

### ***Landowner Property Damage*** (2019-03-05v7)

What follows are a small sample of the costs incurred by Property Owners within the Willamette River Newberg Pool. These ten properties are shown as “Property Owner #1, #2, #3, etc.: Location”. We have been asked to omit their names and addresses so that these do not appear in the public record (for obvious privacy and safety reasons). If the Committee wishes to contact a homeowner directly, please ask us to obtain permission. Below is a Summary Table of Costs incurred for the last 5-6 years or planned. Please keep in mind that this is just a sample of the growing impact of larger and larger high-energy wake.

<b>Property Damage Report (Summary) – 2019-03-05v7</b>				
<b><i>Property Owner #</i></b>	<b><i>Location</i></b>	<b><i>Year</i></b>	<b><i>Type of Damage</i></b>	<b><i>Cost</i></b>
1	Yamhill County	2016	Erosion Remediation	\$4,875
2	Wilsonville	2015	Ramp & Steps Replacement	\$37,800
3	Butteville (3 Slides)	2015	Retaining Wall	\$46,000
		2016	Lower Retaining Wall	\$14,000
		2019	Shoreline Remediation	\$40,000
4	Wilsonville	2016	Dock Replacement	\$7,900
5	Wilsonville	2013	Lift & Repairs	\$6,298
		2014-2018	Strengthen Boathouse	\$1,750
6	Newberg	2017	Ramp Repair	\$3,520
7	Yamhill County	2019	<i>Future Cost Estimate for Shoreline Remediation</i>	\$150,000
8	Yamhill County	2015	New Dock & Lift	\$47,125
9	Clackamas County	2013-2018	Dock Repair	\$5,000
10	Yamhill County	2017	Landing, Gangway Repair	\$2,000
<b><i>Sample Damage Cost – TOTAL:</i></b>				<b><i>\$216,268-to-\$366,268</i></b>

***NOTE: This Information has been collected by the Oregon River Safety & Preservation Alliance, Willamette Greenway Alliance, Butteville residents, and the Ladd Hill Neighborhood Association.***

***NOTE: Please review the letter from R&B Tree Service (page 2) that describes the increasing impact on shoreline trees that they have seen over the last several years.***

## R & B Tree Services

P. O. Box 145  
Forest Grove, Or 97116  
503-268-9575  
rmbtreeservice@gmail.com

February 25, 2019

To whom it may concern,

My company has been servicing Portland and the surrounding areas for over 25 years, this has included multiple properties along the shore line. I would approximate that we have seen over a dozen trees severely suffering from weak roots and declining health that is directly related to soil erosion. We have also seen a drastic increase in trees that are starting to lean and have already fallen on their own which can be potentially dangerous. The soil erosion to the shoreline has been and continues to be a problem for the surrounding trees. If the water activity continues unchecked I believe we will continue to lose more trees and foliage, which not only effects the soil but also has an environmental impact for fish and wildlife. I hope that I have provided an insight into the effects soil erosion has on tree growth along the shoreline in our community.

Thank you for your time.

Sincerely,


Brett Batchelder

Owner

R&B Tree Services

**Property Owner #1: Yamhill County Resident**

Here is documentation for House Committee on Natural Resources to consider as it relates to bank remediation. You will note that I included the PLI bid as well as the bid from Marine Indus that essentially is the Wilsonville Cement contractor that would have performed this activity from the water. You will see that mobilizing and demobilizing the barge was over \$30k with no work being done. Doing anything from the water is crazy expensive.

