

Morningside Neighborhood Association
BOARD MEETING MINUTES
March 9, 2016
Painters Hall – Pringle Creek Community

Called to Order – 6:34 PM by Chair, Pamela Schmidling

Self-Introductions – In attendance are: Pamela Schmidling; Hillary C.; Lois Nuss (visitor); Dave Nuss (visitor); Lloyd Chapman; Muriel Meyer; Alan Meyer; Sam Hall; Scott Schaefer; Keith Keever (City of Salem); Geoffrey James; Al Tocchini; Will Kuenzi (City of Salem); Gary Myzak (City of Salem); Office Singleton (Salem Police Department)

Police Report – Officer Singleton -

Citizens' Police Academy and Landlord Training sign-ups still open – deadline approaching;

Recent Criminal Activity – Thefts of packages in the vicinity of 12 Street & Madrona Ave SE; female perp is driving red pickup truck with stolen plates, following UPS truck and taking packages from porches not readily visible from street, leaving “Thank You” notes in some cases, both incidents occurred on March 2; Chap Milbank said he saw this truck and person today testing doorknob at vacant house at 1286 Marshall SE; Officer Singleton said that items reported stolen so-far were not of high value;

Suspicious Activity – Officer Singleton said he's driven by Clark Creek park to check on vehicles reported parking there in closed hours, but did not see any such vehicles; Pamela S. said the activity appears to have ceased; Pamela also mentioned the report on Nextdoor Morningside website of yard intruder on Georgia Avenue; Alan M. mentioned his call to Police Department regarding apparently-abandoned car in his neighborhood, and finding out that such matters are not normal police business, but should be reported to Code Enforcement, and Alan reported the car has since been removed; Scott S. asked if officer knew if anything had been done about the overly-bright sign on 12th street which was discussed at last meeting; Officer Singleton didn't know about this, because it was actually discussed with the Code Enforcement Officer at that meeting

Minutes to February 10 Meeting – Approved as written

Fairview Park Plan – Keith Keever, Salem City Parks – displayed and handed out map of new conceptual plan based on input gathered from the public; the park will accommodate a variety of recreational activities, and the only changes in the plan as drawn so-far are the moving of the pickle ball court eastward closer to the basketball court, and moving of the dog exercise area parking lot a little closer to that facility, parking was discussed, parking lots should accommodate concurrent event and casual uses and Keever pointed out there would be additional on-street parking the new Lindberg St extension; further discussion ensued about lighting regulation, and park hours for this facility

Transportation Projects – Three Presentations –

- A. Commercial and Kuebler Intersection – Will Kuenzi, Salem Public Works – handed out fact sheet bundle to attendees – Pointed out that drivers will no longer be able to make left turns to/from

Boone Road and Barnes Road and Commercial; During construction, Kuebler traffic will be one lane in either direction; will be working on Kuebler during daytime and Commercial and the intersection at nighttime; discussion ensued about landscaping provision and protection (Geoffrey J.: private must provide in their development, but not governments); cross walks striping on Boone and at Barnes; no signals; some further discussion of reduced left turn opportunities (access to businesses on west side of Commercial for north bound); speeds on both Commercial and Kuebler will be reduced to 35 MBH during construction; construction to begin in April and be complete (except for landscape planting) by mid-October;

- B. Kuebler – East of Commercial – Gary Myzak, City of Salem - Mainly addition/extension of eastbound lane; right turn refuge to be added at Battle Creek; improvement will also include bike lane and new sidewalk; some discussion of need to extend a drainage structure near Stroh Lane intersection; Construction to start mid-April and complete except for landscape planting by mid-October (same time as other project); trees have already been removed due to nesting season restrictions during planned construction period; farther east – wet basin at southwest of 27th St. intersection will be re-configured to be a water quality basin which functions to attenuate and filter run-off from additional pavement; work will require movable temporary signals at the affected intersections; flagging may be necessary at times for traffic control during construction; 35 MPH speed limit will extend all the way to I-5 ramps; roadway reduced to one lane each way – except 500 feet of blending lane west-bound on Kuebler west of I-5 Southbound off-ramp; ODOT contractor is ahead of schedule and expects to complete their work on south-bound improvements this summer;
- C. 25th & Madrona – Will Kuenzi - Getting underway – \$9 Million available for the project; improvement starts on Madrona – just east of tracks – will have two lanes in each direction; 25th Northbound from airport industrial area will have a right yield (rather than stop) to continue northward from Madrona intersect on 25th; new intersection will be a “T” with signals; work underway to make temporary detour through airport parking lot for north-south traffic on 25th; trees have already been cut for same bird nesting season restrictions; fish-friendly box culvert with streambed invert will be constructed beginning after June 1st due to salmonid fish (Cut-throat Trout) passage needs; stream will be temporarily diverted through a large culvert west of 25th during construction; new road will be about 6’ higher than current at intersection due to keep it about the 100 year floodplain elevation; only a slight “super” banking will be put on the curve from Madrona to 25th; current airport access at the intersection will be blocked and made a cul-de-sac for airport parking access from the airport parking lot road; mentioned an open-house was held on July 15 at the nearby fires station for local concerns to become oriented on the project and process; their main concern was about access to their businesses south of the intersection during construction; the roads will be closed from June 1st to October 31st for the majority of the construction, and signals won’t go in until about December 31st; Visitor Dave Nuss mentioned hearing that the cannery may reduce its operation at the nearby plant during the construction period; finally, the lower-than-expected bid on the project has enabled addition of project to construct a connection of 22nd Street (from McGilchrist) to Madrona;

