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Parking lot dispute

Heritage Square's history of problems continues

by SCOTT NEWTON
Sandy Post editor

The cost of parking always has been high for business owners near the Heritage Square shopping and business center, but it has risen dramatically in the past few months.

Tom Farrell, owner of Sandy Sentry, entered into an agreement to lease a parcel known as "tax lot 300" in 1981, when he bought the grocery store. The cost of the lease was \$100 per month plus taxes and maintenance.

In December, the owner of the parcel, Glen Butler of Tigard, asked for \$400 a month plus taxes from Farrell. Farrell already had decided he was not going to lease the paved parcel, which is long and narrow and connects Heritage Square and

Sandy Sentry parking.

In January, Butler told the Sandy City Council it could solve the problem for businesses in the area by leasing the parcel for \$500 a month. The City Council is not expected to discuss the issue again until Feb. 2.

Farrell said the parking lot, owned by Butler and his mother, begins 7.8 feet east of the Double Dragon restaurant and ends just in front of the entrance and exit on Pioneer Boulevard.

Farrell said, considering the economy, a business owner has to look at all options for reducing expenses. He does not think he needs the parking.

"If he wants to fence it and block off access to Heritage Square, we'll have customers exit through the alley to Meinig

Avenue," Farrell said.

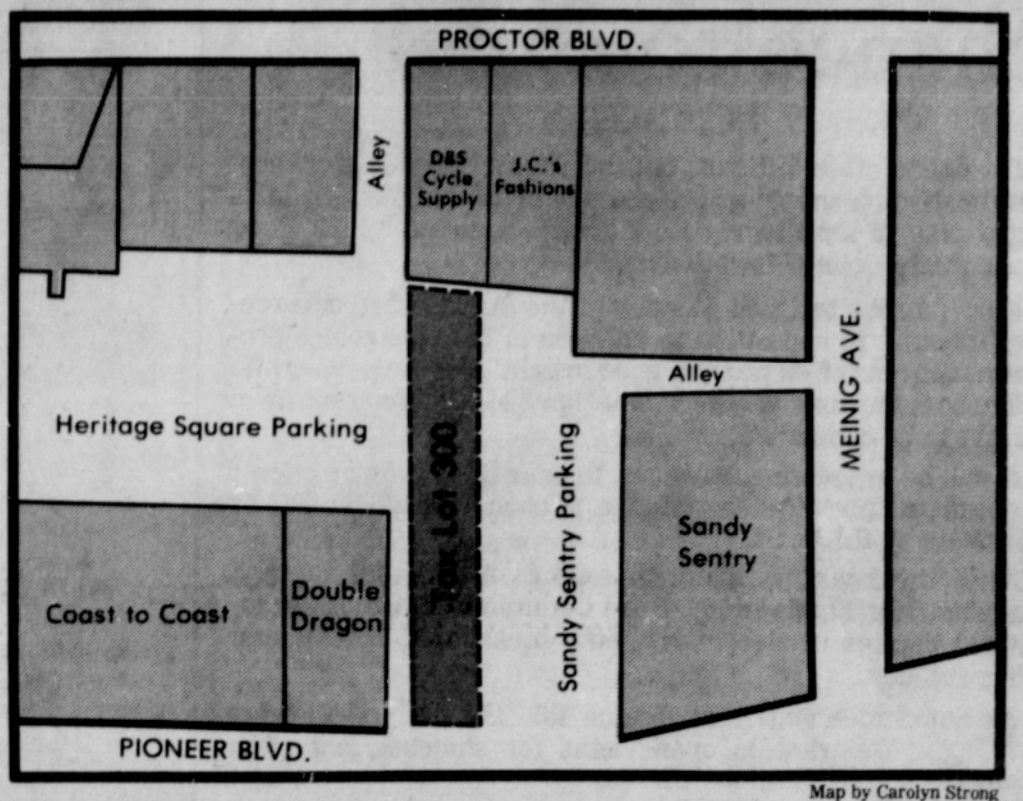
"I went out and measured it and I don't need it. I have plenty of parking."

Farrell estimates he has 30 parking spaces, and said his employees park in the lot across the street, which was formerly the site of a Thriftway store.

