

Morningside Neighborhood Association
BOARD MEETING MINUTES
February 10, 2016
Painters Hall – Pringle Creek Community

Called to Order – 6:29 PM – by Chair Pamela Schmidling

Self-introductions – In attendance are: Pamela Schmidling; Janet Buble*; McKenzie Farrell*; Alan Meyer*; Muriel Meyer*; Chap Milbank*; Geoffrey James*; Ken Hetsel*; Craig and Peggy Blanchard (visitors); Hillary C. (visitor); Brand Nanke; Sam Hall; Officer Bobby Singleton, Salem Police Dept.); Brady Rodgers (City Code Compliance Director); Benny Yows; Bob Krebs; Scott Schaeffer; Dan Reed (visitor); Sally Bones (visitor); and Al Tocchini*. *Note: Asterisk indicates person also attended a meeting held before this meeting to discuss Board’s recommendations to City Planning Dept. Regarding Proposed Kuebler Station Retail Development plan; Alan and Muriel Meyer needed to leave Board Meeting at 6:45. Quorum was still present for Board Business;

Approval of Minutes – The board voted unanimously to approve as written the minutes to the January 13th meeting;

Police Report – Officer Singleton –

- 1) Reported follow-up on report at last meeting of speeders on Reed Road - set-up radar check on straight-away, and found most drivers in compliance with speed limit - only one actually speeding;
- 2) Reported there were about 40 recent vehicle break-ins (in City?) in which owners’ guns were stolen (many owners left them in vehicle due to prohibitions in workplaces, etc. and discussion ensued among attendees regarding ways to secure such items;
- 3) Traffic Safety Campaign is on for February 8 thru 21st statewide – focusing on Child Seatbelt, Seatbelt, Child Safety Seats and Phone/Communication Device use; said there is a phone number available (on SPD website?) for citizens to call to get more information on the campaign;
- 4) Citizens’ Police Academy – Registration begins on February 15; program actually begins in April; roster usually fills-up quickly, so Officer Singleton encouraged those interested to sign up early; Discussion ensued regarding the training, which includes ride-along on Police patrol, and enactment of situations which Police are often involved in; Chair Pamela S. led discussion;
- 5) Dan Reed asked Officer Singleton about vehicle noise laws, and reported a neighbor is waking up the neighborhood in pre-dawn hours with loud vehicle; Officer needs to actually witness the problem for it to be addressed as a violation, and said that he will contact the officer who patrols the particular neighborhood at those hours, and officer is noted for addressing such issues quite successfully; Dan expressed frustration with SPD reporting process – attempted report three times without success; Officer Singleton said he will also look into the process to find out why more efficient/effect response was not made;

Police Report (continued)

- 6) Landlord Training program will soon be offered by SPD to inform landlords about laws applying to landlords and tenants and how to deal with them, and about what landlords can do to reduce crime on their properties;
- 7) Q & A – Pamela S. still seeing vehicles parked at Clark Creek Park in late evening to early morning hours; some discussion ensued about closure time and possibility that homeless are sleeping in their cars there; Officer said he will check it out.

