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Would Sell Water Works; Build Modern Hotel

The following proposition has recently been made to the people of Heppner through Mayor Smead by H. V. Gates, president of the Heppner Light & Power Co:

To the Mayor of Heppner, Ore.

Just after the fire of July 4th, and being among a number of citizens discussing the necessity of a hotel, I said to one of them, "buy the water works and I will build a hotel," since then quite a number have asked me if I would. Therefore I am herein answering the question so often asked me, and I will be repaid if it does no more good than to spur the people of Heppner to some kind of action that will terminate in the building of a hotel and relieve the present distressing situation.

Several existing conditions in Heppner consist of the following: 1. Heppner is without sufficient hotel accommodations; if it is to prosper it must have them in quantity and quality to meet all demands. It can secure quantity through the construction of a lot of cheap shacks if it is to have quality now, with a clear field, is the time to provide for such a hotel; it should have all conditions of capacity, quantity, safety from flood or fire and for the present or future demands of the public. It should be attractive to the traveling public as well as an advertisement for the city.

2d. Construction now, with a scarcity of labor and material, and war prices for both, will increase the cost of building at least 40 per cent above normal or pre-war costs; or more clearly stated, every dollar put into building now will, after the war, have a value of only 60 cents. The shrinkage on a building costing \$60,000 would be \$34,000, having a value after war conditions are ended of only \$26,000.

Increased taxes, war demands, cost of building; financial conditions could not be worse, and it is for these reasons that none have come forward to even suggest a way to finance the undertaking of a hotel.

Another problem for Heppner to settle is a water supply now and for the future. Present conditions are:

1st. Present supply inadequate and very expensive to procure. The supply can be increased by using more wells, but at a penalty of increased cost of operation and water rates for all patrons. It is, or should be, a well known fact that any cost of operating a utility must be borne by its patrons; if they refuse, then it must go into bankruptcy and then, by order of the courts, patron must pay.

2d. The only other supply is on Willow Creek, 20 miles from Heppner. This supply would flow by gravitation to Heppner. This supply is, at a minimum flow, amply sufficient for a city of 2000 and it can be easily augmented by using a conservation reservoir on Ditch creek and supply a city of 5000. For decreased cost of operation and a plentiful supply of pure water Willow Creek must and will be the future source of supply.

3d. Any further expenditures for wells or pumping machinery (at practically a loss) an investment that could and should be applied on the Willow Creek project.

4th. All medical and Engineering experts, all public service commissions, and all who make a study of the protection to health and property, manufacturing and beautifying the city, unite in recommending city

ownership and operation of water works. The Willow Creek supply should be developed by the city. Among other reasons are, that it could secure funds for construction at a lower rate of interest than the private utility can; lower rate of interest, lower cost of operation, tending to lower water rates.

5th. The present water works would be the distribution system for the city, just as it is now. The Public Service Commission engineers have inspected, tested and valued it and they report it is well planned and constructed; that the reservoirs are in the right location for the future; that the water mains are well planned and hydrants well located; that the pressure from reservoirs is good for both domestic and fire use; and that any failure to put them to such use would be a deficient fire department; the wells and pumping equipment would always be and are necessary as an auxiliary to and after the construction of Willow Creek supply. Nothing in the present system would be a loss. Basing costs to build on normal (pre war) prices for labor and material, they find a duplicate plant would cost \$56,575; if constructed on present war prices it would cost \$90,000. By reason of deterioration they find the actual normal value \$40,567; this does not include any steam boiler, main building or supplies; if included it would bring the actual value up to \$45,000, of which the city now owns \$15,000, leaving the balance of \$30,000 as the equity of the Light and Water Company.

Many of the prices given were taken from the purchase vouchers of material and labor paid for at the time of construction. I consider that the percentages used by the engineers for deterioration were unfair to the Light and Water Company; they are arbitrary, taken as an average of the worst results experienced by utilities, and ignoring local conditions. As an instance, it is arbitrarily assumed that the life of iron pipe is 20 years, when in fact we have in use in Heppner wrought iron pipe laid in 1892, a life of 26 years, and it yet has a remaining value. I hold that if actual deterioration values had been used the water plant would have been valued at not less than \$48,000.

