

**French Prairie Road
Median Renewal
Project**

**Charbonneau
Community
Foundation**

Submission information

Form: [2026 Project Nomination Form–Community Enhancement Program](#) [1]
Submitted by Visitor (not verified)
Mon, 01/05/2026 - 10:53am
73.240.31.254

Applicant Information

Sponsor:
Charbonneau Community Foundation

Tax ID#
33-1389869

Contact Person:
Dave Mauk

Daytime Phone:
206-920-4442

Email Address:
charbonneaufund@gmail.com

Address:
31160 SW Country View Loop

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:
French Prairie Road Median Renewal Project

Amount Requested:
\$ 37,500

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
- Reduce the amount or toxicity of waste

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

Currently the vegetation in the project footprint is dead or dying due to shutting off the irrigation to conserve water usage. The project will replace this unsightly landscaping with rock & drought resistant plant material not needing irrigation.

How project meets 'Reduce the amount or toxicity of waste' (be clear & specific)

Currently, irrigation water is being wasted with numerous leaks in the system, causing weak, dying or dead plants, which in turn cause runoff issues in rain events due to soil that is unable to absorb the rainfall.

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

CEP funds would be used to hire a professional landscape firm to prepare a transition plan where the irrigation is abandoned, existing turf, plants & debris are removed, sprinklers are capped, river rock & drought resistant plants are installed, & a cleanup of the area is undertaken. Several community open houses would be hosted to describe the project & get community buy-in. The project is estimated to be performed in stages over a period of 6 - 12 months.

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

The project is located in the median strip & 10' easement on the inside of French Prairie Road in three sections in the Charbonneau District of Wilsonville. It covers approximately 35,100 square feet of surface area. The easement & median are owned by the City of Wilsonville.

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.

A Memorandum of Understanding between the City of Wilsonville & Charbonneau Country Club currently exists related to ownership & obligations of those parties to the property within the project area. Both parties propose an amendment to the MOU to accommodate the project. This is projected to be done in the second quarter of 2026, prior to the start of the project itself.

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

The removal & installation of landscape material, irrigation pipes are on public, city owned property, however the community would be effected by the disruption of noise, equipment movement, & dirt for a limited period of time.

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

There would be significant cost savings in maintenance & operations from lack of water use, irrigation system repairs, & plant maintenance.

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

This project enhances the main thoroughfare through the Charbonneau District, home to over 3,000 Wilsonville residents, & tens of thousands of annual visitors to local businesses, the golf course, hundreds of wage earners who work in Charbonneau, & family members who visit their families.

How does the project serve diverse or traditionally underserved populations?

The average age of Charbonneau is between 65-75, so a senior population is served by this project.

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

No it does not.

Upload Optional Supplemental Materials:

[french_prairie_landscape_project-project_map.pdf](#) [2]

Project Budget

Upload project budget sheet available at www.ci.wilsonville.or.us/cep [3]

Upload Budget:

[french_prairie_landscape_project-scope_budget.pdf](#) [4]

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

The costs for this project were prepared by Pacific Landscape Management, an experienced, professional organization, done in collaboration with the City of Wilsonville's Department of Public Works, & Engineering, & Charbonneau Country Club staff.

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?

Yes, the source of funding for the portion of the project not covered by the sponsor & grant is provided by Charbonneau Country Club & is included in their 2026 capital improvement budget.

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

The project will be completed as proposed, with no additional funding necessary.

Funds are available for projects after July 1, 2026. Is this project compatible with that timing? How and when might this project be implemented?

Yes, the timing is ideal for the project, as planning, documentation & an amended MOU are required prior to implementation that takes place from March - the end of June.

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

Unknown at this time. This will be reviewed & checked by the City's Public Works & Engineering departments.

Project Management

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

A - abandon the turf & plants in the median & shoulder strips of French Prairie Road where indicated; B - abandon the irrigation lines & sprinklers on the inner loop of French Prairie Road where indicated; C - remove former landscape material & install new landscape material in these areas in accordance to an approved landscape design & plan.

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

A \$15,000 landscape beautification project was completed in 2025 that received \$10,000 in CEP funding by the same sponsor, Charbonneau Community Foundation, & alliance partner, Charbonneau Country Club.

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

The coordination is ongoing, between the City of Wilsonville's Public Works department, Charbonneau Country Club, the sponsor, & landscape Management company.

