

*555 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

Monday, May 12, 2025

6:00 PM

Council Chambers / Hybrid Meeting

City Council

EXECUTIVE SESSION

City Council
City Manager's Conference Room 5:00 p.m. - 5:30 p.m.
ORS 192.660(2)(h) Current / Pending Litigation

City Council & Urban Renewal Agency Board
City Manager's Conference Room 5:30 p.m. - 6:00 p.m.
ORS 192.660(2)(e) Real Property Transactions

1. OPENING EXERCISES:

Call to Order

6:11 p.m.

Roll Call

Councilor Tigan arrived at 6:38 p.m.

Present: 8 - Councilor Nordyke, Councilor Varney, Councilor Nishioka, Councilor Gwyn,
Councilor Brown, Councilor Matthews, Councilor Tigan, and Mayor Hoy

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

None.

1.2 COUNCIL AND CITY MANAGER COMMENT

Comments by: Councilors Nishioka, Nordyke, Varney, and Mayor Julie Hoy.

1.3 PROCLAMATIONS

1.3a. Proclamation recognizing the Mayor’s Monarch Pledge.

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods

Attachments: [Proclamation - Mayor's Monarch Pledge.pdf](#)

Mayor Julie Hoy presented the proclamation to Linda and Ken Bierly,
long-time volunteers with the Glen-Gibson Watershed Council.

Comments by: Ken Bierly and Mayor Julie Hoy.

1.3b. Proclamation recognizing Salem Tourism Month.

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods

Attachments: [Proclamation - Salem Tourism Month.pdf](#)

Councilor Gwyn presented the proclamation to Kara Kuh, Travel Salem Chief Marketing Officer.

Comments by: Kara Kuh.

1.4 PRESENTATIONS

1.4a. Recognizing the City’s Fleet Services Division ranked as the second ranked Public Fleet Service in the country in 2025 by the National Fleet Services Association.

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All neighborhoods

Comments by: Mayor Julie Hoy and Interim City Manager Krishna Namburi.

2. PUBLIC COMMENT: (Comment on agenda items other than public hearings and deliberations)

Public comment from:

Ronald Pereira II - 97301 - Item 6.b. File No. 25-159

3. CONSENT CALENDAR:

A motion was made by Councilor Nishioka, seconded by Councilor Gwyn, to approve the Consent Calendar.

Comments by: Councilor Nishioka, Councilor Matthews, City Attorney Dan Atchison.

Councilor Matthews declared a potential conflict of interest due to a potential business relationship; he opted to participate in the vote.

The motion carried by the following vote:

Aye: 7 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, and Hoy

Nay: 0

Absent: 1 - Tigan

Abstain: 0

3.1 MINUTES

3.1a. April 28, 2025 Draft City Council Minutes

Attachments: [4-28-25 Draft City Council Minutes](#)

Action: approved.

3.2 RESOLUTIONS

3.2a. Acquisition of Easements for the State Street Southside Sidewalk
Improvements Project

Ward(s): Ward 6

Councilor(s): Vacant

Neighborhood(s): East Lancaster Neighborhood Association (ELNA)

Result Area(s): Safe, Reliable and Efficient Infrastructure

Attachments: [Attachment 1 Project Location Map.pdf](#)
[Attachment 2 Resolution No. 2025-8.docx](#)
[Attachment 3A Identified Properties.pdf](#)
[Attachment 3B Property Ownership Summary.pdf](#)

Adopted Resolution No. 2025-8, declaring a public need to acquire and the City of Salem's intent to negotiate for the acquisition of easements for the State Street Southside Sidewalk Improvements Project.

3.3 ACTION ITEMS

None.

4. PUBLIC HEARINGS

None.

5. SPECIAL ORDERS OF BUSINESS:

None.

6. INFORMATION REPORTS:

6.a. City of Salem Fiscal Year 2025 Quarter 3 Financial Report

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance

Attachments: [City FY 2025 Quarter 3 Financial Report](#)

This Informational Report was received and filed.

6.b. An update from the Salem Police Department regarding several key department programs and services: automated license plate recognition, online crime reporting, policy review completion, and electronic traffic enforcement cameras.

