

URA considers old armory building

Urban Renewal committee recommends buying land for development

By Jolene Guzman
The Itemizer-Observer

DALLAS — The Dallas Urban Renewal Agency Board reversed course on its decision last year to not purchase the former Dallas Armory site on Church Street in downtown.

The board approved moving forward with a \$100,000 sale Monday, following a presentation by Urban Renewal District Advisory Committee chairman David Shein.

“As you recall, the middle of last year, we recommend-

ed against acquiring the property,” he said. “There was a whole laundry list of reasons why. All of those circumstances have now changed from unfavorable to favorable.”

The most critical issue at time was environmental remediation required on the site.

The process didn’t have a clear end date.

Now it’s nearing conclusion, said a representative of current site owner Oregon Military Department.

The department estimates the Oregon Depart-

ment of Environmental Quality will clear the site this fall and issue a “no further action” letter, said Art Arroyo, of OMD.

Arroyo said the process has taken so long because the OMD has had to monitor the site for three years. It has tested clean after OMD’s clean-up efforts.

“We have no intentions of selling the property until we have the no further action letter,” Arroyo said. “Until we see that letter, we’re not going to release the property because we don’t want that liability

going somewhere else.”

Shein said another factor is the reduction in the price from \$125,000 to \$100,000, to be paid for with a \$10,000 down payment and three annual payments of \$30,000 interest free.

“Which gives us plenty of time to turn the property around and sell it and get the money back,” Shein said.

In another change from last July, there’s a buyer interested in the property, a local resident who plans to build a bakery on the site. Arroyo said that party ap-

proached OMD to purchase it directly, but OMD preferred to sell the property to the URA.

“The way that worked out, we had the buyer, but we didn’t have any real control over what they were going to do, but the city does,” Arroyo said. “That’s why it seemed more logical for us to sell it to the city. The city would, in turn, sell it to her and would be able put the controls on to what the development would be going for.”

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Proposed budget would add more staff.

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Monmouth utilities adds online management capabilities.

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Dallas girls golf team looks to prove it’s among the league’s best.

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Dallas School District receives results from radon tests.

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Indy Station under new ownership

Itemizer-Observer staff report
INDEPENDENCE — Pyatt/Broadmark, out of Seattle, has taken ownership of Independence Station.

The company will do market research and see what makes sense, City Manager David Clyne said.

“It’s good, the fact that it has finally changed hands,” Clyne said.

Fire district to hold public forums

Itemizer-Observer staff report
DALLAS — Southwest-ern Polk Rural Fire Protection District will hold community forums on its 15-year, \$5 million bond measure on Thursday and Tuesday.

Thursday’s forum is at Dallas Fire Station, 915 SE Shelton St., Dallas at 6 p.m.

Tuesday, the forum is at Salt Creek Baptist Church Fellowship Hall, 15075 Salt Creek Road, Dallas.

For more information, 503-831-3533.

Newsletter

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Two in custody after fatal crash

Deputies searching for one person of interest

Itemizer-Observer staff report
RICKREALL — Police arrested a McMinnville man Sunday on charges related to Friday’s fatal motorcycle crash.

Brenden James Duck, 19, has been charged with criminally negligent homicide, felony hit-and-run, unauthorized use of a motor vehicle, first-degree criminal mischief and possession of meth.

He is in custody at the Polk County Jail on \$160,000 bail.

At about 6:30 a.m. on Friday, OSP responded to the motorcycle crash on Highway 22 near milepost 14. The victim of the accident is James Rudolph Osredkar, 43, of Sheridan, according to OSP reports.

Shortly after arriving on the scene of the motorcycle crash, OSP was notified of a vehicle fire on Ford Street in Rickreall.

OSP determined that the vehicle was reported stolen out of Lincoln County several days earlier. Evidence at the scene of the motorcycle crash links the stolen vehicle to the fatality, OSP reports said.

OSP located and questioned Michala Ann Brown, 22, and Jessica Jaeger, 19, of Sheridan.

Brown was arrested on a probation violation. A fourth person of interest, Makayla Aldeguer, hasn’t been found.

If you have information on this case, call OSP Dispatch at 1-800-452-7888.

No rules in self-defense

By Jolene Guzman
The Itemizer-Observer

DALLAS — There are no rules when you are defending yourself.