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:

n/a

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:

Dave Mauk

Date Signed: Mon 1/5/26

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.wilsonvilleoregon.gov/node/129493/submission/67549>

Links

[1] <https://www.wilsonvilleoregon.gov/bc-mce/webform/2026-project-nomination-form%E2%80%93community-enhancement-program> [2] https://www.wilsonvilleoregon.gov/system/files/webform/french_prairie_landscape_project-project_map.pdf [3] <http://www.ci.wilsonville.or.us/cep> [4] https://www.wilsonvilleoregon.gov/system/files/webform/french_prairie_landscape_project-scope_budget.pdf

French Prairie Road Median Renewal Project

Supplemental Notes

Pacific Landscape Management was chosen in a competitive bidding process. They emerged with a low bid, & as the only contractor who had the capability to handle the large volume of river rock the project required. They are one of the primary landscape contractors used by Charbonneau, & currently handle French Prairie Road maintenance for Charbonneau.

Maintenance & capital budgets have been adjusted for the years 2025, 2026 & 2027 to accommodate the significant expense of this project.

The city has specified certain criteria for landscape projects along French Prairie Road:

- 1) preserve the oak trees lining French Prairie Road;
- 2) avoid cutting the roots or removing the French Prairie Road oak trees;
- 3) reduce landscape maintenance costs along French Prairie Road.

The goals for both the city & Charbonneau are to save & maintain French Prairie Road's currently stressed oak trees, for their natural beauty as an appealing community asset, while reducing the costs associated with maintaining these scenic trees.

The existing Memorandum of Understanding between the City of Wilsonville & Charbonneau Country Club governs the maintenance & cost-bearing responsibilities of both parties concerning the easements, median & trees of French Prairie Road through the Charbonneau District. The city & Charbonneau are committed to amending this agreement to enable the CEG project to be implemented.

Charbonneau has other landscape maintenance projects that are being conducted during this three-year budget cycle that are not included in this project, such as replacing other parts of French Prairie Road medians with plant material, & ongoing maintenance. This project is not a continuation of the project that received CEG funds in 2025. That project was for corners of intersections on the outer loop side, limited to the Country Club Estates neighborhood.

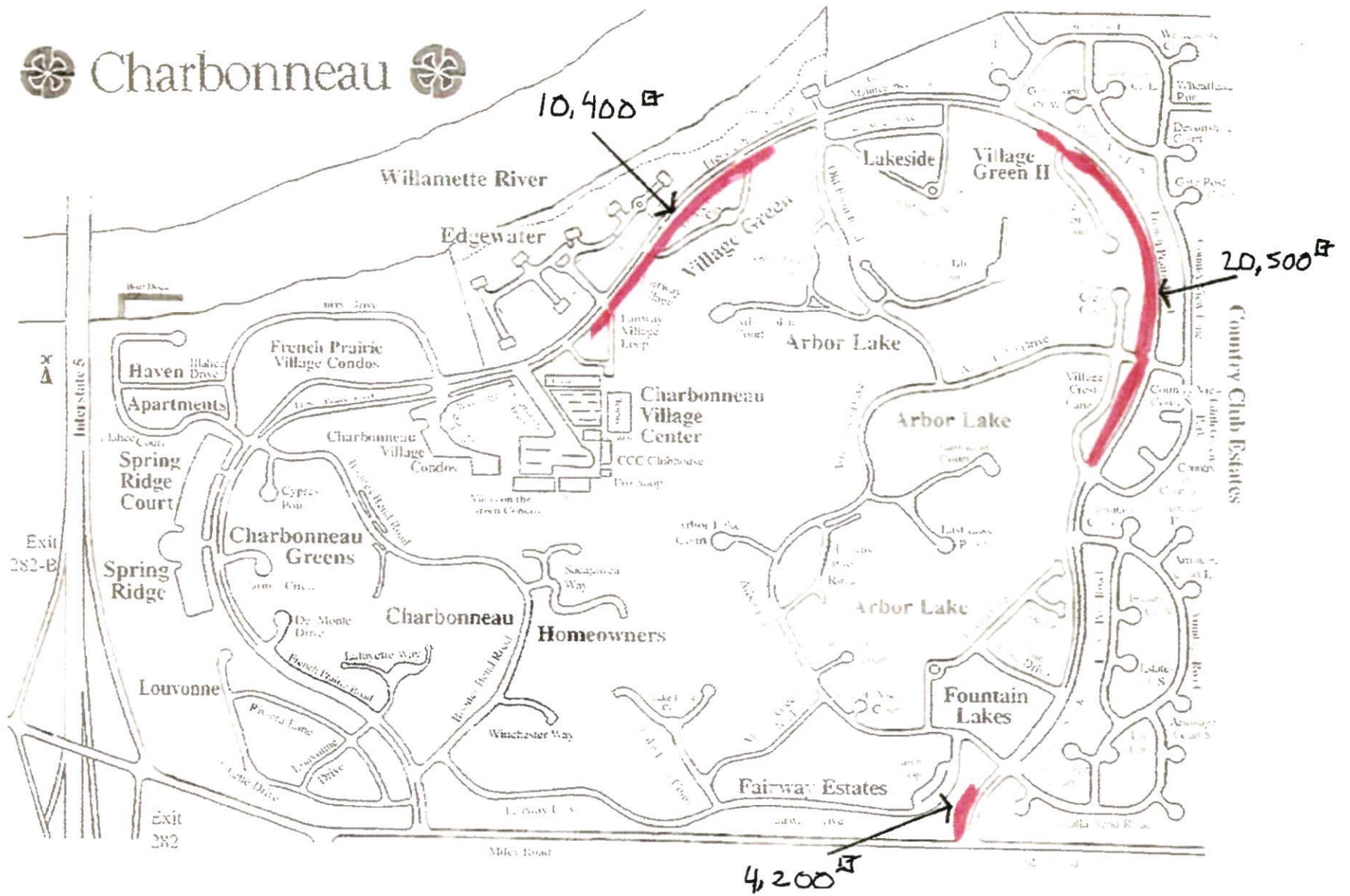
Charbonneau is paying 100% of the cost for abandoning the irrigation lines, & replacing three sleeves for pipes under French Prairie Road. One of these was completed in 2025, & the other two will be done in each of the next two years, separate from the CEG project.

