

*585 Liberty St SE  
Salem, OR 97301*



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

**Monday, December 8, 2025**

**6:00 PM**

**Loucks Auditorium / Salem Public Library**

**City 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)

### 1. OPENING EXERCISES:

#### Call to Order

6:18 p.m.

#### Roll Call

**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 Council President Nishioka, seconded by Councilor Gwyn, to approve the additions and deletions to the agenda as follows:

Reports added to items 3.3c. and 6d. Correction to item 3.3c. Deletion of item 5.c.

Comments from: Council President 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, Nordyke, Brown.

### 1.3 PROCLAMATIONS

**1.3a. [25-496](#)**

Proclamation recognizing National Homeless Persons' Memorial Day.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Attachments:** [Proclamation - National Homeless Persons' Memorial Day.pdf](#)

[Written Testimony received by 3pm 12/8/25](#)

[Additional Testimony received by 5pm 12/8/25](#)

**This Proclamation was read into the record by Mayor Julie Hoy.**

**Received by:**

**NW Human Services representatives: Lauren McQuade, Community Health Worker; Kaylynn Sathujoda, Homeless Services Manager**

**Comments by: Kaylynn Sathujoda.**

**1.4 PRESENTATIONS**

None.

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

**Testimony provided by:**

Jonas, unincorporated Marion County; Item no. 3.3b.; File no. 25-483  
Christina Ballard, Ward 7; Item no. 3.3c., File no. 25-499  
Autumn Breitwieser, Ward 3; Item no. 3.3b.; File no. 25-483  
Britany Randall, Ward 2; Item no. 5b., File no. 25-461  
Elise Strauss, Ward 8; Item no. 3.2; File no. 25-489  
Rachael Atchison, Ward 3; Item no. 3.3c., File no. 25-499  
Alex S., Ward 5; Item no. 3.3b.; File no. 25-483  
Sofia R., Ward 5; Item no. 3.3b.; File no. 25-483  
Leo MJ, Ward 5; Item no. 3.3b.; File no. 25-483  
Cynthia R., Ward 5; Item no. 3.3b.; File no. 25-483  
Mike Erdmann, 2075 Madrona; Item no. 5b., File no. 25-461  
Kathleen Treppe, Ward 7; Item no. 3.3b.; File no. 25-483  
Benjamin Fryback, Ward 1; Item no. 3.3b.; File no. 25-483  
Laurie Dougherty, Ward 1, (remote); Item no. 3.3b.; File no. 25-483  
April Brenden Locke, Ward 7, (remote); Item no. 3.3b.; File no. 25-483

### 3. CONSENT CALENDAR:

A motion was made by Council President Nishioka, seconded by Councilor Gwyn, to approve the Consent Calendar with the pull of items 3.3a. and 3.3c. by Councilor Vang.

Comments from: Council President Nishioka.

Councilors Gwyn and Matthews registered no votes for item 3.3b.

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.** [25-505](#) December 1, 2025, Draft City Council Minutes

**Attachments:** [12-01-25 Draft Council Minutes](#)

**Action:** approved.

**3.1b.** [25-506](#) November 24, 2025, Draft Council Minutes - Revised

**Attachments:** [11-24-25 REVISED Draft Council Minutes](#)

**Action:** approved.

#### 3.2 RESOLUTIONS

**3.2a.** [25-489](#) Initiating a Class 2 vacation in the vicinity of Landaggard Drive NW.

Ward(s): 8

Councilor(s): Varney

Neighborhood(s): West Salem Neighborhood Association

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

**Attachments:** [Resolution No. 2025-32](#)  
[Exhibits A and B to Resolution No. 2025-32](#)

**Adopted Resolution 2025-32, initiating a Class 2 vacation in the vicinity of Landaggard Drive NW.**

#### 3.3 ACTION ITEMS

**3.3a. [25-465](#)  
(5.c.)**

Appointment of Abel Soriano as Municipal Judge Pro Tempore

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe Community

**Attachments:** [Abel Soriano Resume.docx](#)

**This item was pulled from the Consent Calendar by Councilor Vang. See item no. 5.c.**

**3.3b. [25-483](#)**

Approve Legislative priorities and policy statements to guide the City of Salem's advocacy work for the 2026 Legislative Session, including advocacy specific to immigration enforcement articulated in the December 1, 2025 Emergency Declaration, and authorize recommended City Council delegate to LOC Energy and Environmental Policy Committee.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

