

# Water districts work to solve problems

by MICHAEL P. JONES  
Post Correspondent

The boards of governors for the five special water districts have been busy working toward solving the problems that have plagued customers the past five years.

The five water districts were formed out of the service area of the former Alder Creek Water Company.

The Water Authority officially took over the operation and administration of the Alder Creek water systems on Aug. 1. Since that time they have been struggling to come up with construction plans for upgrading or rebuilding the systems, as well as with a source of funding to do the work.

The Boards of Governors, which are comprised of five water customers from the district's boundaries, serve for a period of four years. They are unpaid and are responsible for establishing operating budgets for their district and bringing the system into compliance with the federal Safe Drinking Water Act.

Assisting each of the districts is a 10-member board, which is comprised of two members from each of the districts. Known as the Alder Creek Water Authority, its function is as an inter-governmental body that coordinates all the activities between the districts, as well as share its resources with one another.

For example, one at-

orney will act as the legal counsel for each of the districts, as well as for the Water Authority. They have retained Attorney Edward Sullivan of Portland, who has worked with the water users the past year.

Jock Stewart, president of the Water Authority, said by hiring one attorney each of the districts will save a substantial amount of money.

Also, said Stewart, when pipe has to be purchased it is much cheaper to order the material for five districts rather than just one. By buying it in bulk the cost is reduced.

The districts also have one general manager to oversee the daily operation and coordinate the necessary repairs.

Jerry Schmidt, of Oregon Water Consultants in Hillsboro, was hired as general manager and began working the first of July.

Schmidt worked as a consultant for the water users during their fight against the Environmental Protection Agency and the State Health Department in Federal District Court. The EPA and the Health Department attempted to have the five systems declared a health hazard and turned into a Clackamas County-operated water district.

Schmidt, who helped stop that action, is optimistic about the future. He said he believes each of the systems, which provide water to an estimated 240 customers in the total service area of the five

districts, will be able to comply with the EPA's time schedule in meeting the requirements of the Safe Drinking Water Act. This, he anticipates, will be accomplished once the water systems are purchased from the U.S. Federal Court, which is to occur soon.

Some of the water districts, said Schmidt, will have to be novated, while others will have to be completely reconstructed. Some will even need a new water source.

The engineering firm of HGE, which has offices in Portland and Coos Bay, has been retained and is currently working on the engineering for each of the districts, said Schmidt.

HGE, said Schmidt, has a lot of credibility and has done work in other situations where water systems needed to be upgraded in compliance with federal regulations. He said they did the engineering for Rockaway in 1980, and Neskowin in 1978, when health hazard proceedings were initiated in those towns.

**WILDWOOD**  
The Wildwood District, which reportedly has the least problems of all the water systems, has a total of 25 customers.

Schmidt said he will mainly focus his attention on assessing the system's future growth capacity to insure that there will be an adequate amount of water to allow additional hook-ups should the need arrive.

Board members for the Wildwood District are John

J. Anderson, Ron Staton, Ronald K. French and Frank and Joyce Fraijo.

**COUNTRY CLUB**  
The Country Club District serves about 45 customers. Its Board of Governors include Mark Bachmann, Mary A. Botcheos, Robert H. Pomeroy, Beverly Stonebrook and Jackie L. Yates.

In the recent bond election for the district, voters in the area defeated the \$75,000 levy that was being sought to operate and renovate the water system. Schmidt explained that about half the district's population was on the Country Club water system while the other half was on private wells. Just prior to the election, last minute confusion over some issues sent a few residents on a "grass roots" campaign. They put up posters and went door to door, urging a "no vote." The bond measure went down to defeat 22-18.

Since the measure's defeat, Schmidt said he has had a couple of meetings with the residents in the area, and more are planned for the near future. He said from these meetings he learned that the people were not actually voting against the water district, but rather were voting against government.

"Some of the people opposing the bond measure had a basic mistrust in government," said Schmidt. "They are afraid that government has gotten away from people, and it'll end up running over them."

However, he said the political structure of the water district is different than that of the rest of Clackamas County since it is the people themselves who operate the district. They don't have to go all the way to Oregon City to deal with the people responsible for operating the districts. This, he said, makes the governmental structure of the district "viable."

In order to provide operating money for the district, Schmidt said the Country Club system received \$29,000 from the district through a special provision in the state law that allows start-up money from one-half of one percent of the total assessed value of a special service district. The money is to be used for purchasing the system, which is under the control of the U.S. District Court, and for small capital improvements.

One of the problems in the Country Club system, said Schmidt, is the water pressure. However, the source of the problem has been discovered. He said recently-installed pressure valves were put in backward, which cut down the flow of water. The valves had been installed by an employee of Gene Ginther, of Ginther Engineering, who was the former court-appointed receiver for the Alder Creek Water Company.

**ALDER CREEK-BARLOW**  
The Alder Creek-Barlow District is the water system with the most problems, according to the

Schmidt, who said it will have to be rebuilt. Currently about 55 customers are being served.

Members of the board are Margo Dempster, Bob Gordon, Maggi Rands, Richard T. Stone and Orville L. Thompson.

