

Morningside Neighborhood Association  
Board Meeting – June, 13, 2018  
Painter’s Hall, Pringle Creek Community

MINUTES

**Call to Order** - Meeting was called to order at 6:30 PM by Vice Chair, Scott Schaefer (for Chair Pamela S.)

**Self -introductions** – There were 20 persons present at the opening of the meeting, including 10 MNA Board members (quorum present)

**Minutes** - Minutes to the April and May meetings were approved by Board vote

**Police Report** – Officer Zach Juhasz reported that – acting on comments he heard at a past meeting – he observed traffic speeding on Wilshire (Street?). and issued several warnings. This appears to have alleviated the problem, for now

Officer Juhasz gave some crime prevention hints – citing vacation months as times of increased home burglaries; he said: having a dog is a good start; suggested sticks to bar sliding doors and windows from being pried open; metal screen doors; have someone pick up newspapers and mail/packages left in front of house; keep a radio or TV on to make it look like someone is home. Muriel M. asked the officer if he knew the nature of recent police activity on Fairview grounds just east of new home development; Officer didn’t, but speculated it was a search for missing person or possible perpetrator. Visitor Marc Rocque asked the officer if there will be action – rather than warnings on the Wilshire traffic issue. Officer said he would continue to check, and issue citations as needed

**Code Enforcement** – no report

**City Council** – Brad Nanke reported the council finished the 2018-19 Budget document – though it will be coming back for some small adjustments for items like speed bumps and speed humps; also, there may be inclusion of projects like the 25<sup>th</sup> Street pathway between Madrona and Mission (May tack it onto Fairview developments)

**Water Contamination Crisis** – Nanke explained the details of the problem and the measures to alleviate it (adding activated carbon powder to treatment process to absorb toxins, will cost additional \$2.2 million per year to treat during times algal blooms are present; although there will be discussions on Water and Sewer rates, Council does not see rate hike caused by current crisis (as long as H<sub>2</sub>O expenditures stay under \$50 million. There was extensive discussion on the technical and administrative aspects of the crisis (including the way

the warning was broadcast after the crash of the City Website); City Manager Steve Powers announced that Congress is working on legislation that will add Municipal Water Supplies to the concerns of the US Army Corps of Engineers; Brad closed by recommending we keep emergency water on hand, and rotate stores to maintain freshness.

### Board Business

Election of Officers and new Board Members – Someone nominated Scott S; and he declined the nomination; three officers whose terms were expiring, were all nominated for another term (Al T. for Secretary - under slight duress!)

Chap Milbank resigning due to health issues, created another vacancy. Geoffrey James nominated Josh Kay, and asked Josh to say a few words about his interest in the Neighborhood and in being on the Board. Josh works in Commercial Real Estate, and is involved in several community organizations - such as Boys and Girls Club; Board voted unanimously to approve his joining the Board; Dan Reid nominated Larry George to the Board, Larry accepted the nomination (stating his long involvement in MNA and desire to return to the Board); Board unanimously approved .

To complete filling of MNA Officers positions, a motion was made by Janet Bubl , Seconded by Al T.; the Board unanimously voted to approve.

### New Business

Guest, Richard Berger, with Mountain West Investment Corp., announced his firm's plan to develop a 180 unit multi-family apartment complex on (Sustainable?) Fairview land (Sam Hall's group.) They plan to name it "The Grove at Fairview" in deference to the many trees the design is intended to save. This will be a three-story design, and will be exclusively for rental occupancy. It will be of similar design to the new "Fairway on Battle Creek" complex developed on the old Battle Creek Golf Course. It will have amenities such as a clubhouse and a swimming pool for its tenants. Questions posed: Does the plan/design address Reed Road impacts? Some discussion ensued on the topic, including use of System Development fees, and the planning process.