**Attachments:** [Legislative Committee recommended priorities as of November 21, 2025, including immigration enforcement priorities from December 1, 2025 Emergency Declaration](#)  
[Legislative Committee recommendation for LOC Energy and Environmental Policy Committee](#)  
[Written Testimony received by 5pm 12/8/25](#)

**Approved Legislative priorities and policy statements to guide the City of Salem's advocacy work for 2025 and 2026, and authorize recommended City Council delegate to LOC Energy and Environmental Policy Committee.**

**Councilors Gwyn and Matthews registered no votes on this item prior to the Consent Calendar vote.**

**3.3c.    [25-499](#)  
(5.d.)**

Council Boards & Commissions Appointment Committee recommendations to the Citizens Advisory Traffic Commission, Civil Service Commission, Community Police Review Board, Downtown Advisory Board, Salem Parks & Recreation Advisory Board, Salem Planning Commission, and Salem Public Art Commission.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

**Attachments:** [Application - Mike Sewell \(redacted\).pdf](#)  
[Application - Kyle Hedquist \(redacted\).pdf](#)  
[Application - Cara Watson \(redacted\).pdf](#)  
[Application - Zane Goldberg \(redacted\).pdf](#)  
[Application - Christina Jensen \(redacted\).pdf](#)  
[Application - Abigail Whalen \(redacted\).pdf](#)  
[Application - Fraser Wick \(redacted\).pdf](#)  
[Application - Delight Walker \(redacted\).pdf](#)  
[Application - Chris Donaldson \(redacted\).pdf](#)  
[Application - Nick Infante \(redacted\).pdf](#)  
[Written Testimony received by noon 12/8/25](#)  
[Additional Testimony received by 3pm 12/8/25](#)  
[Additional Testimony received by 5pm 12/8/25](#)

This item was pulled from the Consent Calendar by Councilor Vang. See item 5.d.

**4. PUBLIC HEARINGS**

None.

**5. SPECIAL ORDERS OF BUSINESS:**

**5.a.**     [25-443](#)

Operations Fee Adjustments: Motion from Councilor Paul Tigan directing staff to prepare information regarding potential adjustments to the City Operations Fee for Council consideration.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Attachments:** [Written Testimony received by noon 12/8/25](#)

**A motion was made by Councilor Tigan, seconded by Councilor Gwyn, to direct staff to prepare information regarding potential adjustments to the City Operations Fee for Council consideration.**

**Comments from: Councilors Tigan, Gwyn, Nishioka.**

**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.**     [25-461](#)

Housing code project to identify potential zoning code revisions that encourage housing development

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Welcoming and Livable Community

**Attachments:** [List of Potential Zoning Code Revisions Presentation](#)  
[Written Testimony received by noon 12/8/25](#)  
[Additional Testimony received by 3:30pm 12/8/25](#)

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

**Presentation by: Eunice Kim, Long Range Planning Manager.**

**Comments/Questions from: Councilors Tigan, Matthews, Development Services Division Manager Robin Dalke, Councilors Nishioka, Brown, Varney.**

**5.c.     [25-465](#)  
(3.3a.)**

Appointment of Abel Soriano as Municipal Judge Pro Tempore

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe Community

**Attachments:** [Abel Soriano Resume.docx](#)

**A motion was made by Council President Nishioka, seconded by Councilor Matthews, to appoint Abel Soriano as a Municipal Judge Pro Tempore for the Salem Municipal Court for a two-year term.**