"This water system has had a history of problems spanning a 10- to 15-year period," said Schmidt. "However, it is coming along very nicely now."

Schmidt said he recently discovered a major problem in the system, which prevented the chlorinator from working and helped to create problems. He said for some unknown reason a check valve in the chlorinator was installed backwards. This was done prior to the formation of the new water district.

"There are a lot of things showing up in the water systems that I can't begin to explain," said Schmidt. "I couldn't tell you if it was done on purpose or by accident."

**SLEEPY HOLLOW**  
Members of the Board of

Governors for the Sleepy Hollow District are Marilyn L. Hill, Everard Johnson, Charles Peterson, Jeffery K. Shackelford and Dottie B. Shoup.

A new system was installed at Sleepy Hollow less than five years ago but some protective renovation is still needed to prevent future problems, according to Schmidt.

Schmidt said when the former operator of the water system, Gerald "Red" Bennett, installed the new pipes, he did not use the required gravel fill around them. As a consequence, the pipes are moving and holes could be punctured in them.

Once the problems are corrected, Schmidt said all the customers on the old water system will be disconnected. They will be re-connected to the new system.

Schmidt said he is also busy getting easements over land administered by the U.S. Bureau of Land Management and the state Highway Division. He said

the former owner of the system didn't bother getting permission to cross these lands.

He had anticipated successfully getting the easements but apparently never took the time. He described the process as being "a paper war" more than anything else.

The Sleepy Hollow system serves an estimated 85 customers.

**RIVERSIDE**  
It is anticipated the Riverside District's water system will also have to be rebuilt, and "new pipe laid all the way through," said Schmidt. All the design work has been completed and the district is currently awaiting final approval by the health division.

Currently about 32 customers are being served by the Riverside system.

The Board of Governors for that district include Robert Benson, Nan Slennig, Jock Stewart and Kylie B. and Richard Milne.

## Public Notices

### PUBLIC NOTICE

The December, 1982 Sandy Planning Commission meeting, customarily scheduled for the first Wednesday of the month, will be held on Wednesday, December 8, 1982. The purpose of this rescheduling is to allow preparation for an extensive public hearing agenda.

The January, 1983 Planning Commission meeting will be held on the customary date.  
Don Wilson  
City Planner  
P1282-7  
12-2

### IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MULTNOMAH

Probate Department  
IN THE MATTER OF THE ESTATE OF SHELLEY RAE KLEIN  
Deceased  
No. PB2-11-3  
NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above estate. All persons having claims against

the estate are required to present the same within four months from this date at the law offices of RICHARD EGNER, JR., Suite 302, Hood Center Professional Building, 1217 N.E. Burnside, Gresham, Oregon 97030.

All persons whose rights may be affected by these proceedings may obtain additional information regarding the proceedings from the below listed personal representative, from the offices of RICHARD EGNER, JR., attorneys for the personal representative, or from the records of the court.

Beverly J. Klein  
Personal Representative  
27681 S.E. Sun Ray Drive  
Boring, Oregon 97030  
Attorneys:  
Law Offices of  
RICHARD EGNER, JR.,  
Suite 302  
Hood Center  
Professional Bldg.  
1217 N.E. Burnside  
Gresham, Oregon 97030  
P1282-6  
12-2, 12-9, 12-16

**PUBLIC NOTICE**  
The Sandy Planning Commission will hold a public

hearing on Wednesday, December 8, 1982 to consider the request of Elmo Turri to annex tax lot 202, section 13, map DC, T25, R4E, to the City of Sandy. Involved in the application is the establishment of a City of Sandy zoning designation. The property is located on Dubarko Court, immediately east of the Sagewood subdivision.

The public hearing is scheduled for 7:30 PM in the City Council chambers at Sandy City Hall. Affected parties are invited to attend and to give testimony.

Don Wilson  
City Planner  
P1282-5  
12-2

### PUBLIC NOTICE

The Sandy Planning Commission will hold a public hearing on Wednesday, December 8, 1982 to consider the request of Mr. Duncan Brinkley to annex tax lot 201, section 13, map DC, T25, R4E, to the City of Sandy. Involved in the application is the establishment of a City of Sandy zoning designation of the property. The property is located on Dubarko Court, im-

mediately south of the Park Crest subdivision.

The public hearing is scheduled for 7:30 PM in the City Council chambers at the Sandy City Hall. Affected parties are invited to attend and to give testimony.

Don Wilson  
City Planner  
P1282-4  
12-2

### PUBLIC NOTICE

The Sandy Planning Commission will hold a public hearing on Wednesday, December 8, 1982 to consider the request of Les and Pat Brown to amend the final plat of the Knollwood Estates Planned Development project. The Project is located adjacent to Sandy Heights Road, immediately south of the Mt. Hood Industrial Park, within the City of Sandy. Involved in the plat amendment is the annexation of territory to the city, a comprehensive plan change for a portion of the property, the establishment of a city zoning designation on the property proposed for annexation, and replat of a portion of the project to create additional residential building sites.

The public hearing is scheduled for 7:30 PM in the City Council chambers at Sandy City Hall. Affected parties are invited to attend and to give testimony.

