

Sewer assessments set at \$2,200 per unit

by MICHAEL P. JONES
Post Correspondent

Assessments for Mt. Hood's new \$5,496,000 sewer treatment plant were to be issued today to the 65 property owners who make up the taxing area of the Hoodland Service District.

The assessments, according to Utilities Director Dave Abraham of the Clackamas County Environmental Services Department, were levied against 360 separate pieces of property that lie within the Local Improvement District. This district comprises Timberline Rim, the Cedar Ridge area near Brightwood, and parts of the Welches area.

Areas to be served by the new sewer in the Welches area include the Rippling River subdivision, Bowman's Mt. Hood Resort, and some individual homes and businesses.

The LID, according to Abraham, was formed on July 3, 1980 and included only those property owners who wished to be served by the new treatment facility.

Once the LID was formed Abraham said warrants were sold to the United States National Bank at an interest rate of 7.5 percent in September, 1980.

In October, 1981 inflation resulted in increased construction costs for the plant, and so additional warrants were taken out at 12.5 percent.

Abraham referred to the warrants as being similar to short-term promissory notes. The warrants financed construction.

The warrants are due and bonds are being sold to redeem the warrants.

The \$5,496,000 in assessments are being levied to pay off the bonds, with the 360 parcels being used as collateral.

The bonds will be sold for a 20-year period with a beginning interest of somewhere between 10 to 12 percent. This could increase, however, to double or even triple the interest rate and property owners could end up paying more than originally anticipated.

Property owners are being assessed at \$2,200 per unit.

Abraham said that persons with undeveloped property, which will be assessed for a specific number of "buildable" (but yet non-existing) units, are feeling the pressure.

Abraham said the county officials estimate that "on raw land"—still undeveloped—four units per acre could be constructed. If a property owner constructs more than four, he will be reassessed accordingly.

Regardless of whether they build or not, they will be assessed for four

units per acre, at \$2,200 per unit.

"Nobody gets a free ride," said Abraham. "Nobody pays what someone else doesn't pay for."

In the Cedar Ridge area there are three such "raw" parcels of land with developments planned. They include the 192-unit Alderwood Mobile Home subdivision (on 48 acres), the 347-unit Brightwood Glen development (on 93 acres), and the Tillikum Woods development (on 209 acres), on which construction of 462 units is planned.

Some of the properties within the LID, said Abraham, will be assessed but are not currently served by the new plant. The property owners are receiving what is commonly referred to as a "proximity to service benefit." Their property is worth more since they are within the assessment area.

Abraham said that property owners have been given the option of paying off the entire assessment in one payment or in 40 installments, with one due every six months.

Property owners will have until July 15 to decide upon the method of payment.

The first principal and interest payment is due on January 15, 1983 and Abraham said he anticipates no problems with property owners financially coping with this deadline.

Abraham acknowledged that property assessments have sometimes made people fearful of losing their land due to lack of payment, but he said this hasn't happened in all of his 20 years of working for public utilities.

For someone to lose their property,

Abraham said they would have to be delinquent for at least a year.

"If they were to miss two payments, then the county would have the right of foreclosure, just like in back taxes," said Abraham. "But I don't expect this to happen."

HOOK-UP FEE

A service connection fee, which Abraham referred to as a "service connection benefit," will be paid by "future" customers outside the LID. Those property owners who have been assessed technically have free hook-up, said Abraham.

This includes the units that were being served by the old sewer treatment plants at Bowman's and Timberline Rim.

Over the past year property owners in the Timberline Rim subdivision feared that if they abandoned their existing treatment facility they would be either assessed or charged an additional connection fee if they wished to be served by the new plant.

Originally, when they purchased their property in the subdivision, they paid a fee that ranged between \$400 to \$600 to be served by the development's treatment facility.

However, when the original Hoodland Service District was approved by voters in February, 1979 the county made certain commitments to the voters in these developments, promising that they would not be charged a connection fee if they hooked up within a specified period of time. Abraham said the county is honoring this agreement and they will have until December 31, 1986 to hook up.

"They are not paying one red cent toward the construction of this sewer system," said Abraham. "That's what was agreed upon and the county is honoring this."

