

# Dallas Armory property sale falls through

**By Jolene Guzman**  
The Itemizer-Observer

DALLAS — Risks outweighed advantages in the proposed purchase of the former Dallas Armory property by the Dallas Urban Renewal Agency.

Long on a list of projects for the urban renewal district, the sale was rejected by agency directors — members of the Dallas City Council — on July 18.

The Urban Renewal District Board of Directors followed the recommendation of the agency's advisory committee that urged the agency board to decline the Oregon Military Department's (OMD) \$120,000 sale offer. OMD sent the sales contract to the city in May.

Concerns included potential environmental issues,

lack of time to profit from the agency's investment, and a perceived lack of buyers for the site.

Talk of purchasing the property began in the 2010-11 fiscal year, before the old armory was demolished. During deconstruction of the building, an oil storage container was found underground, requiring removal and monitoring.

The discovery delayed the sale, and the earliest the district could take possession of the site would have been spring 2017, after the Department of Environmental Quality issued a "no further action" letter.

Now agency leaders believe it's too late for the property to be a worthy investment.

Jason Locke, Dallas' community development direc-

## Dallas Armory

- The Urban Renewal District Board of Directors declined the Oregon Military Department's \$120,000 sale offer.
- Among the concerns raised included potential environmental issues, lack of time to profit from the agency's investment and a perceived lack of buyers for the site.
- Talks of purchasing the property began in the 2010-11 fiscal year.

tor, said when discussions began, the district was less than half way through its 20-year lifespan. Dallas' urban renewal district includes the downtown area and surrounding neighborhoods and began in 2004.

"Now it's 2016-17. The life of the district has gotten a lot shorter, for the ability to potentially recoup some of that investment," he said.

A "no further action" letter doesn't give the site a clean bill of health, environmen-

tally speaking, Locke said. That means a future owner could be on the hook for more cleanup costs if the site is slated for redevelopment.

"All that means is that they are not requiring any further action on the property. It doesn't necessarily mean that the property is clean," he said. "It doesn't deal with anything related to liability or future liability."

Locke and the advisory committee also had con-

cerns about the changes to neighboring properties since 2010-11. The armory site, located at 817 SW Church St., is surrounded by vacant buildings, including those that once housed the downtown Safeway, the Dallas Super Market, and local Department of Human Services offices.

The advisory committee concluded nearby empty buildings and possible environmental issues could make it difficult to attract a buyer to redevelop the site in partnership with the district, Locke said.

One benefit of purchasing the site would be that the agency could actively seek partnership opportunities, but the question to the agency was if that was worth spending \$120,000 that could be used on other projects.

"The advisory committee didn't feel like it did and, as staff, it's hard to make that argument," Locke said.

With the district turning down the offer, OMD will surplus the property and try to find another buyer.

Director Kelly Gabliks said the drawbacks were too much for her to consider the purchase, even with the knowledge it could be vacant for some time.

"It will be state-owned, state responsibility, so we don't have to take on that liability," she said. "Maybe if it was closer, right across the street or part of downtown, it might worth the gamble, but I would accept the recommendation of the committee."

The board voted unanimously to decline OMD's offer.

# Hawaii: Dallas firefighters honored

**Continued from Page 1A**

With more than 100 entries all decked to fit the theme, the event puts Dallas on display. That is most true of the choice of grand marshal.

This year, the honor goes to Dallas volunteer firefighters.

Dallas is the largest city in the state to be served by an almost entirely volunteer fire department, and those volunteers respond to more than 1,000 calls each year, according to department officials. That required more than 8,000

hours of training collectively by volunteers in the last year.

Metcalf said the Summerfest board takes suggestions for grand marshal and considers which of those is most worthy of recognition. She noted, given the amount

of time volunteers have to train, it takes extraordinary dedication to be a firefighter in Dallas.

"It's a life commitment to volunteer for the fire department," Metcalf said.

Dallas Fire spokeswoman April

Welsh said the department was extremely proud to have its volunteers showcased in the parade.

"We are very excited for them," Welsh said. "I think our community is incredibly fortunate to have the volunteer fire department we have."

# HEALTH DIRECTORY

Call the Itemizer-Observer at 503-623-2373 to have your business listed in this directory.

## AUDIOLOGY

Trust your hearing to those that specialize in hearing and hearing related disorders. **Evan L. Evans, Ph. D, and Julie B. Evans, AuD** are both doctoral level Audiologists who have the knowledge, experience and compassion to provide you with the best care for your hearing health. We offer free hearing screenings; by our hearing aid specialist. We offer full & complete diagnostic evaluations, counseling and recommendations by our clinical Audiologists. Other Audiological services include testing, management and treatment options for Tinnitus. We have the knowledge and experience to assist your physician with the diagnosis of diseases and disorders pertaining to hearing and the hearing mechanism. We offer wax removal or cerumen management, Tinnitus testing and Tinnitus management techniques. An Audiologist, having the Audiology credentials of the American Academy of Audiology (F-AAA) and the The American Speech Hearing and Language Association's Certificate of Clinical Competency (CCC-A) is the professional of choice for anything related to hearing and or hearing related issues. Serving our hearing impaired since 1980, with two locations to serve you.

