



Blue Mountain Eagle, File

The planer shed at the former Oregon Pine mill site could be used for farmers markets and other community or tourist-related events as part of the Innovation Gateway project.

### Deal

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members or businesses the official is associated with if the opportunity for the financial gain or avoidance of debt wouldn't have been available were they not holding their position.

Adair points out that the city has tried to sell the land in the past and no one raised the issue of putting it up for public bidding. The land was the proposed site of a hotel at one point, but that deal fell through.

"Nobody argued with the city about that," she said. "Nobody said, 'Why are you selling this to that hotel without first offering it to other people?'"

She adds that nobody else approached the city to buy the property following the failure of the hotel deal.

Adair also cited other times the city has sold land to others without the property going public, saying those deals weren't under the same level of scrutiny hers was due to her position on the City Council.

"During that same (May 10) meeting we had just signed a letter of intent for the greenhouse," she said. "It's happened all around us. Because it was me on City Council, it became different. It's been handled just like every other piece of property the city has sold has been handled."

Andrew Ellis of Team Birtola High Desert Realty in Bend said the deal has the appearance of being questionable but that deals of this sort do happen often.

"My thought initially is that this is a touch unethical. If somebody is aware of something because of their city service and it doesn't hit the public, maybe that's not the best way to do it. In other instances, that kind of happens all the

time. As long as the seller is aware of what they may be leaving on the table, because you generally get more money if you hit the open market. That's not always the case and money isn't always the end goal of the seller. Everyone needs to go into it with their eyes wide open. In this specific situation, I probably wouldn't have felt great about putting something together without the city and the area knowing what's going on and having the opportunity to jump on it," Ellis said.

If he had been involved in the transaction, Ellis said, he would have advised the city to use every means possible to make the public aware the property was for sale, including a listing with the Multiple Listing Service.

At the same time, he stressed, his role as a broker is to advise his clients, and as long as the sale isn't illegal, he would defer to the client's wishes.

Another criticism of the deal has been that the city might have been able to get more money for the property than Adair paid for it through competitive bidding on the property via a public listing. The city sold the property to Adair for \$122,840, which works out to \$43,871 per acre.

Adair repeated the consensus of the City Council that the city doesn't want to simply sell land to the highest bidder: "Are they going to develop that land or are they just going to sit on it and bank it?"

Adair stressed that the city seeks to sell land to individuals who intend to develop the land into something that fits into the city's overall plan and vision for growth.

To a large extent, that plan for growth is anchored in the Innovation Gateway property. The city's vision for the area includes redeveloping the site of the old Oregon Pine mill, extending Seventh Street to Patterson Bridge Road, building a network of trails to connect the devel-

opment with the west side of town, new community amenities and sustainable, complementary economic development.

The end goal, according to a 2019 plan outline, is to turn the former Oregon Pine site into a welcoming public space and create a positive impression of John Day. The plan's creators are hopeful the project can help spur the city's economy and draw new businesses and residents to John Day.

### 'Everything above board'

Adair said she consulted with her own personal and business attorneys as well as the John Day city attorney regarding the legality and ethics of the deal. All three, she said, have assured her that the deal was both legal and ethical.

"I've talked to every legal person to make sure that everything is above board and done legally and ethically," she said.

She also rejected the notion that John Day City Attorney Jeremy Green might be biased because of feelings of friendship he might have for city employees or members of the City Council.

"If they knew Jeremy Green, they would know that's not the case," Adair said. "Jeremy Green doesn't just represent the city of John Day. He has more clients than just the city of John Day. He is very professional and has always told us that he does not work for (City Manager) Nick Green. He tells the City Council he works for John Day and he doesn't personally represent the employees of the city."

Adair's plans are not set in stone and they still require approval by the John Day Planning Commission before she can break ground on the projects she has planned for her property in the Innovation Gateway development.

The commission is expected to vote on Adair's plans sometime in late June or early July.

### Green

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Ketchum is slated to make \$85,000 a year in salary with a benefits package valued at just over \$20,000 annually.

Ketchum's job as city manager will not encompass the same scope as Green's job as city manager, according to Mayor Ron Lundbom. Ketchum's duties will include preparing the agenda packets for City Council meetings and making sure city projects are done in a timely manner and in accordance with contract terms. Hands-on involvement in those projects will fall to Green and his consulting firm.

The contract with Catalyst includes an immediate termination clause that would be triggered in the event of dishonesty, failure to comply with applicable laws related to the consultant's independent contractor status or the failure to perform consultant duties outlined in the contract with the city.

City Council Chair Dave

Holland said the city reached out to Green about bringing him on as a consultant following his time as city manager. Council members had expressed concerns that some of the grant-funded projects started during Green's six-year tenure could fail if someone with his expertise didn't have a role in seeing them to completion.

