
South Central Association of Neighbors



www.scansalem.org

[@scansalemofficial](https://www.instagram.com/scansalemofficial)

www.facebook.com/scansalem

S

April 10, 2024 - SCAN Monthly Meeting Minutes

Board Members present:

Jon Christenson, Christine Chute, Victor Dodier, Brian Hart, Ariel Loveall, Ron Rubel, Jeff Schumacher, Roz Shirack, Lorrie Walker, Evan West, Mark Wigg

Board Members excused: Wally Benson, John Prohodsky, Jim Schepke, Brian Sund

Guests were present as well. **See Exhibit A - Attendance Roster**

President Victor Dodier called the meeting to order at 6:30 pm with a quorum present.

1. The March 2024 meeting minutes were accepted with some spelling corrections, which will be made before the minutes are posted.
2. City Councilor Reports – Councilor Linda Nishioka responded to questions.
 - a. A possible change city council’s involvement in call-up and appeals of land use cases has been pulled from the council’s next agenda and the city staff’s report postponed, in response to statutory changes in the recent legislative session. These questions will most likely be on the May agenda.
 - b. Councilor Nishioka introduced Evan Manvel, a SCAN neighbor and a member of the city’s budget committee. Cuts need to be made this year and, without additional revenue, even more next year. Councilor Nishioka encouraged residents to attend one of the town halls on revenue and to send testimony to the Revenue Task Force, which needs to know what residents value in order to determine how much revenue the city needs.

3. Evan Manvel, Ward 2 representative on the Citizen Budget Committee

Evan Manvel gave a brief statement on his background and work at the Department of Land Conservation and Development. He said that climate change issues are one of his motivations. He encouraged residents to send their ideas on the City budget to him at EvanManvelSalem@gmail.com.

4. Announcements

Evan West reminded SCAN residents to add their email addresses to the sign-in sheet if they wish to receive updates from SCAN.

5. Neighborhood Concerns

Neighbors raised concerns about possible criminal activity at two houses in the Rural Street area. Concerns included drug dealing, a couple involved in domestic violence who may be living in a car in the

area, open drug use and visible drug paraphernalia in the car, drug users passed out in the car near where the school bus picks up children, and someone running a possible auto repair business in their yard in violation of the city code.

The property manager for the Howard Courts reported that he had notified a tenant that one person of concern was not allowed in the rental property, but that he could not control what goes on in the public street adjacent to the rental. Neighbors expressed frustration that the property manager had not taken more aggressive action in response to their articulated concerns.

Code enforcement officer Deb Romano reported that she thought one property (Rural & Winter) had been significantly cleaned up, with more than one car being towed off. She has given the residents a two-week extension on the deadline to cleanup.

A neighbor asked about the apparent auto repair business. Romano replied that she'd been by several times and did not see evidence of an active business. Neighbors expressed frustration that the city had not done more, but she reminded them that residents have rights that the city respects and that the city's authority is limited. She asked residents to document license plates of cars that come to buy drugs in the neighborhood.

Sergeant Morrison the Salem PD reminded everyone that the authority of the police is limited. They need probable cause to arrest someone. He urged neighbors to call the police non-emergency number (503-588-6123), if they observe probable criminal activity, and to call 9-1-1, if they observe active domestic violence. He also urged neighbors to call the non-emergency number if they hear gang whistling (a new to us phenomenon) in the Bush's Pasture Park neighborhood. He said SPD is sensitive to gang activity in the park area.

A neighbor asked Sgt Morrison if there was anything that could be done about drug delivery. Yes, although enforcement is difficult under current law. Currently, there is wide latitude on the amount of drugs in possession (1/4 pound of meth, for instance) making arrests for delivery difficult. The new law that was passed by the 2024 Legislature will go into effect on September 1.

He was also asked if pictures would help. Yes, but he emphasized that neighbors should not put themselves at risk. Call SPD.

One neighbor reported drug dealing out of a parked white sedan (woman driver and possible male teen passenger) in the 1600 block of Cottage Street. Anyone who observes drug activity in or around this car should call the police non-emergency number (503-588-6123) and refer to case number #23-18478.

The chair reported that Joan Stembridge has started up a team of graffiti abatement volunteers to respond to graffiti in Bush Park. He urged neighbors to band together to be eyes on the street, which should discourage criminal activity in the neighborhood.

