

City shows building purchase costs

At its April 12 meeting the Heppner city council will consider a plan to purchase the former Klamath First bank building on main street for use as a new city hall. The proposal would also include the sale of the current city hall to The Heppner Gazette-Times.

Under the plan the city would acquire the bank building from current owner Bank of Eastern Oregon for \$325,000. It would then sell the current city hall building to the Heppner Gazette-Times in a trade for the Gazette property plus cash. The

Heppner fire department which is located next to the Gazette property has expressed interest in using that property for expansion purposes.

City officials recently released the following figures and budget outlining, the proposed purchase:

Heppner City Hall

Purchase Options for Former Klamath First Building	
Purchase price as offered by the Bank of Eastern Oregon	\$325,000
Appraised value of Klamath 1st building (Barak & Associates)	\$345,000
Applying reserves to purchase would lower monthly/yearly cost.	
Estimated funds available for down payment/remodel if needed to lower annual payments	
City Hall Reserve Fund	\$9,692
Sale of HUD house (Gilmore St.)	\$27,724
City Hall Project	\$42,357
Net from sale of City Hall and GT purchase	\$44,433
Total	\$124,206

When the \$124,206 is used to buy down the loan, the amount financed drops to \$200,794

Financing estimate:

Bank of Eastern Oregon offered to finance sale at 4.9% interest
\$200,794 at 4.9% for 20 years = \$1314.37/mo. = \$15,772.44/year

Proposal:

Finance \$200,794 at 4.9% = \$15,772/yr
Income from lease \$9,900/yr.

Required: Loan pmt. \$5,000/yr
Energy cost diff. \$3,119/yr
Total \$8,119/yr

Budgeted funds for City Hall Project (2001-02, 202-03, 2003-04) \$21,000
Difference between budget and requirement (\$21,000-\$8,119) \$12,881
Less tax revenue loss K 1st. bldg (\$2,067)
Less tax revenue loss GT property (\$338)
Plus gain of CH to tax roll \$560
Net between annual budget reserve and costs \$11,036

Additional Information Square footage of Klamath bldg. 10,872 sq. ft. total

First floor 5,980 sq. ft.
Second floor (storage) 3496 sq. ft.
Basement (storage) 1,396 sq. ft.

Rented Space (Dental office) 948 sq. ft. (\$825.00/mo.) (\$9,900/yr.)

Current Property Tax (all entities) \$6,458/yr.
City \$2,067/yr
Square footage of present City Hall, including garage 5,400
Present value of City Hall \$112,073 (est.)
Value of tax recovery by placing old city hall back on tax rolls \$2,241.46 (est.)
Value of Gazette Times building \$67,640 (est.)
Current property tax \$1,135.11
Difference of value between Gazette Times Building and City Hall \$44,433 (est.)
Value of property tax revenue from dental office (approx.) \$1,033.88
Insured replacement value for current City Hall \$363,334

Clarence Buchanan named Volunteer of the Year by RSVP

RSVP of Eastern Oregon named Clarence Buchanan of Lexington, its Morrow County Volunteer of the Year for 2003-2004. Buchanan volunteers his time at the St Patrick's Senior Center in Heppner each week for the senior meal program and any other tasks that may need his expertise. In addition to his work with the senior center, Buchanan has also volunteered as a Driver for the RSVP Special Transportation Program beginning his volunteer service in February of 2000, his dedication to serving others within the community is to be commended.

The Retired and Senior Volunteer Program celebrated 30 years of community service at the Pendleton Convention Center on March 23. There were 250 volunteers in attendance representing Gilliam, Morrow, Umatilla and Wheeler counties. Also in attendance were State Senator David Nelson, Representative Bob Jensen, Umatilla County Commissioner Emile Holeman, and Morrow County Commissioner John Wenholz.

Started in April of 1974, through a federal grant initiated by Bob Jensen, who was then employed by Blue Mountain Community College, RSVP has grown from 59 volunteers to 763. RSVP offers those age 55 and older an opportunity to volunteer back in their communities through governmental offices, educational settings, and other non-profit organizations. During this past program year (April 1 through March 1) RSVP volunteers performed over 62,000 hours of community service. When computed by a figure of \$8 per hour, that equals \$496,000 dollars that were given back to the community.

"From our simple beginnings in 1974, RSVP has come a long way. I, for one, am proud to have been a part of that beginning," stated Representative Bob Jensen.

Scot Jacobson, Director for the RSVP Program, presented Jensen with a special plaque honoring him for his inspiration and dedication to volunteer service.

Other Volunteers of the Year were also introduced. Those individuals were: Gilliam County- Irma Wetherell for leading community projects in Arlington and working with the Arlington seniors; Wheeler County- Bud Hayes for his work with the Fossil Museum; and Umatilla County- Jo Hodgdon for her work with the State Services building.

CBEC rates to increase

Customers of Columbia Basin Electric Co-Op can expect a rate increase "sometime soon" Tom Wolff of CBEC told the Heppner Chamber of Commerce Tuesday.

Wolff said that in October of 2006 the co-op's long-term power contract expires and Bonneville Power plans to raise rates by about 30 percent to the co-op. Wolff said the co-op will eventually have to raise its rates by 18 to 20 percent to make up the difference. He said rates would be increased gradually beginning soon so that consumers will not have a large jump in their electric bills in October of 2006.

