

BOARD OF SUPERVISORS
GILA COUNTY, ARIZONA

Date: November 29, 2005

JOSÉ M. SANCHEZ
Chairman

STEVEN L. BESICH
Clerk of the Board

TOMMIE C. MARTIN
Vice-Chairman

By: Marian Sheppard
Chief Deputy Clerk

SHIRLEY L. DAWSON
Member

Diamond Star Fire
Dept, Star Valley, AZ

PRESENT: José M. Sanchez, Chairman; Tommie C. Martin, Vice-Chairman; Shirley L. Dawson, Member; Steven L. Besich, County Manager/Clerk; and, Marian Sheppard, Chief Deputy Clerk.

The Gila County Board of Supervisors met in Work Session at 10:00 a.m. this date. Vice-Chairman Martin led the Pledge of Allegiance.

Chairman Sanchez addressed agenda item number two which pertained to Gila County's Floodplain Ordinance and applicable rules and regulations. Vice-Chairman Martin stated that the purpose of today's meeting is to advise the Diamond Star Council members of the Town's responsibilities regarding floodplain management. She then spoke about two requests the County has received from individuals requesting a floodplain variance on their properties. These properties are located within the newly created town of Diamond Star, hereinafter referred to as Star Valley due to a resolution passed by the Town Council changing the name. The Board is asking that the Council review these two floodplain variance requests and consider whether the Town would like the County to continue to handle floodplain issues, including these two requests, or for the Town to handle its own floodplain issues.

Chairman Sanchez introduced County Manager/Clerk Steve Besich and Star Valley Mayor Ronnie McDaniel. Mayor McDaniel introduced the Council members that were present.

Steve Stratton, Public Works Division Director, advised that per Arizona Revised Status and federal law, the County is required to administer floodplain issues. He stated, "FEMA (Federal Emergency Management Agency) has control of floodplains if it's a mapped area and in unmapped areas the County has a bit more leniency." He introduced Darde de Roulhac, Chief Engineer for the Gila County Flood Control District, and Steve Sanders, Public Works Division Deputy Director.

Mr. de Roulhac provided a background on his professional experience working with floodplain issues. He advised that he has handled floodplain issues for both the public and private sector since the early 1980s. He provided a PowerPoint presentation which covered the following topics: definition of a floodplain; explanation of a floodway, floodway fringe and A.R.S. 48 requirements; flood risk; natural and beneficial floodplain functions; floodplains as assets; floodplain problems; flood control approaches; building in harmony with natural hazards, floodplain management responsibilities as regulated by FEMA; an example of a flood insurance rate map provided by FEMA; floodplain management success versus flood insurance rates paid by homeowners; factors used for rating flood insurance; limits of coverage; insurance designations of Zone D and Zone AE and applicable annual homeowner insurance rates; Rewards Communities; variances; floodplain management options; a model floodplain ordinance; and, additional literature and contact information. **(Copies of the handouts provided by Mr. de Roulhac to the Board and Council are permanently on file in the Board of Supervisors Office.)**

Mr. de Roulhac concluded the presentation. Chairman Sanchez thanked him for the presentation and then asked the method used for FEMA to establish flood insurance rate maps. Mr. de Roulhac replied that flood

insurance programs began in 1968. In the early 1980s, FEMA hired a consultant to study areas in Gila County and the mapped areas of the areas studied went into effect in 1985. He noted that some of the areas are approximate studies without elevations. Chairman Sanchez inquired if all of the populated areas within Gila County have been studied. Mr. de Roulhac replied that not all populated areas in Gila County have been studied. He advised that the Gila County Flood Control District handles floodplain issues for the towns of Hayden and Winkelman. Vice-Chairman Martin inquired whether floodplain insurance was widely purchased by homeowners in Gila County. Mr. de Roulhac advised that he did not know the exact number of policies issued; however, based on his experience the insurance is not widely purchased which places many homeowners at risk. He advised that the County may need to provide a public education campaign on the necessity of having floodplain insurance. The Board entered into a brief discussion on the flooding that occurred in the Lake Roosevelt area approximately two years ago. Mr. de Roulhac then advised of the areas studied in the Star Valley area. He stated that Houston Creek and Mayfield Canyon were studied by FEMA; however, the study of Houston Creek was somewhat flawed and Gila County applied to FEMA to re-do the study, which was completed by FEMA. Gila County conducted a study of the Goat Creek area. Councilman Pettet advised that many homeowners purchase flood insurance only when it is required by lending agencies. Mr. de Roulhac added that many homeowners have a false impression that flood insurance is included in their homeowners insurance. He then provided a brief review of the floodplain permitting process. Steve Stratton, Public Works Division Director, advised that the Town has the ability to take control of all or a portion of the Town's floodplain management. He stated that the City of Globe opted to take control of its own floodplain management for economic development and population reasons.