### Audiology Associates

1343-A Monmouth St., Independence • 503-838-3001  
2296 NW Kings Blvd, Corvallis • 541-757-2500

## CHIROPRACTIC

• **JOYNT FAMILY CHIROPRACTIC** - Dr. Brian Joynt, DC - 629 Clay Street East, Monmouth, OR 97361 Family-oriented chiropractic clinic, dedicated to creating an unparalleled experience of service, quality and care by teaching the true principles of chiropractic. We look forward to empowering each of you to help your family participate more fully in life. New patients welcome. Accept most insurance. Auto/personal injury and work comp. Massage therapist on site. Complimentary consultations. Call us today to make your appointment (503) 837-0550.

• **THORNTON CHIROPRACTIC** - Drs. Sharon and Marty Thornton - Palmer Graduates - We care, God cures. 1650 Monmouth St., Independence, OR 97351 • 503-838-3346. Office hours: Mon-Fri 8-noon & 2-6 pm. Thurs 2-6pm. Proudly serving Polk County for over 17 years. Offering Thompson Drop and other hands-on techniques, as well as Advanced Activator Methods and Functional Neurology. We provide gentle and effective full-spine and extremity adjusting for all ages in a loving and caring environment. We are accepting new patients for Family Wellness Care, Medicare, Auto or personal injury & Workers Comp. Licensed Massage Therapy available on site.

## COUNSELING

• **CROSS AND CROWN COUNSELING** ~ KATE KOENS, NCCA Licensed Clinical Christian Counselor and Certified Temperament Therapist is accepting new clients at her Dallas and Falls City offices. She works with individuals in a safe environment to help individuals find healing and fulfillment by teaching good communication skills, appreciation for self and others, appropriate responses to individual and family needs, how to build relationships of trust, appropriate crisis responses, and how to obtain overall family wellness emotionally, mentally and spiritually. Some specific areas of counsel offered are marriage and family, adolescent issues, depression, past and present trauma, grief, identity crisis, divorce, childhood losses, and feelings of hopelessness. Our goal is to help individuals realize their full potential and to live decisively with truth, relevance, perspective and purpose. For more information or to schedule an appointment please call 503-917-1625 or visit our website: [www.crossandcrowncounseling.com](http://www.crossandcrowncounseling.com)

## GENERAL DENTISTRY

• **RANDALL C. JONES, DMD** - 1004 Monmouth St., Independence, OR 503-838-0434. Offering a broad range of dental services in a relaxed and comfortable atmosphere. New patients and emergencies welcome.

• **WESTON K. MORRILL, DMD** - 289 E. Ellendale Suite #201, Dallas. 503-623-6616. Family, preventive, and cosmetic dentistry. Complete dentistry for the entire family. Se habla español.

• **DR. MICHELLE HASBROOK, DMD** - 120 N. Atwater, Monmouth, OR 503-838-2998. Providing all phases of dental care for children and adults. We welcome new patients!

• **KENNETH WINOKUR, DMD** - 329 South Main Street Independence, OR 97351. 503-838-1633. High quality service with your comfort in mind. Nitrous oxide gas sedation available. [www.independencedental.org](http://www.independencedental.org)

## GYNECOLOGY SERVICES

Gynecological care is available in Dallas at the Salem Health West Valley Specialty Clinic. **Gynecologist Keita Sakon, MD**, specializes in gynecology exams and procedures, including hysteroscopy and laparoscopy, as well as family planning, abnormal Pap evaluation, treatment of pelvic pain, symptom control for menopause and abnormal periods. Dr. Sakon works in Dallas on Friday afternoons from 12:30 to 4:30 p.m. seeing patients at the clinic and performing gynecological procedures in the Salem Health West Valley surgical suites. New patients are welcome! Salem Health West Valley Specialty Clinic is located at 591 SE Clay St., Dallas. Call 503-831-0784 for an appointment. Visit [salemhealth.org/westvalley](http://salemhealth.org/westvalley).

## HEARING HEALTH

• **JOYFUL SOUND HEARING SERVICES, INC.** Mark Sturtevant, 312 Main Street, Dallas OR, 503-623-0290. Providing Polk County with hearing solutions for 30 years. Services include: Hearing evaluations, Diagnosing hearing loss; Impedance; Fitting all types of hearing devices, Servicing all makes and models of hearing aids; Ear inspections; Wax removal; Hearing protection. Hours: Monday - Thursday 9-4pm. (Fridays by appointment only)

## IMAGING SERVICES

• **SALEM HEALTH WEST VALLEY** offers state-of-the-art all-digital diagnostic imaging services. With your physician's referral, we provide bone densitometry, CT scan, fluoroscopy, mammography, ultrasound, X-ray and MRI services. Check out our comfortable and spacious mammography suite. We are located at 525 SE Washington St., Dallas, 503-623-7302.