		<b>7/22/2016 Proposal &amp; Acceptance</b>	
<b>PLI SYSTEMS (Contractor)</b> 3045 SE 61 <sup>st</sup> Ct, Hillsboro, OR 97123 TEL. (503)649-8111 F- 503-649-4621		<b>LICENSED, BONDED &amp; INSURED</b> CCB # 158751 MBE/DBE 7013 WASHINGTON UBI # 602365337	
[REDACTED]		PHONE 503-754-3824.	don@donfuchs.com
STREET		JOB NAME Fuchs Don pile wall2	
CITY, STATE, ZIP CODE		JOB LOCATION/ADDRESS 34580 NE Wilsonville Rd., Newberg OR 97	
ENGINEER	DATE OF PLANS	JOB PHONE	
EXPECTED START DATE		EXPECTED COMPLETION DATE	
SCOPE OF WORK			
1.	<input checked="" type="checkbox"/> Mobilization and Demobilization: Required. Toilet by others	\$	4,538.00
2.	<input type="checkbox"/> DELETED: Topographic survey.	\$	0.00
3.	<input type="checkbox"/> DELETED: Geotechnical Services, including investigation, report, engineering, and special geotechnical inspections. NOTE: Owner can hire the engineer directly and save on the mark ups. NOT INCLUDED.	\$	0.00
4.	<input type="checkbox"/> DELETED: Preliminary drawings and shop drawings for engineering review and owner's review. NOTE: These drawings are not for construction, but they can be used if approved by the engineer. NOT INCLUDED.	\$	0.00
5.	<input type="checkbox"/> DELETED: Structural Engineering for steel waler, plates and rebar. NOTE: Owner can hire the engineer directly and save on the mark ups. NOT INCLUDED.	\$	0.00
6.	<input type="checkbox"/> DELETED: Special inspections like welding and other by a third party inspector firm. NOTE: Owner can hire a special inspection company to inspect. NOT INCLUDED.	\$	0.00
7.	<input type="checkbox"/> OPTIONAL: Provide Yamhill County Permits and processing. NOTE: This line item doesn't include cost if the county decides that we need to get the state and, or federal agencies involved like the Army Corp, Fish and Wildlife, etc.	\$	3,100.00
8.	<input type="checkbox"/> OPTIONAL: Scope the sewer line and storm drains to make sure that we don't damage them during construction. This cost also covers a private locator to insure we don't damage utilities that we can't see when we are installing piles and, or anchors. NOTE: The owner can save the money for this line item by not authorizing us to do this work and take the risk for damage to utilities that we can't see.	\$	840.00
9.	<input type="checkbox"/> Temporary Erosion Control Measures: This will be required by the City of Newberg in order to get a permit.	\$	2,513.00
10.	<input type="checkbox"/> OPTIONAL: Clear plant material from the work access area, load and haul off approx. 8 cubic yards of material. This price includes cutting down plant material as necessary, hauling and dump fees. NOTE: Owner may choose to do this work. Plant replacement is not included. No large tree or stump removal is included. All plant	\$	690.00

Terra Dolce Consultants, Inc.  
 4706 NE 75th Ave  
 Portland, OR 97218

### Invoice

Date	Invoice #
5/23/2016	1818
Terms	

Bill To:


Claim #	

Description	Unit	Rate	Amount
Terra Dolce Consultants, Inc. provided Geotechnical Engineering Services for the referenced project. Our services included a field investigation on May 5 2016, engineering analyses, and preparation of our May 23 2016 Geotechnical Engineering Report.	1	3,000.00	3,000.00
Drilling contractor		1,875.00	1,875.00
Minority Women Emerging Business #6128			<b>Total</b> \$4,875.00
Phone #	Fax #	E-mail	<b>Payments/Credits</b> \$0.00
503-502-5114	503-206-5114	clhovind@comcast.net	<b>Balance Due</b> \$4,875.00

**Property Owner #2: Wilsonville Resident**

2015-Stairs to dock: We replaced the ramp and installed three concrete steps up into the yard to anchor the ramp for \$36,800. Steve Notman of Steve's Marine did the work. Then it cost an additional \$1,000 to haul the old ramp out. The old steps and ramp had been fine for 55 years.



**Property Owner #3: Butteville Resident**

Photo #1 (westernmost point of our property): caused by a broken pipe on our property, the water undercut the bank causing a portion of it to slide into the river. Whether any erosion caused by high energy waves was not considered at this time. Our Geotechnical Engineer surveyed our and neighboring properties and noted a crack at the top of the riverbank that runs about 1/4 mile to the west of our house. Extensive retaining wall was installed costing approx. \$46k. May 2015



Photo #2 (center of property): Crack in riverbank soil caused the top of the "middle" portion of our riverbank to slide. We installed the first portion of our lower retaining walls at this time. Cost approx. \$14k. February 2016.



