

**Meeting Minutes**  
**Improvement Project #23-01**  
**161<sup>st</sup> Avenue Reconstruction**  
**West Pond Construction Impacts**  
**Friday, April 14, 2023**  
**10:00 to 11:10 AM**

**Attendees: City:**

Brian Hagen, Bruce Westby, Joe Feriancek, Aaron Madsen, Jake Hoel

**Property Owners:**

7833 159<sup>th</sup> Avenue (Alma and Rob Teigen) and 7826 161<sup>st</sup> Avenue (Jeff Lubarski)

Before the meeting started, Engineering staff set construction limit stakes on both properties.

Staff explained that the total drainage and impervious surface areas contributing stormwater runoff to the easement in their backyards is not changing, therefore the stormwater that will be treated in the new pond will have the same volume as it currently does. It was discussed that the drainage area for this pond includes approximately the south half of Central Park and the right of way along 161<sup>st</sup> Avenue between Armstrong Boulevard and just west of Xenolith Street.

Staff also explained that stormwater runoff currently flows overland across Central Park, along 161<sup>st</sup> Avenue, and through a swale on the west side of 7826 161<sup>st</sup> Avenue to the easement within their backyards. However, stormwater runoff is now proposed to be captured in catch basins and conveyed through storm sewer pipes underground to the pond. The pond must therefore be excavated 6 feet to allow the storm sewer pipe to daylight and provide sufficient capacity and space for sediment to settle.

The property owners generally voiced the following concerns.

- Tree Removals
  - Will remove sightline buffering between neighboring properties?
  - Will increase noise originating in Central Park for 7833 159<sup>th</sup> Avenue
  - Staff noted that plans call for 7 coniferous trees approximately 6 feet tall to be planted at the top of the pond inslope on 7826 161<sup>st</sup> Avenue, and for 2 deciduous trees to be planted on 7833 159<sup>th</sup> Avenue.
  - 7833 159<sup>th</sup> Avenue property owners said 6-foot tall trees would not provide enough benefit and asked if the City would transplant the 8 existing Norway pine trees proposed to be removed along the top of the pond on their property. Staff will explore costs.

- Restrictive Use of Property
  - Staff explained that equipment and materials cannot be stored within the pond.
  - Staff explained that trees cannot be planted within the pond.
  - Staff explained that the pond would be a dry pond and would be vegetated allowing for normal use of their backyards unless standing water is present.
- Well Contamination from Central Park and 161<sup>st</sup> Avenue Pollutants
  - Staff explained that the reconstructed parking lot in Central Park is proposed to utilize swales between parking rows to help clean stormwater runoff lot and that sumped catch basins will help clean stormwater runoff even further before the runoff is conveyed to the pond. Runoff should therefore be cleaner now.
- Removing Soils Without Compensation
  - Staff explained the City has the right to remove fill from the easement but that this carries a very large cost and therefore does not generally benefit the City, even though the material may be used to fill City properties in The COR.

Staff informed the property owners that the Public Works Committee will review these meeting minutes on Tuesday, April 18, 2023, and that the property owners are welcome to attend.

Staff also informed the property owners that project bids are being received next week and that Staff plans to present bids to the City Council on April 25, 2023, and that the property owners are welcome to attend this meeting as well.