

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

Monday, July 28, 2025

6:00 PM

Loucks Auditorium / Salem Public Library

City Council

1. OPENING EXERCISES:

Call to Order

6:15 p.m.

Roll Call

Councilor Matthews attended via Zoom.

Ward 7 Guest Councilor: Bill Dixon.

Present: 8 - Councilor Varney, Councilor Nishioka, Councilor Gwyn, Councilor Brown,
Councilor Matthews, Councilor Tigan, Mayor Hoy, and Councilor Vang

Absent: 1 - Councilor Nordyke

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

A motion was made by Councilor Nishioka, seconded by Councilor Gwyn, to approve two additions to the agenda; supplemental staff report added to item no. 5.a., replaced attachments with item 6.b.

Comments from: Councilor Nishioka.

The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Nordyke

Abstain: 0

1.2 COUNCIL AND CITY MANAGER COMMENT

Comments from: Councilor Vang, Guest Councilor Dixon, Mayor Julie Hoy.

1.3 PROCLAMATIONS

None.

1.4 PRESENTATIONS

None.

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

Public comment provided by:

James Hutchens, Ward 2, Fly Salem - Item no. 6.c., File no. 25-279

Brent DeHart, Ward 7, Fly Salem - Item no. 6.c., File no. 25-279

Janelle McLaughlin, Ward 2 - Item no. 6.c., File no. 25-279

Lieutenant Robert Powell, Oregon City - Item no. 5.b., File no. 25-266

Dave White, Portland, Salmon Protection Advocate - Item no. 5.b., File no. 25-266

Christina Ballard, Ward 7 - Item no. 5.a., File no. 25-277

John Lyons, Ward 3 - Item no. 5.a., File no. 25-277

Ashley Carson - Item no. 3.3.c., File no. 25-278

Angie Villery, Ward 1, Travel Salem - Item no. 6.c., File no. 25-279 (Remote participant)

Sandra, Ward 5 - Item no. 6.c., File no. 25-279

3. CONSENT CALENDAR:

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

Comments from: Councilor Nishioka.

The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Nordyke

Abstain: 0

3.1 MINUTES

3.1a. July 14, 2025, Draft City Council Minutes

Attachments: [7-14-25 DRAFT Council Minutes](#)

Action: approved.

3.1b. July 21, 2025, Draft City Council Work Session Minutes

Attachments: [7-21-25 DRAFT Council Work Session Minutes](#)

Action: approved.

3.2 RESOLUTIONS

- 3.2a.** Emergency Declaration relating to the upcoming deep drawdown of Detroit Reservoir.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Attachments: [Attachment 1 - Resolution No. 2025-18.docx](#)
[Written Testimony received by 11am 7/28/25](#)
[Additional Testimony received by 5pm 7-28-25](#)

This item was pulled from the Consent Calendar by Council President Nishioka. See item 5.b.

3.3 ACTION ITEMS

- 3.3a.** Proposed revisions to Council Policy X-4, Connection to Water and/or Sewer Service Outside the City Limits

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Attachments: [Attachment 1 - Proposed Revisions to Council Policy X-4 showing additions and deletions1.pdf](#)
[Attachment 2 - Proposed Council Policy X-4 with additions and deletions accepted1.pdf](#)

Adopted revisions to Council Policy X-4 regarding connections to water/sewer services for properties that are located outside city limits and outside the Salem-Keizer Urban Growth Boundary.

- 3.3b.** New Job Classifications and Compensation for Fire Inspector 1 and Assistant Police Chief.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

Approved new job classifications and compensation for Fire Inspector 1 and Assistant Police Chief effective July 28, 2025.

- 3.3c.** 2025-2029 US HUD Consolidated Plan (ConPlan), 2025 Annual Action Plan (AAP) and Analysis of Impediments to Fair Housing (AIFH)

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Welcoming and Livable Community.

Attachments: [6.28.25 Salem AI Draft.pdf](#)
[25.7.22 ConPlanFinal with Cover and TOCpdf.pdf](#)

Approved the 2025-2029 Consolidated Plan, the 2025 Annual Action Plan and Analysis of Impediments to Fair Housing for submission to US HUD.

4. PUBLIC HEARINGS

None.

5. SPECIAL ORDERS OF BUSINESS:

- 5.a.** Oregon Government Ethics Commission (OGEC) guidance on Oregon ethics and public meetings law.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

Attachments: [OGEC staff report supplemental 072825.pdf](#)
[Prohibited Serial Communications FAQ.pdf](#)
[Testimony received by 11am 7/28/25](#)
[Additional Testimony received by 5pm 7-28-25](#)

Staff presentation by: City Attorney Dan Atchison.