Even with taking our broken pipe and heavy rain into consideration, it seems obvious to us (Photo #3) was augmented by the undercutting of the bank by high energy waves. All retaining wall work was done by Pli Systems, Inc.



Our neighbors directly to the west of us experienced a major slide similar to ours about 18 months ago. They lost their stairs and decking as well as a sizeable portion of their bank. Last winter they also lost their dock. I do not know if any river activity contributed to their losses, although it seems likely to me the loss of their dock was a result of high-energy waves.

We have not included any copies of receipts as we have about a 3" thick stack of documentation and to be honest, we would like to protect our privacy a bit. We have not exaggerated any of the costs ~ we estimated at the conclusion of the three slides, we spent about \$100k including decorative rock installation, new soil and native plants.



**Property Owner #4: Wilsonville Resident**

The first photo shows our float next to the boathouse. The lighter colored portion is the newer portion of what once was a single float. This was a single float when we purchased the property in 2001, and we believe for many years prior going back to when our previous owner had the boathouse installed in 1957. We do not know if there had been any repairs prior to our purchase.

In 2016, the float was broken, we believe in a large part, due to the high-energy wakes that have become a problem on this stretch of the Upper Willamette (River Mile 40). Because of the length of the original float being perpendicular to the high energy waves, and because the original float was not designed for this size wake, the spine of the structure was broken. To address the issue of the wake, instead of repairing the float to a single structure, we had the connection hinged to allow the two portions to move without a rigid structure. This seems to have worked since then, but the result is that when the big waves hit, it requires a lot of balance to stay upright when standing on either portion.





**Invoice**  
*Honest, Integrity, Craftsmanship*



Rick Condon  
1208 Hillsdale Dr.  
Newberg, Or. 97132  
Phone: 503-476-6711  
Fax: 503-476-3113  
CCB:177210

Date: 27 Sep 16



**FOR:**  
Deck footing

DESCRIPTION	HRS/QTY	RATE	AMOUNT
Agreement for installing 8' x 17.5' dock with grating.			6500.00
Dock rollers, (Material, fabrication and Galvanizing)			350.00
Connecting the two docks			500.00
Replacing the rope on the log boom with 5/8 cable.			200.00
Removal of the old dock			350.00
<b>TOTAL</b>			<b>7900.00</b>

**Thank you for your business!**

**Property Owner #5: Wilsonville Resident**

This was done to stabilize the downstream/bank side corner of our boathouse - it was getting separated from the structure by wakes.

Guessing another \$1,500-2,000 in time and materials over the past 5 years to repair/strengthen other sections of the boathouse that were getting damaged over the summer.

**Invoice**



9085 Arney Lane NE  
Woodburn OR 97071  
Office 503.982.5521  
CCB #179217

Date	Invoice #
10/22/2013	1312

Bill To
[REDACTED]

