

County wants more prices on rec center

By KIMBERLY DAVIS
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The Decatur County commissioners received a \$461,000 bid to put up a new building to house the Sunflower Cinema, Golden Age Center and a bowling alley last Tuesday, but decided not to accept it until final numbers are in for inside finish work.

The bid didn't cover wall covering, carpet, finish work for the inside, plumbing and electrical work, and the commissioners decided to wait until those figures are in.

The main bid came from Sappa Valley Construction of Oberlin. After flipping through the paperwork, Commissioner Doyle Brown said it looked like the bottom line was \$357,434. That didn't include a \$93,000 bid from Johnson Concrete, he said, bringing the total to \$461,000.

That's the exterior bid only, said Kevin Brown, owner of Sappa Valley. From the outside, the building will look finished and be weather tight, but the inside won't be finished.

He said they are waiting for plans from the architect on the inside. Once the plans for the inside get here, said Mr. Brown, he can get an electrical bid.

In July, the estimate for the building was \$406,000, said County Attorney Steve Hirsch. Was that for a finished building?

Greg Lohofener, who has worked on the project since the beginning, said he had roughly \$560,000 for a finished building. Steel prices are up, he added.

That's the bad news from a year ago, said Mr. Brown. Prices are up around 30 to 40 percent. It does seem like those prices are stabilizing, he said, but they probably aren't going to go backward.

Interior walls will split the building into three big rooms, said Mr. Brown, and that is included in this bid.

How much can be salvaged out of the old building? the contractor asked. Mr. Lohofener said he has a list from the Golden Age group and isn't sure about the cinema side, as they are still negotiating on the equipment.

Fund raising is going well, said Mr. Lohofener, but after he gets the final cost figure, he will have to raise some more money. He said he knows for sure they will have to raise \$30,000 to \$50,000 more than backers originally thought.

How much will the architect's additions cost? asked Mr. Lohofener.

Just the brick and stucco addition is over \$40,000, said Mr. Brown, but the front is going to look great and go with the rest of the downtown.

There was some question if some of that could be added later, he said, but for the building to be weather tight, he needs to know up front if the building would have the brick and stucco.

During the demolition and construction, he said, it would probably be a good idea to close Maple Street on the south side for a staging area. If the building is torn down now and the weather changes, the project could get stuck in the winter months.

County Roundup

At their meeting last Tuesday, the Decatur County commissioners:

- Opened the one sealed bid submitted for the new senior center, movie theater and bowling alley project, but put off accepting it to allow time to get the exact figures on finishing the inside of the building. Story at left.

- Agreed to move a meeting in November for a holiday and cancel one in December because there are five Tuesdays. Story to come.

If the project waits until February, he said, the building could be torn out and put back up. The price can be locked in, said Mr. Brown, with a percentage down.

Commissioner Stan McEvoy said he was worried how the county could approve a bid that is \$150,000 more than the \$300,000 in general obligation bonds it plans to issue.

There is other money, said Mr. Lohofener, including donations and a loan from the U.S. Department of Agriculture.

With the cash-basis law though, said Commissioner Ralph Unger, the county can't spend money that it doesn't have.

Does the law keep the Oberlin-Decatur County Economic Development Corp. from buying the concrete, asked Mr. Lohofener. No, said Mr. Hirsch.

The corporation can pay for the concrete and the county has \$35,000 in the senior fund plus \$16,993 for insurance money for the roof.

Then the commissioners can only sign the bid for the building, not the concrete, said Mr. Unger.

With decent weather, asked Mr. Unger, how long will it take to get the building up? Mr. Brown said his part would take about three months to get it enclosed.

For the state tax credit program, being used to reward \$178,000 in donations, the job needs to be done by Dec. 31, 2009, said Mr. Lohofener.

Mr. Hirsch pulled Mr. Lohofener out of the meeting to talk in the vault with him and later Mr. Brown, while the commissioners took a short recess, all leaving the room.

After that, Mr. Hirsch called Garth Herrman, a bond lawyer with the Wichita firm Gilmore and Bell, to make sure the commissioners didn't have to adopt the bond resolution at the meeting. Mr. Hirsch said it might cost a little bit more to re-publish notice of the bond hearing.

He then called Gary Walter with The Bank, which is purchasing the bonds, to see if the interest rate can be locked in. Mr. Hirsch said The Bank would commit to an interest rate not higher than 4.9 percent. Originally, it was at 4.8 percent.

The commissioners decided to wait and asked Mr. Lohofener to nail down the total cost. Mr. Lohofener said he would try to come back in the next few weeks.

Church, museum to offer service, food

The Decatur Ministerial Association and Last Indian Raid Museum plan to team up for a Thanksgiving service and potluck dinner.

The community Thanksgiving service at 4 p.m. Sunday, Nov. 23, at St. Mark's Church at the museum will be followed by a potluck dinner in the Bohemian Hall.

Curator Sharleen Wurm said everyone is invited to the service and to bring a dish to share for supper.

Beverages will be provided, but people need to bring their own table service.

