

*585 Liberty St SE  
Salem, OR 97301*



## **Final Action Agenda - Minutes - Final**

**Monday, June 9, 2025**

**6:00 PM**

**Loucks Auditorium / Salem Public Library**

**City Council**

This meeting is being conducted both in-person and remotely and allows remote attendance by the governing body, when requested. Interested persons may attend the meeting in Loucks Auditorium at Salem Public Library or view the meeting in real-time on the City of Salem YouTube Channel, thanks to a partnership with CC:Media. Comcast Cable subscribers can watch on CC:Media Channel 21. Please submit comments on agenda items by 5:00 p.m., or earlier, on the day of the meeting at [cityrecorder@cityofsalem.net](mailto:cityrecorder@cityofsalem.net). If attending the meeting remotely, public comment and testimony may be provided during the meeting via Zoom. Remote attendees must pre-register between 8:00 a.m. and 3:00 p.m. on the day of the meeting using this link: <https://www.cityofsalem.net/comment-at-council>

## **EXECUTIVE SESSION**

**City Council - 5:15 p.m.**

**Salem Public Library, Plaza Room (Plaza Entrance)**

**ORS 192.660(2)(d), Labor Negotiations**

**City Council - 5:30 p.m.- 6:00 p.m.**

**Salem Public Library, Plaza Room (Plaza Entrance)**

**ORS 192.660(2)(e), Real Property Transactions**

## **WORK SESSION**

**None.**

**1. OPENING EXERCISES: (Includes call to order, roll call, pledge of allegiance, announcements, proclamations, ceremonial presentations, and Council comment)**

### **Call to Order**

**6:16 p.m.**

### **Roll Call**

**Councilor Tigan attended the meeting remotely.**

**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

A motion was made by Councilor Nishioka to approve the addition to the agenda. A supplemental report was added to Item 3.3c. The motion was seconded by Councilor Gwyn.

Comments by: Councilor Nordyke, Brian Martin, Public Works Director, and Councilors Matthews and Brown.

The motion CARRIED by the following vote:

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

**Nay:** 0

**Abstain:** 0

## 1.2 COUNCIL AND CITY MANAGER COMMENT

Mayor Julie Hoy thanked the first responders from Salem Police Department and Salem Fire Department that responded to the recent stabbing of multiple individuals that occurred at Union Gospel Mission on June 1, 2025.

Other comments by: Councilors Nishioka, Varney, Nordyke, and Interim City Manager Krishna Namburi.

## 1.3 PROCLAMATIONS

**1.3a.** Proclamation recognizing Make Music Day.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Attachments:** [Proclamation - Make Music Day.pdf](#)

Councilor Nordyke read the proclamation into the record.

Make Music Salem Committee Members Karen Green, Liz Brock, Danielle Green, and Hunter Winnen accepted the proclamation.

Comments by Karen Green.

- 1.3b.** Proclamation recognizing 250th Anniversary of the United States Army.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Attachments:** [Proclamation - 250th Anniversary of the United States Army.pdf](#)

Mayor Julie Hoy read the proclamation into the record.

Russell W. Gibson, Colonel and Commander of the 82nd Troop, Command Brigade, Government and Legislative Affairs Director, Oregon Military Department, Oregon National Guard, and other members of the Oregon National Guard accepted the proclamation.

Comments by Colonel Gibson.

## 1.4 PRESENTATIONS

None.

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

The following individuals provided comments:

Ronnie Daniels, Item 7.2c, File 25-215

Spencer Rosenau, Ward 1, Item 3.3c, File 25-175

## 3. CONSENT CALENDAR: (Includes approval of minutes, adoption of routine resolutions, and items of business requiring Council action)

A motion was made by Councilor Nishioka to approve the consent calendar. The motion was seconded by Councilor Gwyn.

Comments by Councilor Nishioka.

The motion CARRIED by the following vote:

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

**Nay:** 0

**Abstain:** 0

## 3.1 MINUTES

3.1a. May 27, 2025 Draft City Council Minutes

**Attachments:** [5-27-2025 Draft Council Minutes.pdf](#)

**Action: Approved.**

### 3.2 RESOLUTIONS

3.2a. Acquisition of easements for the Waldo Avenue SE and Wildwind Drive SE Sewer Rehabilitation Project.