The county also agreed to assist the developer of the Timberline Rim subdivision, Scott Brown of Portland, collect his hook-up fees. This was agreed upon as an attempt to help Brown recover some of his investment in an existing sewer treatment facility.

Originally, county officials had agreed to purchase the old plant from Brown and utilize it in the new district. Later, however, the county reneged.

Last year Brown filed a notice of intent to sue the county unless a satisfactory financial agreement concerning the Timberline Rim plant could be reached.

In other parts of the service district owners of any single-family dwellings that existed prior to the formation of the district will have three years to hook up and not be charged. This time period would begin whenever service becomes available.

Existing businesses would have a one-year "grace period" before being charged a hook-up fee.

Hooking up within this time period benefits both the district and the property owner, said Abraham. By the customer not having to pay the additional cost of having the road dug up and then re-patched, it can reduce their cost considerably.

The district benefits by getting more property owners served who will be paying a monthly service

charge.

MONTHLY SERVICE CHARGE

The new plant began operating in February and for a few days handled only "clear water to work out the bugs," said Abraham. Today the new plant is serving an estimated 400 units during its first phase of development.

Everyone receiving service will be paying a \$15 per month service fee, which goes toward operating the

plant and administering the service district.

If the anticipated "saturation development" occurs on the estimated 900 acres of "raw" land in the service district boundaries, Abraham estimates that the new treatment plant will be providing service to an additional 5,000 units. Future expansion plans include servicing homes along Fairway Avenue, Mt. Hood Golf Terrace and the business district of Rhododendron.



Pictured above finishing the cement on a storm sewer on Tupper Road is Rick Nelson of Portland, who works for Sharp and Associates of Beaverton, subcontractors on the job. Tupper Road, between Highway 211 and Sandy Heights Road in Sandy, will be closed beginning next Wednesday, July 7. The closure will begin at 8 a.m. and continue to 8 a.m. July 12 for road construction.

Chlorination study provides example to consider

by MICHAEL P. JONES
Post Correspondent

Five years ago researchers for the Department of Environmental Quality conducted studies on two treatment plants in the Welches area to assess the impact of chlorinated water on a small tributary of the Salmon River.

The purpose of the survey was to identify what the chemical, physical and biological impact of chlorinated waste effluents from the Mt. Hood Golf Club Terrace and the Bowman's Mt. Hood Resort treatment plants had on this un-named stream.

In addition, the researchers were attempting to determine if the 50-foot radius mixing zone for chlorinated effluents was adequate for this stream.

The stream, which flows through

the golf course, was studied on April 28 and 29, 1977, and reportedly was excellent for steelhead and trout fishing prior to the construction of the two treatment plants.

Gerald M. Bell, a fisheries biologist who works on aquatic toxicology for DEQ's laboratories and applied research section, said the study of the stream was important. The impact of chlorine on this stream shows the potential adverse effects other treatment plants could have on other waterways.

The researchers estimated that the Terrace treatment plant, which is located on the northeastern edge of the golf course, was discharging (at that particular time) anywhere from 4,000 to 6,000 gallons of treated effluents into the creek per day.

In comparison, the Bowman's plant, which is located just a short

distance from where the creek empties into the Salmon River, was discharging greater quantities of effluents. That plant discharged between 5,000 and 25,000 gallons daily.

The discharges at both treatment plants were made only during the high flow period between November 1 and May 31. During the summer and early fall the effluents were spray-irrigated onto the golf course. Both plants treated wastes in the same manner.

Chemical samples of the creek were taken at three locations.

The results of the chemical analysis showed the combined effects of the effluents caused a substantial increase in the creek's nutrient levels. Tests below the Bowman's outfall showed that the concentration of phosphate (from human wastes) was nearly 20 times greater than that above the Terrace plant.

Bell said that such high concentrations of nutrients in such a small stream was enough to create an undesirable growth of algae, which would have seriously affect the quality of water.

In addition, Bell said tests also showed there were heavy concentrations of chlorine 50 feet downstream from the Terrace and 10 feet from the Bowman's resort outfall. This chlorine had an extreme toxic effect on aquatic life.