Don Wilson  
City Planner  
P1282-3  
12-2

### PUBLIC NOTICE

The Sandy Planning Commission will hold a public hearing on Wednesday, December 8, 1982 to consider the request of Mr. James Patrick for a minor land partitioning of tax lot 1501, section 14, T25, R4E, within the City of Sandy. The property is otherwise known as the Sandy Truck Line site and is located on the south side of US Highway 26, immediately west of the Mt. Hood Industrial Park.

The public hearing is scheduled for 7:30 PM in the City Council chambers at Sandy City Hall. Affected persons are invited to attend and to give testimony.

Don Wilson  
City Planner  
P1282-2  
12-2

## Public Notice

### NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Sandy, Oregon has constructed a parking lot by the placement of asphalt concrete surface, together with landscaping and overhead lighting, as explained in the report submitted by the city engineer, said report being on file in the offices of City Hall between the hours of 8:00AM and 5:00PM, Monday through Friday and is subject to public inspection.

The City of Sandy, Oregon is proposing the formation of a Local Improvement District in Sandy, Oregon, and a public hearing on the improvement District will be held at 8:00 PM on December 13, 1982 in the City Council chambers, City Hall, Sandy, Oregon at which time you are requested to state your approval of, or objections and remonstrances to, such improvement project to the Council.

The cost of the project to be financed by local assessments is \$141,449.49, plus the cost of selling the bonds. The assessment to be paid by each affected property owner together with a copy of the legal description for the proposed Local Improvement District is shown below.

**LEGAL DESCRIPTION**  
EXHIBIT "A"  
The boundary of the proposed Local Improvement District is as described below:

Parcel No.	Tax Lot No.	Property Owner Name and Address	Land Area (Sq. Ft.)	% of Total Land Area	Subtotal Project Cost Pro-rated w/o Donated Land Regard to Donated Land Credit	Donated Land (Sq. Ft.)	Donated Land Credit at \$3.33 a Sq. Ft.	Donated Land Pro-Rate on basis of % of Pro-rated Land	Estimated Total Assessment
1	1800	Decker, Warren & Elaine L. P. O. Box 607 Sandy OR 97055	4,913	10.83	\$ 15,318.98	2,670	\$8,889.44	\$ 4,992.90	\$ 11,422.44
2	1200	Bolster, Arthur W. & Daisy A. Scales, Wallace N. & H. 26680 SE Kelso Road Boring OR 97009	5,163	11.38	16,096.95			5,246.47	21,343.42
3	800	Heritage Square Development Corp. 14770 Bluff Road Sandy OR 97055	14,550	32.06	45,348.70	6,196	<20,631.35>	14,780.47	39,497.82
4	700	Woodcock, Opal S. Lau King Chiu & Pui Kuan P. O. Box 7 Sandy OR 97055	4,938	10.88	15,389.70			5,015.96	20,405.66
5	500	Rader, Carroll R. & Phyllis L. 41748 SE Coalman Road Sandy OR 97055	4,675	10.30	14,369.30			4,748.56	19,317.86
6	1500	Shaffer, Georgia P. O. Box 394 Condon OR 97823	4,350	9.58	13,550.87			4,416.62	17,967.49
7	1490,901	Clackamas County Bank C/O Armstrong, Betty P. O. Box 33 Sandy OR 97055	6,795	14.97	21,174.99	4,980	<16,581.74>	6,901.55	11,494.80
<b>TOTALS</b>			<b>45,384</b>	<b>100.00</b>	<b>141,449.49</b>	<b>13,846</b>	<b>&lt;46,102.33&gt;</b>	<b>46,102.33</b>	<b>141,449.49</b>

A tract of land situated in Section 13, Township 2 South, Range 4 East of the Willamette Meridian in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the intersection of the north line of Block 8 of the duly recorded plat of "Sandy", situated in said Section 13, with the east line of Shelley Avenue, said point bears N. 88°15'00"W., 326.73 feet and N. 94°5'00"E., 140.15 feet from the center of said Section 13; thence S. 29°40'00"W., along said east line, a distance of 152.61 feet to a point in the easterly extension of the north line of that certain tract of land conveyed to Warren E. Decker and Elaine L. Decker, et ux, by deed recorded August 9, 1976, Film No. 74-27123, Records, said County; thence N. 86°08'30"W., along the north line of said Decker tract and its easterly extension, a distance of 90.00 feet to the northwest corner thereof; thence S. 2°40'00"W. along the west line of said Decker tract, a distance of 150.00 feet to a point in the north line of the Mt. Hood Hwy No. 26; thence S. 86°08'30"E., along said south line, a distance of 345.00 feet thence N. 0°01' W., 212.53 feet, thence N. 87°06' W., 3.27 feet; thence N. 0°01' W., 99.39 feet to a point in the south line of Mt. Hood Loop Highway No. 26; thence N. 88°15'00"W. along said south line, a distance of 239.27' to the point of beginning.

EXCEPTING HEREFROM all that portion of the above described tract lying within the boundaries of public roads.  
P1282-1  
12-2

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