

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Final

Monday, June 23, 2025

6:00 PM

Loucks Auditorium / Salem Public Library

City Council

EXECUTIVE SESSION

City Council
Salem Public Library Plaza Room | | 5:15 - 6:00 p.m.
ORS 192.660(2)(e) Real Property Transaction

1. OPENING EXERCISES:

Call to Order

6:05 p.m.

Pledge of Allegiance

Led by: Councilor Brown.

Oath of Office

Ward 6, City Councilor, Mai Vang

Councilor Mai Vang was sworn in as City Councilor for Ward 6 by Councilor Nordyke.

Council adjourned at 6:08 p.m. and reconvened at 6:25 p.m.

Roll Call

Councilor Tigan left the meeting at 8:35 p.m. and returned at 8:42 p.m., resulting in his absence from the Consent Calendar vote.

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

A motion was made by Councilor Nishioka, seconded by Councilor Gwyn, to approve the additions of items 1.3c, 5.b, and 5.c.

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

1.2 COUNCIL AND CITY MANAGER COMMENT

Comments from: Councilors Vang, Nishioka, and Nordyke.

1.3 PROCLAMATIONS

- 1.3a.** Proclamation of the Mayor and Canvass of Votes from the May 20, 2025, Special District Election

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

Attachments: [Attachment A: Proclamation of the Mayor](#)
[Attachment B: Canvass of Votes](#)

Mayor Julie Hoy read the proclamation into the record.

- 1.3b.** Proclamation - Pride Month - June 2025

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

Attachments: [Proclamation - Pride Month 2025.pdf](#)

Councilor Varney presented the proclamation to Rainbow Youth founder Jason Staats, President of Pride in Salem Zachery Cardoso, and Star Emperor and Empress XLVII of the Imperial Sovereign Court of the Willamette Empire Stingray Slaughter and RiRi Caliente.

Comments from: Zachery Cardoso.

- 1.3c.** Proclamation - Juneteenth

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

RECOMMENDATION:

Attachments: [Proclamation - Juneteenth.jpg](#)

Mayor Julie Hoy presented the proclamation to Councilor Brown.

Comments from: Councilor Brown.

1.4 PRESENTATIONS

1.4a.

Presentation of the Center 50+ Advisory Commission 2024 Annual Report

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Welcoming and Livable Community.

Attachments: [Center 50+ Advisory Commission 2024 Annual Report.pdf](#)
[Action Plan from Age Friendly Assessment 2024.docx](#)
[Age Friendly Assessment 2018 Findings.dotx](#)

Presented by: John Hughes, Center 50+ Advisory Commission Chair, and Marilyn Daily, Center 50+ Director.

Questions or comments from: Councilor Nordyke.

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

Comments from: Mayor Julie Hoy.

Public Testimony provided by:

TJ Sullivan, Ward 4, Salem Main Street Association, Item No. 3.2a File No. 25-132

Julisa Rodriguez, Ward 2, Item No. 6.g., File No. 25-240

Brent DeHart, Ward 2, Item No. 6.g., File No. 25-240

Alex Gower, Ward 6, Item No. 6.g., File No. 25-240

Aleida Sanhillana, Ward 5, Item No. 6.g., File No. 25-240

Sandra Santos, Item No. 6.g., File No. 25-240

Marlen Lopez, Ward 2, Item No. 6.g., File No. 25-240

Ron Peters, Ward 7, Item No. 6.g., File No. 25-240

Christina Ballard, Ward 7, Item No. 5.b, File No. 25-227

Lorrie Walker, Ward 2, Item No. 5.b, File No. 25-227

Peter Bergel, Ward 2, Item No. 6.g., File No. 25-240

Jesse Hayes, Ward 1, Item 3.2a, File No. 25-132

Phillip Devan, unhoused, Item No. 5.b, File No. 25-227

Robert Gonzalez, Ward 4, Item No. 6.g., File No. 25-240

Laurie Dougherty, Ward 1, Item 5b and 6g, File No. 25-240

Lydia Eaton, Ward 1, Item No. 6.g., File No. 25-240

Erin Donnithorne, Ward 3, Item No. 6.g., File No. 25-240

Matthew Boulay, 97302, Item No. 6.g., File No. 25-240

Victoria Timm, Ward 6, Item No. 5.b, File No. 25-227

Juno Flores, 97304, Item No. 6.g., File No. 25-240

Elise Strauss, Ward 8, Item No. 6.g., File No. 25-240

Alex S, Ward 5, Item No. 6.g., File No. 25-240

Alondra S, Ward 5, Item No. 6.g., File No. 25-240

Roberto GM, Ward 5, Item No. 6.g., File No. 25-240

Cindy R., Ward 5, Item No. 6.g., File No. 25-240

Elizabeth Enfante, Ward 7, Item No. 5.b, File No. 25-227

Council went into recess at 8:28 p.m. and reconvened at 8:37 p.m.

3. CONSENT CALENDAR:

A motion was made by Councilor Nishioka, seconded by Councilor Gwyn, to approve the Consent Calendar with the pull of item 3.2b by Councilor Matthews.

Comments from: Councilors Nishioka, Nordyke.

