaff Strategic Plan (2017), Priority #4: Work in partnership to enhance a safe and livable community.

Council Goal (2017-2019): Affordable Housing: Support the development and increase the inventory of public and private affordable housing for renters and home-owners throughout the community. (Preserving mobile home park use for at least 10 more years).

**Has There Been Previous Council Decision on This:**

At the June 20, 2017, Council Meeting the Council supported the concept of constructing a stormwater detention basin on the Woody Mountain Campground that would help reduce seasonal flooding in the Wildwood Hills mobile home park.

**Options and Alternatives:**

1. Approve the Contribution Agreement;
2. Approve the Contribution Agreement with amendments;
3. Do not approve (not recommended).

**Background and History:**

The Wildwood Hills mobile home park is located in a natural drainage way and has been subject to seasonal flooding since the 1980s. In August 2016 an area west of Flagstaff experienced a 100-year storm event that caused significant flooding. The City, the owners of Woody Mountain Campground, and the owners of Wildwood Hills mobile home park are working together in an effort to construct and/or acquire a stormwater detention basin that will reduce regional flooding.

**Key Considerations:**

This Contribution Agreement will help facilitate the construction and/or acquisition of a regional stormwater detention basin.

**Expanded Options and Alternatives:**

The City has been in contact with several residents of the Wildwood Hills mobile home park over the last three (3) years, and who support efforts to reduce flooding in the area.

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**Attachments:**     [Contribution Agreement](#)  
                              [Pond Plan](#)  
                              [Pond Elevation](#)  
                              [Legal Description](#)  
                              [Temporary Construction Easement](#)