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Welches school faces problems with flooring

by MICHAEL P. JONES
Post Correspondent

Since construction began on the new Welches School annex, it has been plagued with a variety of problems amid charges that improper excavation and faulty workmanship caused the building to settle unevenly and quickly. As a result, the floors buckled and cracks appeared.

Last week another problem surfaced with the construction which could possibly delay the move into the building by a couple of weeks, according to Superintendent Ken Blackburn. School officials had planned to occupy the building by Sept. 8.

Blackburn said the material, Vetont Pallano, used to level the uneven floors cause by the rapid settling did not bond properly in some places to the concrete floors underneath, causing cracks.

Fred Carlson of Estacada, the district's clerk of the works who makes sure the taxpayers get their money's worth and reports new problems to the superintendent, said that when the cracks were discovered, the tiles could not be laid because water could get underneath and cause greater problems for the school later on.

Construction superintendent Lloyd Piper of Glenbrook Construction of Salem said he could not explain what caused the floors to crack.

He said his workers applied the Pallano the same way in every area of the building and that cracks appeared in some areas after it dried. Although he can't be sure, Piper felt that the unusually hot weather could be a factor, making the floors shrink too quickly.

He said a representative of the product's distribution firm in Canada made an inspection of the floors to determine if the cracks were caused by faulty workmanship or a bad mixture of the self-leveling compound.

Piper said he doesn't think the cracked floors are the result of the foundation settling, but can't "overlook that possibility at all."

Earlier this year, in an attempt to solve some of the new building's problems, architect Richard Gessford of Gessford and Associates, the building's designer, recommended the use of Pallano to correct the uneven floors.

Superintendent Blackburn said that Gessford told the school board last Thursday that the problems in the new school's main office, multi-purpose room and hallways in C-wing "was an error in the bonding process."

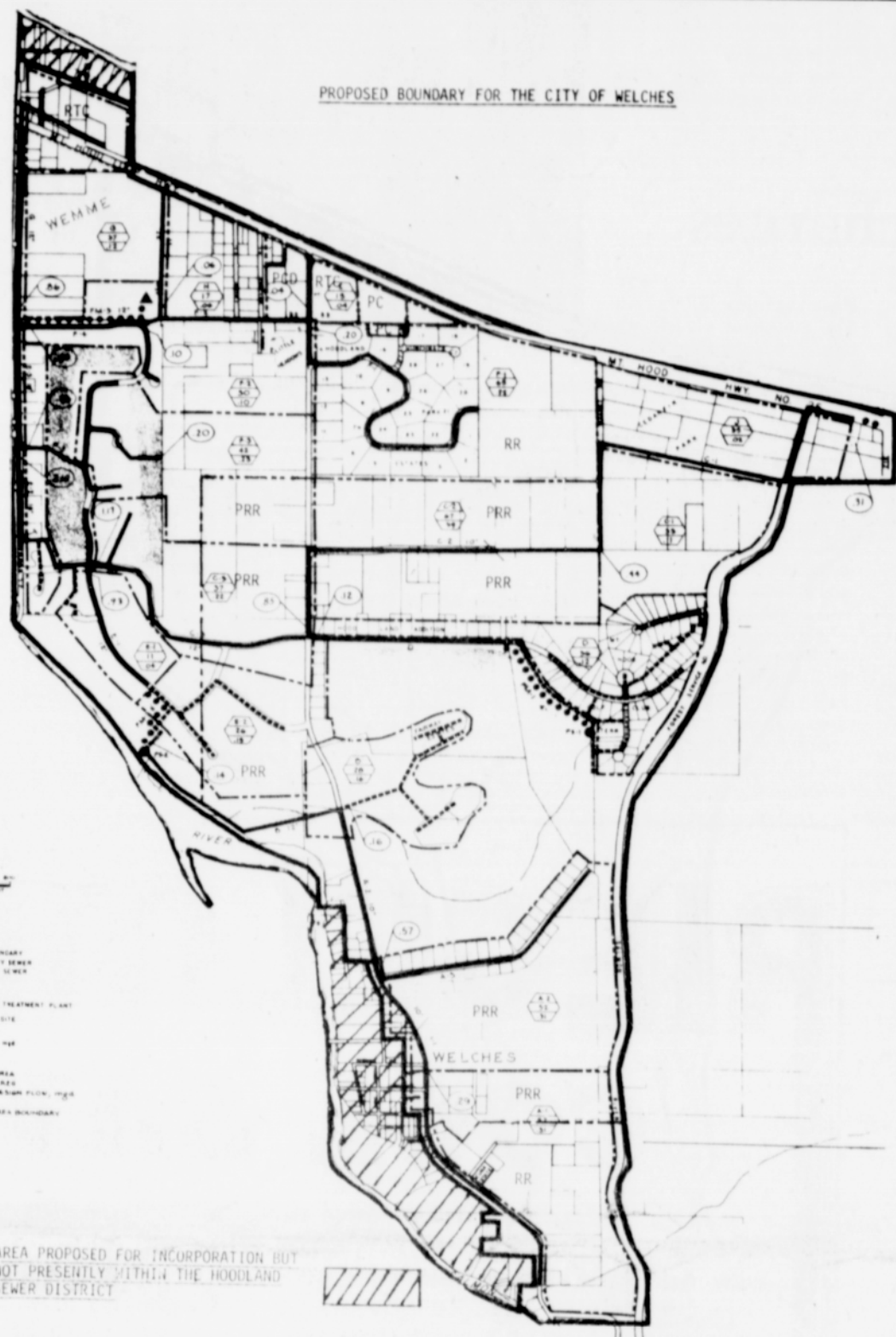
He said the technician from Canada agreed and did not feel it was a problem with the product.