Committee Reports –

Traffic – Alan Meyer – Nothing (else) new to report;

Land Use – Geoffrey James – Pamela S. asked first to discuss the matter of her requesting and getting an extension of the comment period for the Wilco store (old Safeway building at Commercial and Ratcliff) plan review, so; we could submit our comments on their plan and weigh-in on whether or not City should approve their parking lot and landscaping plan which calls for less spaces than required for the old grocery store parking, but six more spaces than code allows for hardware store parking; her concern was that – though Wilco plans to add landscaping within the parking lot, it does not provide the amenities called for in the recently-adopted South Commercial Street Corridor plan – specifically, trees and landscaping between the sidewalk and parking lot; Pamela called for a motion for Board to draft and send a letter registering our concerns to the City, which needed to be in their hands by 5PM, March 10; the motion was seconded and passed by unanimous vote; Pamela S. then asked for a board member to draft the letter, and the task was relegated to Board Secretary, Al Tocchini; Back to Geoffrey J. – Kuebler Station retail development was approved by the planning commission last week; mention was made that it was consistent with Morningside 360 Master Plan showing such use most desirable in that area of the Neighborhood; the developer said they will come talk to us (MNA board) as soon as site plans are developed, but that will need to wait until they can get commitments from prospective tenant businesses (to refine the proportions of large, medium and small businesses);

Fairview Property – Contaminated soil treatment – Geoffrey expressed concern that burying the contaminated soil among the tree grove may cause damage to the trees' roots; Sam H. offered some background on the matter, and suggested the possibility of burying the contaminated soil beneath the not-yet-built new streets; some concern was raised about possible impact on Pringle Creek, but Sam pointed out the proposed sites (streets or grove) drain away from the nearest creek course;

Fairview Park – Sam Hall – briefly reported that he is in a time crunch for getting City's final decision on the property purchase by the May 1 date owners needed for the closing; problem is City officials are too busy to talk to him; Sam wants them to be able to show the property and the plan by our Annual meeting, but that now looks impossible because the sale will likely not yet be closed; he briefly mentioned the alternate plan for residential development of the 10 acre strip withdrawn from the original 38 acre park to allay Pringle Community concerns about park use (noise, traffic, light, etc.) impact;

Finally – regarding land use – Alan M. expressed concern the board did get a cc of the final letter about Kuebler Station when it was sent to the City; Pamela said she will make sure she does so in the future;

Parks – Muriel Meyer – Nothing new to report;

Pringle Creek Watershed – Chap Milbank – Didn't meet – nothing new to report;

Committee Reports (continued)

CERT – Pamela S. – Nothing new to report;

New Liquor Licenses – Pamela S. – Only one item which apparently deals with a storage or administrative use related to liquor at 912 Idanha Ct. SE;

Transit – No report

City Council – No Report

Communications Fund – Pamela S. – Found out that sending out post cards to Neighborhood would cost \$1,400 – way more than fund balance; Discussion ensued suggesting use instead for making yard signs as discussed in the past (McKenzie Farrell was looking into this - not present to report);

Annual Meeting – Pamela S – Reported she has not gotten replies from groups she has invited to anticipate in the event scheduled for Wednesday, May 18th at 6:30PM (not 5:30PM as earlier suggested); suggestion was made to have CERT team to give demo for attendees; Back to yard signs – Pamela said she would look into the costs for producing signs to announce the annual meeting, and if there is any money left over, perhaps it could be used to buy ice cream for the event;

Neighborhood Watch – Dave Muss – reported that his local neighborhood of about 80 homes in the Hulsey Ave area near Morningside School has established an active Neighborhood Watch program, with 27 people already involved; they have already successfully addressed several problems with several vacant houses in the area, and their plans include establishing a neighborhood kids' kick-ball program for summer (maybe in time for May Annual Meeting.)

Adjournment – There being no further business to discuss, Chair Pamela Schmidling adjourned the meeting at 8:27 PM.