**Comments from: Councilor Vang.**

**Councilor Vang declared a potential conflict of interest due to her husband working with the appointee, and recused herself from the discussion and vote.**

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

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

**Nay:**    0

**Abstain:** 0

**Recused:** 1 - Vang

**5.d.     [25-499](#)  
(3.3c.)**

Council Boards & Commissions Appointment Committee recommendations to the Citizens Advisory Traffic Commission, Civil Service Commission, Community Police Review Board, Downtown Advisory Board, Salem Parks & Recreation Advisory Board, Salem Planning Commission, and Salem Public Art Commission.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

**Attachments:** [Application - Mike Sewell \(redacted\).pdf](#)  
[Application - Kyle Hedquist \(redacted\).pdf](#)  
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[Application - Zane Goldberg \(redacted\).pdf](#)  
[Application - Christina Jensen \(redacted\).pdf](#)  
[Application - Abigail Whalen \(redacted\).pdf](#)  
[Application - Fraser Wick \(redacted\).pdf](#)  
[Application - Delight Walker \(redacted\).pdf](#)  
[Application - Chris Donaldson \(redacted\).pdf](#)  
[Application - Nick Infante \(redacted\).pdf](#)  
[Written Testimony received by noon 12/8/25](#)  
[Additional Testimony received by 3pm 12/8/25](#)  
[Additional Testimony received by 5pm 12/8/25](#)

**A motion was made by Councilor Vang, seconded by Councilor Gwyn, to make appointments and reappointments of the applicants identified in this report and declare a position open on the Community Police Review Board.**

**Comments from: Councilor Vang.**

**An motion to amend was made by Councilor Vang, seconded by Councilor Brown, to re-appoint Kyle Hedquist to the Community Police Review Board rather than declaring a position open.**

**Comments from: Acting City Manager Dan Atchison, Councilors Vang, Nordyke, Mayor Julie Hoy, Councilors Brown, Nishioka, Varney, Public Works Director Brian Martin, Councilors Matthews, Tigan, Gwyn.**

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

**Aye: 5 - Brown, Vang, Nordyke, Varney, Nishioka**

**Nay: 4 - Tigan, Matthews, Gwyn, Hoy**

**Comments from: Councilors Nordyke, Brown.**

**The main motion, as amended, CARRIED by the following vote:**

**Citizens Advisory Traffic Commission:**

Reappointed Kyle Hedquist to a term #2 expiring 12/31/28.

Appointed Mike Sewell to a term #1 expiring 12/31/28.

**Civil Service Commission**

Appointed Mike Sewell to a term #1 expiring 6/30/28.

Appointed Kyle Hedquist to a term #1 expiring 6/30/28.

**Community Police Review Board**

Appointed Cara Watson to a term #1 expiring 1/1/28.

Appointed Zane Goldberg to a term #1 expiring 1/1/28.

Reappointed Kyle Hedquist to a term #1 expiring 1/1/28.

**Downtown Advisory Board**

Appointed Christina Jensen to a term #1 expiring 12/31/28

Appointed Abigail Whalen to a term #1 expiring 12/31/28

**Salem Parks & Recreation Advisory Board**

Appointed Fraser Wick to a term #1 expiring 12/31/28.

Appointed Delight Walker to a term #1 expiring 12/31/28.

Appointed Chris Donaldson to a term #1 expiring 12/31/28.

**Salem Planning Commission**

Appointed Nick Infante to a partial term expiring 12/31/27.

**Salem Public Art Commission**

Reappointed Krista Lauer to a term #2 expiring 12/31/28.

**Aye:** 5 - Nordyke, Varney, Nishioka, Brown, and Vang**Nay:** 4 - Gwyn, Matthews, Tigan, and Hoy**Abstain:** 0**6. INFORMATION REPORTS:****6.a.** [25-459](#)

Update on the City's Participation at the Local Leaders Forum.

