



## NESCA MEETING MINUTES

August 16, 2022

### 1. Welcome, Introductions, Announcements, Approval of Minutes:

NESCA Chair Mike Beringer opened the meeting at 7 PM and welcomed all in attendance. A motion was made and seconded to approve the July 19th meeting minutes. The motion passed.

### 2. Salem Police Officer Report: No report

Irma Coleman, NA Coordinator for the City of Salem, sends the invitations to the SPD scheduling supervisor. As this is the second month that no report was available, Irma said she will try to determine why and do what she can to ensure we have a report for September.

### 3. City Councilor's Report: Chris Hoy

#### Council news:

- Linda Nishioka, Ward 2, was sworn in at last night's Council meeting to fill the position being vacated early by Councilor Tom Andersen.
- The new City Manager, Keith Stahley from Olympia, Washington, will begin his service with the city on September 12<sup>th</sup>.
- The Bond work session was held, with the timing of when that will all roll out to be decided later. More information on the Bond will follow.
- The Our Salem proposal was adopted, so everything is in effect now.
- Rumor:
  - There has been a rumor circulating that one of the airport runways is to be closed. While that may happen in the future, no action has been taken or decisions made that will affect the airport runways. There may need to be conversations in the future about the second runway because trees are beginning to obstruct the flight path for instruments. However, that is in the distant future.
- Half of an apartment complex on Hawthorne, near Sunnyview, has been condemned. Conditions at the site were deplorable and the out of state owner has not been cooperative in fixing the units. Service providers from various agencies were on site to try to help with relocating residents. It is very rare that the city will condemn a building like that, but conditions at this location warranted such a move. It is a real challenge to find housing for everyone since most of the units were occupied by farm workers and multiple families shared the units. It's a very vulnerable population. It is in such deplorable condition that it will be extremely expensive to repair, but the city can not make the decision to tear it down. Because only half of the property has currently been condemned, the other half will need to be brought up to standard, but because of the cost involved to do so, it will be up to the property owner to decide. Because of the public health interest, they can not rent those units.
- Community Events:
  - August 18<sup>th</sup> is the City Hall 50<sup>th</sup> Anniversary party, from 3 PM to 7 PM. Events and booths are happening in the library, the Peace Plaza, and the Atrium.
  - Check out the Community Calendar for listings of Neighborhood Association meetings, Board and Commission meetings, and other events and activities at Center 50+, Salem Public Library, and parks and recreation. Upcoming events are also detailed in the Salem Connection.

- August 27: Capitol Jam Community Music Festival - 11 a.m. to 10:30 p.m., Gerry Frank Salem Rotary Amphitheater
- September 2: First Friday free concert - 8 to 10 p.m., Gerry Frank Salem Rotary Amphitheater
- September 19: Joint work session with the Cherriots Board, online 6 p.m.
- September 29: Neighborhood Association Chairs quarterly gathering, 5 p.m.
- October 3: Welcome Salem City Manager, Keith Stahley at Salem Police Station Community Room, 5:30 pm
- October 17: Volunteer Recognition, Salem Public Library, doors open at 5 pm, ceremony begins at 6 pm

### 3. City Councilor's Report: Virginia Stapleton (no report)

### 4. Guest Speaker: Ron Halter, Owner/Developer Lancaster Gardens

Ron re-introduced himself to the meeting attendees and provided a recap of what is happening on this property. He has purchased the one-acre parcel on D Street between 37<sup>th</sup> Avenue NE and 37<sup>th</sup> Place NE. He demolished the old building that housed a group home, planning to add more rental units to Lancaster Gardens. Plans are in place for 24 additional units. He will be doing what he can to keep rents as low as possible as his tenants are mostly single and elderly.

- Eight one-bedroom units of approximately 700 sq. feet
- Sixteen two-bedroom units of approximately 900 sq. feet
- All units will have patios or decks
- All units will have A/C and washers and dryers
- Parking will be on the existing entrance (a private street) in front of the units on 37<sup>th</sup> Avenue NE. The remainder will be on the inside of the property. Nothing will be very visible from D Street. The main objective with the parking was to not have any on D Street for safety reasons for the tenants.
- A preliminary application conference, with his intentions, has been submitted and received no objections. Based on that tentative approval, architecture and site plans are nearly complete, and landscape plans are being worked on right now.
- Pending is the engineering for the underground plans. Once the plans are received, they will be submitted to the city for final approval. There will be a pre-application process in the next few weeks and then it will go into the permit phase. Typically, it will take around 120 days for all approvals.
- Ron is hoping to break ground next Spring.