According to the city's formula for determining required parking — which is based on square footage and number of employees — Farrell would need 35 parking spaces.

Earlier this month, the City Council discussed enforcement of parking requirements, though the discussion did not center on the parking lot at Sandy Sentry. Deanne Darling, city attorney, told the council that enforcement could include fines in municipal court, cancellation of an

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Jim Gallagher, Sandy fire marshal, goes through debris of fire at Sandy High School barn.

Fire damages high school's barn

A fire Monday night destroyed the upper level of a barn used by the agriculture department at Sandy High School.

Damage to the barn, which is on the high school's property, was estimated at \$6,000.

The loft was engulfed in flames when Sandy Fire District firefighters arrived about 10 p.m., but they were able to preserve the lower part of the structure.

"They did one heck of a job sav-

ing it," said Fire Marshall Jim Gallagher.

Gallagher said fire departments often fail to save barns because they are usually full of materials that burn easily, such as hay, and have an open construction. In addition, it was difficult for firefighters to reach the barn, which is in the woods behind Pop Rannow Stadium.

It took about 15 minutes to bring the fire under control, said Chuck

Heaton, assistant chief.

Gallagher estimated the cost of replacing the deck and roof at \$5,000 to \$6,000, and damage to contents at \$1,000.

The person who reported the fire was passing the barn on foot and saw a "flickering," Gallagher said. That person reported the fire from Bowman's Sandy Thriftway. The gate on the road that leads to the barn was locked, Gallagher said.

Gallagher said Tuesday that the

investigation of the fire was just beginning.

"As far as we can determine, the building was not totally secure prior to the fire," Gallagher said.

There were beer cans on the floor of the upper-level deck.

About 38 firefighters from Sandy responded, along with three engines, two tankers and a rescue vehicle. The Boring Fire District also sent an engine and a tanker.

Teachers given their 'final' offer

The Sandy Elementary District's board of directors met Monday evening in executive session to prepare a final offer in its negotiations with teachers.

That offer was to be presented Wednesday to the East County Bargaining Council, which represents the Sandy Elementary Teachers Association, but details of that meeting between district and union representatives were not available at press time.

The two groups have been bargaining since January 1986, and teachers have been without a contract since July. A fact-finder's report was rejected by teachers in early December. The board accepted the report, which was prepared by an independent labor arbitrator.

"There were things in the fact-finder's report we weren't entirely happy with, but we accepted it because we felt it would give us a chance for a final settlement," said district Superintendent Rex Hunsaker.

The 30-day "cooling off" period ended Jan. 9, and teachers could go out on strike if negotiations are not successful. Teachers must give 10 days' notice before striking.

"The Sandy Elementary board will continue to make every effort to bring these negotiations to a speedy and amicable resolution," Hunsaker said.

"The board will not, however, agree to contract language demands that unduly interfere with its ability to effectively manage the district or to economic demands that would result in an unfair economic burden upon the community."

Hunsaker said the main remaining point of disagreement involves questions over health insurance benefits.

"While a number of important issues have been resolved, or are close to resolution, the two sides continue to be far apart on the question of health insurance benefits," Hunsaker said.

He also acknowledged that the salary schedule was still an area of

contention. The method of teacher evaluations also may be a problem.

Miriam Mann, president of the teachers association, agreed that health benefits were an area of major importance. But she added that the

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salary issue also remains unresolved.

Teachers at the top end of the scale — those with the most experience — make \$3,000 less per year than teachers in surrounding districts, Mann said.

Since a teacher's retirement is based on his or her salary for the last three years of work, that makes the issue all the more important, she said.

Teachers would receive a raise of 3.6 percent for the first year of the contract, and raises of 4 percent the next two years, Hunsaker said. That is in addition to increment raises of 2 percent that are granted for each additional year of experience up to 15 years.

The most recent health insurance proposal from the bargaining council calls for an increase from \$192 to \$235 in what the district pays per teacher per month, Hunsaker said.

The fact finder recommended that insurance benefits increase to \$212 for 1987-88.

"We do not visualize it that way," Mann said.

She said she was unsure of the specifics of the health insurance package.

Mann said Tuesday she still has a "pretty positive" outlook about the negotiations.

"I think once we make sure we're talking about the same thing, something will happen," she said.