Biological samples taken above the Terrace plant (the first on the stream) revealed that was described as a "normal population" of aquatic organisms, including several species of mayflies, caddisflies, midges, clams and worms, according to a DEQ report.

In contrast, however, "an extremely limited population of pollution-tolerant midges and worms were present directly below the outfall."

In late June (during the prohibited discharge period), only one month after the treatment plant stopped releasing effluents, aquatic life began to reappear. Just below the outfall a similar (to what had been found above the plant) population of organisms had begun to be establish-

ed.

The DEQ report stated that there were similar problems with aquatic life observed below the Bowman's outfall "but the striking contrast found at (the) Terrace was not present."

The study revealed that although the Terrace plant was treating less sewage than the Bowman's plant, it had a greater impact on the stream. The high concentration of chlorine affected the stream's aquatic life "significantly and to a greater degree" than Bowman's.

However, the combined effluents of both plants, particularly Bowman's, had the potential "to greatly alter the present character of the creek by substantially increasing the nutrient load."

At neither plant, said Bell, were there any apparent violations of the

water quality regulations for the Sandy River basin. The mixing zone, however, was found to be inappropriate for that particular stream.

Since February, the new Hoodland Service District sewer treatment plant has been serving the Bowman's resort. The resort's old treatment plant is now abandoned.

The Terrace development, however, is not being served by the new plant. That plant is still in operation.

Dave Abraham, director of Clackamas County's utilities division, said that he does not anticipate service being expanded to serve the Terrace unless a federal grant is secured to help pay for the expansion of the new sewer plant.

Abraham estimated that expansion costs to serve the Terrace development would be about \$122,200.

Hoodland Happenings

Sales, run set in Hoodland for 4th

SATURDAY, JULY 3

The Mt. Hood Lions Club will host a breakfast today and tomorrow from 7 a.m. to noon at the club building on Highway 26 in Wemme.

The Hoodland Women's Club's annual rummage sale will be held today and tomorrow from 10 a.m. to 4 p.m. at the Hoodland Women's Club. Baked goods prepared by club members will be for sale both inside and outside the building. Proceeds from the sale go to various community and building needs.

SUNDAY, JULY 4

The Mt. Hood Lions Club chuck wagon breakfast continues today from 7 a.m. to noon at the club building.

The Hoodland Women's Club's annual rummage and bake sale also continues today from 10 a.m. to 4 p.m.

The July Fly Run will begin at 10 a.m. at the Hoodland Women's Club on Salmon River Road. A registration fee of \$7.50 will be charged the

day of the race. The price includes a July Fly Run T-shirt. The registration booth will open at 8:30 a.m. The Hoodland Rural Fire Department is sponsoring the 5.2-mile race, with proceeds to go to the Hoodland Volunteer Fire Fighters Association.

The Hoodland Chamber of Commerce will sponsor an Arts and Crafts Show today from noon to 9 p.m. next to the Hoodland Women's Club. The Chamber of Commerce will have T-shirts for sale, as well as food concessions.

The Hoodland Chamber of Commerce will sponsor a beer garden from 2 p.m. to midnight at the Hoodland Park tennis courts. Live music will be provided by "The Shuffle" at 7:30 p.m.

A fireworks display, sponsored by the Chamber of Commerce, will begin at dusk near the Women's Club. Shuttle buses will run from the Hoodland Plaza Shopping Center to the viewing area.

MONDAY, JULY 5

The Welches Community School aerobic dance class will be held today beginning at 9 a.m. at Welches School in the covered area next to the school playground. Babysitting will be available for a small fee.

WEDNESDAY, JULY 7

Aerobic dance will be today at Welches School beginning at 9 a.m.

Welches Community School hikes continue throughout the summer with Lou Tipton leading. Meet at the Women's Club building at 9:30 a.m. to car pool.

The Clackamas County Bookmobile will be at the Hoodland Plaza Shopping Center from 4 to 7 p.m. today.

Don't forget the Welches school board meeting July 8 at the new school library.

To place an event in the Hoodland Happenings, contact Dawn Morrison at 622-3538.

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