

*555 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Final

Monday, February 24, 2025

6:00 PM

Council Chambers / Hybrid Meeting

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 Council Chambers 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. 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 4:00 p.m. on the day of the meeting using this link: <https://www.cityofsalem.net/comment-at-council>

EXECUTIVE SESSION

City Council

5:30 p.m. - City Manager's Conference Room

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

6:27 p.m.

Roll Call

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 additions to the agenda. The motion was seconded by Councilor Gwyn.

The additions pertained to Item 5.b., File 25-78, the ballot title and explanatory statement attachments were replaced with revised attachments.

Questions or Comments by: Councilor Nishioka and Dan Atchison, City Attorney.

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

Comments by: Councilors Nishioka and Brown, Krishna Namburi, Acting City Manager, Police Chief Trevor Womack, and Mayor Julie Hoy.

1.3 PROCLAMATIONS

1.3a. Proclamation recognizing Salem Fire Department Engine 15 staff.

Ward(s): All Ward

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Attachments: [Proclamation -SFD Engine 15.pdf](#)

Mayor Julie Hoy read this proclamation into the record.

The following Salem Fire Department Engine 15 staff accepted the proclamation: Captain Mike Stewart, Engineer Cody Welling, Engineer Zach Salvage, and Engineer Mike Laatsch.

Comments by: Fire Chief David Gerboth.

1.3b. Proclamation recognizing Women in Construction Week.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhood

Attachments: [Proclamation - Women in Construction Week.pdf](#)

This proclamation was read prior to Item 1.3a.

Mayor Julie Hoy read this proclamation into the record.

1.4 PRESENTATIONS

None.

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

The following individuals provided comments:

Larry Ramsay, 285 16th Street SE, Item 5.b., File 25-78

Ryan Erickson-Kulas, Ward 1, Item 5.b., File 25-78

Marcia Kelley, Ward 2, Item 5.b., File 25-78

David Levy, 330 Marietta Street, Item 5.b, File 25-78

Jessie Preis, Ward 1, Item 5.b., File 25-78

Mitchell Daily, Ward 1, Item 5.b., File 25-78

Paige Barton, Chair, Marion County Democratic Party, Ward 2, Item 5.b.,
File 25-78

The following individual provided comments remotely:

Megan Harper, Ward 4, Item 5.b., File 25-78

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: Councilors Nishioka and Nordyke.

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. January 30, 2025, Draft Joint Marion County and City Council Work Session Minutes

Attachments: [01-30-25 Draft Joint Marion County and City Council Work Session Minutes.pdf](#)

Action: Approved.

3.1b. February 10, 2025, Draft City Council Minutes

Attachments: [02-10-25 Draft Council Minutes.pdf](#)

Action: Approved.

3.2 RESOLUTIONS

None.

3.3 ACTION ITEMS

3.3a. Request to create a mid-year project for sanitary sewer rehabilitation on Center Street NE between Church Street NE and Capitol Street NE.

Ward(s): Ward 1

Councilor(s): Tigan
Neighborhood(s): Central Area Neighborhood Development
Organization (CANDO)
Result Area(s): Safe, Reliable and Efficient Infrastructure

Attachments: [Attachment 1 - CENTER ST BRICK SEWER PROJECT LOCATION MAP.pdf](#)

Authorized the creation of a mid-year sanitary sewer project - "Center Street Brick Sewer Rehabilitation Project" in the FY 2025 Wastewater Non-Assessed Construction Fund 255, funded with Utility Rates.

3.3b.

Request to create a mid-year project for sanitary sewer rehabilitation in the vicinity of Waldo Avenue SE and Wildwind Drive SE

Ward(s): Ward 2
Councilor(s): Nishioka
Neighborhood(s): South Central Association of Neighbors (SCAN)
Result Area(s): Safe, Reliable and Efficient Infrastructure

Attachments: [Attachment 1 - WALDO-WILDWIND PROJECT LOCATION MAP.pdf](#)

Authorized the creation of a mid-year sanitary sewer project - "Waldo Avenue SE/Wildwind Drive SE - Pipe Rehabilitation" in the FY 2025 Wastewater Non-Assessed Construction Fund 255, funded with Utility Rates.

