

Villebois Village Center Master Association

Villebois Piazza Fountain Repair

Published on *City of Wilsonville Oregon* (<https://www.ci.wilsonville.or.us>)

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Submission information

Form: [2025 Project Nomination Form–Community Enhancement Program](#) ^[1]
Submitted by Visitor (not verified)
Mon, 03/03/2025 - 1:34pm
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Applicant Information

Sponsor:

Villebois Village Center Master Association

Tax ID#

263452412

Contact Person:

Elaine SMith-Koop

Daytime Phone:

503-910-2934

Email Address:

elaine@salemlaw.cc

Address:

29026 SW Villebois Dr. S.

City:

Wilsonville

State:

OR

Zip code:

97070

Type of Organization:

A non-profit organization, a neighborhood association or charitable organization with IRS 501 (c)(3) tax-exempt status

Project Information

Project Title:

Villebois Piazza Fountain Repair

Amount Requested:

\$ 70,000

Mark all of the goals below which your project meets and explain how in the boxes below:

- Improve the appearance or environmental quality of the community
- Result in rehabilitation or upgrade of real or personal property owned or operated by a nonprofit organization having 501(c)(3) status under the Internal Revenue Service code

How project meets 'Improve the appearance or environmental quality of the community' (be clear & specific)

The Villebois Piazza fountain currently does not function as intended. Restoring it to its original and intended function will improve the appearance of the Piazza, and thus of Villebois, and of Wilsonville.

The neighborhoods of Villebois are grouped around the Village Center, which serves as the physical and social heart of the community. Villebois contains "Community Elements" including parks, open space, trails, bike racks, barbecues, drinking fountains, decorative fountains, statuary, pavers, and water features. The Piazza and its fountain are such Community Elements. The Piazza is intended to support activities such as public market, street fairs, outdoor dining, holiday celebrations and performances.

The Piazza is the central gathering space and symbolic heart of the Villebois community. In addition to the fountain, the Piazza contains two bocce ball courts, large old oak trees, a coffee kiosk, a tent, benches, picnic tables, artwork for children, a historic plaque, and an open courtyard ("piazza") for people to enjoy and gather and for children to play.

The fountain is the visual centerpiece of the Piazza. However, the fountain is not functioning properly and has not for some time. This detracts from the Piazza's appearance and appeal. Residents post questions and negative comments about the fountain on community Facebook pages and raise concerns at homeowner meetings.

In addition to being the centerpiece of Villebois, the Piazza is also intended to be a central gathering place for the residents of the City of Wilsonville. The space can be rented. Each summer it is the site of the Wilsonville Brewfest. Every Friday afternoon / evening, a food truck comes to the Piazza, and, in good weather, a Vanguard beer truck also comes. This invites neighbors to gather, eat and drink, and play.

Having a functional fountain would improve the appearance and appeal of the Piazza. The fountain looks beautiful when it is functioning, and the sound of the cascading water creates a relaxing atmosphere that attracts residents to gather nearby. When it does not function, it detracts from the appearance of the Piazza, because it is then just a piece of concrete.

How project meets 'Result in rehabilitation or upgrade of real or personal property owned or operated by a nonprofit organization having 501(c)(3) status under the Internal Revenue Service code' (be clear & specific)

The Villebois Village Center Master Association ("VVCMA" or "Association") is a nonprofit organization. (See Secretary of State filings.) It covers the central portion of Villebois, including the Piazza. The Piazza is the centerpiece of the Villebois community.

(See discussion above.)

The Piazza is privately owned real property of VVCMA. The fountain is privately owned personal property of VVCMA. The Piazza and the fountain are subject to the Villebois Ownership and Maintenance Agreement between the City of Wilsonville, the Developer, and VVCMA, recorded October 17, 2013 ("O & M Agreement"), which requires VVCMA to bear the cost of maintaining the Piazza. That Agreement states:

"The Piazza is a unique featured park with a large fountain and pervious pavers that will require regular maintenance, all of which shall be the sole responsibility of the Obligor [VVCMA]. The City has invested significant City funds and federal funds into the Piazza, as well as other areas covered by the Agreement. As a condition of such investment the City required and the Obligor agreed to diligently maintain the Piazza and those other areas in clean and functioning condition and repair at all times. As with other requirements, if the Obligor fails to maintain the Piazza to a high quality standard, the City shall have the right but not the obligation to perform the maintenance or repair and to bill Obligor for its actual costs incurred, plus interest at prime plus two percent until the City has been fully reimbursed."

