

**When recorded return to:**

Pinal County Flood Control District  
Scott Bender, P.E., CFM  
31 N. Pinal Street, PO Box 727  
Florence, AZ 85132

IGA PCFCD \_\_\_\_\_

**IGA # \_\_\_\_\_**

**INTERGOVERNMENTAL AGREEMENT**

between

**PINAL COUNTY FLOOD CONTROL DISTRICT**

and the

**CITY OF MARICOPA**

for the

**MAINTENANCE OF FLOOD CONTROL IMPROVEMENTS  
IN THE PALOMINO RIDGE PROJECT**

This Intergovernmental Agreement (this "Agreement") is made and entered into this \_\_\_ day of \_\_\_\_\_, 2022, between the Pinal County Flood Control District, a political subdivision of the State of Arizona ("District") and the City of Maricopa, an Arizona municipal corporation ("Maricopa"). District and Maricopa are collectively referred to hereafter as the "Parties" and each individually as a "Party".

**RECITALS**

A. Whereas, each of the Parties is authorized to enter into intergovernmental agreements for joint or cooperative action pursuant to A.R.S. § 11-952 et seq. and each has by approval of its governing body resolved to enter into this Agreement, and copies of said approvals are attached hereto as Exhibits A and B.

B. Whereas, each of the Parties participates in the National Flood Insurance Program and is authorized to act as an agency with ultimate responsibility for the maintenance of certain flood control structures, subject to the requirements of 44 C.F.R. 65.10(d). District's statutory authority is set forth in A.R.S. § 48-3603C(3)(9) and Maricopa's statutory authority is set forth in A.R.S. § 9-240.

C. Whereas, TRS 15, LLC, an Arizona limited liability company (hereinafter collectively referred to as "Owner"), seeks to obtain from the Federal Emergency Management Agency ("FEMA") a Letter of Map Revision ("LOMR") over certain lands described in Exhibit C ("Property"). The Property is located in Pinal County, City of Maricopa. Upon approval of a LOMR, the Property will be removed from the 100-year floodplain established by FEMA.

D. Whereas, Owner plans to construct the following improvements: a combination channel/spreader basin system that will convey flows around the west side of the Property. These improvements shall be collectively referred to herein as the "Flood Control Structures".

E. Whereas, in order to obtain a LOMR, Owner must meet the maintenance requirements called for by and set out in 44 C.F.R. 65.10 by providing FEMA with an adopted maintenance plan for the Flood Control Structures and by showing that a qualified jurisdiction will assume ultimate responsibility for maintenance of the Flood Control Structures.

F. Whereas, Maricopa intends to become the qualified jurisdiction responsible for the maintenance of the Flood Control Structures pursuant to the provisions of 44 C.F.R. 65.10(d) (the "Qualified Jurisdictions"), provided that certain conditions and contingencies are first met by the Owner as hereinafter set out in this Agreement.

G. Whereas, the Parties shall execute the documents required to establish Maricopa as the Qualified Jurisdiction, once Owner has entered into an Agreement as set forth in Recital J.

H. Whereas, this Agreement defines the responsibilities of the Parties concerning implementation of their agreement for Maricopa to serve as the Qualified Jurisdiction.

I. Whereas, it is the intention of the Parties that Maricopa shall perform the inspections and any maintenance required pursuant to the terms of this Agreement, and Maricopa shall bear the costs of such inspections and maintenance.

J. Whereas, the Owner and Maricopa intend to enter into an agreement that defines the primary responsibilities of the Owner for inspection, maintenance, and repair of the Flood Control Structures (the "Maintenance Agreement"), which is attached hereto as Exhibit D. Such Maintenance Agreement shall be effective upon receipt of a FEMA approved CLOMR as reviewed and acknowledged by Pinal County.

## **AGREEMENT**

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, the Parties agree as follows:

1. Recitals. The foregoing Recitals are hereby incorporated into this Agreement by reference, as if fully set out herein.

2. Qualified Jurisdiction. Pending Maricopa's establishment as the Qualifying Jurisdiction, the Pinal County Flood Control District will execute the community acknowledgement for Owner's LOMR request. The Party's shall take all actions required to establish Maricopa as the Qualifying Jurisdiction within 60 days of the execution of this Agreement.

3. Maintenance. The final adopted O&M Plan, which is attached as Exhibit 4 to the Maintenance Agreement, is incorporated into this Agreement by reference, and sets forth the minimum required maintenance to be performed by the Owner. Maricopa shall require the Owner to perform the required maintenance. In the event the Owner fails to conduct required maintenance, Maricopa shall conduct all required maintenance. Maricopa may withdraw funds from the Performance Bond referenced in paragraph 3.01 below. Maricopa's responsibility to conduct required maintenance, not conducted by Owner, is not contingent upon its ability to draw on the Performance Bond or the sufficiency of the Performance Bond.

4. Performance Bond.

4.01 Maricopa shall require the Owner or the Palomino Ridge Homeowners Association, an Arizona non-profit corporation ("Association") to obtain and maintain throughout the term of the Maintenance Agreement a performance bond in the amount of Twenty Five Thousand and No/100 Dollars (\$25,000.00) ("O&M Bond") securing its obligation to perform the required maintenance of the Flood Control Structures.

4.02 Maricopa will draw funds from the O&M Bond in the event the Owner or the Association fails to perform required maintenance pursuant to the Maintenance Agreement. If, at any time, Maricopa draws funds from the O & M Bond, the Owner or the Association shall immediately replenish such funds to maintain a \$25,000 O & M Bond throughout the term of this Agreement.

