



Bassett Creek Watershed Management Commission

MEMO

To: BCWMC Commissioners
From: Laura Jester, Administrator
Date: March 8, 2017

RE: Item 5D. Consideration of Transferring CIP Funds from Lakeview Park Pond Project

The City of Golden Valley is requesting the use of CIP funds previously slated for the 2013 Lakeview Park Pond Project to purchase three of four flood-prone homes near Lakeview Park in order to reduce flood damages and make space for a water quality improvement project. Studies performed by city have found no practical way to prevent flooding of these homes.

Recommendation:

Direct Commission staff to begin minor plan amendment process to convert the previous Lakeview Park Pond CIP Project to a project for flood reduction through the purchase of flood prone homes.

Background:

At their meeting in September 2012, the Commission entered an agreement with the City of Golden Valley to design and construct the Lakeview Park Pond Project based on the [feasibility study](#) developed in 2004 (and updated in 2011). The project was slated to improve the water quality of Medicine Lake by treating runoff from the immediate watershed.

At their meeting in April 2013, the Commission received information on various challenges with the site, its soils, and the possible effects of the project on the basements of homes in the vicinity of the park.

At their meeting in June 2013, the Commission received a [letter](#) from the City of Golden Valley indicating that after further analysis, the project was no longer considered feasible until flooding issues adjacent to the park are resolved. The city acknowledged in the letter that in order to address the flooding issues on private property adjacent to the park, it may be necessary to purchase homes, which would allow for the construction of a stormwater treatment pond.

Since 2013 there has been a balance of \$184,410.50 in the CIP account for the Lakeview Park Pond Project.

Justification:

1. The Lakeview Park Pond Project was deemed infeasible yet CIP funds are available for a project in this area and are sitting unutilized.

2. The City of Golden Valley has already purchased one of the four properties and currently has willing home sellers for the other three properties. The city also has the additional funding of \$500,000 needed to complete the purchase of flood-prone homes in this area (if used in conjunction with the CIP funds).
3. With space provided by the removal of flood-prone homes, a water quality improvement project would be constructed in conjunction with the city's 2017 and 2018 pavement management/street reconstruction projects in this same area. This area is one of very few places in the city that is tributary to Medicine Lake and where a water quality treatment project is feasible.
4. Combining the street reconstruction projects and the construction of a water quality project lowers construction costs and eliminates the need to "tear up" new pavement if a water quality project were implemented in the future instead of in conjunction with the pavement project.
5. The water quality treatment project would allow the city to meet the MIDS requirements needed for its 2016 and 2017 pavement management plan (and for which the Commission granted the city a temporary variance in [March 2016](#) and is considering a similar temporary variance at this meeting, Item 5C).
6. [Policy 110](#) in the BCWMC Watershed Management Plan includes "gatekeeper" questions regarding allowable CIP projects:
 - Project is part of the BCWMC trunk system
 - Project improves or protects water quality in a priority waterbody
 - Project addresses an approved TMDL or watershed restoration and protection strategy (WRAPS)
 - Project addresses flooding concern

This project to purchase flood prone homes, allowing space for a water quality treatment project, satisfies three of the four gatekeeper questions by addressing a flood concern, and allowing for the improvement of water quality in a priority waterbody that has an approved TMDL (Medicine Lake).

7. According to Table 5-1 of the [BCWMC Watershed Management Plan](#), the purchase of property is considered a CIP project cost that "will be considered for whole or partial reimbursement on a project by project basis."