

*585 Liberty St SE  
Salem, OR 97301*



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

**Monday, January 26, 2026**

**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. - 5:45 p.m. - Salem Public Library, Plaza Room  
Real Property Transactions ORS 192.660(2)(e)**

## **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**

6:24 p.m.

#### **Roll Call**

**Councilors Brown and Varney attended the meeting remotely.**

**Present:** 9 - Councilor Nordyke, Councilor Varney, Councilor Nishioka, Councilor Gwyn, Councilor Brown, Councilor Matthews, Councilor Tigan, Mayor Hoy, and Councilor Vang

### **1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA**

**Motion by Councilor Nishioka to approve the additions to the agenda. The motion was seconded by Councilor Gwyn.**

**Comments by: Councilor Nishioka, City Recorder Amy Johnson, and City Manager Krishna Namburi.**

**The additions consisted of:**

**Item 5.e. (File 26-2), New report added, a motion from Mayor Julie Hoy.  
Item 5.b. (File 26-16), Presentation was added as an attachment.**

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

**Aye:** 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

**Nay:** 0

**Abstain:** 0

## 1.2 COUNCIL AND CITY MANAGER COMMENT

**Comments by: City Manager Krishna Namburi, and Councilors Tigan and Nordyke.**

## 1.3 PROCLAMATIONS

**1.3a.** [26-14](#) Proclamation recognizing Blue Star Mothers Day

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Councilor Nishioka read the proclamation into the record.**

**Jeneane Douglas, President of the Blue Star Mothers Oregon Chapter, accepted the proclamation.**

**Comments by Jeneane Douglas.**

**1.3b.** [26-18](#) Proclamation - Black History Month

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Mayor Julie Hoy read the proclamation into the record.**

**Members of the BE-BLAC Foundation including Greggerly Peterson, Executive Director, Cynthia Richardson, Board Vice President, Artonya Gemmill, Board Secretary, Celine Coleman, Board Member, and Board Member and Pastor Ronnie Brooks, accepted the proclamation.**

**Comments by Greggerly Peterson.**

## 1.4 PRESENTATIONS

**1.4 a. Presentation from Marion County on county ordinance regulating street vendors (Agenda Item 5.a)**

**Presentation by Alvin Klaussen, Government Relations Manager, Marion County.**

**Questions or Comments by: Councilor Tigan, Alvin Klaussen, Councilors Nishioka, Matthews, City Manager Krishna Namburi, Councilor Nordyke, and Mayor Julie Hoy.**

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

The following individuals provided comments:

- Kathleen Thorpe, Ward 1, Safe Sleep, 6.c., File 26-15
- Lynelle Wilcox, Ward 2, Safe Sleep, 6.c., File 26-15
- Talik Turner, Ward 8, 350 Salem
- Bob Cortright, Ward 8, 350 Salem, Item 5.d., File 25-450
- Phil Carver, 1007 Newport Drive SE, 350 Salem, Item 5.d., File 25-450
- John Koch, Ward 5, Director of Community and Public Relations, Community Medical Services, 6.c., File 26-15

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

Councilor Nordyke declared a potential conflict re: items 3.2a and 3.2b as it could provide a financial benefit or detriment to a relative.

Motion by Councilor Nishioka to approve the consent calendar and move items 3.2a and 3.2b to Special Orders of Business. The motion was seconded by Councilor Gwyn.

Comments by Councilor Nishioka.

The motion CARRIED by the following vote:

**Aye:** 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

**Nay:** 0

**Abstain:** 0

**3.1 MINUTES**

**3.1a.** [26-3](#) January 7, 2026, Draft City Council Minutes

**Action:** Approved.

**3.1b.** [26-12](#) January 12, 2026 Draft City Council Minutes

**Action:** Approved.

**3.2 RESOLUTIONS**

- 3.2a.** [25-524](#) Resolution 2026-02; A Resolution to Terminate Property Tax Exemptions Granted to Two Non-profit Low Income Housing Properties.

Ward(s): 6  
Councilor(s): Vang  
Neighborhood(s): ELNA  
Result Area(s): Welcoming and Livable Community.