P.O. Number	Terms
PER STEVE	Due on receipt

Quantity	Item Code	Description	Price Each	Amount
	5000UL2	*5000UL2-2T V-HULL HYDROHOIST BOAT LIFT 12' & UNDER SLIP WIDTH 2 - 15" x 40" x 201" POLYETHYLENE TANKS & 110V CONTROL UNIT ALL GALVANIZED STEEL ABOVE THE WATER LINE FULL WIDTH 4" FRAME CHANNEL WITH 3" ADJUSTABLE EXPANSION CHANNEL HEAVY DUTY 1/4" TORSION BARS BOAT SIDE PADDED STOP PITMANS HEAVY DUTY HULL SUPPORT SYSTEM GRADE 8 PIVOT HARDWARE **LOW PROFILE** - HEAVY DUTY STRUCTURAL GRAD DOCK BRACKETS w/MOLDED BUMPER GUARDS HD BLOWER MOTOR w/HOUSING **DOCK 110v POWER REQUIRED**	8,399.00	8,399.00
	INSTALLATION	ASSEMBLY- DELIVERY & INSTALLATION TO WILLAMETTE RIVER	1,500.00	1,500.00
2	PT2X12X16	PT LUMBER 2" X 12" X 16'	42.00	84.00
2	PT6X8X10	PT LUMBER 6" X 8" X 10'	65.00	130.00
10	WH-A	3" x 5" GALVANIZED ANGLE	7.50	75.00
50	DH	DOCK HARDWARE - HD GALVANIZED - 1/2 CARRIAGE BOLT SET + LAG BOLTS	2.00	100.00
5	5002B	10' BLACK DOCK EDGING	42.00	210.00
1	INSTALLATION	DEMOLITION/DISPOSAL EXISTING FACIA & CARPETED BUMPER RAIL - INSTALLATION OF BRACKETS & NEW 2x BEAMS & CUSTOM 6x BEAMS	800.00	800.00
	DEPOSIT	*** DEPOSIT PREVIOUSLY COLLECTED \$5000.00***	-5,000.00	-5,000.00
Thank you for your business.			<b>Total</b>	56,298.00

**Property Owner #6: Newberg Resident**

Photos of property shoreline and dock damage in the Dog Ridge area, followed by the Invoice to repair the damage.



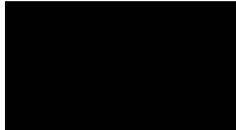
**KEN'S FLOATATION SERVICE INC.**



ERIC DYE  
1701 CLACKAMETTE DRIVE  
OREGON CITY, OR 97045  
CELL 503-449-6667 FAX 503-650-6362  
[WWW.KFSDOCKS.COM](http://WWW.KFSDOCKS.COM) CCB# 70064 [KFSDOCKS@COMCAST.NET](mailto:KFSDOCKS@COMCAST.NET)

**INVOICE**

**November 8, 2017**



**Hang ramp and cut crossbeam.  
Pull ramp pile and redrive.  
\$1,100.00 hourly rate covers tug, crane, 7 man crew and material  
barge.  
11:30 to 1:30**

**Vibro rental at \$325.00 per pile  
Return and weld cross beam and modify pile hoop \$400.00  
1 hour MOB COST FOR CRANE Wilsonville to Newberg \$595.00**

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**BALANCE DUE \$3,520.00**

Any questions, please call.  
Thank you,  
Eric Dye

**Property Owner #7: Yamhill County Resident**

We have lived on the Willamette River since the beginning of 2003. In 2014, we began noticing undercutting along parts of our shoreline. As we were restricted by the state to place rip rap, we were left hoping for the best. Our situation was then complicated when our neighbors lost over 15 ft of their vertically sloping shoreline. As they felt their hands were tied by regulations, they chose to illegally dump \$30,000 worth of boulders over the top of their property onto the shoreline. The effects of doing this was not only significant to the fish & wildlife, but it also places the adjoining properties at greater risk because it changes how the water flows. In 2016, we had a vertical slide resulting in over 10 ft loss of embankment on the west side of our property due to the undercutting. This undercutting we attribute directly to high energy waves. Unfortunately, we did not get pictures before this occurred. On the east side of our property, we are now seeing a large cutout and we believe our ramp, stairs and deck are in jeopardy. We also attribute this to high energy waves. The boulders that were placed along our neighbors shoreline is causing the wave energy to flow back up when it hits all the rock. In 2017 we had an engineer do a site visit and we were told verbally that to remediate both areas would cost around \$150,000. We chose not to get this in writing for 2 reasons. First of all, the engineer said he would only work above the Ordinary High Water (OHW) Mark because of permitting issues with the State. We believe that working only above the OHW level is not going to permanently resolve the problem and the restoration work will be at risk due to high wave energy. Secondly, we also felt that once we had a written estimate, it would bring our property value down. This scenario is not unique to our family and is shared with many other landowners. We are literally between a rock and a hard place.



