

**Water ...**  
(Continued from Page 1)

Anderson proposed to the council that the work proceed in four stages. Stage 1, contract for Well 3 improvements has been let by the city. Stage 2, includes the 8-inch transmission line to the Thorpe Well, installation of a 12-inch transmission line from the cemetery to the Lott Subdivision, Riverside Ave. main extension, and the Elder St. main extension.

The Stage 2 project would not be completed until the spring of 1975. However, Anderson feels he would be able to bargain with the State Division of Health in seeking more building permits for the Lott-Rasmussen Addition, which is presently restricted.

Anderson feels if preliminary surveys for Stage 2 were undertaken in the near future, bids for the project could be let by the city this summer and tentatively the project would be completed in the spring.

**Land ...**  
(Continue from Page 1)

figures when determining proper expenses. For example, cost of fertilizer, fencing, insurance and pest control are all figured on an acre basis and set at a standard rate. Interest and tax rates are also constants that are fitted into the formula by which land appraisal is decided.

"When the constant for average yield is established the appraiser takes into consideration not just the two previous years, but rather a period of perhaps 10 years."

Some growers felt that since the expected yield was computed from the past 10 years, the market price should be averaged from the same 10-year period. However, Johnson explained that inflation and economic changes would give a figure far below the true expected income of land if 10 years prices were averaged.

Since many figures in appraisal are averaged and many factors are "normal" figures, it can be assumed that the appraisers are not perfect in their evaluations. "If an appraiser came out and said he was 100 per cent correct, he'd be crazy," said Johnson, "there's just no way it could happen."

In regards to averaging figures of an area, George Griffith noted from the audience, "I don't want to pay taxes on my neighbors' land and I don't want my neighbor to pay taxes on my land."

Johnson said that when appraisers use mass appraisal they are basically aiming for a 10 per cent target area. Some farmers felt that this 10 per cent could be off quite a bit with the current market price and inflated expenses.

Dave McLeod asked Johnson several questions concerning some of the standard figures used in figuring the land use value.

Finally, the question that had probably been the main reason for the meeting was hinted at by growers in the audience. "Why were Morrow County assessments raised more than 60 per cent for this year?"

Judge Jones read a list of county assessment averages which pointed out that other counties in this district were also undergoing raises. Hood River County is up 43 per cent; Wheeler, 23 per cent; Gilliam, 62 per cent; Morrow, 61 per cent; Sherman, 51 per cent; and Wasco was up 54 per cent from last year.

**Hospital ...**  
(Continue from Page 1)

only the necessary roads in the county.

"Morrow County has approximately 375 miles of road within its boundaries, and it is proposed that \$20,000 be diverted from revenue sharing to the road department to do the necessary work required," continued Judge Jones. "In the past we have had to skip from road to road in order to make the necessary road repairs. Now it is proposed not to oil any new roads. They will have to be deferred until later," said Judge Jones.

With the increase in population within the county, the state will reimburse the county approximately \$13,000 in motor vehicle licenses. At present there are more vehicles in the county than there are people. There are almost two cars per person in the county, and much of this increase is because of the expansion in the north end of the county.

Orville Cutsforth spoke briefly on his visit to Washington, D.C., where he appeared before a senate subcommittee to speak in favor of Willow Creek Dam. "It seems as though the dam will win the approval of both the senate and the house," Cutsforth said.



Valley View Estates owners lost no time getting men and equipment into action to lay out roads and streets for the new hillside residential subdivision above Pioneer Memorial Hospital.

The 4-H Pebble Pups meeting of April 27 was called to order by President Dale Brandt. The secretary's report was read by Scott Adams. Old business: the 4-H Community Club sale netted more than \$100 profit. New business: \$40 was donated to the Pebble Pups 4-H Club by Chester Wilson from the sale of trees. The club plans to buy a rock polisher with the money.

Mrs. Wilson went over project requirements. Plans were made to have a hike and picnic at the next meeting, May 11.

LARRY WILSON, Reporter

**Vacation Bible School dates are June 10-14**

"Jesus is the Way" is the theme for this year's Vacation Bible School to be held by the Methodist, Lutheran, Episcopal and Seventh Day Adventist churches.

Dates for the school are June 10-14.

The week-long program promises to be filled with Bible stories, crafts, songs, fun and fellowship. Another closing day parade and a contest or two are in the planning stages.

Four years ago, two of the churches involved decided to combine their Bible school programs. The next year more churches joined in the effort to make the week-long program more exciting for children.

The school will again be held at the Methodist Church in Heppner, 9 to 11:30 a.m. daily. Children ages 4 through completion of the 7th grade may attend. The fee for the school is \$1.50 per child to help defray the cost of the books and craft supplies provided for each child.

In the next two weeks Judy Gochbauer, Jean Bennett and Liz Curtis will be contacting all those who attended last year to register them for this year's school. Anyone not contacted is asked to call one of these women. All children, regardless of church affiliation, are invited to attend.

**The 'landlord' looks at Boeing**

The Department of Veterans' Affairs at Salem has furnished the Gazette-Times with a "fact sheet" which includes pertinent information regarding the Boeing Agri-Industrial Company's lease on the Department's land west of Boardman.

Because there has been widespread misunderstanding of the presence of Boeing in North Morrow County, the Department's views may be of public interest.

Ownership and administration of the Boardman Space Age Industrial Park, comprising nearly 100,000 acres just west of Boardman in Eastern Oregon, was assigned to the Department of Veterans' Affairs by the special session of the 1963 Legislature.

The Boeing Company of Seattle, through its newly created subsidiary, the Boeing Agri-Industrial Company, has a lease on the property for which it pays the Department \$66,820 annually.

From these annual payments the Department had been paying the property taxes to Morrow and Gilliam Counties. However, starting with the 1972-73 tax year, Boeing has been paying the annual taxes, and has been doing so without deducting the payments from the rent due the Department.

Shortly after moving onto the property in 1963, Boeing built three jet engine and one rocket engine test stands for research and testing purposes in the middle of the property. But in 1971 the company turned its attention toward agricultural development of the land, and by early 1972 was irrigating the western edge of the land. By the end of 1973 some 6,000 acres were under irrigation, and it is planned to add another 3,000 acres a year until some 50,000 acres are under irrigation. This land will be subleased to farmers for raising crops and grazing cattle.

Boeing also hopes to attract agriculture-related industries to the site and that is why, effective January 1, 1974, it assigned its Boardman lease to the Boeing Agri-Industrial Company, in order to simplify promotion of the growth of the land in its agriculture and industry, and to simplify financing procedures. The company predicts that its development plan could attract investments totaling \$160 million over the next 12 years.

Part of Boeing's irrigation plans for the future hinge upon the construction of a 5,000-acre dual purpose reservoir to service several nuclear and fossil fired plants on the property. The reservoir would provide cooling water for the power plants, and the coolant water would be used to irrigate crops, thus eliminating any thermal pollution problem.

Portland General Electric Company has filed a statement of intent to construct the plants on the Boardman site. However, due to necessary planning and analysis, a government imposed waiting period, and proximity of the Navy bombing range, it will be some time before construction can start.

The Department's investment in the Boardman property is \$1,855,716.

**HOSPITAL PICNIC SET FOR MAY 27**

The annual Morrow County Pioneer Memorial picnic will be held Monday, May 27, at noon in the fair pavilion, Heppner.

Meat, coffee, punch and ice cream will be furnished and the remainder of the meal will be potluck.

Mr. and Mrs. Orville Cutsforth are chairmen for the 1974 event.

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