As any rights to the waters of Willow Creek and the drainage area can be best secured by the city of Heppner, and as the Light & Water Company are short on the funds necessary to construct a conduit line and cannot finance any for it, and as the city should own its own water works and as it is very necessary that there be a hotel built in Heppner, and as the city can bond for water works but cannot do so for a hotel, I submit, for the consideration of yourself and the public, the following proposition:

The Light & Water Company will build a hotel of not less than 50 rooms, to be of concrete or other equally as good material, and modern in every respect, the details to be made by and between the city and the Light & Water Company; provided the city will purchase and own the entire water works valued at \$45,000, as enumerated herein. The Light and Water Company have had under consideration and have an approved plan to build a combined steam and water power plant on upper Willow Creek, thereby utilizing the flood waters for water power and the cheap fuel there for a steam auxiliary. Two reasons why it has not done so before this are that it could not separate the wa-

ter works from the lighting plant, and on account of the high cost of copper wire for transmission lines. If the water works were cut off they would start construction on the electric plant, but probably not complete it until copper is cheaper. A plant so located, with its cheap power, could and would supply energy at such a price in Heppner that it would be used for many more purposes than at present. The field for expansion of business on lower rates is a good one.

It will require some time to build a hotel, so the earlier it is started the earlier it will be ready to supply the demands of the public, and an early start will forestall the construction of cheap and undesirable shacks as hotels, which would be unfortunate for the city.

The city, through its lower interest rates and the assistance of city employees, would reduce the expense of operation of the water works, so the rates would be less, or at least no more, than now.

Who would be the loser? Surely not the city, for it buys at a pre-war cost. But the company would be loser because of the difference between what a hotel would cost now and its value after the war. No investor will take a chance at building a hotel in Heppner, for they will

Farmers Hold Annual Meet Reorganize as Farm Bureau

The Morrow County Agricultural Council held their annual meeting in the Odd Fellows' lodge room in Heppner last Saturday, and while the attendance was not what might have been desired the meeting was a highly interesting one and the program mapped out for the coming year's work shows that the farmers of Morrow county are alive to the importance of their industry and are building up an organization which is designed to place the farming and stock business on a higher plane.

One of the most important features of the meeting was the enthusiastic support pledged to the John Day irrigation project. No more can it be truthfully said that nobody in the Heppner section of the county is interested in this big undertaking. The business men may lag and public officials procrastinate in the matter of getting together and making a long, strong pull to have the John Day project one of the first to be undertaken by the reclamation service, to the farmers belong the credit of being the first organization in the county to come out squarely for such action.

Action was also taken in favor of the Cello power project, which has been favorably reported upon by government engineers as one of the biggest power propositions on earth. Engineers claim that many thousands of horse power can be developed at Cello which, when distributed throughout the Inland Empire can be sold to consumers at the low rate of \$6.00 per year per horse power.

The following report of the meeting is gleaned from the secretary's notes:

PROCLAMATION

The people of this nation have a special reason for observing Thanksgiving Day this year. The war is over and it is meet and proper that we should return thanks to God for his goodness and mercy to us as a nation. Right has triumphed over force, and democracy is vouchsafed

to the peoples of the world. I therefore ask that the people of Heppner follow the injunction of the Thanksgiving proclamation of the President and the Governor and meet with the churches in their respective meeting places, as announced in the newspapers, and make Thursday, Nov. 28, a day of special Thanksgiving to Almighty God for the blessings we have received.

W. W. SMEAD, Mayor.

Organizational—John Day project, Field Demonstration—Alfalfa varieties, Wheat varieties, Farm Savings, Rodent Control, Boys' and Girls' Clubs, MINOR: Stock Feeding, Labor, Emergency.