The site plan will be added as an attachment to the Minutes distribution.

### 5. Committee Reports:

#### a. Land Use

*Ian Johnson*

- North Campus:
  - The RFP (Request for Proposal) went out in July and DAS (Department of Administrative Services) is still waiting on that. RFPs included our NESCA 9 Points. They should be getting this back in September. From there they will put together a committee to review portions of the proposals, with DAS reviewing the financials at the same time. The committee will then provide a recommendation to DAS who will be making the final decision. Nothing else is happening on North Campus.
- Willamette Town Center
  - Information was received about a façade, parking, signage, and landscaping changes on the Sears section of the building. There is no known tenant at this time.
- Weeds and Grasses
  - Marilyn Moritz expressed concern about the weeds and grasses near Yaquina Hall as well as on the parcel off Park, south of Fredrick that runs behind buildings at The Jory. Ian will talk to Daren Brightman about these concerns.

b. Transportation: (no report) *Julie Redden*

c. Parks

Eli was unable to attending this evening. Marilyn Moritz provided the following report.

- Marilyn spoke with Jennifer Keller, City of Salem Parks Department, about the information kiosk for the D Street Park. Jennifer did speak with Julio Gallardo, Marion County Alternative Programs, and authorized them to build our kiosk.
  - Additional conversation with Julio was regarding the kiosks at Geer being the old style with wood posts. Marilyn suggested that perhaps next year NESCA can request a grant from Salem Parks Foundation to replace wood display panels with the material they are now using that doesn't deteriorate.
- New signage is up in the kiosks.
- The Geer Park kiosk on the north end of the park near Monroe Street has been vandalized and needs repainting. There is also graffiti on the park bench across from the swale on the north side, closer to the bike track.

d. Hoover School *Teri Lupoli*

- The first day of school at Hoover will be on September 7<sup>th</sup>. It doesn't appear they will be doing Back to School night similar to what NESCA has participated with in the past. Apparently, the school has a Community Coordinator at the school. Teri will contact the school to introduce herself. **School supplies will be gathered through August. Please drop them by Teri's house.** Salem First Church of the Nazarene will be sharing school supplies with NESCA that are left following their neighborhood outreach program.

e. Watershed *Gary Pullman*

- On-going Mill Creek clean-up project on the first Saturday of each month. Currently looking OK.
- Englewood Park cleaned up and new chips added ahead of the annual Festival. From all appearances, the Festival was a success.
- Gary noticed a wetlands, bioswale area between the two SAIF buildings on Church Street. He thinks it looks like it might be something nice for the D Street Park.
  - A question was raised about additional work at Willamette Town Center and bioswales. Councilor Hoy said he thought any bioswale requirements would only be triggered if it was a major redevelopment, but simple changes currently being considered would not.

f. North Campus (see above)

## 6. Other Business:

- Councilor Chris Hoy provided a new city link that can be used for reporting EVERY problem – graffiti, vandalism, homeless problem, etc. This link provides a form that eliminates wondering who the right person is to contact. It is also possible to go back in later to check on the status of the report that was submitted. There is a drop down box for the neighborhood associations, so if one clicks on the NESCA box, all complaints registered, and the status of each, for the area will be shown.
  - <https://www.cityofsalem.net/i-want-to/report>
- The next NESCA street litter patrol is scheduled for **September 24**. Meet at 8:30 AM at the north end of the Hawthorne Street Park and Ride (next to the Holiday Inn). Stylish orange vests as well as all litter cleaning supplies are provided.
- Lansing Neighborhood Association
  - A meeting was held with the Chair of Lansing and NESCA along with City of Salem staff to discuss the possibility of merging the two association groups. No decisions were made as more conversation within the associations, especially within NESCA, is needed. Lansing has two parks (Lansing and Livingston on Hawthorne) and two schools (Washington Elementary and Waldo Middle School). The Lansing area is bordered by Silverton Road (North), Hawthorne (East), Market Street (South), and Evergreen (West). Over time participation has diminished to usually only the three Board Members. They are looking for

solutions to keeping the Lansing Neighborhood Association going. Other local Neighborhood Association groups have said they are not interested in any merger.

