

*585 Liberty St SE  
Salem, OR 97301*



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

**Monday, February 9, 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**

**6:01 p.m.**

#### **Roll Call**

**Councilor Brown 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

#### **Pledge of Allegiance**

**Led by Mayor Julie Hoy.**

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

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

**Comments by Councilor Nishioka.**

**The addition was a revision to Item 5.a, File 26-8.**

**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: Mayor Julie Hoy, City Manager Krishna Namburi, and Councilor Vang.**

## **1.3 PROCLAMATIONS**

**None.**

## **1.4 PRESENTATIONS**

**None.**

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

The following individuals provided comments:

Sandra (no last name provided), Ward 5, Item 5.b., File 26-26

Alex (no last name provided), Ward 5, Item 5.b., File 26-26

Samuel (no last name provided), Ward 5, Item 5.b., File 26-26

Marisol (no last name provided), Ward 5, Item 5.b., File 26-26

Sofia (no last name provided), Ward 5, Item 5.b., File 26-26

Brian (no last name provided), Ward 5, Item 5.b., File 26-26

Sirr (no last name provided), Ward 5, Item 5.b., File 26-26

Liz (no last name provided), Ward 5, Item 5.b., File 26-26

Cinthia (no last name provided), Ward 5, Item 5.b., File 26-26

Sandy Mangle, Ward 5, Item 5.b., File 26-26

Spencer Rosenau, CANDO, Ward 1, Item 5.b., File 26-26

Maria Young, no last name provided, Ward 2, Item 5.b., File 26-6

Kendra Tibbott, Ward 2, Item 5.c

Elise Strauss, Ward 8, Item 5.b., File 26-26

Rachael Atchison (speaking on behalf of Kathleen Trepa), Ward 3, Item 5.b., File 26-26

Allan Roche, Ward 4, Items 5.a., File 26-8, and 5.b., File 26-26

Gina Dodds, Ward 6, Item 5.b., File 26-26

Roger Bell, Ward 4, Item 5.b., File 26-26

Holly Corderio, 831 Cottage Street, Item 6.d., File 26-31

Chrisina Marquez, no address provided, Item 5.b., File 26-6

At 7:09, Mayor Hoy called for a recess. The meeting resumed at 7:15 p.m.

Public comment continued:

Chris Cummings, Ward 8, Item 5.a., File 26-8

Laurie Dougherty, Ward 1, Item 5.b., File 26-26

Phil Decker, 4289 44th Court NE, Item 5.b., File 26-26

Julie Rodriguez, Ward 2, Item 5.b., File 26-26

Belinda Ochoa, no address provided, Item 5.b., File 26-6

Tim Cowan, no address provided, Item 5.a., File 26-8

Erin Donnithorne, Ward 3, Item 5.b., File 26-26

Online/Remote speakers:

Ivey Clarke-Henry, 276 14th Street NE, Item 5.b., File 26-26

Talia Turner, 5415 Windsor Island Road N, Item 5.b., File 26-26

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

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

**Nay:** 0

**Abstain:** 0

#### 3.1 MINUTES

**3.1a.** [26-36](#) January 26, 2026, Draft City Council Minutes

**Action:** Approved.

#### 3.2 RESOLUTIONS

**3.2a.** [26-32](#) Amendments to the Stormwater, Water, and Wastewater System Development Charge Eligible Project Lists.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

**Adopted Resolution No. 2026-4, amending the Stormwater, Water, and Wastewater System Development Charges Eligible Project Lists to establish eligibility of funding for infrastructure projects.**

#### 3.3 ACTION ITEMS

**3.3a.** [26-28](#)

Request to create a mid-year project to perform a mechanical upgrade to the elevator at the Bush House.

Ward(s): Ward 2

Councilor(s): Councilor Nishioka

Neighborhood(s): SCAN

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

**Authorized the creation of a mid-year construction project to provide companion funding for a complete mechanical upgrade to the elevator at Bush House.**

**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.**     [26-8](#)

Motion from Councilor Mai Vang regarding renter protection.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Councilor Nordyke declared a potential conflict of interest because members of her family rent residential property in the City of Salem, and she did not participate in the discussion.**

**Motion by Councilor Vang that City Council direct staff to research legal methods of renter protection and present options for council consideration. The motion was seconded by Councilor Gwyn.**

**Questions or Comments: Councilors Vang and Gwyn.**

**Substitute motion by Councilor Gwyn, seconded by Councilor Matthews, that the City Council direct staff to research legally permissible methods of renter protection and present options for Council consideration. The report shall include:**

- 1. Include a legal review confirming that any options presented are clearly authorized under Oregon law and do not conflict with or attempt to circumvent state statutes.**
- 2. Include a summary of the state of renting in Salem, including renter cost burden, as well as relevant state statutory context.**
- 3. Include comparative case studies of Oregon cities that have adopted renter-protection ordinances, evaluating both intended outcomes and unintended outcomes**
- 4. Evaluate the potential impacts of any renter-protection options on housing supply, housing production, development feasibility, and private investment, including available data on permitting activity, housing starts, and completions in comparable jurisdictions.**
- 5. Identify & analyze non-regulatory and supply-side strategies that may improve housing stability and affordability, including approaches that support increased housing production and preservation.**
- 6. Present options in a balanced format that allows Council to consider renter protections alongside potential economic, fiscal and housing-market impacts.**

**Additional Questions or Comments: Councilors Gwyn and Vang, City Attorney Dan Atchison, Councilor Varney, City Manager Krishna Namburi, and Councilors Matthews, Tigan, and Nishioka.**