Compliance Services Report – Brady Rodgers – in for Theresa Haman –

- 1) Current shortage of compliance officers on staff (Brady R filling-in until new hires brought on)
- 2) Derelict, Dangerous and Drug-problem Properties – Three currently exist in Morningside Neighborhood – 1185 Morningside Ave (vacant, with water and mold issues); 4070 Bluff Ave – (vacant and derelict – another one with water and mold problems); 3508 Hulse Ave - (squatters were living there, and left after City posted Non-Inhabitable declaration, and non-compliance issues are now being addressed by owners; Illegal Dumping – reported at site of recently demolished problem house on 12th Street where dumpers were identified by address on junk-mail among the litter and made to clean-up and properly dispose of the debris; also, there is another property at 4705 Battle Creek Road where another group was allowed to live there and have had several complaints from neighbors which required clean-up order issuance by Compliance Services;
- 3) New Cases – 23 in Neighborhood, 19 cases involve buildings, seven involve garbage, one involves abandoned vehicle, and one involves industrial noise;
- 4) Speaking of “noise” – Brady R. explained that State Vehicle Code allows loud vehicles, e.g. “Harley” motorcycles, as long as they don’t stay and idle or rev in one location for more than 10 minutes;
- 5) Q & A – Pamela asked Brady R about legality of bright LED signs such as one for Dermatology Clinic at 12th St and Rural Ave (hampers drivers’ vision in evening and early-morning commute hours), Brady R said he has light and noise monitoring equipment and will check this out for us; Dan R. thanked Compliance Services for finally addressing “derelict” boat parked along Boone Road; Sally B. asked Brady R about “Foreclosure Notices” posted on homes – particularly ones that are still being occupied by delinquent owners, tenants or squatters, and Brady explained the problems that keep foreclosing institutions (banks, etc.) from investing in maintaining the properties, and allow the homes to be occupied with/without permission or guarantee any care or maintenance of utilities and garbage service . . . Law gives foreclosed owners first option to buy-back the property within 6 months after notice is posted;

Committee Reports –

Traffic – Alan Meyer needed to leave meeting before report;

- 1) Dan Reed said he has a comment that may relate more to development than traffic . . . Geoffrey J. interjected a motion for the Board to conscript Dan R. to fill the newly-vacant seat on the Board (Thomas Smith resigned) –

Committee Reports – Traffic (continued)

- 2) Q & A – Someone asked “When will Madrona and 25th be closed for construction?” and Brad N. said work is to start in April so in-water work can be completed before restricted period in May for fish habitat protection, and work will take about six months to complete; also, Pac Trust project on East-bound Kuebler Blvd will begin in Spring and go-on into Summer – this and other proposed work on Kuebler and Madrona at Commercial St. will make east-west travel problematic this year;

Back to Matter of Filling Vacant Board Seat - Dan R. accepted nomination and Board unanimously approved his return to Board . . .

Land Use -

Fred Meyer Gas Station – Geoffrey J. – reported the development has been approved by City over appeals to the contrary by Faye Wright Neighborhood and by our letter of concern;

Sustainable Fairview – Sam Hall – reported –

SFA has changed its name to SFA II to reflect changes in ownership;

DDT Pollution Mitigation - 4 acre part of the new residential development property at Pringle Ave & Battle Creek Road confluence entails some clean-up of DD-T contamination, and contaminated soil will be excavated and then encapsulated and buried in the un-treed part of future “Woods” park parcel;

Parks – Pamela mentioned that the opportunity to apply for grant to improve Clark Creek Park may be pre-empted by plans to use left-over funds aimed at informing and encouraging the public about involvement in MNA activities

Pringle Creek Watershed – Chap Milbank – Nothing to report, as he was unable to attend last meeting; Brad N. commented that North Santiam Watershed has been expanded into the City to include Mill Creek and Pringle Creek; Ken Hetsel announce a February 18 meeting of Marion Soil and Water Conservation District;

C.E.R.T – Pamela S. reported CERT is alive and well – though there was no meeting in December due to Holidays, and the next meeting is being planned so as not to conflict with other Neighborhoods’ CERT training;

Transit – Bob Krebs reported addition of buses to route(s) in Morningside neighborhood; also mentioned that a bill in front of the current Legislature which would enhanced public transit has failed to pass, and that another bill is being drafted for introduction in 2017 Session;

Liquor License – Pamela S. reported no new applications presented in past month;

City Council Report – Brad Nanke reported the City is currently deciding on choice between two sites for the new Police headquarters – one occupying the block south of the current Civic Center & Library - and the other at the old De Lon /O’Brien/Lithia Auto Dealership site north of Downtown; access and egress issues are being weighed; Council has a work session for the matter scheduled for Feb 22nd, and a Public Hearing scheduled for Feb 29th;