Although Gessford felt there would be only a four-day delay in the project's completion, Piper said it would be a loss of at least two weeks before the new building will be ready for occupation.

Blackburn stressed that the extra costs associated with these recent leveling-compound problems will not be the responsibility of the district's taxpayers. Rather, he said, the contractor will absorb the loss.

Blackburn said he has no idea at this time what the extra costs will be to tear up the floors and re-apply the leveling compound.

Earlier this year, the school district hired Portland attorney John Osborn to represent them in a possible arbitration against the architectural firm and Seapoose excavator, Havlik Construction. Those firms are being held responsible for the earlier floor problems which will cost the taxpayers an estimated \$300,000 to correct.



AREA PROPOSED FOR INCORPORATION BUT NOT PRESENTLY WITHIN THE HOODLAND SEWER DISTRICT

WELCHES AREA HOODLAND SERVICE DISTRICT Clackamas County, Oregon

Developer studies Welches cityhood

There is a plan afloat to incorporate the new city of Welches.

Written by Carl Bright, developer of Rippling River, the plan calls for a self-governing body which it says would give residents a "greater control over local affairs and their destiny," and says 24-hour police protection would be available to the citizens of the area and financial revenues that would enable the city to satisfy its needs for better recreational facilities, services, streets

and utilities could be generated.

After incorporation, a long, arduous process, the plan proposes a five-member council, with a weak-mayor form of government, enlisting a city manager.

The proposed city has an estimated population of 1,415 people with 556 residential units.

According to Bright's report, the true cash value of property within the proposed city is approximately \$54.7 million. That would raise ap-

proximately \$246,143 in property taxes, based on Sandy's current mill rate.

The proponents, however, are not recommending that any property tax be imposed upon the property owners within the boundary. "It is believed that this decision should be made by the people within the city and such recommendation should originate from their elected council members if it is their desire," the report says.

Sewage plant capacity not as close as feared

by DAN DILLON

The Sandy sewage treatment plant is not within one year of reaching capacity, as an earlier engineering study reported, if some steps can be taken to give it the "flexibility" its operator needs to keep it going.

"The operator doesn't have the means to make things happen," Duane Lee of Lee Engineering, Inc. of Oregon City told the Sandy City Council Monday evening. Given those means, he estimated, it will be three years before the system reaches capacity.

That news prompted relief from city officials. "The city appears to have no immediate crisis concerning sewage treatment capacity, if we are able to make the improvements Lee Engineering is recommending," City Manager Roger Jordan told the council.

Those recommendations include purchase of a used tanker sludge truck, installing new piping to carry treated material directly to the chlorine contact basin, reinforcing a partition between the aeration tank and the aeration digester, and modifying the headworks to bypass peak flows to the pond.

Estimated cost of the recommended improvements would be approximately \$60,000, according to Lee. "That's certainly a heck of a lot better than the million, million and a half dollars you'd be spending for a new plant," he said.

The earlier study, conducted by Sprague Burdin of Cunningham and Associates of Milwaukie, suggested that the sewage treatment plant could service approximately 1,000 more customers before expansion of the plant would be necessary. He recommended the best method of expanding the plant would be to use a package plant addition, which is the type of plant the city currently has.

Package plants, according to Lee, "fail to have very good flexibility"

which an operator needs. With the adjustments his firm is recommending, he said, the operator would have the means to make things happen.

Because this was just the first phase of Lee Engineering's study, the council agreed to spend not more than \$8,000 to allow the firm to "fine-tooth" its proposals.

That process will include projecting the total sewage flow for the city in the year 2000 and determining which components of the trunk line and sewage treatment plant require expansion to meet that demand, determining if the preliminary recommendations are sufficient to achieve plant capacity and refining the \$60,000 estimate for these improvements, and working with the city to analyze problems which result from the plant's design and the varying flow conditions under which it operates.