Ward(s): 2

Councilor(s): Nishioka

Neighborhood(s): South Central Association of Neighbors (SCAN)

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

**Attachments:** [Attachment 1 - Project Location Map.pdf](#)  
[Attachment 2 - Resolution 2025-14.docx](#)  
[Attachment 3 - Identified Properties \(Exhibit 1 to Resolution\).pdf](#)

**Adopted Resolution No. 2025-14, declaring a public need to acquire and the City's intent to negotiate for the acquisition of easements for the Waldo Avenue SE and Wildwind Drive SE Sewer Rehabilitation Project.**

### 3.3 ACTION ITEMS

3.3a. Approval of Telecommunications Franchise Agreement, granting Ezee Fiber the non-exclusive right to construct, use, operate and maintain a telecommunications system in the City's rights-of-way (ROW).

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Attachments:** [Telecommunications Franchise Agreement with Ezee Fiber](#)

**Authorized the City Manager to execute the Telecommunications Franchise Agreement between the City of Salem and Ezee Fiber for the provision of telecommunication service in the City's ROW.**

- 3.3b.** National Weather Service lease extension and amendment for space at the Salem Airport.

Ward(s): 2  
Councilor(s): Nishioka  
Neighborhood(s): SEMCA, SESNA  
Result Area(s): Strong and Diverse Economy

**Attachments:** [Attachment 1 - Letter of Renewal.pdf](#)

**Authorized the City Manager to execute Amendment No. 2 to Lease No. LOR07449 for the space occupied by the National Weather Service at the Salem Airport.**

- 3.3c.** Safe Streets and Roads for All grant application for pedestrian crossing improvement projects.

Ward(s): 1 and 6  
Councilor(s): Tigan and Ward 6 Councilor  
Neighborhood(s): East Lancaster Neighborhood Association, Northeast Neighbors, North East Salem Community Association, North Lancaster Neighborhood Association  
Result Area(s): Safe, Reliable and Efficient Infrastructure

**Attachments:** [Attachment 1 - FY25 SS4A Notice of Funding Opportunity](#)  
[Attachment 2 - Federal Safe Streets for All \(SS4A\) Grant Application Map](#)  
[Attachment 3 - Supplemental Report](#)  
[Public Comments received by 3:30 p.m., June 9, 2025](#)

**Authorized the Interim City Manager to apply for federal funding up to \$10 million through the SS4A program, using up to \$2.5 million of Safety and Livability funds as match, to construct a series of pedestrian crossing improvement projects and provide funds to implement High Visibility Enforcement at pedestrian crossing locations; and further authorized the Interim City Manager to enter into an agreement with the US DOT to accept the funds.**

- 3.3d.** Cooperative Improvement (Utility) Agreement with the Oregon Department of Transportation for water and fiber optic utility construction on the Salem Center Street Bridge Seismic Retrofit Project.

Ward(s): 1

Councilor(s): Tigan

Neighborhood(s): West Salem Neighborhood Association, Central Area Neighborhood Development Organization (CANDO)

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

**Attachments:** [Cooperative Improvement \(Utility\) Agreement.pdf](#)

**Authorized the City Manager to execute the Cooperative Improvement (Utility) Agreement (CIA) with Oregon Department of Transportation (ODOT) to replace the City water and fiber optic utilities in association with the ODOT's Salem Center Street Bridge Seismic Retrofit Project.**

- 3.3e.** Regional Traffic Control Center Intergovernmental Agreement with the Oregon Department of Transportation (ODOT).

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

**Attachments:** [Attachment 1 - Regional Traffic Control Center Operations Agreement.pdf](#)

**Authorized the City Manager to execute the attached Intergovernmental Agreement with ODOT for the purposes of receiving federal funds and providing local matching funds to operate the Salem Regional Traffic Control Center, and further authorized the City Manager to administer and modify the agreement as needed in the best interest of the City.**

## 4. PUBLIC HEARINGS

**4.a.** Public hearing on State Revenue Sharing funds

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe and Healthy Community.