In other action at the June 14 meeting, the council:

- Adopted the 2022-2023 fiscal year budget and approved the tax rate. The budget for fiscal year 2022-23 is \$30,303,598, and the tax rate is \$2.9915 per \$1,000 of assessed property value.

- Approved a request by Clark's Disposal, which holds the local waste hauling franchise, to impose a 7.5% fuel surcharge effective July 1. The surcharge will remain in effect until the price of a gallon of diesel fuel drops below \$4. The surcharge, which will be assessed once per month, raises residential pickup rates by up to \$2.80 per month and commercial rates by up to \$10 per month.

### Rescue

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out of the car safely.

With recent heavy rains adding to the strong current, Warner said he did not want to get swept under the car. But, in the end, Warner said, he and Jewell figured they could do it — and should before the driver, Cheryl Patterson, 69, of Olivehurst, California, got hypothermia from the cold water.

Before wading into the creek's rushing water, Jewell lent his jacket to the passenger, Lilly Papadopoulos, 19, also of Olivehurst, who by that point was sitting in the backseat of a passer-by's vehicle with the heater on trying to warm up.

Warner said he and Jew-

ell bring clothes for all occasions when they're on the job.

"We never know how the weather is going to be," Warner said.

Warner said there are five linemen who work at the co-op, and they are about to add a sixth. He said Columbia Power has a community-oriented outlook.

"We kind of just look out for everybody out here because we're such a small co-op," Warner said. "We try to take care of the community, and when we see somebody that needs help, we just try to help them out."

According to an entry in the OSP media log, both Papadopoulos and Patterson were taken to St. Anthony Hospital in Pendleton with minor injuries and their vehicle was towed.

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Crossword puzzle grid with numbers 1-59.

- CLUES ACROSS 1. Half-conscious states 8. Unnatural 13. Deep regret 14. Rogue 15. Took without permission 19. An alternative 20. After B 21. Partner to "flowed" 22. The best day of the week (abbr.) 23. Helps you hear 24. Egyptian river 25. Lake \_\_, one of the Great 26. Make free from bacteria 30. Indigenous peoples of central Canada 31. Sanctuaries in Greek temples 32. Most unclothed 33. NJ senator Booker 34. Tibetan lake 35. Desecrate something sacred 38. John \_\_, English educator (467-1519) 39. Obtains in return for labor 40. Views 44. Rugged cliff 45. Not quiet 46. Body part 47. Newt 48. German city 49. A way to save money 50. NBC's Roker 51. Dire Straits frontman

- 55. Actress Lathan 57. Most meager 58. Poems 59. Companions CLUES DOWN 1. Draws over 2. Recur 3. Current unit 4. Neither 5. Certified Radio Operator (abbr.) 6. Power of perception 7. Peace 8. Supplemented with difficulty 9. The last section or part of anything 10. Dorm worker 11. Bones 12. Most unnatural 16. Spanish island 17. The skill to do something 18. Where golf games begin 22. Untethered 25. Print errors 27. The sport of engaging in contests of speed 28. Ones to look up to 29. Stringed instrument 30. Gives whippings 32. Type of tie 34. Make more concentrated 35. Die 36. Part of a winter hat 37. Young men's club 38. Bathrooms need it 40. U.S. president 41. American novelist 42. Take into custody 43. Hurts 45. Type of gibbon 48. American actor Lukas 51. Partner to cheese 52. Some are covert 53. Political action committee 54. To and \_\_ 56. Atomic #28

WORD SCRAMBLE Rearrange the letters to spell something pertaining to the holidays. FGSIT

SUDOKU Fun By The Numbers Like puzzles? Then you'll love sudoku! This mind-bending puzzle will have you hooked from the moment you square off, so sharpen your pencil and put your sudoku savvy to the test! Level: Advanced

Guess Who? I am an R&B singer born in Alabama on June 20, 1949. I founded several R&B groups and also played tennis on scholarship before making it big. In addition to my own hits, I co-wrote a song that raised money for Africa.

CRYPTO FUN Solve the code to discover words related to roses. Each number corresponds to a letter. (Hint: 19 = R) A. 22 14 16 5 21 Clue: Modified flower leaf B. 16 8 18 19 6 Clue: Sharp protrusion C. 2 19 5 26 19 5 6 20 14 Clue: Aroma D. 20 18 21 18 19 Clue: Hue

ROSES WORD SEARCH Find the words hidden vertically, horizontally, diagonally, and backwards. WORDS ALBA ANTIQUE BLOOMS BOURBON CENTIFOLIA CLIMBING DAMASK FLORIBUNDA GALLICA GRANDIFLORA GROUNDCOVER HISTORIC HYBRID TEA LANDSCAPE MINIATURE MODERN OLD PETITE POLYANTHA RAMBLING ROSES SHOWY SHRUB WILD

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