4. PUBLIC HEARINGS

4.a.

Supplemental Budget 2 for unanticipated City expenses related to the Airport Fund.

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance; Strong and Diverse Economy.

Attachments: [Resolution No. 2025-5](#)
[Resolution No. 2025-5, Exhibit A](#)
[Resolution No. 2025-5, Exhibit B](#)

Staff presentation by Kelli Blechschmidt, Management Analyst, Budget Office.

Questions or Comments by: Councilor Tigan, Kelli Blechschmidt, Dan Atchison, City Attorney, Councilor Brown, Brian Martin, Public Works Director, and Councilors Varney, Nishioka, and Matthews.

Individuals testifying: None.

A motion was made by Councilor Nishioka to adopt Resolution No. 2025-5,

Fiscal Year 2025 Supplemental Budget (2), increasing Airport Fund resource and expenditure appropriation authority for the Minimum Revenue Guarantee. The motion was seconded by Councilor Tigan.

Comments by: Councilors Nordyke and Tigan.

The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

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. Findings and Recommendations of the City Efficiency Committee

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

Attachments: [City Efficiency Committee Letter](#)

Opening remarks by Krishna Namburi, Acting City Manager.

Presentation by: Brian Moore, Chair, (Salem) City Efficiency Committee, 2929 River Road

Questions or Comments by: Councilor Brown, Brian Moore, Fire Chief Gerboth, Councilors Tigan, Nishioka, Nordyke, and Varney, Mayor Julie Hoy, and Krishna Namburi, Acting City Manager.

This SOB - Matters of special importance informational item was received and filed.

At 7:48 p.m., Mayor Julie Hoy called for a recess; the meeting reconvened at 7:58 p.m.

5.b. Referring a five-year Community Services and Livability local option levy to Salem voters and approval of the explanatory statement.

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 2025-6 Local Option Levy.doc](#)
[Explanatory Statement 022425.docx](#)
[Ballot Title 022425 dba.docx](#)
[Public Comments received by 5:00 p.m., February 18, 2025.pdf](#)
[Additional Public Comments received by 3:30 p.m., February 24, 2025](#)
[Additional Public Comment received by 5:00 p.m., February 24, 2025](#)

Opening remarks by Krishna Namburi, Acting City Manager.

Overview provided by Josh Eggleston, Chief Financial Officer.

Dan Atchison, City Attorney, provided an overview of the Ballot Caption, the Ballot Question, the Ballot Summary, and the Explanatory Statement.

Questions or Comments by: Councilor Matthews, City Attorney Atchison, and Councilor Brown.

A motion was made by Councilor Nishioka to adopt Resolution No. 2025-6, referring a five-year Community Services and Livability local option levy to Salem voters and approve the explanatory statement, and modify the "question" in section 1 of the resolution to match the question in the draft ballot title provided to council as an addition earlier this evening. The motion was seconded by Councilor Tigan.

Additional Comments by: Councilors Nishioka, Tigan, Matthews, Nordyke, Varney, Brown, and Gwyn, 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

5.c. Overview of ODOT's Center Street Bridge project to seismically retrofit the Center Street Bridge over the Willamette River.

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Safe, Reliable and Efficient Infrastructure

Attachments: [Center Street Bridget Seismic Retrofit project Vicinity Map.png](#)

Introductory remarks by Brian Martin, Public Works Director and Anna Henson, Oregon Department of Transportation (ODOT), Area Manager.

Joint presentation by: Bob Goodrich, Project Manager, DOWL Engineering; and Jared Trowbridge, DOWL Engineering.

Questions or Comments by: Councilor Brown, Jared Trowbridge, Mayor Julie Hoy, Anna Henson Councilor Nishioka, Director Martin, and Councilors Tigan, Varney, and Gwyn.

This SOB - Presentation was received and filed.

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

- 6.a. Planning Administrator Decision - Multi-family development of 60 units as Phase II of the Gussie Belle Commons - Approved.