**Attachments:** [Resolution No. 2025-12](#)

**Staff presentation by James Wharton-Hess, Senior Fiscal Analyst, Budget Office.**

**Persons testifying: None.**

**Questions for staff by Councilor Matthews.**

**A motion was made by Councilor Nishioka to adopt Resolution No. 2025-12, electing to receive a share of certain revenues from the State of Oregon General Fund. The motion was seconded by Councilor Matthews.**

**The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

**4.b.** Public hearing on the FY 2026 City of Salem Budget

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Natural Environment Stewardship;

Safe and Healthy Community; Safe, Reliable and Efficient

Infrastructure; Strong and Diverse Economy; Welcoming and Livable

Community.

**Attachments:** [Recommended FY 2026 City of Salem Budget](#)  
[Public Comments received by 3:30 p.m., June 9, 2025](#)

**Staff presentation by Kali Leinenbach, Budget Manager.****Persons testifying:****DJ Vincent, Ward 3****Questions or Comments by: Councilor Nishioka and DJ Vincent.****Patrick Geier, 2640 Portland Road NE****Comments by Councilor Tigan and Mayor Julie Hoy.**

**A motion was made by Councilor Nishioka to direct staff to return to City Council on June 23, 2025, with a resolution to adopt the Budget Committee recommended FY 2026 City of Salem Budget with amendments. The motion was seconded by Councilor Varney.**

**Comments: City Attorney Dan Atchison.**

**An amended motion was made by Councilor Nishioka that the City Council direct staff to transfer \$50,000 from the remaining State Sheltering Grant funds currently supporting the SOS Team and vehicle/RV demolition services to maintain Church at the Park's Safe Park program through part of FY 2026. The motion was seconded by Councilor Matthews.**

**Questions or Comments by: Councilors Nishioka and Varney, Chief Financial Officer Josh Eggleston, Councilor Matthews and Gwyn, Gretchen Bennett, Acting in Capacity Community Services Director, City Attorney Dan Atchison, and Mayor Julie Hoy.**

**The amended motion CARRIED by the following vote:****Aye: 4 - Varney, Nishioka, Tigan, and Hoy****Nay: 3 - Gwyn, Brown, Matthews****Abstain: 1 - Nordyke****The main motion, as amended, CARRIED by the following vote:****Aye: 7 - Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, and Hoy**

Nay: 0

Abstain: 1 - Nordyke

**5. SPECIAL ORDERS OF BUSINESS: (Items deferred from the Consent Calendar; Mayor and Councilor Items; Items which require a selection among options; or of special importance to Council; management reports; presentations by City boards, commissions, committees, or outside agencies)**

**5.a.** Use of Salem Safety and Livability Bond Premium for additional expenses related to the Civic Center Seismic retrofit project.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure.

**Attachments:** [Public Comments received by 3:30 p.m., June 9, 2025](#)

Joint presentation by Aaron Kimsey, Assistant City Engineer, Public Works, and Josh Eggleston, Chief Financial Officer.

Questions or Comments by: Councilor Nordyke and Aaron Kimsey.

A motion was made by Councilor Nishioka to approve the use of \$1,078,540 in bond premium to pay for additional expenses related to the Civic Center Seismic project. The motion was seconded by Councilor Nordyke.

Additional comments by: Councilor Nishioka and Mayor Julie Hoy.

The motion CARRIED by the following vote:

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

**Nay:** 0

**Abstain:** 0

**6. INFORMATION REPORTS: (Items that require no Council action)**

- 6.a.** Quarterly information report on economic development.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy; Welcoming and Livable Community.

**Attachments:** [May 25 2025 ED Quarterly Report FINAL.pdf](#)

**This Informational Report was received and filed.**

- 6.b.** Planning Administrator Decision - To divide 34.13 acres into three parcels - Approved.