**This item was moved to Special Orders of Business - See Item 5.f.**

- 3.2b.** [25-525](#) Resolution 2026-03; Approving Non-Profit Low-Income Housing Tax Exemption for five Properties in accordance with SRC 2.850 to 2.910

Ward(s): 3, 5, 6  
Councilor(s): Matthews, Brown, Vang  
Neighborhood(s): SEMCA, Northgate, ELNA  
Result Area(s): Welcoming and Livable Community.

**This item was moved to Special Orders of Business - See Item 5.g.**

### 3.3 ACTION ITEMS

- 3.3a.** [26-6](#) Request to create a mid-year project to replace failing culverts on the West Salem Sewage Pump Station access road at its crossing with Glenn Creek in the vicinity of Wallace Road NW and Brush College Road NW.

Ward(s): Ward 8  
Councilor(s): Varney  
Neighborhood(s): West Salem Neighborhood Association  
Result Area(s): Natural Environment Stewardship; Safe, Reliable and Efficient Infrastructure

**Authorized the creation of a mid-year sanitary sewer project "West Salem Pump Station Access Road Emergency Repair" in the FY 2026 Wastewater Non-Assessed Construction Fund 255, funded with \$700,000 of Utility Rates.**

3.3b. [26-7](#)

Claim settlement.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

**Authorized a settlement and execution of a settlement agreement between the City and the former employee on the terms set forth in this report.**

3.3c. [26-20](#)

Workers' Compensation Claims Settlement

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

**Authorized the City Manager to resolve the matter of Maurice Stadel's (Deceased) workers' compensation claim in an amount of \$550,000.00. Payment will be made from the City's self-insurance claim fund.**

#### 4. PUBLIC HEARINGS

None.

**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. [25-344](#)

Consideration of Marion County regulations of street vendors -  
Marion County Code, Title 10: Vehicles and Traffic

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

**Presentation by Mitch Nickolds, Compliance Services Manager, Community Planning and Development.**

**Questions or Comments by: Councilor Tigan, Mitch Nickolds, Councilors Nishioka, Matthews, Nordyke, Gwyn, Mayor Julie Hoy, City Attorney Dan Atchison, and Councilor Vang.**

**Motion by Councilor Nishioka to allow Marion County to enforce the amended Marion County Street Vendor rules enumerated in Marion County Chapter 10.10 inside the Salem city limits. Councilor Gwyn seconded the motion.**

**Additional Questions or Comments by: Councilors Tigan and Matthews, Mayor Julie Hoy, Councilors Brown, Vang, Nordyke, Gwyn, and Nishioka.**

**Substitute motion by Councilor Nishioka to postpone this motion (allowing County to enforce their ordinance) until more information is provided to Council. Councilor Matthews seconded the motion.**

**Mayor Julie Hoy made a friendly amendment, "that in the meantime, to start a rigorous effort at the city level to educate the vendors on Lancaster and Cordon Road on the County and City ordinances."**

**Questions or Comments by: Councilor Nishioka, City Attorney Atchison, Mayor Julie Hoy, and Councilor Varney.**

**City Attorney Dan Atchison restated the motion, " to postpone consideration until Council has more information and for staff to do outreach with the street vending community."**

**Additional Comments by: Mayor Julie Hoy and Councilor Nishioka.**

**The motion to postpone consideration until Council has more information and for staff to do outreach with the street vending community, CARRIED by the following vote:**

**Aye:** 6 - Nordyke, Varney, Nishioka, Gwyn, Matthews, and Hoy

**Nay:** 3 - Brown, Tigan, and Vang

**Abstain:** 0

5.b. [26-16](#)

Salem Fire Department. Mid-Year Update on Reintegration of Ambulance Services.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community

**Presentation by Salem Fire Chief David Gerboth.**

**Questions or Comments by: Councilor Tigan, Chief Gerboth, Councilors Nordyke, Nishioka, Varney.**

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

5.c. [25-535](#)

Addition of four ambulance medic positions to the Fire Department's EMS Division.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community.