Comments from: City Attorney Dan Atchison, Council President Nishioka, Guest Councilor Dixon, Councilor Tigan, Interim City Manager Krishna Namburi, Councilors Brown, Varney, Vang, Matthews, and Mayor Julie Hoy.

The informational report was received and filed.

**5.b
(3.2a)**

Emergency Declaration relating to the upcoming deep drawdown of Detroit Reservoir.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Attachments: [Attachment 1 - Resolution No. 2025-18.docx](#)
[Written Testimony received by 11am 7/28/25](#)
[Additional Testimony received by 5pm 7-28-25](#)

This item was pulled from the Consent Calendar by Council President Nishioka.

A motion was made by Council President Nishioka, seconded by Councilor Gwyn, to adopt Resolution No. 2025-18 declaring an emergency related to the Detroit Reservoir deep drawdown.

Comments from: Councilor Nishioka.

Staff presentation by: City Engineer Allen Dannen.

Comments and questions from: Councilors Nishioka, Matthews, Public Works Director Brian Martin, Councilor Brown, Guest Councilor Dixon, Councilors Gwyn and Tigan, Mayor Julie Hoy, Councilors Vang and Varney, City Attorney Dan Atchison.

Councilor Varney declared a potential conflict of interest due to working at the Department of Fish and Wildlife. She proceeded to vote because she does not work in this specific area of concern.

Councilor Nishioka moved to amend the main motion by extending the state of emergency through December 31, 2026. Councilor Gwyn seconded the amendment.

The amendment CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Nordyke

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

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

Nay: 0

Absent: 1 - Nordyke

Abstain: 0

6. INFORMATION REPORTS:

- 6.a.** Planning Commission Decision - A consolidated Minor Comprehensive Plan Map Amendment and Neighborhood Plan Map Amendment from Industrial to Industrial Commercial, and Zone Change from IBC (Industrial Business Campus) to IC (Industrial Commercial) - Approved.

Minor Comprehensive Plan Map Amendment / Neighborhood Plan Map Amendment / Zone Change - Case No. CPC-NPC-ZC25-01 - Angel share LLC - 3767 and 3787 Fairview Industrial Dr SE.

Ward(s): 3
Councilor(s): Matthews
Neighborhood(s): Morningside

Attachments: [Revised Land Use Decision CPC-NPC-ZC25-01](#)

This Informational Report was received and filed.

- 6.b.** Summary of recent progress on the real estate portfolio list for City owned and leased real property.

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

Attachments: [Attachment 1 - City of Salem Real Estate Portfolio Table – Marion County](#)
[Attachment 2 - City of Salem Real Estate Portfolio Table – Polk County](#)
[Testimony received by 11am 7/28/25](#)
[Attachment 3 - City of Salem Real Estate Portfolio Chart – Marion County](#)
[Attachment 4 - City of Salem Real Estate Portfolio Chart - Polk County.pdf](#)

This Informational Report was received and filed.

Comments from: Councilor Matthews, Public Works Director Brian Martin, City Attorney Dan Atchison.

- 6.c. Cessation of Avelo Airline Flights at Salem-Willamette Valley Airport.

Ward: Ward 2

Councilor: Nishioka

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

Result Areas : Strong and Diverse Economy

Attachments: [Public Comment received 07-22-2025](#)
[Testimony received by 11am 7/28/25](#)

This Informational Report was received and filed.

Comments from: Councilor Vang, Public Works Director Brian Martin, Guest Councilor Bill Dixon, Councilors Matthews, Brown, Varney, Chief Financial Officer Josh Eggleston, Councilor Tigan.

7. ORDINANCES

None.

7.1 FIRST READING:

None.

7.2 SECOND READING:

None.

8. PUBLIC COMMENT: (Other than agenda items)

Public comments provided by:

John Lyons, Ward 3 - Meyer

Val Dorsey, Springfield - Dome Building Community Coalition

Stephen Price, Ward 7 - Dome Building Community Coalition

Marianne Walker, 1418 Yolanda Ave, Springfield - Dome Building Community Coalition

Cara Kinsey, Springfield - Dome Building Community Coalition

Anna Mae Walker, Springfield - Dome Building Community Coalition

Xavier Haynh, Springfield - Dome Building Community Coalition

Louis Arano, Aurora - Dome Building Community Coalition

Brian McKinley, Ward 7 - Dome Building Community Coalition

Manny Martinez, Ward 2 - Public Safety

Comments from: Mayor Julie Hoy.

9. ADJOURNMENT

9:10 p.m.

Minutes prepared by:
Rachael Gangelhoff, CMC
Deputy City Recorder