In other action, the city council:

— Accepted the \$5,244 bid of Jim Turin and Son of Sandy to complete work on the Meing Avenue walkway. It will eventually run from Barker Court all the way to Highway 26. Part of that work, however, will be completed by state Highway Department crews as part of an agreement reached by City Engineer John Lichtenheld.

— Decided to tackle vacant lots overgrown with weeds in subdivisions throughout the city. Jordan told the council that he sent letters to developers of four subdivisions, asking them to clean their vacant lots of debris and high weeds. Two developers complied.

Now the city will give the others 10 days before it cleans them itself and places a lien on the property for the cost of the clean-up.

— Accepted the public improvements in the Tickle Creek subdivision, at the recommendation of Lichtenheld.

County leaders vote themselves a pay raise

In the wake of the dispute over pay for Portland city commissioners, Clackamas County commissioners have approved a raise for themselves that gives them an 18.4 percent pay increase, county officials say.

Portland officials have been considering an 18.5 percent raise that was highly criticized because the hike is more than twice the percentage increase given to other city employees.

In Clackamas County, the commissioners approved an 8.68 percent pay raise in July. County Fiscal Analyst Carole Berggren said last week, however, that the actual raise is much higher.

The raise is figured on the base commissioners' base salary, including a 9 percent increase that commissioners

approved for all county officials in 1980, she said.

Clackamas commissioners decided later not to accept the extra money in an attempt to prevent a county general fund deficit.

The three commissioners are the highest-paid county board members in the state. They received \$36,575 in 1980, but were supposed to get \$39,860. With the latest increase each commissioner would earn \$43,320, officials said.

Commissioner Stan Skoko condemned the raise, saying it was approved while he was absent.

Commissioner Robert Schumacher said Skoko was told of the size of the increase, adding he believes the board should have taken the responsibility of explaining the true size of the increase.

Hydrologist counters dam proponents

by MICHAEL P. JONES
Post Correspondent

The second half of the Water Policy Review Board hearing on the proposed small-scale hydroelectric project on Boulder Creek was held Aug. 12 at Welches Grade School.

It was the last opportunity for testimony on the issue before the board decides whether to grant the preliminary application to allow the developer to study the stream and the project's feasibility further.

Robert L. Beschta, a forest hydrology and water quality expert from the school of forestry at Oregon State University in Corvallis, was the sole witness at the hearing.

Beschta said that one of his major concerns is that the plant's construction will make it strong enough to withstand the tons of logs, limbs, sand and supplemental materials such as silt and clay, which will make its way down the watershed to the dam.

He said his research has shown that 200 tons of debris is produced in a square mile in a watershed like Boulder Creek's.

Beschta estimated that 1,400 tons of debris would be produced in seven square miles of the creek's watershed during the high run-off times, which would be when the plant would operate.

"One log can have a tremendous affect on the whole system," Beschta said. "A hydro plant constructed in such an area had better be able to withstand the large quantities of debris and had better be anchored in to the bedrock."

Beschta said that he is also concerned about the effects of the organic debris on the screening of the plant's intake facility. He said that when the stream is rising, someone must be available seven days a week, 24 hours a day, to check on the facility.

Beschta said that there is more than the normal amount of debris coming through the stream due to the recent logging operations in the area.

Beschta told the project's developer, Steven Sweitzer of Wemme, that the stream's channel "could alter through time."

Beschta said, "When you put a permanent structure into moving streambed, you can have problems. Not over a year or two, but over a 30-year period."

The hydrologist is concerned about the project's economic feasibility because he feels the plant would not produce the amount of power the developer expects.

Beschta said he feels the developer is being "overly optimistic" with his projected plant output because extreme events, such as a drought, could alter the plant's production.

Sweitzer said his plant could add 2.3 million kilowatt hours to the area's energy needs, but Beschta contended that his own calculations show the potential power to be 37 percent less. Beschta added that a year or two of low runoffs "could pose financial difficulties."

The hydrologist admitted, however, that because of the clearcut in the better part of the area that there could be increased streamflows.



Last week members of the Water Policy Review Board visited the site of the proposed Boulder Creek hydroelectric project, gathering information for their action on a preliminary permit application.

"The trade-offs would be, depending on how they do the job, that there would be more organics in the stream," Beschta said. "Only good engineering and maintenance could offset the possible problems."

John Thompson, representing the developer at the hearing, told the Water Policy Board, "One thing that always gets lost is the trade-offs involved. 'If this is the best fish resource in the area,' he said, 'it's news to the

residents.'"

Thompson said that some of the witnesses testified to the importance of the stream in regards to the fish, but add that others testified the area was "also clearcut and raped."

"You can't have it both ways," he said, since the effects of the erosion on the streams from the clearcut would have a major adverse effect on them by destroying their spawning grounds and

habitats.

Thompson concluded that he found it "unfortunate that it has to take so much time and that someone has to go through so much to study his own property and stream."

The Water Policy Review Board will make its decision on the project's preliminary application by late October.

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