6. Neighborhood Watch

Senior Officer Mark Jantz reported that Neighborhood Watch (NW) is still alive in Salem, but that staffing has been reduced to a single officer – him. He emphasized that NW is an information conduit. NW is neither complicated nor large. NW is typically at the block level. The Gaiety Hill NW is about as large as NW gets, but the Gaiety Hill neighborhood is effective and well organized. He contrasted NW with Nextdoor which is more of a social network. Neighbors who want to start a NW can call him at 503-588-6175 to talk about NW. He urged residents to start by speaking to their neighbors about the possibility of

engaging just a small group and, after gauging interest, giving him a call to see about setting up a start-up meeting.

7. FERT – Paul Howard from the Fairmount Emergency Response Team briefly described the effort in Fairmount and encouraged neighbors to get together to prepare for an emergency (such as an ice storm). He announced that the City will place a Community Emergency Response Team cache at Fairmount Park. The cache is a small (8 ft x 10 ft) container.

Councilor Nishioka seconded his suggestion and said that perhaps ERTs could be part of a Neighborhood Watch effort. Victor referred those interested to the city's [website](#), which has useful information about how to prepare for emergencies.

8. SCAN committees – Victor invited neighbors to join a SCAN committee (Land Use, Transportation, Communications, or Historic Preservation, Parks & Gardens) or a new committee, as yet unnamed, but designed to make good things happen in SCAN. Angela Obery outlined her vision for the new committee and urged neighbors to participate action to improve our community.

Evan West asked for help taking an inventory of properties in the neighborhood for the Historic Neighborhood designation.

9. Willamette University's baseball stadium expansion plan

Victor explained the status of the proposed changes to the Willamette baseball stadium, including that no final plan had been submitted, as far as SCAN knows. In July 2022, a representative of the developers came to SCAN to give a very conceptual description of a possible summer college baseball league in Salem. At that time, SCAN supported the idea of college baseball in Salem. In October 2023, the SCAN board supported the nonbinding MOU between Salem Baseball, the City, and Willamette in which the parties agreed to discuss possible changes to the Willamette stadium.

Victor reported that when a formal proposal is made, it will be referred to appropriate SCAN committees. SCAN has no position on the proposal because there is not yet a solid proposal. Victor announced that Governor Kotek had notified the Legislature of possible vetoes of 2024 legislation. The appropriation for improvements at Willamette's Keene stadium was not among the items listed..

Victor announced that the rest of the meeting would be devoted to gathering questions that SCAN could ask the developers to answer in their final proposal. Questions followed:

- Who makes the final decision on the proposed project?
- Will there be fireworks at the stadium after the games?
- Traffic on High Street is already heavy and too fast. How will the City respond to the new heavier and possibly fast traffic on High, Market, and Cross Streets?
- How will parking for baseball games be handled? Will parking remain available for other park users if stadium users show up in large numbers? Spillover parking in neighborhoods already occurs with Willamette games. Is there a plan to further mitigate this for increased use of the facility?
- How will the baseball proposal address issues identified by the Cultural Landscape Management Plan for Bush's Pasture Park? Specifically:
 - The health of the oaks.
 - Overuse and over-development of Bush's Pasture Park.
 - General park maintenance, given the City of Salem's current financial problems.
 - The high priority given to uses such as walking, viewing gardens / wild flowers versus the low priority given to watching or playing baseball.
- How will intrusions into the park needed for the baseball field improvements be reconciled with the Gaiety Hill / Bush's Pasture Park National Historic District?