- Background:
  - Ian Johnson worked with Patty Tipton, Lansing Chair, on the NESCA/Lansing project a few years ago. The two groups have a lot of the same issues with land use and with the Spanish speaking populations. His questions are: should we do this, and how do we do this so what has been happening can be changed to make it a better NA (Neighborhood Association)? He also questioned what resources we have.
    - Courtney Knox Busch has said there is \$50k available for neighborhood boards that are in transition to use for marketing efforts. It is hoped they can begin more focused campaigning for joining neighborhood association in January.
    - Courtney said she would like the NESCA board to think of what it might take for us to say “yes” to this merger. What would we want it to look like?
- Lansing Board has stated they will want to be seated on the NESCA board.
  - The NESCA By-laws do allow for changing of the number of board members. We can have up to nine without needing to modify the current By-laws. The feeling was expressed that if they want to be on the NESCA board, they should run just as others do and then be voted on at the annual meeting in October, not automatically assume they will be on the board.
- Lansing Chair, Patty Tipton, wants to continue working with the two Lansing parks as in the past. She also wants to keep working with the two schools.
- Meeting format
  - Currently NESCA has ZOOM only meetings. Lansing is having hybrid meetings because some on the board are unfamiliar with the technology to do only ZOOM meetings. They have in-person meetings at the Baptist Church on Lansing across from the schools and usually only have three attendees, all board members.
  - Irma will commit to attending Lansing meetings to help with the Spanish language needs.
  - There is also a need for a bilingual police officer to attend the meetings.
- Timing of any merger
  - Irma said there is no pressing deadline to accomplish any change, but that Lansing is ready now.
- The next Lansing meeting is scheduled for Tuesday, August 23<sup>rd</sup>. NESCA members are encouraged to join this meeting, which will be on ZOOM as well as in person at the church.
- Concerns
  - A previously voiced concern was regarding potential issues from the State Fair. Irma Coleman has checked on that concern and said there were no known issues from the fair other than the usual noise concerns from neighbors.
- Other
  - A great deal of conversation was held on how meetings might be run in a hybrid manner, what the board structure might be, how the by-laws allow for a variety of ways to structure committees, what additional work may be required, and how a blended association might look like. No decision to incorporate the Lansing NA or not to incorporate the Lansing NA was made at tonight’s meeting. Mike proposed a hybrid meeting in September in order for Lansing to see what NESCA is all about and for NESCA to meet the Lansing neighbors.
    - Irma will plan to set up a hybrid meeting with the Lansing group for 9/20.

**Other Website Information:**

- To report homeless camping: <https://form.cityofsalem.net/s3/homeless-camping-complaint>
- To report homeless concerns: <https://www.cityofsalem.net/pages/report-concerns-about-homeslessness.aspx>
- To sign up for weekly updates regarding homeless: <https://www.cityofsalem.net/pages/tracking-progress-on-homelessness-efforts.aspx>
- To report graffiti: <https://www.cityofsalem.net/pages/report-graffiti.aspx>
  - [503-371-4262 Graffiti Response team](https://www.cityofsalem.net/pages/report-graffiti.aspx)
- The link for the crime statistics: [www.cityofsalem.net/crime-stats](http://www.cityofsalem.net/crime-stats)

There being no further business, Mike thanked everyone for their attendance. The meeting was adjourned at 8:25 PM. **The next scheduled NESCA meeting will be held via ZOOM on September 20th beginning at 7:00 PM. The ZOOM meeting link will be provided to those on the NESCA email distribution list prior to the meeting.** The link will also be available on the city website.

Submitted by: Teri Lupoli  
NESCA Secretary/Treasurer

Attending:

Mike Beringer\*, Marilyn Moritz\*, Teri Lupoli\*, Ken Gettys\*, Gary Pullman\*, Ian Johnson, Lucy Beringer, Jim Lupoli, Bonnie Bonham, Ronald Halter, Chris Hoy Salem City Councilor, Irma Coleman City of Salem, Courtney Knox Busch City of Salem

\*NESCA Board Members