**Questions or Comments by: City Manager Krishna Namburi, Chief Gerboth, Councilors Varney, Vang, Nordyke, and Matthews.**

**Motion by Councilor Nishioka to approve the addition of four full-time equivalent (FTE) ambulance medic positions in the Fire EMS Division as of January 26, 2026. Councilor Nordyke seconded the motion.**

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

**Aye:** 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

**Nay:** 0

**Abstain:** 0

5.d. [25-450](#)

Approval to submit the Salem-Keizer Regional Scenario Plan to the State Department of Land Conservation and Development as required by the State’s Climate Friendly and Equitable Community rules.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

**Motion by Councilor Nishioka to direct the City Manager to submit the attached Regional Scenario Plan for approval to the State Department of Land Conservation and Development (DLCD). Councilor Gwyn seconded the motion.**

**Comments by Councilor Nishioka.**

**Presentation by Julie Hanson, Transportation Planning Manager, Public Works.**

**Questions or Comments by: Councilor Tigan, Julie Hanson, Councilor Matthews, Bill Holmstrom, Oregon Department of Land Conservation and Development, and Mayor Julie Hoy.**

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

**Aye:** 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

**Nay:** 0

**Abstain:** 0

5.e. [26-2](#)

Motion from Mayor Julie Hoy to direct staff to coordinate with ODOT to formulate a plan to address cleaning and maintenance of ODOT right-of-way within Salem

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**At 9:06 p.m., Mayor Julie Hoy called for a recess. The meeting reconvened at 9:15 p.m.**

**Motion by Mayor Julie Hoy to direct staff to coordinate with ODOT to formulate a plan (with a timeline) to address cleaning and maintenance of ODOT right of way within Salem, and coordination with City and State to achieve that outcome. Councilor Matthews seconded the motion.**

**Questions or Comments by: Mayor Julie Hoy, City Manager Krishna Namburi, City Attorney Dan Atchison, Councilors Nordyke, Matthews, Varney, Community Services Director Gretchen Bennett, and Councilors Brown and Vang.**

**Amended motion by Nishioka to direct the City Manager to provide updates about the potential coordination with ODOT to formulate a plan to improve cleanliness and maintenance of the right of way properties. Councilor Nordyke seconded the motion.**

**Comments by: Councilor Nishioka, Mayor Julie Hoy, City Manager Namburi, City Attorney Atchison, and Councilors Varney and Matthews.**

**Councilor Nishioka withdrew her motion.**

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

**Aye:** 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

**Nay:** 0

**Abstain:** 0

**5.f**     [25-524](#)  
**(3.2a)**

Resolution 2026-02; A Resolution to Terminate Property Tax Exemptions Granted to Two Non-profit Low Income Housing Properties.

Ward(s): 6  
Councilor(s): Vang  
Neighborhood(s): ELNA  
Result Area(s): Welcoming and Livable Community.

**Prior to Item 5.f, a motion by Councilor Nishioka to extend the meeting to 10:30 p.m. Councilor Matthews seconded the motion. The motion CARRIED unanimously.**

**Item 5.f (formerly Item 3.2a):**

**Questions or Comments by: Councilors Nishioka and Nordyke and City Attorney Dan Atchison.**

**Councilor Nordyke declared a potential conflict re: items 3.2a and 3.2b as it could provide a financial benefit or detriment to a relative, and she excused herself from the discussion for these items.**

**Motion by Councilor Nishioka to adopt Resolution 2026-02, terminating the tax exemption granted to two properties under the Non-profit Low Income Housing Tax Incentive Program. Councilor Gwyn seconded the motion.**

**Comments by Councilor Nishioka.**

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

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

**Nay:** 0

**Abstain:** 0

**Recused:** 1 - Nordyke

**5.g**     [25-525](#)  
**(3.2b)**

Resolution 2026-03; Approving Non-Profit Low-Income Housing Tax Exemption for five Properties in accordance with SRC 2.850 to 2.910

Ward(s): 3, 5, 6  
Councilor(s): Matthews, Brown, Vang  
Neighborhood(s): SEMCA, Northgate, ELNA  
Result Area(s): Welcoming and Livable Community.