## LABORATORY SERVICES

• **SALEM HEALTH WEST VALLEY** provides lab services at two convenient locations in Dallas and Monmouth. Both labs are fully accredited, providing collections and testing with healthcare provider referral. Employment and self-referral drug testing is offered. The West Valley Hospital lab in Dallas is open 24 hours, seven days a week, at 525 SE Washington St., 503-623-7303. The Monmouth lab is located in the Monmouth Medical Center, 512 Main St., Suite 300, 503-838-1388. It is open Monday to Friday, 8:30 a.m.-4:30 p.m., closed between noon and 1 p.m. Appointments are not required.

## MASSAGE

• **OUT OF GRAVITY MASSAGE** - Julianne Klingberg DeForest, LMT - 503.510.2256 - NOW IN INDEPENDENCE Enter Stressed, Leave Blessed - Out of Gravity Massage offers massage sessions to suit a variety of needs and health concerns. Intuitive and holistic bodywork are blended with extensive and varied edu-

cation, creating a caring and knowledgeable environment of healing. Also, with a prescription and a claim number, up to a year's therapeutic massage sessions will help in your rehabilitation from a motor vehicle accident. Relaxation, well care, geriatric and pediatric massage is available, as well as motor vehicle accident rehabilitation. Infant massage instructional sessions available. Call today for an appointment. 503-510-2256 OR # 7627/ National #295187-00

## ORTHODONTICS

• **YENNE & SCHOFIELD - SPECIALISTS IN ORTHODONTICS** - 580 Main Street, Suite E, Dallas, 503-623-5002. Providing Polk County with orthodontic care for children and adults for functions and cosmetics. Open Tuesdays & Thursdays.

## PHYSICAL THERAPY/ REHABILITATION SERVICES

• **PINNACLE PHYSICAL THERAPY** is an orthopedic physical therapy facility committed to getting great results for each patient. We focus on advanced spine care, women's health issues, sport rehab, vehicle accidents, and work injuries. We offer highly specialized care including manual therapy, aquatic therapy, specific deep tissue mobilization techniques, Postural Restoration Institute (PRI) techniques and therapeutic exercise. We have a warm, caring and friendly staff and accept most private health insurance, auto insurance, and workers' compensation insurance. We offer both male and female physical therapists. Often no physician referral is needed to start care. Call us today and ask how to get therapy for your condition or talk to your physician to see if physical therapy is right for you. **Call us: 503-623-2433. We are conveniently located at 210 W. Ellendale Avenue Dallas, Oregon 97338;** (next to Taco Bell) Check us out on the web: [www.pinnacle-physicaltherapy.com](http://www.pinnacle-physicaltherapy.com)

• **SALEM HEALTH WEST VALLEY** offers a wide range of rehabilitation services. Our hospital in Dallas, located at 525 SE Washington St. in Dallas, offers physical therapy, occupational therapy, speech therapy and aquatic therapy (at Dallas Aquatic Center). 503-623-7305. Our clinic in Monmouth offers physical therapy, occupational therapy and speech therapy. Located at 512 Main St. 503-838-1388. Visit [www.salemhealth.org/westvalley](http://www.salemhealth.org/westvalley).

## PRIMARY CARE PHYSICIANS

• **DR. CHARLES ESSEX**, family medicine, is accepting new patients at Salem Health West Valley Medical Clinic, located at 512 Main St., Suite 300, Monmouth, 503-838-1182. With a proactive healthcare approach, Dr. Essex provides care for the entire family and will work with you to build a healthy lifestyle with annual exams, immunizations, lifestyle counseling, sports physicals, skin care, cancer screenings and more. New patients are welcome.

• **DR. JOHN HADLEY**, family medicine, is accepting new patients at the Salem Health West Valley Medical Clinic at 555 SE Washington St., Dallas, 503-623-7301. With a proactive healthcare approach, Dr. Hadley provides of-fers family medicine for your entire family from newborns to adults with annual exams, immunizations, lifestyle counseling, sports physicals, skin care, cancer screenings and more. New patients are welcome.

## SHAMANIC HEALER

• **MARIAN SIMON, MA** Shamanic healer and counselor specializing in spiritual healing and development since 1994. If you are ready to open your heart, expand your mind, understand your soul's purpose in life and solve problems from a spiritual perspective, I can provide you with shamanic tools to empower your life. 503-831-0158. [simonart@teleport.com](mailto:simonart@teleport.com) <http://marian-simon.com>