On the John Day project S. E. Notson, "Farmer" Smith and C. E. Jones were the principal speakers, the project receiving hearty endorsement.

Strong resolutions favoring both the John Day and the Cello projects were adopted and the president was instructed to forward copies to the Oregon congressional delegation and to the proper officials of the reclamation service.

An interesting discussion of the squirrel and rabbit pests was a feature, C. D. Morey and W. T. Campbell being the principal speakers.

Officers elected for the coming year were: Frank Anderson, president; S. H. Boardman, vice-president; C. E. Jones, secretary-treasurer.

To My Former Customers and Friends.

I take this means of making announcement that I have disposed of the People's Cash Market to Mr. C. D. Watkins, and I bespeak for that gentleman a continuance of the same liberal patronage I have enjoyed at the hands of the people of Heppner for the past five years.

I also wish to extend my heartiest thanks and appreciation to all of my friends and customers for their patronage and courteous consideration during all these years.

All bills and accounts due the People's Cash Market up to and including November 15, 1918, are now due and payable to me, and all bills and accounts against the People's Cash Market up to the same date should be presented to the undersigned for payment.

As it is necessary for me to close up my business affairs at an early date my former customers are requested to settle their accounts as soon as they can conveniently do so.

Again thanking you one and all for past favors and courteous treatment, and soliciting the same liberal treatment for my successor, I am,

Yours very truly, HENRY SCHWARZ.

not invest until assured there will be no shrinkage. Delay in starting a hotel will make the city of Heppner a loser in trade, financial and commercial standing, prosperity, discomforts of the public and those of its citizens who prefer a hotel home. I heard a government official, referring to the prices normal and war, say: "It has taken a long time to scramble the eggs, it will take just as long a time to unscramble them." I took time to reach war prices, it will take as long to reach normal prices after the war. During this period will Heppner go to sleep in its ashes?

Whether this proposition solves the problem or not it may at least stimulate some other, and if one can be secured which will be a practical solution, then I will feel amply repaid.

We want Heppner, like the experience of other cities destroyed by fire, to rise from its ashes a greater and better city; all of which will take cash, not wind.

Our reason for making this proposal is that we then could move our electric plant to a point of cheaper operation and with at least some profit and to secure, through a modern hotel, additional business.

Respectfully yours, H. V. GATES.

Must Make Homes For Returning Soldier Boys

Now that the war is over the question of providing employment and homes for the returning soldiers is one that is arousing interest all over the country. At the close of the civil war the great middle west was still an unsettled domain and immediate steps were taken to provide homesteads for all soldiers who wished to avail themselves of the opportunity of securing for themselves practically free land. No tillable land remains for the men who have been fighting the battles of democracy in Europe but there are still many acres of arid lands that may and will be reclaimed by irrigation projects and upon which returning soldiers may be able to secure homes.

A glance at the daily newspapers is all that is needed to convince anyone that practically every section of the west possessing such lands are already bestirring themselves to secure favorable consideration of their particular projects by the U. S. Reclamation Service.

In the Oregonian of November 16 will be found news items from different parts of Oregon showing the activity already aroused in these sections where idle lands are awaiting development.

From Vale comes word that contractors have been instructed to start work immediately on the storage dam where water is stored for irrigation and that new life has thereby been infused in the Malheur valley district.

From Prineville, also comes news of reclamation activity. A dispatch from that town says:

More than 70,000 yards of material have been sluiced into the Ochoco dam, near here doing the last 90 days and before February 15, 15 or 20 ft. of storage water will be possible in the dam, if the fill is continued over the entire length.

Should the plan be changed however, as is contemplated, and the upstream side of the dam built first, much more storage will be possible.

The tower for opening and closing the massive head gate is now completed and the cutoff trench soon will be finished.

From Yakima, Washington, comes the following:

Signing of an armistice between Germany and the allied powers, preparations for the return of millions of American soldiers from Europe and the release of many more millions of civilians from war work, combine to invite interest in plans for the reclamation of from 250,000 to 500,000 acres of arid land in the Yakima Valley.