Additionally, both the city & Charbonneau incurred expenses from the damage two storms caused in autumn, 2025 to the trees along French Prairie Road. Charbonneau paid \$9,000 for one incident, & \$7,000 for the other. Both involved removing tree debris along French Prairie Road caused by the storms. An outcome of the 2026 CEG project would be healthier trees that would have less debris & cleanup costs for both the city & Charbonneau.

Critical Path Timeline for the French Prairie Road Median Renewal Project

| Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep |
|-------------------------------------|------------------------------------|---|-----------------------------------|--|---|---------------------------|--|--|
| apply for CEG & mandatory interview | draft MOU amendment | work w/city on MOU amendment | finalize MOU amendment | MOU amendment ratified by all parties | CEG determination | CEG awarded | monitor & record expenses | track project & expenses |
| rough concept of landscape design | draft landscape design | refine landscape design | share design w/city | revise design as necessary based on feedback | finalize design, plant material & other materials | remove existing landscape | begin enhancement of project area | project assessment by collaborative partners |
| abandon maintenance of project area | abandon irrigation in project area | develop list of suitable plant material | reassess budget based on material | revise budget & plans as necessary | finalize budget & plans | project funding | landscape installation phase 1 | landscape installation phase 2 |
| | | schedule open houses | community open house I | community open house II | community update | community update | community & collaborative partner update | community & collaborative partner update |

TURF REMOVAL MAP

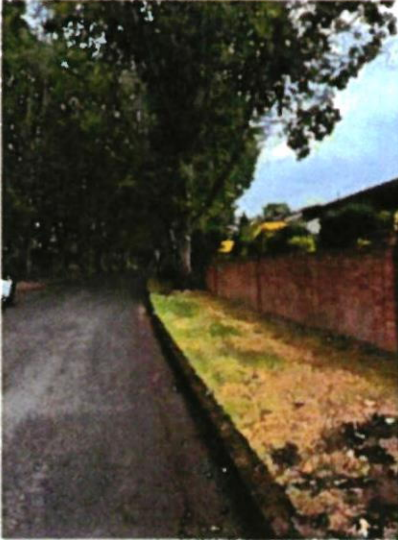


Proposal For
Charbonneau Country Club

December 08, 2025

32000 SW Charbonneau Drive Wilsonville, OR 97070

Contract# 223522



Lawn Elimination to inner designated turf areas along French Prairie: -- 35,100' sq. ft. of Area

River Rock Installation:

Please see attached map which highlights areas to remove the turf.

- Spray out the lawn to kill off the grass.
- Scalp the lawn to lowest setting.
- Peel back the hard edges, (sidewalks & curbs), to create a lip for the river rock to keep hold in place.
- This will require an excavator at times to help in the difficult locations.
- Removal of excess turf, soil, and debris. to include disposal fees. Approximately 50 yards.
- Cap/flow off the sprinkler heads and/or turn off the irrigation zone (if applicable).
- Install 200 yards of river rock 1" to 2" and 50 yards of 2" to 6" river rock to the bed.
- Conveyor truck will be used to install rock.
- After rock is put down, crew will need to move and place rock as necessary.
- Clean up upon completion of the project.