“This isn’t a boxing match; it isn’t a wrestling match; it isn’t martial arts,” said Polk County Sgt. Jason Ball at Saturday’s basic self-defense class in Dallas. “You need to do anything and everything in your power to stop or thwart an attack and get away.”

Ball said that’s the attitude women and girls — or anybody, really — must have when it comes to self-defense.

In 2016 in Polk County, there were 213 victims of domestic or family violence and 117 victims of physical or sexual assault.

Ball told the women and girls in Saturday’s class to visualize what they would do to avoid becoming one of those numbers.

“You need to mentally prepare yourself,” Ball said. “If you are on a long drive, whatever it is, think about what’s going to happen, what am I going to do if someone jumps up from behind and grabs me? What am I going to do if someone comes up face-to-face and grabs me and attacks me?”

Those mental rehearsals — along with training from a self-defense or martial arts class — will prevent you from “freezing” if it does happen to you.

“Rehearse how you would fight and we always win; we never lose,” he said. “Never, never, never, never.”

Sgt. Mike Redding, Ball’s partner in teaching the class, adds to that, “The bad guys should hurt a little bit if they are trying to attack you.”

The techniques taught Saturday: eye gouges, foot stomps, shin grazes, jaw, ear and nose strikes, and effective use of elbows, knees and feet certainly could accomplish that objective.

But that is secondary to the overall goal — the real win — of getting away from an attack, or avoiding one to begin with.

Ball said attackers,



LUKAS EGGEN/Itemizer-Observer
Sgt. Mike Redding and Sgt. Jason Ball demonstrate a self-defense technique during a class on Saturday morning.

whether they are strangers or someone you know, all go through the same decision-making process — observe, orient, decide and act, also called an OODA loop — when trying to overcome a victim.

At first, attackers will have the advantage, so the strategy is to use your own OODA loop to throw theirs off. For example, an attacker may not anticipate a victim stomping on his foot or digging the heel of a shoe into his shin. That may cause enough distraction and pain to the attacker for you to run.

Getting away is the objective, not grappling with your attacker.

“Unless you’ve trained a

lot or are very experienced in martial arts, you should never stand here and fight this person,” Ball said.

All the while, you should be screaming to draw attention to the situation and that you need help.

“Good people are going to come to your aid,” Redding said. “Fortunately, the bad guys are the minority.”

Ball said Saturday’s class had 21 women and girls, up from seven in the first class.

Laura Dotson said she noticed a flyer for the class at her church and decided to take two of her daughters, Dorathy and Courtney.

“I took a few defense classes when I was my daughters’ age and I realized

that my daughters have never had the opportunity, and I really wanted that for them,” Laura Dotson said. “It’s a great mom-daughter date just to get started because I have four beautiful daughters. I want them to feel confident and know how to protect themselves and know what to do if they are ever in a dangerous or difficult situation.”

Dorathy said she thought the most critical part of the training is to get away.

“It’s not just standing and fighting. It’s being able to break out quickly and incapacitate them for couple seconds while you can run away,” she said.

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THE NEXT
7
DAYS
PLANNING
FOR YOUR
WEEK

wed

Instead of taking a car, grab a bicycle and go for a ride to help celebrate National Bicycle Day.

Rain
Hi: 58
Lo: 45

thu

The Independence Elks Lodge hosts a veterans night each third Thursday. Dinner is served, with Bunco for families. 6:30 p.m. Free.

Showers
Hi: 57
Lo: 38

fri

Get ready for Earth Day by upcycling crafts at Independence Public Library's Fab Fridays. 4 p.m. Free.

Sunny
Hi: 68
Lo: 45

sat

Downtown Dallas Association will host a community cleanup downtown today in honor of Earth Day. 9 a.m. Free.

Cloudy
Hi: 62
Lo: 44

sun

Chuck Neighbors, professional dramatist, will perform, "Not the way I heard it," at Salt Creek Baptist Church. 10:50 a.m. Free.

Cloudy
Hi: 60
Lo: 43

mon

Learn about hardy fuchsias at the Dallas Garden Club's monthly meeting, Evangelical Bible Church, Dallas. 6:30 p.m. Free.

Rain
Hi: 55
Lo: 46

tue

Check out the work of Dallas artist Jim Rupp, on display through April at the Dallas Public Library. 10 a.m.-7p.m. Free.

Showers
Hi: 56
Lo: 44