This project, surveys of which are now being made by the United States Reclamation Service, is expected to

achieve two things. Its construction will afford work for thousands of men and bring under irrigation a large body of land in small farm units which will be available for settlement by soldiers under conditions which will make it possible for them to become farm owners.

Secretary, Franklin K. Lane through the officials of the Reclamation Service, has announced that the elimination of all speculation from the disposition of the lands affected will be a condition of the government undertaking the work. Private owners of the land to be reclaimed must agree in advance to dispose of their holdings above a certain acreage at a price to be fixed by the government, before the government will consent to undertake the work.

The Yakima Commercial club has undertaken the task of getting in touch with private land owners with holdings under the highline canal survey now being made, and obtaining from them the agreements referred to. This work is in charge of the highline project committee, of which Ebert M. Chandler is chairman.

In the same paper is a lengthy article dealing with recent activities of the Portland Chamber of Commerce with a view to developing the logged off lands of western Oregon in anticipation of the great need for more homes for the people and for the development of agriculture. Federal aid will be sought in this work and data has already been compiled to present to the proper federal officials.

Up in Canada, also, movements are reported whereby government aid will be extended to the task of getting the returning soldiers established on new lands in such a manner as will insure their success.

Everywhere, it appears, the sections having within their borders reclaimable lands are busy getting their propositions in shape for federal action except in Morrow county. Why should this be so? No other section of the west has a bigger area of rich land available for irrigation than has Morrow county which would be brought under cultivation by the completion of the John Day project.

It is a big thing and one that means everything to the future of Morrow county. If we will only wake up, get together and go out after federal aid for this project we can put it over. But it will mean whole-hearted, earnest co-operation on the part of every man and woman in the county, and it will mean hard work and plenty of hustling. The reward is well worth the effort, however, and the Herald has an abiding faith that the old-time pep and spirit of Morrow county people will prove equal to the task.

POPULAR GIRL TO WED

Miss Maud Crow, the charming and popular daughter of N. E. Crow of this city, left this morning for St. Louis, her former home, where she will visit for a few days prior to going to Alton, Ill., where she will meet her fiancé, Lieutenant Arthur C. Dixon, who is now attached to the training school at Fortress Monroe, Va., as an instructor in anti-aircraft engineering. The date of the wedding, which will be solemnized at Alton, has been fixed for December 8th.

Lieutenant Dixon was sent to France early in the war as an expert engineer in anti-aircraft work and was continuously on the firing line for many months until recently sent back to the States as an instructor in his specialty. He is a member of one of St. Louis' old families, but

expects when relieved from duty in the army to engage in business at Alton. Miss Crow is also a native of St. Louis and comes from one of the old colonial families of Virginia. The young couple will reside at Fortress Monroe for the present.

Many friends of Miss Crow in Heppner will join in best wishes for her future happiness.

Rev. Geo. B. Van Waters held service in the Episcopal church last Sunday.

FOR SALE—Having sold my big wheat farm and bought a small place where I do not need a tractor I will sell my new model 18 2-speed Waterloo tractor, practically new and in fine condition, at a bargain. See it at my home 3 miles north of Lexington 30431 A. F. KERBER, Lexington, Ore.

Heppner Meat Market

H. C. ASHBAUGH, Proprietor

Now open for business in our New Shop on East Side Lower Main Street,

with a complete stock of the finest quality of

Beef, Pork, Mutton and Veal

Call and give us a trial order.

We will treat you right.

HEPPNER - - - - OREGON

FARMERS' EXCHANGE OF THE INLAND EMPIRE

Has arranged to hold a regular series of sales of Live Stock, Farm Machinery etc., as conditions warrant and property for sale is offered at the

Fair Grounds in Heppner.

The great success of our recent sales warrant this course. If you have property for sale consult us. We will give you strictly first-class service.

Farmers' Exchange of the Inland Empire

Heppner - - - - Oregon