**The substitute motion FAILED by the following vote:**

**Aye: 1 - Gwyn**

**Nay: 7 - Varney, Nishioka, Brown, Matthews, Tigan, Hoy, and Vang**

**Abstain: 0**

**Recused: 1 - Nordyke**

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

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

**Nay:** 0

**Abstain:** 0

**Recused:** 1 - Nordyke

**5.b.**     [26-26](#)     Recommendation to create a social service pilot program.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

**Opening remarks by City Manager Krishna Namburi.**

**Motion by Councilor Nishioka to authorize the creation of a (one-time) social service pilot program and approve Resolution No. 2026-5, transferring \$200,000 within the General Fund to fund the pilot program. The motion was seconded by Councilor Tigan.**

**Questions or Comments: Councilors Nishioka and Nordyke, City Manager Namburi, Kristin Retherford, Community Planning and Development Director, Councilors Brown and Tigan, Assistant City Manager Courtney Knox Busch, Councilors Matthews, Varney, and Gwyn, Mayor Julie Hoy, and Councilor Vang.**

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

**Aye:** 7 - Nordyke, Varney, Nishioka, Brown, Tigan, Hoy, and Vang

**Nay:** 2 - Gwyn, and Matthews

**Abstain:** 0



**5.c.**     [25-480](#)

City Council Policy on Acceptance of Donations.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

**At 9:07 p.m., prior to Item 5.c, Mayor Julie called for a recess. The meeting resumed at 9:21 p.m.**

**Opening remarks by City Attorney Dan Atchison.**

**Motion by Councilor Nishioka to adopt Resolution No. 2025 31, adopting a City Council Policy on acceptance of donations. The motion was seconded by Councilor Gwyn.**

**Comments by Councilor Nishioka.**

**Substitute motion by Councilor Nishioka, seconded by Councilor Nordyke, to adopt the donation policy with the following changes;**

**1) Reduce the \$500,000 donation amount in each place it appears in the policy to \$100,000,**

**2) Require written donation agreements for all donations that include at least the following:**

- Confirm that the City retains full and exclusive control over the deployment and use of the donated funds, including the assignment, supervision, and management of any staff funded by the donation, consistent with the intent of the donation;**
- Establish that the City determines all reporting requirements to the donor related to the use of the funds; and**
- Require the donor to acknowledge and accept reasonable limitations on legal recourse related to the City's administration or use of the donation.**

**Additional Questions or Comments: Councilors Nishioka, Brown, Vang, and Tigan, City Attorney Dan Atchison, Councilors Nordyke, Varney, and Matthews.**

**The 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: (Items that require no Council action)**

**6.a.**     [26-4](#)

Final evaluation of the Design-Build alternative contracting method used for the Salem Public Works Operations Building.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

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

**6.b.**     [26-21](#)

Purchases approved administratively from December 1, 2025 through December 31, 2025.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

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

**6.c.**     [26-24](#)

City of Salem Fiscal Year 2026 Quarter 2 Financial Report

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.

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

**6.d.**     [26-31](#)

Update on City activities following Council's adoption of the December 1, 2025 Emergency Declaration related to community impacts of federal immigration enforcement (Resolution No. 2025-33).

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community.

**Comments by Councilor Nordyke.**

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

**6.e.**     [26-44](#)

Update on Air Service Recruitment and Operations at the Salem-Willamette Valley Airport.

Ward(s): Ward 2

Councilor(s): Nishioka

Neighborhood(s): Southeast Mill Creek Neighborhood Association (SEMCA), Southeast Salem Neighborhood Association (SESNA)

Result Area(s): Strong and Diverse Economy

**Questions or Comments: Councilor Nishioka, Brian Martin, Public Works Director.**

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

## **7. ORDINANCES**

### **7.1 FIRST READING:**

**7.1a.**     [26-17](#)

Revisions to the Salem Revised Code Sections 58.001, 58.003, 58.004, 58.190, 58.305, 58.455, and 58.457 related to the Fire Prevention Code.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community.

**Ordinance first reading was conducted.**

**Motion by Councilor Nishioka to advance Ordinance Bill No. 2-26 to second reading for enactment. The motion was seconded by Councilor Gwyn.**

**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.** [26-23](#)

Vacation of right-of-way in the vicinity of Landaggard Drive NW,  
north of Orchard Heights Road NW.

Ward(s): 8

Councilor(s): Varney

Neighborhood(s): West Salem Neighborhood Association

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

**Ordinance first reading was conducted.**

**Motion by Councilor Nishioka to advance Ordinance Bill No. 3-26, which vacates right of way in the vicinity of Landaggard Drive NW, north of Orchard Heights Road NW, to second reading for enactment. The motion was seconded by Councilor Varney.**

**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:****7.2a.** [26-33](#)

Second 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.

**Second reading was conducted and Ordinance Bill No. 1-26, amending SRC chapters 7 and 102 to repeal the Downtown Parking District Tax, PASSED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

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

At 9:56 p.m., prior to Item 8, Public Comment, Councilor Nishioka made a motion to extend the meeting to 10:30 p.m.. The motion was seconded by Councilor Gwyn. The motion CARRIED by unanimous consent.

Item 8, Public Comment, followed with comments from the following individuals:

Addie Smith (provided comments remotely), Ward 2, Oregon's 7.7% Black unemployment rate

Lynelle Wilcox, Ward 1, Unsheltered.

Lorrie Walker, Ward 2, Unsheltered.

Rachael Atchison, Ward 3, Immigration letter sent to Oregon mayors and ICE activity

**9. ADJOURNMENT**

10:09 p.m.