The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Tigan

Abstain: 0

3.1 MINUTES

3.1a. June 9, 2025, Draft City Council Minutes

Attachments: [06-09-25 Draft Council Minutes.pdf](#)

Action: Approved.

3.2 RESOLUTIONS

3.2a. Adopting the Fiscal Year 2026 (FY2026) Parking District budget and setting the Parking Tax rate for the Downtown Parking District.

Ward(s): Ward 1 and 2

Councilor(s): Tigan and Nishioka

Neighborhood(s): CANDO

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

Attachments: [Parking Tax Resolution 2025-13 - FY 2026.pdf](#)
[Exhibit A - Proposed FY 2026 Parking Fund Budget.pdf](#)
[Testimony received by 12pm 6-23-25](#)

Adopted Resolution No. 2025-13 (Attachment 1) adopting the FY2026 Downtown Parking budget and setting the business-paid parking tax for the Downtown Parking District.

3.2b. Adoption of the fiscal year (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: [Resolution No. 2025-16](#)
[Resolution No. 2025-16, Exhibit A](#)
[City of Salem FY 2026 City Council Amendments Summary](#)
[City of Salem FY 2025 Carryovers for the FY 2026 Budget, General Fund](#)
[City of Salem FY 2025 Carryovers for the FY 2026 Budget, Other Funds](#)

Adopted Resolution No. 2025-16 to adopt the FY 2026 City of Salem budget.

3.2c. Transfer of fiscal year (FY) 2025 budget appropriations in the General Fund, City Services Fund, Community Renewal Fund, and Airport Fund

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: [Resolution No. 2025-15](#)

Pulled by Councilor Matthews. See Item No. 5.d.

3.3 ACTION ITEMS

3.3a. Capital Improvement Plan for FY 2026 through FY 2030

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): Neighborhoods
Result Area(s): Good Governance; Safe and Healthy Community; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy; Welcoming and Livable Community.

Attachments: [Recommended Capital Improvement Plan for FY 2026 - FY 2030](#)

Adopted the Capital Improvement Plan for FY 2026 through FY 2030 as recommended by the Budget Committee.

4. PUBLIC HEARINGS

None.

5. SPECIAL ORDERS OF BUSINESS:

5.a. Local Option Levy Oversight Committee

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance; Welcoming and Livable
Community.

Attachments: [Testimony received by 12pm 6-23-25](#)

Presentation by: Josh Eggleston, Chief Financial Officer.

Comments from: Councilors Nordyke, Nishioka, Varney, City Attorney Dan Atchison, Councilors Matthews and Gwyn, and Mayor Julie Hoy.

A motion was made by Councilor Nishioka, seconded by Councilor Gwyn, to approve the proposed structure and formation of the Livability Levy Oversight Committee.

The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

5.b. Downtown public safety

Ward(s): 1 & 2
Councilor(s): All Councilors
Neighborhood(s): CANDO
Result Area(s): Safe and Healthy Community, Strong and Diverse
Economy, and Welcoming and Livable Community.

Attachments: [Downtown Public Safety Information Report](#)
[Salem Main Street State of Downtown 6.18.25 Summary](#)
[Testimony received by 12pm 6-23-25](#)
[Testimony received by 3pm 6-23-25](#)

Presentation by: Interim City Manager Krishna Namburi.

Comments from: Mayor Julie Hoy, Councilors Gwyn, Nordyke, Vang and Tigan.

This topic will be discussed at a work session on July 21, 2025, at 6 p.m.

- 5.c. Modification of parkade parking permit fees for employees in the downtown parking district. Resolution 2025-17.

Ward(s): Ward 1 2

Councilor(s): Councilor Tigan , Nishioka

Neighborhood(s): CANDO

Result Area(s): Good Governance; Welcoming and Livable Community.

Attachments: [RESOLUTION NO 2025-17 partime employee parking.docx](#)

A motion was made by Councilor Nishioka, seconded by Councilor Gwyn, to adopt Resolution No. 2025-17 modifying the City's Master Fee Schedule to expand the part time employee parking permit discount at the Marion and Chemeketa parkades to all employees within the downtown parking district for six months, beginning July 1, 2025.

Comments from: Councilor Nishioka.

An amended motion was made by Councilor Nishioka, seconded by Councilor Tigan, to adopt Resolution No. 2025-17, which modifies the City's Master Fee Schedule to temporarily expand eligibility for the part-time employee parkade permit discount to all employees earning \$25 per hour or less within the Downtown Parking District. This expanded discount will apply only to the Marion and Chemeketa Parkades and will be in effect for a six-month pilot period starting July 1, 2025. To qualify, employees must provide a letter from their employer verifying their wage eligibility. This temporary measure aims to support downtown workers affected by the transition to the new paid on-street parking system. She further moved that City staff return to the Council by January 2026 with a comprehensive report that includes:

- The impact of the new metered on-street parking system on downtown businesses, employees, and visitors;**
- Usage and fairness of parkade permits, including adoption by full-time versus part-time employees;**
- Analysis of alternative pricing strategies based on income, job type, or shift schedules;**
- Evaluation of parkade safety concerns and the feasibility and costs of increased evening or nighttime security;**
- Community feedback on the user experience and effectiveness of the new pay station system;**
- Review of the time-based pricing structures for smaller payment increments (e.g., \$0.25 for 10 minutes using coins only).**

Comments from: Councilors Tigan and Matthews, Community Planning and Development Director Kristin Retherford, Councilor Brown, Councilors Gwyn, Nordyke and Vang, Interim City Manager Krishna Namburi, and City Attorney Dan Atchison.