Partition Tentative Plan / Class 3 Site Plan Review Case No. PAR-SPR24-13 - Greenlight - Home First Development LLC (Mark Desbrow, Ben Pray) - 739 23rd St NE.

Ward(s): 1
Councilor(s): Tigan
Neighborhood(s): NEN

Attachments: [Land Use Decision PAR-SPR24-13](#)

This Informational Report was received and filed.

- 6.b. Planning Administrator Decision - A Tree Variance and a Driveway Approach Permit for a cottage cluster - Approved.

Tree Regulation Variance / Class 2 Driveway Approach Permit Case No. TRV-DAP25-01 - Terence Blackburn, Sean Blackburn - 1000 Block of Schurman Dr S.

Ward(s): 7
Councilor(s): Nordyke
Neighborhood(s): SWAN

Attachments: [Land Use Decision TRV-DAP25-01](#)

This Informational Report was received and filed.

- 6.c. Purchases approved administratively from January 1, 2025 through January 31, 2025.

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

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

This Informational Report was received and filed.

- 6.d.** 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: [February 10 2025 ED Quarterly Report FINAL REVISED 021325.pdf](#)

This Informational Report was received and filed.

- 6.e.** Fiscal Year (FY) 2024 Urban Renewal Agency (URA) Annual Financial Report as submitted by the Urban Renewal Agency Board.

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

Attachments: [Independent Auditors Report - FY 2024 Salem Urban Renewal Agency.pdf](#)

This Informational Report was received and filed.

- 6.f.** Fiscal Year (FY) 2024 Financial Audit of the City of Salem, Oregon.

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

Attachments: [Independent Auditors Report - FY 2024 City of Salem.pdf](#)

This Informational Report was received and filed.

- 6.g.** Salem Public Works Department Strategic Plan FY2024-25 through FY2028-29

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.

Attachments: [Salem Public Works Department Strategic Plan FY2024-25 through FY2028-29.pdf](#)

Questions or Comments by: Councilor Varney, Director Martin, Mayor Julie Hoy, and Councilor Matthews.

This Informational Report was received and filed.

6.h. Updated Salem City Council Committee assignments for 2025.

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: [2025 City Council Committee Assignments 2.4.25.docx](#)

This Informational Report was received and filed.

7. ORDINANCES

7.1 FIRST READING:

None.

7.2 SECOND READING:

7.2a. Designation of the Criterion Schoolhouse as a Salem Local Historic Resource.

Ward(s): 5

Councilor(s): Brown

Neighborhood(s): None (State Fairgrounds)

Result Area(s): Welcoming and Livable Community

Attachments: [Ordinance Bill No.2-25](#)
[Exhibit A - HLC Recommendation](#)
[Exhibit B - Vicinity Map](#)

Second reading was conducted and Ordinance Bill No. 2-25, designating the Salem Criterion Schoolhouse as a local historic resource, PASSED by the following vote:

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

Nay: 0

Abstain: 0

7.2b.

Annexation of a 1.43-acre territory located at 5725 Skyline Road S and Land Adjacent (ANXC-759).

Ward(s): Ward 7

Councilor(s): Nordyke

Neighborhood(s): Sunnyslope

Result Area(s): Welcoming and Livable Community

Attachments: [Vicinity Map](#)
[Draft Ordinance ANXC-759](#)
[Territory Legal Description and Map](#)

Second reading was conducted and Ordinance Bill No. 3-25, approving annexation, applying City Zoning, and approving withdrawal from the Salem Suburban Rural Fire Protection District, for a territory located at 5725 Skyline Road S and Land Adjacent, to second reading for passage, 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 provided comments:

Charles Stonerod, 2260 Shelton Street SE, Shelton Street

Questions or Comments by: Mayor Julie Hoy, Director Martin, and Councilor Nishioka.

Rachael Atchison, Ward 3, City Manager resignation

Kathleen Tropa, Ward 7, City Manager resignation

9. ADJOURNMENT

9:22 p.m.

Minutes prepared by Amy Johnson, City Recorder.