**Property Owner #8: Yamhill County Resident**

By Fall Of 2015, high energy wakes had repeatedly damaged our shoreline, dock and boat (tearing off cleats even with spring lines in place). We were faced with having to replace our entire dock and add a Hydro-Hoist boat lift to better protect our boat. The work was completed in late Fall 2015, for a total cost of \$47,125. Unfortunately, our shoreline continues to get undermined resulting in trees becoming unstable – either falling into the river or needing to be taken down before causing additional damage. See the attached letter from R&B Tree Services (Page 2 at the beginning of this Property Damage Report).

**KEN'S FLOATATION SERVICE INC.**

ERIC DYE  
1701 CLACKAMETTE DRIVE  
OREGON CITY, OR 97045  
CELL 503-449-6667 FAX 503-650-6362  
[WWW.KFSDOCKS.COM](http://WWW.KFSDOCKS.COM) CCB# 70064 [KFSDOCKS@COMCAST.NET](mailto:KFSDOCKS@COMCAST.NET)

**Dock Quote/ Contract**

**September 6, 2015**

**This contract is to replace the old log dock with a new welded steel dock. This float comes with Thru- Flow deck panels. Wood trim, bumpers and cleats.**

**I have added the extra 2' in the width and the length to give a total deck footage of 606 sq. ft.**

**Purchase cost for this dock is \$27,270.00**

**Two new roller steel pile hoops \$700.00**

**Trucking to Wilsonville, assembly and delivery \$1,100.00**

**Remove old dock and install new one \$500.00**

**Disposal of old dock \$1,700.00**

**New wheels repair on ramp \$75**

**Install irrigation pump \$100.00**

**New dock installed price \$31,445.00**

**Additional items:**

**18'x 24' wood framed, gable metal roof structure over the boat slip (all framing will be in a wood material) \$5,900.00**

**One 6600 Hydro Hoist boat lift \$9,800.00 (price is if we install at same time as dock)**

**Project total is \$47,145.00**

**INVOICE**

**October 26, 2015**

**Above work has been completed**

**Contract total \$47,145.00**

**Payments received to date**

**Down payment \$15,000.00** → #6064 9/11/15

**Boat lift \$9,800.00** → #6067 10/15/15

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**Balance due \$22,345.00**

Any questions, please call.  
Thank you,  
Eric Dye

↓  
*paid in full  
10-26-'15*

**Property Owner #9: Clackamas County Resident**

Bolts have continued to be re-drilled, as the force of the wakes slamming the dock against the fixed piling is pulling the “collar” away from the dock and the metal plate below it. Picture 1 shows the collar flat before a wake impacts it. Picture two shows how the entire plate pulls away from the dock when a large wake hits the dock. The cost of repairing this is around \$1,000 per year. The entire system needs to be replaced. The decking on our dock is just a couple years old.

Also included in our bid was the cost to fix the lift. As the wakes slam the boat house, the lift shifts and becomes wedged under the log float and our lift doesn't work. We have had to get someone with a chainsaw to come shave the log so the boat lift works.







Oregon Marine Construction  
 LLC DBA NW Marine Supply  
 9085 Arney Ln NE  
 Woodburn OR 97071  
 OR - CCB#179217  
 WA - OREGGOM860BM

## Estimate

Date	Estimate #
2/22/2019	2521

Name / Address
[REDACTED]

Description	Qty	Rate	Total
TIME & MATERIALS PROJECT ESTIMATE			
4" X 8" PT LUMBER PLF (PILE BRACKET FRAMING)	10	5.75	57.50
GALVANIZED STEEL 3" X 5" ANGLE BRACKET w/HARDWARE	4	9.95	39.80
3" X 6" UHMW ROLLER (1/2" ROLLER HARDWARE)	8	62.35	498.80
35' ALUMINUM CRANE/SERVICE BARGE w/CREW - PER HOUR (TIME WILL BE CLOCKED FROM PREVIOUS PROJECT SITE)	6	395.00	2,370.00
R&R UHMW ROLLERS R&R PILE BRACKET FRAME LUMBER WELD PILE BRACKET HYDROHOIST TROUBLESHOOT & REPAIR			

We look forward to working with you.	<b>Total</b>	\$2,966.10
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Phone #	E-mail	Website
(503)982-5521	info@oregonmarine.net	nwmarinesupply.com