5. Inspection. Maricopa shall inspect the Flood Control Structures annually to determine if they are in good working order and have been maintained in accordance with the Maintenance Agreement and the requirements of 44 C.F.R. 65.10(d). In addition, Maricopa shall conduct an inspection of the Flood Control Structures within a reasonable time after any entity with authority to do so, issues a declaration of disaster that includes the Property to identify and if necessary, repair any damage that is necessary for the continued operation of the Flood Control Structures. Maricopa shall provide District with a written report of its inspection findings within sixty (60) days after each inspection.

6. Administrator. In the event it is necessary for Maricopa to assume maintenance of the Flood Control Structures, Maricopa shall act as the administrator for

the Parties in carrying out their duties subject to the provisions of this Agreement.

7. Miscellaneous Provisions.

7.01 This Agreement shall become effective upon recording in the Office of the Pinal County Recorder.

7.02 This Agreement may be canceled for conflict of interest without further obligation or penalty in accordance with A.R.S. § 38-511.

7.03 Except as to the claims described in paragraph 6.03.1, each party to this Agreement (indemnitor) shall, to the extent permissible by law, indemnify, defend and hold harmless the others (indemnitees) including agents, officers, directors, governors and employees thereof, from and against any loss or expense incurred as a result of any claim or suit of any nature whatsoever, which arises out of indemnitor's negligent or wrongful acts or omissions pursuant to this Agreement. Such indemnification obligation shall encompass any personal injury, death or property damages resulting from the indemnitor's negligent or wrongful acts or omissions, as well as reasonable attorney's fees, court costs, and other expenses relating to the defense against claims or litigation, incurred by the indemnitee. Indemnitee shall be liable for its own negligence or wrongful acts as provided by law.

7.03.1 However, as to any claims against the Pinal County Flood Control District and/or Pinal County that the Flood Control District and/or County have responsibility or liability due to the provisions of A.R.S. 48-3610.E, Maricopa shall, to the extent permissible by law, indemnify, defend and save harmless the District and/or Pinal County, including agents, officers, directors, governors and employees thereof, from any loss or expense incurred as a result of such a claim or suit. Such indemnification obligation is intended to be a specific indemnity obligation rather than the general indemnity obligations set forth in the previous paragraph regarding all other types of claims or suits and shall encompass any personal injury, death or property damages, as well as reasonable attorney's fees, court costs, and other expenses relating to the defense of such claims or litigation.

7.04 All notices or demands required to be given pursuant to the terms of the Agreement shall be given to the other party in writing, delivered by hand or registered or certified mail, at the following address or such other address as is designated by the Party in writing. Notices shall be deemed received on date delivered, if delivered by hand, and on the delivery date indicated in receipt if delivered by certified or registered mail.

Clerk, Pinal County Flood Control District  
P.O. Box 727  
Florence, Arizona 85132

City of Maricopa,

Attn: City Manager  
39700 West Civic Center Plaza  
Maricopa, Arizona 85138

7.05 Neither the failure nor the delay of any Party to exercise any right, remedy, power or privilege under this Agreement shall operate as a waiver of such right, remedy, power or privilege, nor shall any single or partial exercise of any right, remedy, power or privilege preclude any other or further exercise of the same or of any other right, remedy, power or privilege, nor shall any waiver of any right, remedy, power or privilege with respect to any occurrence be construed as a waiver of such right, remedy, power or privilege with respect to any other occurrence. No waiver shall be effective unless it is in writing and is signed by the Party asserted to have granted such waiver. The acceptance by any Party of sums less than may be due and owing to it at any time shall not be construed as an accord and satisfaction.

7.06 Nothing in this Agreement shall be construed as either limiting or extending the lawful jurisdiction of any Party hereto other than as expressly set forth herein, and each Party retains its separate identity under law, and all of the immunities attendant thereto.

7.07 Except as expressly provided herein, this constitutes the entire agreement between the Parties with respect to the subject matters hereof and supersedes any prior agreement, understanding, negotiation or representation regarding the subject matters covered by this Agreement. This Agreement may not be altered except in writing signed by each of the Parties.

7.08 This Agreement shall remain in force and effect until the FEMA maps depicting the flow of water to the Property no longer show flows that require the Flood Control Structures and Maricopa has received notice from FEMA of such a change or until a district or other governmental entity accepts ownership of and the maintenance obligations related to the Flood Control Structures.

7.09 Nothing contained in this Agreement is intended to nor shall it be construed as a representation that FEMA will approve any LOMR for the Property nor that the statutes, rules and regulations governing the Flood Control Structures (including those set out in 44 C.F.R. 65.10(d)) will not change over time. The Parties do not warrant nor represent to any person not a party hereto that the requirements for the Owner will not change to require more or greater flood protection. In the event any such change should occur it will be the responsibility of the Owner to meet any additional or new requirements placed on them by Federal or State law including but not limited to any new maintenance requirements. It is not the intent of this Agreement that any party, not a signator to this Agreement, shall have any rights under it nor the right to enforce any of its provisions. All rights and obligations assumed or granted hereunder are personal to the signatory jurisdictions. Nothing contained herein is intended by the parties to create any third party beneficiary rights enforceable against them.



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\_\_\_\_\_  
General Counsel for the District

\_\_\_\_\_  
Date





**Exhibit A**  
**City Resolution**

**Exhibit B**  
**County Resolution**

**Exhibit C**  
**Property**

**Exhibit D**  
**Maintenance Agreement**