However, the VVCMA does not have the funds to pay for a major overhaul of the fountain. The potential to increase HOA dues to cover a major overhaul has been met with discussions of turning the fountain into a planter, which would not be in compliance with the O & M Agreement.

Brief Project Description and Explanation of how the CEP funds will be used, include project start and end dates:

This is a construction project. The funds will be used to repair and restore the fountain to its original and intended functioning.

The project will be started in July, 2025, and completed by December, 2025.

Where would the project be located and who owns the property if applicable?

The fountain is located on the Piazza in Villebois, and the project would be located there. The fountain and the Piazza are privately owned by VVCMA, as discussed above.

For a project located on private or other public land (property not owned by the City of Wilsonville), written documentation from the landowner that gives the project sponsor and City permission for the project to occur on the land is required. Indicate here if the project is located on private or other public land (property not owned by the City of Wilsonville) and indicate if written permission from the landowner is to be submitted.

The project is located on private real property owned by VVCMA. Written permission from VVCMA for the project has been granted and will be submitted.

What impact might the project have on nearby homes and businesses?

During work, there will be some construction noise, and the section of the Piazza surrounding the fountain will be closed off. Once the work is completed, the project will add to the appearance, appeal and community use of the Piazza.

What kind of on-going maintenance needs and costs might be required by the project?

The fountain requires regular cleaning and maintenance. The VVCMA has maintenance costs included in its budget.

Who will benefit if this project is funded? Estimate how many Wilsonville residents will benefit if this project is funded.

All 2,300 households in Villebois will benefit. And all residents of Wilsonville will benefit.

How does the project serve diverse or traditionally underserved populations?

This project serves diverse and traditionally underserved populations to the same extent it serves the general population of Wilsonville.

Does this project serve a specific cultural or ethnic group in Wilsonville? If so, please specify.

No.

Project Budget

Upload project budget sheet available at www.ci.wilsonville.or.us/cep [2]

Upload Budget:

[city_grant_project_budget_worksheet.xlsx](#) [3]

How were these costs estimated (quotes, catalog, previous projects, etc.)?

Quotes from Teufel Landscaping.

Is there secure funding for Sponsor's share of the total costs including funding from other public or private agencies and what are the sources of funding?

The 2023 reserve study includes only \$817.67 for a “fountain pump replacement” in 2025. Additional VVCMA’s share of the costs must be approved by the board to be paid out of operating funds and reserve funds. Homeowner dues will need to be increased to cover costs not paid by other means. VVCMA has a management contract with AMS, whose fees are included in the budget, and who will manage the contractors, invoices, banking, etc. relating to the grant. The Board is volunteer, and all grant application time is being volunteered by the Board President.

Will the project be completed with the proposed funding or will future funding be necessary?

The project will be completed with the proposed funding. Future maintenance costs are included the VVCMA budget. (See above paragraph.)

Funds are available for projects after July 1, 2024. Is this project compatible with that timing? How and when might this project be implemented?

Yes, this project is compatible with that timing, because work needs to be done during warm weather months, as it is turned off during winter.

Identify if the project is included in an adopted Master Plan or Strategic Plan. (City of Wilsonville, school district, non-profit, etc.)

Yes, the Piazza and fountain are included in the Villebois Village Master Plan.

Project Management

Provide a brief narrative outlining the major tasks and projected time schedule for completing of each task:

Teufel Landscape attempted to flush the lines out on Feb. 5, 2025, and provided us with the following project description:

1. There is a lot of debris lodged in the gate valve that adjusts the flow of water. The fountain needs to be thoroughly cleaned before the fountain can be turned back on to do additional flushing/testing.
2. Several of the metal plates are missing from the fountain spillways in the lower and upper bowls, which is creating an uneven flow of water and allowing some of the water to run down the side of the fountain.
3. The return line to the upper bowl is clogged and the flow of water is being restricted. Teufel is researching contractors that can scope the return line with a camera so they can try to find the obstruction.
4. Teufel is concerned about the size of the return line to the upper bowl. The return line is 1" when it leaves the vault and ¾" when it exits the fountain, but they don't know where it changes size. Increasing the size of the return line would help with water flow, however, replacing the return line under the fountain will require completely disassembling the fountain and redoing everything.
5. There is a chance the fountain will need a major overhaul to get it running as desired. First, though, Teufel recommends seeing the fountain in operation once the metal plates are replaced and the return lines are flushed and flowing at their capacity.
6. One of the biggest challenges will be running new lines through the fountain itself. There is a good chance that the fountain will need to be moved with a crane to be able to access the lines below the fountain and run new lines inside the fountain. Teufel assumes the fountain can be disassembled and removed in sections, but it might need to be moved as one section.
7. We also don't know whether the lines running under the water feature are in a sleeve, or, if so, whether the sleeve has space for larger lines to be installed. The sleeve may need to be replaced with a larger sleeve, which will require cutting the bottom of the water feature and running a new sleeve to the base of the fountain.
8. Another option is to install a second pump to run the upper bowl and pineapple. This option would eliminate the need to remove the fountain, but they would still need to modify the existing pump sump to make room for a second return line running to the vault in the adjacent bed.
9. If a second pump needs to be installed, an electrician will need to install a new breaker on the fuse panel and run a new line to the pump sump to power the pump. The main breaker on the fuse panel might need to be replaced with a larger breaker, but we won't know until an electrician looks at it and determines what needs to be done. Also, the pump sump will need to be modified to make room for the second pump and a second return line will need to be installed. This will require a masonry repair company to make the adjustments and waterproof everything.

