

*555 Liberty St SE  
Salem, OR 97301*



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

**Monday, November 25, 2024**

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

## **EXECUTIVE SESSIONS**

### **City Council**

**5:00 p.m. - City Manager's Conference Room**

**ORS 192.660(2)(e) - Real Property Transactions**

### **Salem Housing Authority Commission and 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**

**6:13 p.m.**

#### **Roll Call**

**Present:** 9 - Councilor Hoy, Councilor Nordyke, Councilor Phillips, Councilor Stapleton, Councilor Gonzalez, Councilor Varney, