



Cochise County
Community Development
Highway and Floodplain Division

Public Programs...Personal Service
www.cochise.az.gov

INTEROFFICE MEMO

Date: February 27, 2017
To: Flood Control District Board
Thru: Karen Riggs, Director *KR*
From: Terry Couchenour, GIS Analyst *tec*
Subject: Resolution FCD 17-__, Re-authorizing the acquisition of right-of-way for construction of Flood Control Structures in the Willow Lakes area

Recommendation: This department recommends adoption of the accompanying resolution to re-authorize the acquisition of right-of-way for the Willow Lakes Flood Control project.

Background (Brief): Willow Lakes Unit One is a subdivision created in 1971 and located north of Benson. The subdivision is located within the Pacheco Wash watershed and due to the lack of infrastructure, which today would have been addressed by the developer, this area is prone to flooding. In 2011 the Board adopted Resolution FCD 11-02 authorizing the acquisition of rights-of-way in order to create a drainage ditch around the subdivision and connecting to existing culverts under Ocotillo Road.

Acquisition was completed for two of the four properties; however the remaining properties did not accept the County's offer. A counter offer by the property owners consisting of increasing the purchase price by \$4,400 and delivery of cut down mesquite trees was denied by the Board in 2012. Further it was requested by a former Board Supervisor that staff not proceed with condemnation.

It is necessary to complete the drainage ditch project and staff recommends re-authorizing acquisition.

Fiscal Impact & Funding Sources: It is estimated that acquisition cost will be \$26,000 including acquisition services for title and appraisal. Adequate funds are available in FCD Right-of-way Acquisition fund to cover this expense.

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Next Steps/Action Items/Follow-up: If approved staff will begin negotiations to acquire the necessary rights-of-way.

Impact of Not Approving: If rights-of-way are not obtained, the project cannot proceed to properly minimize flows around the Willow Lakes subdivision.