St. John's Lutheran Church plans again to hold the annual community dinner on Thanksgiving at the church. Teresa Diederich and Marvin May are co-chairman. If people want to make reservations now they can call Mrs. Diederich and Mr. May anytime or Norma Unger, the church secretary, on Tuesday and Friday mornings at 475-2333.

Before the meal at the church, St. John's will host a Thanksgiving day service at 10:30 a.m. and everyone is welcome to attend.

Halloween parade, treats set for Friday

Princesses, action figures and goblins will take to Main Street on Friday afternoon for the Oberlin Business Alliance's annual Trick or Trunk parade.

Kids should meet outside the Decatur County Good Samaritan

Center at 3:30 p.m. Friday, where an adult pirate will lead them down Main Street. The parade will go to the intersection of Penn and Hall, then the kids can circle back around and trick or treat at downtown businesses.

Just picking up a few things



AT THE OBERLIN UNITED CHURCH on Saturday, Donna Guinn's purchases during the church's fall bazaar. Haylee (right) and her mother Stacey Hileman added up

— Herald staff photo by Kimberly Davis

Coin toss settles first, second in contest

There were a lot of great guesses this week for the Pigskin Pick-em Contest, but no one got all eight winners correctly.

Five people picked seven winners, and three of those picked Oklahoma to beat Kansas State. Valisha Raile and Gary Anderson were both 31 points off the tie-breaker, requiring a coin toss. Mrs. Raile won the toss, taking first place and \$15 in scrip. Mr. Anderson had to settle for second place and \$10.

Third place was went to Norm

Wendelin, 37 points off the tie-breaker score. The others guessing seven right were Steve Vontz, McCook, and Travis Raile.

Picking six winning teams were Amanda Adams, Danbury, and Mabel Zimmerman, Owen Wilson, Ron Solko, Rodney Solko, Ivis Hanson and Cody Jacobs of Oberlin.

Five people choosing five right were Kimberly Solko, Todd Ketterl and Jim Hollowell of Oberlin; Cheri Kastens, Herndon; and Mary Kinsler, Jennings.

Contest rules are on Page 5B of today's paper, along with an entry form. Forms also are available at the sponsoring businesses, Wagner Chevrolet, Buick, Pontiac, and Cadillac of McCook, Farm Credit of Western Kansas, Ward Drug Store, Raye's Grocery, the LandMark Inn, Home Planning Center, Fredrickson Insurance Agency, Farm Bureau Financial Services and *The Oberlin Herald* and the *Country Advocate*.

Only official entry blanks will be accepted, no copies.

- This week's winners were:
- Texas Tech over University of Kansas, 63-21.
 - Oakley over Oberlin, 40-12.
 - Rawlins County over Syracuse, 58-25.
 - Goodland over Ness City/Dighton, 48-8.
 - Nebraska over Baylor, 32-20.
 - Colby over Smoky Valley, 40-0.
 - St. Francis over Leoti, 68-32.
 - McCook over Ogallala, 21-0.
 - Tie-breaker: Oklahoma over K-State, 58-35.

Decatur County Land Auction

(1,120 +/- Acres) Thurs., Nov. 13, 2008 - 2 p.m. CST

SALE LOCATION: Auction will be held at The Gateway located southwest of the intersection of U.S. 36 and U.S. 83, Oberlin, Kansas.

Sellers: Fred and Henrietta Bremer Estate, Warren C. Bainter, Executor

LEGAL DESCRIPTION:

Tract 1, 2 and 3: A tract of land, 5+/- acres, with all the buildings. Northwest Quarter (NW1/4), Section Thirty (30), Township Four (4) South, Range Twenty-eight (28), West of the 6th P.M. Bid to be held.

Tract 2: Balance of Northwest Quarter (NW1/4), Section Thirty (30), Township Four (4) South, Range Twenty-eight (28), West of the 6th P.M. Bid to be held.

Tract 3: Tract with buildings and balance of Northwest Quarter, Section Thirty (30), Township Four (4) South, Range Twenty-eight (28), West of the 6th P.M., will be tied back together. Whichever produces the highest bid on Tract 1 and Tract 2 or on Tract 3 will be the selling price.

Tract 4: Southeast Quarter (SE1/4), Section Twenty-nine (29), Township Four (4) South, Range Twenty-nine (29), West of the 6th P.M., and Northeast Quarter (NE1/4), Section Thirty-six, Township Four (4) South, Range Twenty-nine (29), West of the 6th P.M., Will be sold as a unit.

Tract 5: South One-half (S1/2), Section Twenty-six (26), Township Four (4) South, Range Twenty-eight (28), West of the 6th P.M..

Tract 6: Northwest Quarter (NW1/4), Section Thirty-five (35), Township Four (4) South, Range Twenty-eight (28), West of the 6th P.M.

Tract 7: Southeast Quarter (SE1/4), Section Twenty-seven (27), Township Four (4) South, Range Twenty-eight (28), West of the 6th P.M.