Good of the Order –

Bus Shelters - Bennie Yows asked about (lack of) Bus Shelter at McGilchrist and Pringle for folks going to-and-from Social Security office; Bob Krebs mentioned that the property owners at that site oppose installation of the shelter, and they have the “say” in the matter;

Street Lights – Bennie Y. asked if there have been any requests granted for new street lights in the neighborhood, and how do we get feedback on our requests? Brad N. said that Council has a work session on Street Lights coming up, and mentioned that PGE is the only one installing the lights right now (City is yet to start doing so);

Meeting Conflicts - Brad also announced he will be here for March Board meeting, but not in April – due to City Council Budget meeting; the good news is that Council will be rotating such meeting schedules so they do not conflict so much with certain Councilors’ attendance at Neighborhood Association Meetings;

Traffic Impacts from Fairview Development – Bennie Y. asked if there had been any study of the traffic load through Copper Glen area of neighborhood from the new residential development south of Leslie Middle School; Sam H. added that such impacts were addressed in the original Fairview development plan, and that traffic eastward will be served by a new road, and Hilfiker Avenue’s eventual extension to streets connecting with Battle Creek Rd.

Morningside Neighborhood 40th Anniversary – Pamela S. led discussion of upcoming Annual Meeting (May 18th) and special arrangements needing to be made for celebration; suggestions were made for involving various agencies, community organizations and businesses within the Neighborhood to provide informational displays and presentations, and possibly sponsor/vend refreshments (Gilgamesh? Angry Angus?), also that some treats and entertainment should be provided for children (this could include activities led by teachers and volunteers from schools in the neighborhood); It was suggested that the event begin at 5:30 (rather than 6:30) since food will be offered, and it can be over by 7:30 as it is on a “school” night; Someone also suggested the event could include tours of the new Fairview developments, and Sam H. said that if the City completes its purchase of the new park property as scheduled by May 1, a tour of that site is a possibility;

Traffic Problem on Ewald Ave and Harvey St. – Hillary C. asked if the Board would endorse a request to the city to put stop signs at this intersection which currently has none; There is considerable traffic to-and-from Commercial Street on Ewald, and most cars do not slow down on the approaches; Hillary C. inquired about the matter and City official said that a study would first be

Good of the Order – Traffic at Ewald & Harvey (cont'd)

needed, and Hillary suggested the “Study” would cost more than the signs – which are obviously needed here; Pamela S. said that she will contact City and set-up a line of communication to get some action on the matter;

Kuebler Station – (Brad Nanke was excused from the meeting at this point, since Council policy prevents him from participation in discussion of neighborhood strategies on matters requiring Council approval) Pamela S and McKenzie F. gave an overview of the results of a meeting that took place just before this Board meeting to agree on and approve a letter to the Council or City Planner expressing Board’s concerns about certain aspects of the proposed development; copies of Geoffrey J.’s original draft of the letter were distributed, and McKenzie recited the changes and additions that were made to that draft; It was emphasized that the Board took no specific stance to what was put into the development, but just sought to address how the plan does or doesn’t comply with the Neighborhood Plan; Scott Schaeffer offered a possible change to the language to remove the word “should” and replace it with something like “we recommend”, and Board agreed to that; Bob Krebs mentioned the lack of recommendation for Transit accommodation (amended letter did cite concern about conflict between commercial and service truck and patron traffic) and it was agreed by Board that Transit should directly offer statement of concern on that issue to the Planning office; Scott S. added that someone should be able to less-formally present this concern to the developer so they can address the concern their own way; Sam H. moved that we – as a Board – re-vote on approval of the letter that was re-drafted at the fore-mentioned earlier meeting; The motion was seconded, and received unanimous approval by Board;

Impact of New Development on Downtown – Dan Reed read an article which he has written concerning the importance of old Down-Town to the City, and of the impacts that new retail development such as what is happening in the Kuebler Blvd area is having on Downtown business and the quality of life there and for the surrounding neighborhoods. Board agreed on the importance of preserving the downtown concept;

ADJOURN – There being no-further announcements, Chair Pamela Schmidling adjourned the meeting at 8:00 PM.