Partition Tentative Plan Case No. PAR25-06, Andre Makarenko and Sergei Makarenko, 2592 Kuebler Rd S

Ward(s): 7

Councilor(s): Nordyke

Neighborhood(s): SWAN

**Attachments:** [Land Use Decision PAR25-06](#)

**This Informational Report was received and filed.**

## **7. ORDINANCES**

### **7.1 FIRST READING:**

**None.**

### **7.2 SECOND READING:**

- 7.2a.** Ordinance Bill amending the Salem Revised Code Chapter 220, 300, and 601 relating to Floodplain Development Permit requirements in the City of Salem

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Natural Environment Stewardship; Safe and Healthy Community; Safe, Reliable and Efficient Infrastructure

**Attachments:** [Ordinance Bill No. 6-25](#)  
[Exhibit A to Ordinance Bill No. 6-25](#)

**Note:** Councilor Tigan participated in the roll call vote for Ordinance No. 6-25, and he later stated that his intention was to recuse himself from voting on this ordinance due to a potential conflict of interest due to his family members own property near the subject property location. The vote was corrected to reflect Councilor Tigan as "recused."

Second reading was conducted and Ordinance Bill No. 6-25 amending the Salem Revised Code (SRC) updating Chapter 220 (Site Plan Review), Chapter 300 (Procedures for Land Use Applications and Legislative Land Use Proposals), and Chapter 601 (Floodplain Overlay Zone) to address Floodplain Development Permit requirements within the City of Salem, **PASSED** by the following vote:

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

**Nay:** 0

**Abstain:** 0

**Recused:** 1 - Tigan

- 7.2b.** Amending Salem Revised Code Chapters 200 (Urban Growth Management) and 803 (Street and Right-of-way Improvements)

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

**Attachments:** [Ordinance Bill No. 7-25](#)  
[Exhibit A to Ordinance Bill No. 7-25](#)

Second reading was conducted and Ordinance Bill No. 7-25, Amending Salem Revised Code Chapters 200 (Urban Growth Management) and 803 (Street and Right-of-way Improvements) to address right-of-way dedications within the City of Salem, **PASSED** by the following vote:

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

**Nay:** 0

**Abstain:** 0

**7.2c.**

Ordinance Bill No. 8-25 amending Salem Revised Code Chapter 102 related to time limits in the Downtown Parking District for metered on-street parking and proof of payment.

Ward(s): 1 and 2

Councilor(s): Tigan and Nishioka

Neighborhood(s): CANDO

Result Area(s): Result Areas - Safe, Reliable and Efficient  
Infrastructure; Strong and Diverse Economy

**Attachments:** [Ordinance Bill 08-25 - Downtown Paid Parking](#)  
[Exhibit A - Downtown Paid Parking](#)  
[First reading testimony](#)  
[Public Comments received by 3:30 p.m., June 9, 2025](#)

**Second reading was conducted and Ordinance Bill No. 8-25, amending Salem Revised Code Chapter 102 related to time limits in the Downtown Parking District for metered on-street parking and proof of payment, PASSED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

**7.2d.**

Second Reading of Ordinance Bill No. 09-25 - Amendment to SRC 2.840 Related to Ambulance Service on Public Streets.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community

**Attachments:** [Ordinance Bill No. 09-25](#)  
[Exhibit A to Ordinance No. 09-25](#)

**Second reading was conducted and Ordinance Bill No. 9-25, for the purpose of amending SRC 2.840 related to the transition to a City-operated ambulance service on public streets, PASSED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

**8. PUBLIC COMMENT: (Other than agenda items)**

The following individuals commented:

Jordan Millett, Ward 8, Avelo  
Geovanny, Tolentino, 771 Boone Road SE, Avelo  
Robin Graves, Ward 5, Avelo  
Logan Stewart, Ward 2, Avelo  
Erron Harris, Ward 6, Avelo  
Peter Bergel, Ward 2, Avelo  
Bill Smaldone, Ward 2, Avelo  
Kim Davis, Ward 4, Avelo  
Patrick Carney, Ward 1, Business development  
Rachael Atchison, Ward 3, Avelo  
Matthew Boulay, No ward provided, Avelo  
Evelyn Estrada, No ward provided, Avelo  
Michele Goulet, Ward 5, Avelo  
Kathleen Trepas, Ward 7, Avelo  
Gabriel Ertsguard, No ward provided, Avelo  
Jerry Jones, 3550 Liberty Road, Trash and rule of law  
David Glennie, 445 Myers Street SE, Bush Park  
Cindy Ricco, No ward provided, Avelo

**9. ADJOURNMENT**

8:37 p.m.

Minutes prepared by Amy Johnson, City Recorder