Mann said the teachers realize that if school closes, the community will put the blame on both the board and the teachers.

"I want to make it real clear that we don't want to strike," she said.

Index:

- Students at Sandy High School may get a chance to excel in college-level classes. An editorial on Page 2 supports the administration for exploring such options.

- New officers and board members of the Sandy Area Chamber of Commerce recently talked about their goals for the coming year. See story on Page 6.

- Justin Yungeberg, a 191-pound wrestler, and his teammates were unable to fend off David Douglas, losing 36-34. The outcome was decided by the last match of the evening. See story on Page 9.

Board also discusses electronics program

School still has electrical problems

The Sandy High School board of directors discussed electrical work and electronics classes at its meeting Monday evening.

An electrical inspector for the state's Building Codes Division checked some work that had been the cause of "some controversy" at the school, said Kent Heaton, superintendent.

The inspector found some problems, Heaton acknowledged. "We will exercise a great deal of caution from here on," Heaton told the board.

Roland Cartisser brought the problems to the board's attention last summer, and Terry Lenchitsky, board member, wanted to put a deadline on the remaining work.

"I was under the impression (the work) was done, but it was not," Lenchitsky said. He said he did not want to see the work put off any longer.

He said he was especially concerned about the wiring of the Jacuzzi, which is located near the weight room at the school. Heaton told The Post the whirlpool bath is used by

athletes with injuries.

Lenchitsky said he did not want staff members doing the wiring on the hot tub. "They're playing with fire," he said.

The door to the room containing the hot tub is locked and will remain so until the wiring is repaired by a licensed electrician, Heaton told The Post.

Heaton said other problem wiring included outlets in the wood shop and a connection in the furnace room. He pointed out the codes had changed a good deal since the building was built. "You realize we have an old building there," Heaton said.

Heaton said to even have a maintenance staff member change a light switch requires that he have a limited maintenance industrial license from the state. To get such a license a person must have two years of experience and pass a test.

Classes in electronics

The SUHS district has done some research into the option of sending advanced electronics students to Mt. Hood Community College and

Clackamas Community College to take classes.

Four people — Theodore Armstrong, Sherry Lawson, Janet Evans and Carl Collins — urged the board to give the proposed change considerable thought.

The board is expected to consider the issue in February.

Heaton told The Post the district is considering working out agreements to send SUHS students to Mt. Hood Community College to study electronics, auto mechanics, metals and other subjects. SUHS would pay the tuition, but would still receive state aid for having the students enrolled.

Heaton acknowledged that there are a number of things to work out, including the scheduling of transportation.

The district is considering offering an electrical wiring class through a program called home building trades. The school is also considering a nine-week exploratory program, which is on videotape, from Linn-Benton Community College.

Heaton said studies show that elec-

trical engineering students need advanced math classes and good English skills. Students who can qualify for advanced electronics classes belong on a college campus.

"We want to open vistas for students, not close them," Heaton said at the meeting Monday.

Armstrong said both of his sons were "sparked" by Gary Curtis, electronics instructor. One is finishing up his studies at the Oregon Institute of Technology. Armstrong said he has concerns about ending the electronics program at Sandy High School as it now exists.

Jan Evans read a letter from a Mt. Hood Community College teacher praising Curtis and saying that students he had sent to the college were well prepared.

Lawson called Curtis a "highly qualified teacher."

"I hope you don't make a change," said Collins, who has had a son go through the program at Sandy High School.

In other business:
• Carleen Whitlock, student

representative to the board, reported that students donated 6,500 cans of food and \$350 in cash to the Kiwanis Club of Sandy's Christmas Basket drive.

- Lenchitsky asked Heaton contact the city of Sandy and request the painting of crosswalks across Bluff Road. He asked that signs marking the crossings also be put up. Construction work on Bluff Road will begin next spring, so the crosswalks would be temporary.

- Deadline to register for a position on the board of directors is Feb. 19.

- Statements for supplemental tax bills should be arriving soon. Because of the late November election, tax bills in December did not reflect the additional cost of financing following passage of the two-year serial levy.

- Members of the athletic advisory committee and the activity advisory committee gave reports. A user fee is being considered in sports, and a \$5 charge is being considered for membership to clubs.