Mustangs sweep Loggers

By Rick Paullus

The Heppner Mustangs beat the pitching depleted Vernonia Loggers 10-0 and 14-3 on Tuesday, March 23, as both games were shortened to five innings due to the ten-run rule. The Mustangs, now 2-0-1 on the year, took advantage of the fact that the Loggers were playing their fourth game in two days as the racked up 22 hits in just over eight innings of at-bats.

The Mustangs are off until they host Wahtonka on Thursday, April 1 then go on the road to Colfax for games on Friday and Saturday. They will be back at home on Tuesday, April 6 to host the Riverside Pirates at 4 p.m.

The Mustangs jumped out to an early 3-0 lead in the first inning of game one when Jode Coil and Josh Gutierrez singled and Kory Paullus hit a home run. They added two more in the third when Gutierrez singled, Kiel Nairns was hit by a pitch and both scored on a Kyler Lovgren double.

In the fourth, Gutierrez reached on an error, Paullus singled, Nairns walked, two runs were scored when Nick Christman reached on an error and when John Franzwa reached on another error to make it 8-0.

The Mustangs ended it in the fifth when Chuy Elguezabal doubled and scored when Quinn Peck reached on an error and later scored on a bases loaded walk by Christman to make it 10-0.

Elguezabal picked up the win going the distance while striking out 10, and allowing two infield singles and three walks.

Paullus went two for three, with three RBI and scored twice. Gutierrez went two for three with three runs and Nairns scored two runs.

The Loggers scored a run in the top of the first in the second game, but the Mustangs came right back in

the bottom half. Elguezabal walked, Coil reached on an error, Gutierrez reached on a fielder's choice, Paullus hit a two-RBI double, Nairns had an RBI single, Lovgren singled, Christman walked and Kyle Carlson scored two with a single. Elguezabal scored two more with a double, Coil walked, Gutierrez singled and Paullus cleared the bases with a fly ball that was lost in the win and scored on an error to make it 11-1 after one.

In the second, Lovgren singled and scored on a Christman double and in the third, Franzwa walked, Nairns singled, Colton Hanson reached on an error to score Franzwa and Carlson had an RBI single to make it 14-1.

The Loggers scored single runs in the fourth and fifth innings, but it wasn't enough as the game was called in the fifth on the ten-run rule.

Coil picked up the win, pitching three innings of hitless ball while striking out five and walking two.

Nairns went three for four scoring twice. Paullus went two for two with two double and five RBI. Carlson went two for three with three RBI. Elguezabal went two for three with two RBI and Lovgren went two for two and scored twice.

Game One
Vernonia 000 00-0 2

4 Heppner 302 32-10

9 4

Lerde, Schorzman (3) and Gwynn; Chuy Elguezabal and Jode Coil. W- Elguezabal. L-Lerde. 2B- Kyler Lovgren. 3B- none. HR- Kory Paullus.

Game Two
Vernonia 100 11-3 3

3 Heppner (11) 12 0x-

14 13 0

Barton and Gwynn, Schorzman (4); Coil, Nick Christman (4) and Elguezabal, Coil (4). W- Coil. L-Barton. 2B- Paullus 2, Lovgren Kiel Nairns and Christman. 3B- none. HR- none.

St. Patrick's Senior Center news

An attentive group gathered to hear District Attorney David Allen and local attorney Bill Kuhn speak about new legislation and awareness concerning elder vulnerability in contemporary circumstances. Legislation is designed to create protective channels to deal with difficulties.

Protection begins with personally becoming aware of, and learning ways of self-protection. Mr. Allen had illustrations of the methods telephone lists are used by telemarketers. The Oregon legislature and the Attorney General, especially, have focused on the needs of elder citizenry. Questions were asked and stories were shared about particular experiences and problems by members of the group. We are very grateful to both men, David Allen and Bill Kuhn, for their thorough presentation and for their time.

The senior bus took a number of people to the RSVP recognition luncheon at the convention center in Pendleton last week. Clarence Buchanan

was awarded special recognition for his number of volunteer hours. He has demonstrated his dedication and loyalty by his week after week presence and assistance on meal serving day. We congratulate you and appreciate you, Clarence.

The Seventh Day Adventist Church women and men will serve lunch on Wednesday, April 7. The menu has not been announced.

Wednesday, April 7 is also foot clinic day, beginning at 1:30 p.m., at the Home Health Office (676-2946). People are reminded to make an appointment and that rides are available through the Senior Center by calling the day before.

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\$18 TOTAL
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Coupon expires 4/30/04
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Overlooking the Columbia
(541) 454-2000

Bank of Eastern Oregon
would like to invite you
to a Farewell & Welcome Party!

~ Farewell to Richard Wood ~
(who transferred to the new Burns branch of BEO)

~ Welcome to Ed Rollins ~
(the new BEO loan officer for Ione and Arlington)

Saturday, April 3 from 5:30-7:30 p.m.
Potluck at the Ione Legion Hall

Bank of Eastern Oregon

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RED POWER DAYS

Mark The Date & Join The Fun!

Friday, April 23rd

9 a.m. - 12 p.m.
Case IH Baler & Combine Clinics

12-4 p.m.
Check out the latest from Polaris
and our Spring Lawn and Garden Specials

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