### Committee Reports

Traffic – Alan Meyer – deferred to Geoffrey James. Geoffrey announced the Costco development plan was filed yesterday with City (Note: Due to the topic. Board Member Brad Nanke (also City Councilor) stepped out of the meeting room until this discussion was complete.) Geoffrey J. said that his big concern is not-so-much Costco's location there; but, the

cumulative effects of the three (or four) retail developments that are proposed for the immediate vicinity – and the traffic impacts to Kuebler Blvd and local residents. As it is, there could be another ¾ million square feet of stores going in – translating to a lot of traffic. Guest neighbor Sally Bone commented that, of all the retailers, Costco is probably the most civically responsible – good pay and benefits for its employees as well.) He said that the decisions to allow this kind of development were made 15 years ago; also, he is looking forward to a joint meeting of the affected neighborhoods to sort this out and go to the Council with the concerns. A meeting of (?) is scheduled for “the 19<sup>th</sup>” which will have representatives of the developer, Pac Trust present. Dan Reid commented that City needs to look forward in making such decisions as allows this kind of development. Other comments concerned trying to prevent traffic connected with the retail developments from going through residential neighborhoods. “Let’s try to preserve the neighborhoods!” Geoffrey J. said there are three things we can do:

- 1) Restore Comp Plans that were changed by City 15 years ago;
- 2) Make it plain that we don’t want a third major retail development;
- 3) Attend the meeting “on the 27<sup>th</sup>” to express our concerns (note taker unsure of which Body is meeting)

Geoffrey added: Next month, we should have a joint meeting with (SSGNA?)

Parks – Muriel Meyer – Announced MNA had received a \$5,000 Salem Parks Foundation grant. Geoffrey J. said that Parks Board upcoming agenda includes discussion of a “Reed Road Park.”

Pringle Creek Watershed Committee – (absence of formal representative for PCWC) - Brad Nanke (returned from “exile”) – reminded attendees that he is still with the North Santiam Watershed Council; and that the NS Watershed was expanded to include Pringle Creek.

C.E.R.T. – Brad Nanke (again)- reported Morningside CERT will be meeting at Morningside Methodist Church on third Tuesday next month (7/17?). Morningside CERT members have been helping with distribution of drinking water. Naturally, the topic will be Water.

Liquor Licenses – No report

Transit – Bob Krebs – Announced the upcoming Fifth Anniversary of Keizer Station (June 19). The existence of 7-day bus service is just six months away! Transit is putting together a plan to implement as soon as the Transportation Bill \$ start coming in. Evening and weekend service is also in the plan. Question -Muriel M.: Are there plans for more bus service for all these new developments? (Unsure of answer, but previous discussions included service to the subject retail developments.)

### **Other Concerns and Reports**

Bennie Yows asked if there has been any Code Compliance action on property at 985 Albert Drive SE (Near Natural Foods market.) He said that a neighbor complained to him about potential illegal activities at the site. On this or another residence on Albert Dr. where MNA Board members helped clean up a few years ago, resident was issued a notice to clean up problem, resident falsely claimed the problem had been taken care of. Part of the solution was replacing a barrier fence – which was not done, and was overlooked by Code Compliance – possibly due to staff changes.

Muriel Meyer – Thanked all present who participated in last Month's Annual Open House Meeting. We had 100 people in attendance! Some changes that came to attention are: We will have an agenda for next year's event. Muriel M. wanted to make sure we send Thank You letters to all the businesses and agencies which were present. Muriel M. asked for someone to confirm whether or not communication funds roll-over from fiscal year-to-year, and if expenditures can be made from the fund to print and send the cards. Muriel M. said she would design the card. (This is where the question about postage was positively answered.) MNA Board approved the expenditure, and Muriel said she will come back with cost information.

Someone asked about the process for getting speed bumps or speed humps installed. There is interest for such in Cambridge Woods. There was some discussion about certain agencies/parties being adverse to them – (fire trucks and school buses?) B. Nanke said that it is not a problem for fire trucks. There were a few more comments made about the process with City for such. One attendee suggested residents roll a beach ball out in front of vehicles that are speeding on their street to remind them that there may be kids at play.

**Adjournment** – There being no further business to discuss, Vice Chair Scott Schaefer adjourned the meeting at 8:20 PM