

SDCs for parks will increase

By Sue Stafford
Correspondent

Parks System Development Charges (SDCs) will be increased from \$613 per new residential unit to \$1,193 per new residential unit and new lodging unit, effective July 1, 2016.

City staff, working over the past 10 months with the City Parks Advisory Board (PAB) and Sisters City Council, prepared an update to the existing City Parks Master Plan (PMP), projects of which are supported by SDCs.

Since the PMP's 2011 adoption, numerous park improvement projects have been completed (construction of Fir Street Park, improvements to Village Green, Creekside Campground and Clemens Park) and additional land use approvals have occurred, necessitating the need for an updated PMP and Parks Facilities Capital Improvement Plan (CIP).

The update makes the five-year-old plan relevant until an entirely new MP can be created in 2020 using new census data. The CIP contained in the update addresses improvements between 2016-2036 with a total cost of \$2.04 million.

Following approval of the update to the PMP (except for the SDCs), Council considered a resolution adopting revisions to the park SDCs to cover the projected cost of future capital improvements through 2036 as outlined in the PMP.

Currently, park SDCs are only charged on residential

dwelling units. Staff and the PAB proposed the addition of lodging units to the SDC requirements to make the charges more equitable. Many visitors to Sisters make use of the parks. Improvements to accessibility and restrooms help attract those visitors as well as serve the citizens of Sisters. If new lodging units were not included in the calculations, builders of residential units would be required to pay \$1,310 per dwelling unit.

Notification of the proposed increase was sent to the Central Oregon Builders Association and over 20 builders and contractors known to do business in Sisters. No negative responses to the proposal were received.

Even with the increase, Sisters will still have the lowest park SDCs in the area, compared to other Central Oregon municipalities. For example, Bend charges \$4,049 per dwelling unit for apartments and \$4,382 per dwelling unit for all others and \$1,754 per lodging unit. Prineville charges \$1,887 per DU for single family and duplex, Redmond \$2,672, whereas Madras's equivalent dwelling unit \$1,775 applies to all development types, including commercial.

In response to an inquiry from Councilor Nancy Connolly, community development director Patrick Davenport said that during any annexation of property into the urban growth boundary, the City has the opportunity to secure dedicated parkland. He also pointed out that Sisters is surrounded by national forest land, making

the amount of available land for recreation significantly larger than other small cities in the valley.

Developer Steve McGhehey, who was involved in the Clemens Park donation to the City, spoke in favor of the increased SDC fees and the inclusion of lodging units in the changes.

"Developers shouldn't try to transfer some cost of the park (being donated) onto the City. It's a development cost," he said.

Local citizen Mike Morgan urged Council to measure the utilization of current parks, before considering creating any additional parks.

"Current parks are not used to capacity other than for organized events," Morgan opined.

Councilor Andrea Blum pointed out the City charter requires that the SDC fees cover the actual costs. With the proposed SDC increase and inclusion of lodging units, that \$2.04 million estimate would be covered.

Mayor Chris Frye had mixed feelings, realizing that the fees need to be increased to keep pace with park expenses, but was concerned about "the double hit" to lodging owners with the increased transient room tax and the new SDC fees coming online at the same time.

Councilor David Asson said he "reluctantly would vote for the resolution."

The updated PMP and the revisions to the parks SDC fees were both approved by Council with unanimous votes, 4-0. Councilor Amy Burgstahler was not in attendance.

OUR DRINKING WATER QUALITY TOLLGATE WATER COMPANY 2015

Federal and state agencies require each community water system to provide an annual Consumer Confidence Report (CCR) to each customer. This is Tollgate Water Company's (TWC) 2015 report.

Where does my water come from?

TGW's water is derived from two wells, which pump from a ground water aquifer. One well is located at the east end of Wagon Wheel in section 5. The other is located just north of the fire substation.

Source water assessment and its availability

The 1996 Amendments to the Safe Drinking Water Act require all states to conduct Source Water Assessments for public water systems within their boundaries. The assessments consist of (1) identification of the Drinking Water Protection Area, i.e., the area at the surface that is directly above that part of the aquifer that supplies water to our wells, (2) identification of the potential sources of pollution within the Drinking Water Protection Area, and (3) determination of the susceptibility or relative risk to the well water from those pollution sources. The purpose of the assessment is to provide water systems with the information needed to develop a strategy to protect the drinking water resource. The respective Drinking Water Programs of the Department of Human Services and Environmental Quality have completed the assessment for Tollgate's wells. A copy of the report is on file at the water system's office.