FSA PAYMENTS: Buyers will receive 100% of 2009 feed grain payment.

TAXES: Tract 3 - \$1,312.80 Tract 6 - \$ 430.98
Tract 4 - \$ 955.84 Tract 7 - \$ 146.20
Tract 5 - \$ 995.10

Sellers pay 100% of 2008 and prior years taxes. Buyers pay 2009 and subsequent years.

POSSESSION: Possession will be January 1, 2009 on cropland not planted to wheat, March 1, 2009 on grassland, after 2009 wheat harvest on planted acres. SE1/4 25-4-29 and SE1/4 26-4-28 are planted to corn for fall harvest.

MINERAL RIGHTS: Sellers' interest going to Buyers.

AGENCY: Johnson Realty, Inc., its agents and representatives are the Exclusive Agents of the Sellers.

MANNER OF SALE: Each tract will be sold separately, with the exception of Tracts 1, 2 and 3. Tract 1 and Tract 2 will be sold separately, then sold together.

EASEMENTS: This sale is subject to all rights-of-way and easements, whether recorded or not, and to all oil and gas leases of record.

ACREAGES: Acreage figures are considered approximate and are from reliable sources based on FSA measurements. FSA acres may not agree with deeded acres.

TERMS: Buyer will pay 10% down day of sale, balance due day of closing, on or before December 15, 2008. Final payment must be made with certified funds.

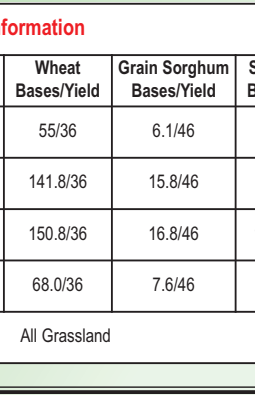
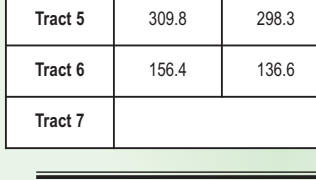
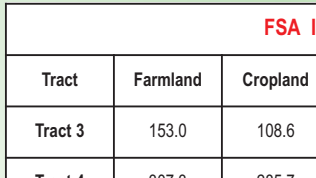
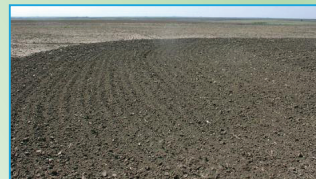
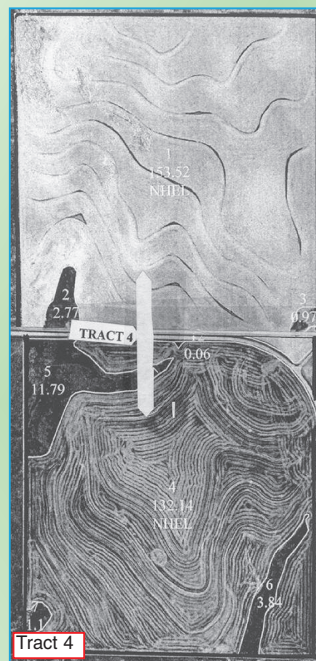
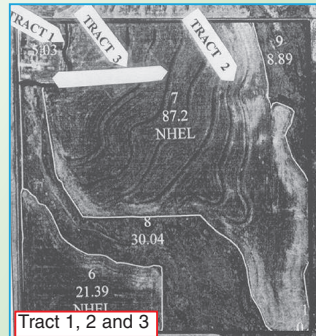
EVIDENCE OF TITLE: Title insurance will be furnished to the Buyers, with Sellers paying ? and Buyers paying ?. Buyers and Sellers will share equally in closing fee costs.

INSPECTIONS: Potential bidders are responsible to conduct their own inspections.

Sellers, Johnson Realty, Inc. and their agents are making no warranties about the property, either expressed or implied.

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY ORAL STATEMENTS PREVIOUSLY MADE.

AUCTIONEER'S NOTE: This unit has a nice, well-maintained set of improvements, with close access to the land. The land is some of the best farm land and grass land in Decatur County, Kansas. The proceeds from this auction will go to Decatur County Health Systems and The Gateway, Oberlin, Kansas.



To view this property, call: Lynn Johnson, (785) 475-2785 or Lynn's cell (785) 475-8514

Johnson Realty, Inc., 122 S. Penn Ave., Oberlin, KS.

FSA Information					
Tract	Farmland	Cropland	Wheat Bases/Yield	Grain Sorghum Bases/Yield	Sunflowers Bases/Yield
Tract 3	153.0	108.6	55/36	6.1/46	4.4/15.17
Tract 4	307.3	285.7	141.8/36	15.8/46	11.3/15.17
Tract 5	309.8	298.3	150.8/36	16.8/46	12.1/15.17
Tract 6	156.4	136.6	68.0/36	7.6/46	5.4/15.17
Tract 7	All Grassland				

CHECK OUT OUR WEB SITE AT: www.johnson-real-estate.com

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