

Timber Creek & Creekside Streambank Restoration and Stabilization Project

Community Meeting
Wednesday, November 18, 2009
6:00 PM to 8:00 PM
City of Sisters City Hall

Meeting Agenda

- 1) Welcome and Introductions
- 2) Presentation: Background and Context
- 3) Presentation and Discussion: Options for Moving Forward
 - a. Status quo
 - b. Develop a collaborative project
 - c. Other?
- 4) Discussion: Financial mechanisms for homeowner involvement
 - a. Local Improvement District
 - b. Contractual agreements
 - c. Other?

Background

The *Whychus Creek Restoration and Management Plan* identifies a total 52 potential 'management actions' along Whychus Creek that are designed to protect private property and enhance the overall health of the creek. One of these actions, "Action #31" is focused on restoring and stabilizing the creekbanks in the Timber Creek and Creekside subdivisions for the purposes of protecting property and enhancing the creek. The boundary of Action 31 is roughly between the Highway 20 bridge and the Timber Creek bridge.

During the community meeting held in April, 2009, homeowners from the Timber Creek and Creekside subdivisions expressed an interest in pursuing a collaborative project that would prevent erosion and enhance the health of the creek in this area. At these meetings, homeowners also asked several key questions, such as "How much will it cost?" "What will I have to pay?". Since this last meeting, the City of Sisters and Watershed Council have worked on developing some answers to these questions.

Tonight's meeting is focused on:

- 1) Discussing the information available to date
- 2) Discussing key options and potential decisions
- 3) Discussing next steps

What options do we have?

There are three general options:

Option A – Status Quo / Patchwork Bank Stabilization Projects:

1. We do not pursue a comprehensive streambank restoration project in the Timber Creek and Creekside areas.
2. Individual homeowners would continue to manage any bank erosion problems on a case-by-case basis.
3. Individual homeowners would be responsible for their own project funding, permitting, design, construction, etc. Case-by-case projects are typically more expensive (on a per foot basis) and more difficult to permit than large, holistic projects.
4. Patchwork projects typically do not address root causes of erosion or enhance the health of the creek.
5. Cost: ~\$0 - \$25,000 per homeowner depending upon specific situations.

Option B – Develop collaborative streambank restoration project:

1. City of Sisters and the Watershed Council would co-manage the development of a collaborative streambank restoration project in the Timber Creek and Creekside Areas.
2. Total project cost is estimated to be ~\$1,125,000, comprised of the following components:
 - a. Engineering design: \$125,000 (Good estimate based on actual quotes)
 - b. Construction: ~\$1,000,000 (General estimate to be refined as design is developed)
3. Cost: See attached table for proposed cost share.

Option C - Other:

- Is there another option we haven't thought of? What is it?

Recommended Option and Next Steps

Input from the homeowners in Timber Creek and Creekside is critical in deciding how quickly, if at all, this project moves forward. The UDWC recommends moving forward on Option B. The next steps outlined below are based on Option B being selected by the Homeowners:

Step 1: Timber Creek and Creekside HOAs write letters to City of Sisters requesting formation of a Local Improvement District (LID)

Step 2: City of Sisters & homeowners initiate LID formation

Step 3: Homeowners vote on creating LID

Step 4: City of Sisters, LID and UDWC secure grant funding

Step 5: Complete engineering design

Step 6: Complete project construction

Option B: Proposed Cost Share

	Homeowners (25% of total)		City of Sisters ³ (25% of total)	State and/or Federal Grants ⁴ (50% of total)	Total Costs (100%)
	Equal Share per Lot ¹	Per Linear Foot ²			
Engineering Design	\$801	\$300 to \$1,800	\$31,250	\$62,500	\$125,000
Construction	\$6,410	\$2,000 to \$15,000	?	\$500,000	\$1,000,000
Total	\$7,212	\$2,300 to \$16,800	?	\$562,500	\$1,125,000

1: Assumes that total cost is divided equally between 39 tax lots.

2: Assumes that total cost is divided based upon the length of creekfront ownership per tax lot.

3: City of Sisters has committed to funding a share of the engineering design. Funding for construction has not yet been discussed.

4: Grants have not yet been secured but several funders have indicated an interest in supporting the project provided that there are invested homeowners and other local partners.

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	Key Responsibilities		
	Homeowners	City of Sisters	Upper Deschutes Watershed Council
<u>Option A:</u> Status Quo / Patchwork	<ul style="list-style-type: none"> Each homeowner would be responsible for their own property (same as today) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None
<u>Option B:</u> Collaborative Project	<ul style="list-style-type: none"> Homeowners would provide 25% of overall project costs (i.e. ~\$280,000) Homeowners would make formal commitment to support the project Homeowners would establish formal mechanism for providing their portion of project funding (e.g., Local Improvement District or other) 	<ul style="list-style-type: none"> City would provide 25% of engineering design costs (i.e. ~\$31,250). City contribution to construction not yet determined. City would make formal commitment to support the project. City would commit to developing measures to avoid similar types of at-risk development in the future 	<ul style="list-style-type: none"> Watershed Council would secure grant funding for 50% of overall project cost (i.e. ~\$562,500) Watershed Council would commit to managing and overseeing the project from start to finish
<u>Option C:</u> Other?	?	?	?