- Why are we placing a for-profit enterprise into a fragile ecosystem?
- Why bring this to Bush's Pasture Park, given the historic and natural setting, the current concerns about overuse, and the current preferred uses of the park?
- What are the environmental consequences of adding artificial turf, specifically microplastics, forever chemicals and heat absorption?
- What are the environmental consequences of the new stadium lighting? How will it affect wildlife? Will light from the stadium intrude into the neighborhood?
- What noise impact is anticipated? There are lots of points in games where public address systems are used for promotion and for cheerleading. How loud will the PA system be and in what direction will it broadcast?
- What will be done to control people leaving after the games end? Noise, Damage in the park? Traffic?
- How late will the lights be on at night? Could baseball team arrange for the games to end earlier (by 9 p.m.) to limit the need for lights?
- How will the developers manage beer sales so that they do not impact the neighborhood?
- How does this proposal fit with the values of the area as a natural heritage area?
- How will developers ensure that the proposal does not negatively affect the safety of pedestrians, joggers, and bike riders who currently use the park and folks who live in the neighborhood?
- What will be done to preserve the integrity of the park?
- Is this a done deal? Are there alternatives to consider?
- What are the benefits of artificial turf? What are the benefits and drawbacks of natural turf versus artificial turf?
- What are the plans for alcohol sales? What controls will be put in place? Who will hold the OLCC license?
- Why not use the Volcanoes stadium, Chemeketa Community College or Western Oregon University rather than improve Willamette's stadium? Why disturb the peace of the park if there are alternatives?
- How will the turkey flock be protected?
- Will microplastics from the turf leach into the creek on the eastern edge of the park? How do we know?
- What is the motivation for Willamette University to do this project? Is this a revenue or investment opportunity for Willamette University? Will it benefit Willamette?
- What changes will success bring? Are there limits to this expansion? Will the stadium need to grow even more if this proposal is successful? Will the number of games increase? Is there room for growth?
- Where will the entrances to the facility be located?

Board member Jon Christianson explained that there are several hoops that the developers need to jump through before this proposal can go forward, including possible LUBA appeals and appeals to the Oregon Court of Appeals.

Board members Ron Rubel and Lorrie Walker expressed support for the project.

Victor thanked everyone for their input and reminded board members that the SCAN annual meeting is June 12. Evan will chair that meeting because Victor will be out of town. SCAN board has four vacant positions and anyone interested should attend the annual meeting at Pringle Community Center.

Meeting adjourned at 8:30.

Minutes submitted by Christine Chute

Exhibit A

Attendees for April 10, 2024 SCAN Meeting

Board Member	Email Address	Present	Board Member	Email Address	Present
Benson, Wally	wkbenson4@gmail.com	excused	Rubel, Ron	ronrubel@comcast.net	X
Christenson, Jon	scan.50yrs.1973.2023@gmail.com	X	Schepcke, Jim	jschepcke@comcast.net	excused
Chute, Christine	cachute@gmail.com	X	Schumacher, Jeff	jeff.schumacher@gmail.com	X
Dodier, Victor	vjdodier@teleport.com	X	Shirack, Roz	rozshirack7@gmail.com	X
Hart, Brian	brianhart@gmail.com	X	Sund, Brian	sund60@icloud.com	excused
Loveall, Ariel	oversunoversky@hotmail.com	X	Walker, Lorrie	dakotalor@msn.com	X
Peterson, Josh	joshua.g.peterson@gmail.com		West, Evan	evanwest714@gmail.com	X
Prohodsky, John	johnmpro@gmail.com	excused	Wigg, Mark	mark_wigg@hotmail.com	X

Other Attendees

Linda Nishioka, Salem City Councilor Ward 2
Galín Brown
Kellye Scott
Deb Romano – Code Compliance
Keith and Trina Sorenson
Gary and Angela Obery
Kathy and Len Lingo
Anna Hylton
Nichole and David Wodtke
Molly Dinsdale
Tatiana Pavlova
Rob Passage
Evan Manvel
Leon Widdal
Nancy Sanchez
Kerena Hyler
Dan Zeit
Arel, Megan and Andrew Grimshaw
Chris D’Arcy
Maureen McGee
Susan Harvey
Pat Middleburg
Jey Wann
Gary Pederson
Paul Howard
Christine Young
Jo Hockenull

LJ Anderson
Ari Turel
April McKenzie
Michelle Lince
Claudia Howells
Mike Tra???
Sharon Duharnie
Cheryl Hunmon
Patti Chappelle
Sharon Fitzsimmons
Geronimo Tagatac
Anne Murray
Tom and Cesie Scheuermann
Joan and Jim Stembridge
Rob Kimmich
Janice Sorensen
Raina Wickstrom
Jamie Sloan
Paige Stone
Gretchen Stone
Kathy Clark
Luke Emmanuel
Senior Officer Mark Jantz, SPD
Sgt. Morrison, SPD
Dan Simmons
Others attended, but did not sign in.