A motion was made by Councilor Nishioka, seconded by Councilor Gwyn, to extend the meeting until 10:30 p.m. The motion carried unanimously.

The amendment CARRIED by the following vote:

Aye - 9
Nay - 0

A motion was made by Councilor Tigan, seconded by Councilor Gwyn, to change the resolution in the following ways: In section 1, insert "tips excluded" following "\$25 per hour." Change Chemeketa Parkade monthly rate to \$20. Change Marion Parkade monthly rate to \$15. Extend the program to June 30th, 2026.

Comments from: Councilors Tigan, Matthews, Nishioka, and Vang.

The amendment CARRIED by the following vote:

Aye - 9
Nay - 0

The main motion was approved by consensus.

5.d.

Transfer of fiscal year (FY) 2025 budget appropriations in the General Fund, City Services Fund, Community Renewal Fund, and Airport Fund

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: [Resolution No. 2025-15](#)

A motion was made by Councilor Nishioka, seconded by Councilor Tigan, to adopt Resolution No. 2025-15 authorizing a transfer of appropriations within the City's FY 2026 budget.

Comments from: Councilor Matthews, City Attorney Dan Atchison, Community Planning and Development Director Kristin Retherford, Councilors Brown and Vang.

A motion was made by Councilor Nishioka, seconded by Councilor Gwyn, to extend the meeting by 10 minutes. The motion carried unanimously.

The main motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

6. INFORMATION REPORTS:

6.a. Purchases approved administratively from March 1, 2025 through March 31, 2025.

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

Attachments: [Purchases approved administratively March 2025.pdf](#)

This Informational Report was received and filed.

6.b. Planning Administrator Decision - A partition to divide a property into three parcels - Approved.

Tentative Partition Plan / Class 2 Adjustment Case No.
PAR-ADJ25-07 - BRAND Land Use - 650 Hawthorne Ave SE.

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

Attachments: [Land Use Decision PAR-ADJ25-07](#)

This Informational Report was received and filed.

6.c. Planning Administrator Decision - To replat thirteen units of land for future development - Approved.

Replat Tentative Plan / Property Line Adjustment Case No.
REP-PLA25-04 - Watumull Properties Corp., Steven Klein - 1805 Oxford St SE.

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

Attachments: [Land Use Decision REP-PLA25-04](#)

This Informational Report was received and filed.

- 6.d.** Planning Administrator Decision - A partition to divide a property into three parcels - Approved.

Partition Tentative Plan / Class 2 Driveway Approach Permit Case No. PAR-DAP25-08 - Phelan Development Company, LLC (Jeffrey Phelan) - 1940 Hyacinth St NE

Ward(s): 5
Councilor(s): Brown
Neighborhood(s): Northgate

Attachments: [Land Use Decision PAR-DAP25-08](#)

This Informational Report was received and filed.

- 6.e.** Hearings Officer Decision - A conditional Use permit for a residential care facility - Approved.

Conditional Use / Partition Tentative Plan / Class 3 Site Plan Review Case No. CU-PAR-SPR25-02 - Michael Gay, Bryce Petersen - 325 Lancaster St SE

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

Attachments: [Land Use Decision CU-PAR-SPR25-02](#)

This Informational Report was received and filed.

- 6.f.** Hearings Officer Decision - A Conditional Use for a drive-through oil change business - Approved.

Conditional Use / Partition Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment Case No. CU-PAR-SPR-ADJ25-03 - John Zachary Bonsall - 3271 Lancaster Dr NE

Ward(s): 6
Councilor(s): Vang
Neighborhood(s): NOLA

Attachments: [Land Use Decision CU-PAR-SPR-ADJ25-03](#)

This Informational Report was received and filed.

6.g. Airline Operations Agreement

Ward(s): 2
Councilor(s): Nishioka
Neighborhood(s): SEMCA
Result Area(s): Good Governance.

Attachments: [Written Testimony received 6/17/25](#)
[Testimony received by 12pm 6-23-25](#)
[Testimony received by 3pm 6-23-25](#)

Comments from: Councilors Varney, Nishioka, Nordyke.

Mayor Julie Hoy made a motion to extend the meeting to 11:00 p.m. The motion was seconded by Councilor Brown. Council approved the motion unanimously.

Comments from: Councilors Brown, Gwyn, Tigan, and Mayor Julie Hoy.

7. ORDINANCES

7.1 FIRST READING:

None.

7.2 SECOND READING:

None.

8. PUBLIC COMMENT: (Other than agenda items)

None.

9. ADJOURNMENT

10:47 p.m.

Minutes prepared by:
Rachael Gangelhoff, CMC
Deputy City Recorder