At this time Chairman Sanchez announced that the Board would address agenda item number three regarding intergovernmental functions and

responsibilities between the incorporated town of Star Valley (noted on the agenda as Diamond Star) and Gila County; however, conversation continued on agenda item number two. He stated that the Board could possibly address the two requests submitted to the County for floodplain variances at next week's Board meeting. Regarding that issue, Steve Besich recommended that the Board defer any decisions on the two floodplain variance requests until the Council issues a decision to handle its own floodplain management issues or to allow the County to continue to handle some or all of the Town's floodplain management issues. Vice-Chairman Martin added that "instead of looking at the two cases for a potential decision, you (Council) may want to look at them as examples of what the Town will be faced with in the future...we must decide on this or the Town must." Supervisor Dawson also reiterated that the purpose of today's meeting is to inform the Council regarding floodplain management and to ask the Council to consider whether it wants to take over that responsibility. She stated, "We don't want to act on these requests and in the near future the Town takes over responsibility and changes the Board's decision. A decision must be made in the near future on these two cases."

At this time Vice-Chairman Martin asked the Council to listen to information being presented regarding the two floodplain variance requests submitted to the County. Councilman Heron advised that the Council would listen to information presented to the Council as the information would be presented to the Council in a work session. Mr. Terry Trinosky first presented information related to his floodplain variance request for tax parcel number 302-57-010. Mrs. Nathalie Stroup then presented information related to her floodplain variance request for tax parcel number 302-56-014M. Mr. Arthur Lloyd presented information related to his property known as the Star Vale Mobile Home Park located in Star Valley. He advised that 10 to 20 years ago, his property was not located in a floodplain; however, due to a "choked" channel, his property is now in a floodplain. Chairman Sanchez stated that the three floodplain cases just presented are good examples of the types of

cases the County handles. He then added that the low number of cases currently being handled by the County's Flood Control District speaks highly of the work being done by Mr. de Roulhac. At this time Mr. Besich, Mr. de Roulhac, Council members and Board members entered into a discussion as to the level of control that a town could have when acting as its own floodplain administrator and the amount of power that can be yielded by FEMA. Mr. Stratton touched on the subject of mapped versus unmapped areas and how the County handles those issues. Mr. de Roulhac advised that the Council could designate a floodplain administrator and stated, "There can be a lot of flexibility in administration between the County and the Town."

Chairman Sanchez announced that agenda item three would now be addressed. Mr. Besich advised that this work session was expanded to include this item. As an example, he asked the Council to consider whether it wanted the County Public Works Division to continue maintaining the Town roads. If so, he stated that both entities would have to enter into an intergovernmental agreement for said work. He stated that the Arizona League of Cities and Towns should be working with the Town and he offered to help the Interim Town Clerk with training on the responsibilities of being a town. Mr. Besich advised that there are certain functions that must be performed by the County, such as publication of Board meeting minutes, whereby the Town does not have this statutory requirement. From reading the Town's minutes, he observed that the Town has created a budget committee. He recommended that the Town create additional committees to determine future procedures. He reiterated his earlier statement that the County is happy to offer any needed assistance to the Town. The Board and Council entered into a discussion whether an intergovernmental agreement is needed at this time in order to work together. Supervisor Dawson clarified that the County is statutorily obligated to assist the Town until June 30, 2006. The discussion changed to the Town's request for the County to ratify its Resolution number 05-11-01 changing the name of Diamond Star to Star Valley. Resolution number 05-11-

01 was adopted by the Board on November 1, 2005, ordering and declaring that the town of Diamond Star be incorporated. Vice-Chairman Martin advised that the preliminary paperwork has been submitted to the County by the Town and the request will be reviewed by the County Attorney's Office for possible future action.

Mayor McDaniel thanked the Board and County staff for today's presentation and stated that the Council appreciates all of the assistance offered by the County. Supervisor Dawson stated, "We are glad to have these six months to provide help to the Town. We're here to work with you, not against you." On behalf of the Board, Vice-Chairman Martin requested that the Town decide in the next couple of weeks whether the County or the Town will handle the two floodplain variance requests.

There being no further business to come before the Board of Supervisors, Chairman Sanchez adjourned the meeting at 11:51 a.m.

José M. Sanchez, Chairman

ATTEST:

Steven L. Besich, County Manager/Clerk