Why are there contaminants in drinking water?

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's (EPA) Safe Drinking Water Hotline (800-426-4791)

Is my water safe?

Last year, 2015, as in years past, your tap water met all U.S. Environmental Protection Agency and state drinking water health standards. Tollgate Water Company is proud to report that our system has not violated a maximum contamination level or any other water quality standard. Not all contaminants are tested annually. For those, which are not tested annually, the most recent sampling results occurring in the last five years must be reported, if the contaminant was present.

To help you understand terms and abbreviations found in Table One the following definitions are provided:

Parts per million (PPM) or Milligrams per liter (mg/l) – one part per million corresponds to one minute in two years or a single penny in \$10,000..

Maximum Contamination Level – the "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to MCLGs as feasible using the best available treatment technology.

Maximum Contamination Level Goal – the "Goal" (MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Picocuries per liter (pCi/l) – a measure of radioactivity.

Table One						
CONTAMINANT	VIOLATION YES NO	LEVEL DETECTED	UNIT MEASUREMENTS	MCLG	MCL	LIKELY SOURCE OF CONTAMINATION
Fluoride 11/16/11 Well #1	No	0.1620	PPM	4	4	Erosion of natural deposits, water additive which promotes strong tooth discharge from fertilizer and aluminum factories.
Fluoride 11/16/11 Well #2	No	0.1110	PPM	4	4	Erosion of natural deposits, water additive which promotes strong tooth discharge from fertilizer and aluminum factories.
Lead 8/13/15	No	0.002	PPM	0	0.0155	Corrosion of household plumbing systems; erosion of natural deposits.
Copper 8/13/15	No	0.1450	PPM	1.3	1.35	Corrosion of household plumbing systems; erosion of natural deposits.
Nitrite 11/16/11 Well #1	No	0.04	PPM	1	1	Runoff from fertilizer use, leaching from septic tanks, sewage; erosion of natural deposits.
Gross Alpha 11/20/12 Well #1	No	2,400	pCi/l	0	15	Erosion of natural deposits.
Gross Alpha 11/20/12 Well #2	No	2,800	pCi/l	0	15	Erosion of natural deposits.
Radium 11/20/12 Well #1	No	2,200	pCi/l	0	5	Erosion of natural deposits.
Radium 11/20/12 Well #2	No	2,800	pCi/l	0	5	Erosion of natural deposits.

MCLs are set at very stringent levels. To understand the possible health effects described for many regulated constituents, a person would have to drink two liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.

Health effects

Some people who drink water containing fluoride in excess of the MCL over many years could develop bone disease, including pain and tenderness of the bones. Fluoride in drinking water at half the MCL or more may cause mottling of children's teeth, usually in children less than nine years old. Mottling also known as dental fluorosis, may include brown staining and/or pitting of the teeth, and occurs only in developing teeth before they erupt from the gums.

Infants and children who drink water containing lead in excess of the action level (Action level is the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water company must follow. Action level for lead and copper are the same as their respective MCLs) could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities. Adults who drink this water over many years could develop kidney problems or high blood pressure.

Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress. Some people who drink water containing copper in excess of the action level over many years could suffer liver or kidney damage. People with Wilson's disease should consult their personal doctor.

Infants below the age of six months who drink water containing nitrite in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue-baby syndrome.

Some people who consume water containing alpha emitters or radium in excess of the MCLs over many years may have an increased risk of getting cancer.

Do I need to take special precautions?

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/Aids or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Water Drinking Hotline (800-426-4791).

How can I get involved?

Your continued cooperation in such programs as the cross connection program helps insure the quality of our water. If you have questions about the water system or the quality of your water, call Betty Fadeley at 541-549-7962 or Lynn Lounsbury at 541-419-9593, or attend water board meetings, which are held the fourth Tuesday of January, April, July, and October in the Tollgate Recreation Hall at 7:00 p.m.

Malcolm Murphy
Board Chair

Lynn Lounsbury
Distribution Manager

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