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:** [Press Release dated November 5, 2025. "ICLEI USA Launches Capital Cities Collaborative to Accelerate Sustainable Buildings and Transportation Policies"](#)**This Informational Report was received and filed.**

- 6.b. [25-472](#) Annual evaluation of the City of Salem Floodplain Management Plan.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

**Attachments:** [Floodplain Management Plan Annual Report 2025.pdf](#)  
[Floodplain Management Plan Committee Members.pdf](#)

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

- 6.c. [25-497](#) Summary of recent activity and progress on the 2022 voter-approved Salem Safety and Livability Bond measure.

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.

**Attachments:** [Capital Improvement Projects Update Presentation.pdf](#)  
[Written Testimony received by noon 12/8/25](#)

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

- 6.d. [25-500](#) Announcing Mayoral appointments to the Airport Advisory Commission, Historic Landmarks Commission, and Human Rights Commission.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

**Attachments:** [Application - James Hutches \(redacted\).pdf](#)  
[Application - Drew Cornedi \(redacted\).pdf](#)  
[Application - Mike Sewell \(redacted\).pdf](#)  
[Application - Georgia Smith \(redacted\).pdf](#)  
[Application - Katelyn Beissel Rosales \(redacted\).pdf](#)

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

## 7. ORDINANCES

### 7.1 FIRST READING:

**7.1a.** [25-485](#)

Annexation of an approximately 1.91-acre territory located at 4952 Center St NE.

Ward(s): 6

Councilor(s): Vang

Neighborhood(s): ELNA

Result Area(s): Welcoming and Livable Community

**Attachments:** [VicinityMap 4952 Center St NE](#)  
[Ordinance Bill No. 10-25](#)  
[Legal Description and Map](#)

**A motion was made by Councilor Vang, seconded by Councilor Varney, to advance Ordinance Bill No. 10-25, approving annexation, applying City zoning, and approving withdrawal from the Marion County Fire District #1, for a territory at 4952 Center St NE to second reading for enactment.**

**Comments from: Councilor Vang.**

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

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

**Nay:** 0

**Abstain:** 0

**7.1b.** [25-486](#)

Annexation of an approximate 48.02-acre territory, including public street right-of-way, located at 3741 Langley Street SE and the 3700 to 3800 Blocks of Langley Street SE and Timbet Drive SE.

Ward(s): Ward 3

Councilor(s): Matthews

Neighborhood(s): Southeast Mill Creek Association

Result Area(s): Welcoming and Livable Community.

**Attachments:** [Vicinity Map](#)  
[Ordinance Bill No. 11-25](#)  
[Exhibit A to Ordinance Bill No. 11-25](#)

**A motion was made by Councilor Matthews to advance Ordinance Bill No. 11-25, approving the annexation of territory located at 3741 Langley Street SE and the 3700 to 3800 Blocks of Langley Street SE and Timbet Drive SE, applying IP (Industrial Park) zoning, and withdrawing the territory from the Turner Rural Fire Protection District, to second reading for enactment.**

**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)**

**Testimony provided by:**

**Matthew Maceira, 7934 Skyline Rd. S.; Homelessness & drug addiction  
Jackie Roche, Ward 4; Homelessness  
Rachael Atchison, Ward 3; ICE  
Manny Martiniez, Ward 2; Homelessness  
Kathleen Trep, Ward 7; ICE  
Jennifer Benandez, Ward 8; Homelessness  
Carmen Sanchez, Ward 5; Wallace Marine Park  
Ron Sterba, Ward 1; Trash odor  
Alan Roche, Ward 4; Board and Commission diversity**

**Comments from: Mayor Julie Hoy, Councilor Gwyn, Fire Chief Dave Gerboth.**

## **>> 2025 Year in Review <<**

**"Thank you, Salem" video presentation.**

## **9. ADJOURNMENT**

**8:58 p.m.**

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