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Safe Community; Safe, Welcoming and Livable Community

Attachments: [Salem Police Department Policy 423 Automated License Plate Recognition.pdf](#)
[Salem Police Department Policy 507 Electronic Traffic Enforcement Program.pdf](#)
[Written Testimony - 1](#)

This Informational Report was received and filed.

6.c. Planning Administrator Decision - A new paved storage area for Bluebox Storage - Approved.

Tentative Replat Plan / Validation of Unit of Land / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. REP-VUL-SPR-ADJ-DAP25-01 - Dean Pollman, Zachary Dablow - 4725 & 4735 Turner Rd SE.

Ward(s): 3
Councilor(s): Matthews
Neighborhood(s): SEMCA

Attachments: [Land Use Decision REP-VUL-SPR-ADJ-DAP25-01](#)

This Information Report was received and filed.

Comments by: Councilor Matthews.

- 6.d.** Planning Administrator Decision - A subdivision to create five new lots, including three flag lots - Approved.

Subdivision Tentative Plan / Class 2 Adjustment Case No.
SUB-ADJ25-02 - Gerardo Maldonado - 4208 and 4258 Market St NE.

Ward(s): 6
Councilor(s): Vacant
Neighborhood(s): ELNA

Attachments: [Land Use Decision SUB-ADJ25-02](#)

This Information Report was received and filed.

Comments by: Councilor Nishioka.

- 6.f.** Planning Administrator Decision - To create two parcels for two existing dwelling units - Approved.

Middle Housing Land Division Tentative Plan Case No. MLD25-01 - Stephen K. Bennett, Jedediah Bennett) - 2260 Simpson St SE.

Ward(s): 2
Councilor(s): Nishioka
Neighborhood(s): SESNA

Attachments: [Land Use Decision MLD25-01](#)

This Informational Report was received and filed.

- 6.g.** Planning Administrator Decision - Development of a new 12-unit multi-family building. Approved.

Partition Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review / Property Line Adjustment Case No.
PAR-SPR-ADJ-DAP-DR-PLA25-04 - Landon Hattan, Cara Hattan, Marc Gallegos - 3021-3027 D Street NE.

Ward(s): 6
Councilor(s): Vacant
Neighborhood(s): NESCA

Attachments: [Land Use Decision PAR-SPR-ADJ-DAP-DR-PLA25-04](#)

This Informational Report was received and filed.

7. ORDINANCES

7.1 FIRST READING:

7.1a. Annexation of a 7.66-acre territory for two properties located at the 2500 Block of Michigan City Lane NW and the 3300 Block of Levi Street NW (ANXC-761).

Ward(s): 8
Councilor(s): Varney
Neighborhood(s): West Salem
Result Area(s): Welcoming and Livable Community

Attachments: [Vicinity Map](#)
[Ordinance Bill No. 5-25](#)
[Exhibit A - Territory Legal Description and Map](#)

A motion was made by Councilor Nishioka, seconded by Councilor Gwyn, to advance Ordinance Bill No. 5-25, approving annexation, applying City Zoning, and approving withdrawal from the Spring Valley Rural Fire Protection District, for a territory located at the 2500 Block of Michigan City Lane NW and the 3300 Block of Levi Street NW, to second reading for passage.

Aye: 8 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, and Hoy

Nay: 0

Abstain: 0

7.2 SECOND READING:

None.

8. PUBLIC COMMENT: (Other than agenda items)

Public comment from:

Shaula Coulson, Salem Democratic Socialists, 468 Snoopy Lane NE - Avelo Airlines

Geovanny Tolentino, 771 Boone Rd SE - Avelo Airlines

Heather Appleberry, 842 Edina Ln NE - Avelo Airlines

Jeremie Robins, 1815 24th St. NE - Avelo Airlines

Peter Bergel, Ward 2 - Avelo Airlines

Mai Vang, Ward 6 - May 14th Hmong Heritage Day

Tiffany Vu, near Ward 5 - Avelo Airlines

Sandra Her, Ward 5 - Avelo Airlines

Roberto Garces, Ward 5 - Avelo Airlines

Paige Barton, Ward 2 - McMinville Mayor Facebook post

Comments by: Mayor Julie Hoy.

9. ADJOURNMENT

7:18 p.m.

**Minutes prepared by:
Rachael Gangelhoff, CMC
Deputy City Recorder**