



# Agenda 1/19/07

## CRR River Project

- Introduction: Teresa Steel
- Project Objective & Status: Wendy Scholl
- Camp Dresser & McKee: Don Clabaugh
- Financing: Diane Thompson
- Voting Process: Teresa Steel
- Questions & Answers: Steve Lewis



# River Work Group View of the River Project

## **We have a problem.**

The White River is constantly eroding CRR banks and endangers the water system, community property, private property and all property values.

## **We have a solution.**

Proven engineering solutions of rock vanes and engineered log jams.

## **We can afford the solution.**

15 year financing is available to CRR.



# CRR River Project Objective

[www.GreaterGreenwater.com](http://www.GreaterGreenwater.com)

Construct river mitigation solutions on the CRR river bank reach that will prevent future additional property loss and environmental damage to be accomplished in field work window July – September 2008.



**Not!**



# Where are we today?

1. Land loss – continuous bank erosion accelerated with high water events
2. Expert engineering team preparing permit application Feb 2008
3. Financing secured – Thurston First Bank & USDA
4. Critical on calendar
  - Feb 23<sup>rd</sup> CRR Association vote
  - July – Sept 2008 construction



# Disaster Ahead

Accelerated CRR property loss is continuous and greater than ever before:

1. Well head perimeters & pump house
2. Community & private property
3. Decrease in property values



# Don Clabaugh, Camp Dresser & McKee (CDM)

1. Time to do this project
2. Evidence that engineering approaches work
3. Description of construction
4. Description of rock vanes & ELJ design
5. Recommended solutions for CRR



# Financing

## \$1.1 Million Loan, 15 Year

One Time Payment	Quarterly	Monthly
\$4,784	\$135	\$45



# Project Cost

Expenses as of 12/31/07	CDM, admin, legal, website	\$11,318
Manage Permit Process & Design Update	Agua Tierra, CDM	\$40,000
Permit Reports, Assessments, Amendments, Addendums	Water Quality Cert, Endangered Species Assessment, Habitat Mitigation Measures, Hydraulic Project Approval, 404 Dredge Permit, Biological Assessment	\$109,000
Project Manage, Construction, Final Design	CDM, Agua Tierra Additional structures, 12% escalation, 30% contingency, tax	\$915,812



# River Work Group Project Summary

**We have explained the problem that the continued erosion will cause:**

- Loss of the water system
- Loss of community and private property
- Loss of investment value for all owners (community & private)

**We have described solutions to the problem along with historical proof that they will work:**

- Rock vanes
- Engineered log jams

**The solutions are affordable:**

- 15 year loan financing can be obtained
- Lump sum immediate payment is an option



# Voting Process CRR River Project

## Capital Improvement Special Assessment Section 5 Bylaws

1. Initial Voting Process For Quorum
  - 1/2 Owners = 120 participant votes for quorum
  - 2/3 Affirmative = 80 yes votes to pass
  - Non-respondents cannot be counted
2. Next Voting Process In Event Of No Quorum
  - 1/4 Owners = 60 participant votes for quorum
  - 2/3 Affirmative = 40 yes votes to pass



# Time For Project Decision

**We Must Act Now!**



Next slides are possible ones for Q & A  
segment and wrap up.



# CDM Overview Handout


- Camp Dresser & McKee Inc. (CDM)
  - 60 year old full service wet lands consulting, engineering, operations, and construction firm
- CDM has worked projects with WSDOT, Herrera, Corps of Eng.



# CRR Impact Risks

Grading: High, Medium, Low probability occurring with Large, Moderate, Small CRR wide impact.

<b>Risk</b>	<b>Current</b> Probability / Impact	<b>After Project</b> Probability / Impact
Water System Unusable	<b>High</b> / Large	<b>Low</b> / Large
Structures Lost	<b>High</b> / Moderate	<b>Low</b> / Moderate
Community Property Lost	<b>High</b> / Moderate	<b>Low</b> / Moderate
River Bank Breached Flooding CRR	<b>Medium</b> / Large	<b>Low</b> / Large



# Contingency Planning

## #1 Risk: Water System

High Probability With Large Impact To All Property Owners

- Pump House Destroyed, Water System Unusable
  - 16K gallons delivery of non potable water each day pumped into the two 30K gallon storage tanks
  - \$190 per month cost each property owner for 16K gallons of daily water delivery
  - **20K** gallons every **24 hr is typical CRR usage**
- One new well, project cost = \$1.1 million  
Another new well project would address only one of our risk problems.



# Contingency Risk Planning

## 2. Private Structure Loss

- Property owner responsibility to work with Pierce County directly regarding emergency erosion prevention pertaining to their property.
- River mitigation work project 2008

## 3. CRR Community Property Loss

- River mitigation work project 2008

## 4. River Bank Breach

- River mitigation work project 2008

## 5. Litigation

- CRR insurance coverage



# Build New Well

- New well system cost \$1.1 million or higher
- No guarantee water well location available
- Will **not** solve all river problems that will have adverse affect on all property values
  - Continued loss of community and private property
  - River bank breach enabling water to run in and through the community