Describe prior experience managing similar projects. Include prior Community Enhancement Projects:

None.

Does this project require coordination with other public and private organizations? Has the necessary coordination been completed? If yes, please describe.

No, this project does not require coordination with other public or private organizations.

If the project is located on private land, discuss the public benefit of the project and provide landowner permission for the project with this application:

The Piazza is privately owned real property of VVCMA. The Piazza fountain is privately owned personal property of VVCMA. As discussed above, the Piazza is the central gathering space and symbolic heart of the Villebois community. The Piazza is open to the public. It can also be rented for private and community events, such as the Wilsonville Brewfest, which takes place at the Piazza every July.

Do you currently have an active CEP grant?

No

If yes, will you be seeking an exception?

No, an exception is not needed or requested.

Project Certifications:

- This project will not promote or inhibit religion in any way.
- This project will not discriminate based on race, ethnicity, age, gender or sexual orientation in any way.

Signature:

Elaine D. Smith-Koop

Date Signed: Mon 3/3/25

Electronic signature agreement. By selecting the "I Accept" button, you are signing this agreement electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Agreement. By selecting "I Accept" you consent to be legally bound by this Agreement's terms and conditions. You further agree that your use of a key pad, mouse or other device to select an item, button, icon or similar act/action, or in accessing or making any transaction regarding any agreement, acknowledgement, consent terms, disclosures or conditions constitutes your signature (hereafter referred to as "E-Signature"), acceptance and agreement as if actually signed by you in writing. You also agree that no certification authority or other third party verification is necessary to validate your E-Signature and that the lack of such certification or third party verification will not in any way affect the enforceability of your E-Signature. You also represent that you are authorized to enter into this Agreement for all persons who own or are authorized to access any of your accounts and that such persons will be bound by the terms of this Agreement.

I accept: Yes

Source URL:<https://www.ci.wilsonville.or.us/node/129062/submission/64595>

Links

[1] <https://www.ci.wilsonville.or.us/bc-mce/webform/2025-project-nomination-form%E2%80%93community-enhancement-program> [2] <http://www.ci.wilsonville.or.us/cep> [3] https://www.ci.wilsonville.or.us/system/files/webform/city_grant_project_budget_worksheet.xlsx

| PIAZZA FOUNTAIN REPAIR | | Minimum | Maximum |
|---|--|-----------------|-----------------|
| Based upon Teufel Landscape bid 2/21/25 | | | |
| Pumps | Replace the existing 1.5 HP pump | \$2,500 | \$3,500 |
| | Install additional pump for upper bowl and pineapple | \$1,500 | \$2,500 |
| | Rebuild the valve manifold in the vault | \$1,500 | \$2,000 |
| Electrical | Run new power for second pump | \$3,000 | \$5,000 |
| | Upgrade the power to 220V for larger / more efficient pump | \$5,000 | \$7,500 |
| | Replace the lights under the fountain | \$1,500 | \$2,500 |
| | Waterproof splices for the pumps | \$500 | \$750 |
| Fountain | Replace the existing metal plates in the spillways | \$3,125 | \$3,125 |
| | Replace / increase the size of the return lines | \$7,500 | \$10,000 |
| | Crane fees to remove and replace the fountain | \$3,000 | \$5,000 |
| Paver and concrete repairs | Remove and replace section of pavers to run new return lines | \$5,000 | \$7,000 |
| | Repair / seal the fountain | \$2,000 | \$3,000 |
| | Repair / seal the pump basin | \$2,000 | \$3,000 |
| | Repair / Seal the fountain basin | \$7,000 | \$10,000 |
| Miscellaneous | Permits, unanticipated costs, etc. | \$3,000 | \$5,000 |
| TOTALS | | \$48,125 | \$69,875 |