

HOUSING: Couple claims to lose money on Pendleton rental properties

Continued from 1A

Neubo said they would like to replace some units burned down in a fire, but they didn't think they would be able to charge enough rent to justify the construction.

Overall, Neubo said the rising costs of materials, maintenance, utilities and labor combined with incremental rent increases means the couple is losing money on their Pendleton rental properties. Housing committee chair John Turner, the former president of Blue Mountain Community College and the city's only mayoral candidate in the May election, said he's heard complaints about the housing study from Pendleton landlords and isn't very sympathetic.

about the condition of South Hills specifically, Turner said the units in new housing developments like Pendleton Heights and the Village Apartments expansion are quickly filled and show that there is demand for housing as long as it isn't old and in disrepair.

Neubo said her apartments aren't in direct competition with new housing developments, but many other Pendleton landlords with existing inventory are voicing the same vacancy concerns.

The housing committee will meet in the city council chambers annex at Pendleton City Hall Friday at 1:30 p.m.

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CENTER: Will have more precise numbers in May

Continued from 1A

for the parking and landscaping. An unfinished 6,000 square foot daylight basement would cost roughly \$80 per square foot to build, adding somewhere in the ballpark of \$480,000 to the project that would not be covered by the grant.

However, as Parks and Recreation director Larry Fetter put it, "We get one shot to put a basement in and that's now."

The basement could be used for storage or future expansion, he said. The grant dictates that the center be used only for people age 60 and older for the first five years, but after that the city plans to use the building in the evenings for activities such as recreational classes. At that point the basement could be finished and used for

classroom space or another great hall.

Mayor David Drotzmann said his support of building a basement depended in part if the rest of the project could be built within the \$2 million grant budget or if the city would also be asked to help with costs like landscaping and infrastructure.

Fetter said everyone working on the project was aware that they were "beyond the envelope right now" but they were still looking at ways to cut down on the cost, which could include the removal of some elements presented Monday.

"We would like the opportunity to work through that," he said.

City councilors agreed that they would possibly be interested in the city paying for a basement, but before they made a decision

they would need clearer numbers and details, as well as an idea of where that money would come from out of the city's budget.

Appleby said the idea on Monday was just to get feedback, but she could come back at the beginning of May with more precise numbers. She said the plan was to have final blueprints completed and bids sent out in time to start construction in October. She said construction would take between nine and 12 months.

The current senior center is located on the Umatilla County Fairgrounds, which will be turned over the Hermiston School District at the beginning of 2017.

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CHINOOK: Sixth Black horse to serve as 'the Happy Canyon trail horse'

Continued from 1A

Internationale World Cup, a world class dressage and jumping event. In June, Chinook and Bronson will lead the Portland Rose Festival's Grand Floral Parade.

Now the trio has another important gig — leading the Westward Ho! Parade as grand marshals.

"I feel so honored," Black said. "It's nice that Chinook is a part of it too."

Round-Up Parade Director Randy Leonard said Black and her family have provided horses for both the Pendleton Round-Up and Happy Canyon over the years.

"We wanted to find someone tied in to Happy Canyon, this being their centennial year," Leonard said. "Rusty does a lot for both Happy Canyon and the Round-Up."

Black has lived and breathed horses since she was a small girl. She rode them, showed them and trained them. She competed as a barrel racer.

At 17, Black rode the Omak Stampede Suicide Race. Riding bareback with only bridal and reins, she raced down a sandy, 62-degree slope to the Okanogan River and across into an arena, taking sixth place.

"I had more guts than brains at that time," Black recalls.

Black tried to return the next year, but she said officials blocked her from attending.

The next year in 1960, she married fellow horse aficionado Charlie Black. They and their two children, Lea and Dana, started a tradition of volunteerism with both Happy Canyon and Round-Up.

Chinook is the sixth Black horse to serve as "the Happy Canyon trail horse." Chinook, however, had little time to prepare. Ten years ago, his predecessor, Cataldo, died of cancer two weeks before Happy Canyon and Round-Up week. Chinook was Cataldo's understudy, but he'd never performed in front of a crowd. His first night was also the first time fireworks were used.

"I didn't know if he'd be able to do it," Black said. "I thought, 'Either he's going to be able to do it, or Happy Canyon won't have a horse.'"

The paint played his role perfectly. He finally flinched one night in his fourth year when an unfamiliar barrage of fireworks spooked him.

"He stepped back into some footlights, which exploded," Black said. "He reared up into the air."

The experience made the horse a little more cautious, but he remains fairly calm and predictable — and gorgeous.

Chinook and his future replacement, Little Dancer, are only the latest in Black's string of special relationships with horses. Her life, she said, is a dream.

"I just help horses do what they're supposed to do," she said. "I'm truly blessed God has given me these beautiful horses to take care of. I've been blessed with some amazing horses."

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