**Item 5.g (formerly Item 3.2b):**

**Councilor Nordyke declared a potential conflict re: items 3.2a and 3.2b as it could provide a financial benefit or detriment to a relative, and she excused herself from the discussion for these items.**

**Motion by Councilor Nishioka to adopt Resolution 2026-03, approving property tax exemptions for five low-income housing properties in accordance with SRC 2.850-2.910. Councilor Gwyn seconded the motion.**

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

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

**Nay:** 0

**Abstain:** 0

**Recused:** 1 - Nordyke

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

**6.a.**     [25-502](#)

Downtown paid on-street parking update.

Ward(s): Ward 1 and 2  
Councilor(s): Councilors - Tigan and Nishioka  
Neighborhood(s): CANDO  
Result Area(s): Safe and Healthy Community; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy; Welcoming and Livable Community.

**Questions or Comments by: Councilors Nishioka, Vang, Nordyke, City Manager Krishna Namburi, Councilor Matthews, Dana DeKlyen, Assistant Director, Urban Development, and Councilors Brown and Gwyn.**

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

- 6.b.**     [25-530](#)           Quarterly information report on economic development.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

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

- 6.c.**     [26-15](#)           A safe, clean and healthy Salem update

Ward(s): 1, 2, 5, 6, and 8

Councilor(s): All Councilors

Neighborhood(s): CANDO, ELNA, NESCA, NOLA, Northgate, SCAN, WSNA

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

**Comments by Councilor Tigan.**

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

- 6.d.**     [26-19](#)           Hearings Officer Decision - A zone change to expand the allowed uses to Basic Utilities and Power Generation Facilities with a proposal to develop a battery energy storage system facility and substation. - Approved.

Zone Change / Class 3 Site Plan Review / Tree Variance / Property Line Adjustment Case No. ZC-SPR-TRV-PLA25-11 - Goldfinch Energy Storage, LLC (Copenhagen Infrastructure Partners) - Copenhagen Infrastructure Partners, Inc (Tomothy Evans) - 1241 Pacific LLC (Byron R Hendricks) - 3750 Fairview Industrial Dr SE.

Ward(s): 3

Councilor(s): Matthews

Neighborhood(s): Morningside

**Questions or Comments by: Councilor Matthews, Fire Chief David Gerboth, Mayor Julie Hoy, and Councilor Varney.**

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

## 7. ORDINANCES

**7.1 FIRST READING:**

**7.1a.** [26-9](#)

First Reading of Ordinance Bill No. 1-26 to amend SRC Chapters 7 and 102 to repeal the Downtown Parking District Tax.

Ward(s): Ward 1, 2

Councilor(s): Tigan, Nishioka

Neighborhood(s): CANDO, SCAN

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

**First reading of Ordinance Bill No. 1-26 was conducted.**

**Motion by Councilor Nishioka to advance Ordinance Bill No. 1-26 to amend SRC chapters 7 and 102 to repeal the Downtown Parking District Tax to second reading. Councilor Tigan seconded the motion.**

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

**Aye:** 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

**Nay:** 0

**Abstain:** 0

**7.2 SECOND READING:**

None.

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

The following individuals provided comments:

Jonás, No last name and no address provided, ICE

Sandra Her, No address provided, Budget

Cristina Marquez, No address provided, Budget

**Motion by Councilor Nishioka to extend the meeting to 11:00 p.m. Councilor Gwyn seconded the motion. The motion CARRIED by unanimous consent.**

Testimony continued with comments from the following individuals:

Sofia R., No address provided

Marisol, No address provided, Budget

Liz., No address provided, Budget

Cynthia R., Ward 5, Budget

Jackie Roche, Ward 4, Sign code

Alex, Ward 5, Budget

Alec, Ward 6, Budget

Rachael, Ward 3, Social service fund

Allen Roche, Ward 4, Street vendors

**9. ADJOURNMENT**

10:27 p.m.

Minutes prepared by Amy Johnson, City Recorder.