NOTE:

Not all areas along the curbline will be peeled back due to heavy tree roots.

Contract No. - 223522

Charbonneau Country Club

Total: \$73,971.00

Plants can be added at additional cost.

Boulders can be added at additional cost.

Total: \$73,971.00

BY 
Kelly Crouch

DATE 12/08/2025

CLIENT SIGNATURE _____
Charbonneau Country Club

DATE _____

Payment due 30 days from date of invoice. Finance charges of 18% per annum charged for all past due amounts.
Price good for 90 days from proposal date. Some of this work may include work performed by a subcontractor.

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LICENSED BY: THE STATE LANDSCAPE CONTRACTORS BOARD:
Oregon LCB: #7318 WA LCG #Pacificm913DB
2111 FRONT STREET NE, SUITE 2-101, SALEM, OREGON 97301 Phone: 1-503-378-5909

Kaylee Edwards

From: Zoe Mombert
Sent: Thursday, April 23, 2026 9:46 AM
To: Dave Mauk
Cc: Kaylee Edwards
Subject: RE: Wilsonville - Metro Community Enhancement Grant Application Follow up

Dave,

Thank you for providing this information. Do you have any additional updates? Please provide the full project budget and the budget for the grant portion of the project.

Thank you again!

Kind regards,

Zoe Mombert
(she/her/hers)
Assistant to the City Manager
City of Wilsonville

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: Dave Mauk <dave@charbonneaucountryclub.com>
Sent: Tuesday, March 24, 2026 7:56 AM
To: Zoe Mombert <mombert@wilsonvilleoregon.gov>
Subject: Re: Wilsonville - Metro Community Enhancement Grant Application Follow up

Greetings Zoe -

Happy Spring to you, too! We missed each other at Bryan's festive event on St. Paddy's Day. It was good to see so many folks from past positions at the city & those active in our community. It was positive energy for Bryan to sail away on.

I've had the presentation date on the calendar for quite some time - the date looms large! Your clarifying questions are all solid ones that I'm getting answers on from the project coordinator, who is Charbonneau's property manager. He & others have been working with the city's public works' staff on an ongoing basis. One of subjects is amending the Memorandum of Understanding between the City of Wilsonville & Charbonneau. This spells out each parties shared responsibilities & costs on French Prairie Road through the community.

The Community Enhancement Grant application is for partial funding, though the entire project would likely be shown to demonstrate how the grant funding fits in with the other funding pieces. This is what we did for the 2025 CEG. Is this what you'd like to see? Or would you rather only show the piece of the project for which the Foundation is seeking funding?

The goal of the project as a whole is to preserve & maintain the oak trees along French Prairie Road, while lowering the costs of maintaining them for both the City of Wilsonville & Charbonneau. The one-time cost of the project to do this is where the funding pieces fall into place.

I have meetings scheduled over the next week to clarify these details & the project budget. Don't hesitate to ask more questions or express other concerns.

Thanks for your correspondence. Best regards -

Dave

David E. Mauk

Charbonneau Country Club | Vice President of the Board

Chair, Civic Affairs Committee

Charbonneau District #1 Voting Precinct in Oregon

On Fri, Mar 20, 2026 at 2:07 PM Zoe Mombert <mombert@wilsonvilleoregon.gov> wrote:

Hello Dave,

I hope you are well and looking forward to spring! I met with city staff to review the Wilsonville – Metro Community Enhancement grant applications in preparation for the April 30, Wilsonville – Metro Community Enhancement Committee grant review meeting. Staff had the following questions and feedback:

- Does this application reflect the whole project or a portion of the project?
- The bid appears to be for river rock, what are the cost of plantings?
- How will plants be maintained?
- Do you have necessary city approval from the city for this project and to cap the irrigation?
-

If you have an opportunity to provide additional information to me via email by April 15, that would be appreciated.

As a reminder, the Wilsonville – Metro Community Enhancement Committee will meet on April 30, 2026, 6:00pm in the City Council Chambers at City Hall. Your grant presentation can up to 5 minutes long and the committee may also ask you questions about your proposed project. Please let me know if you have any questions and I look forward to learning more about your grant proposal.

Kind regards,

Zoe Mombert

(she/her/hers)

Assistant to the City Manager

City of Wilsonville/ Explore Wilsonville

503.570.1503

mombert@wilsonvilleoregon.gov

www.ci.wilsonville.or.us

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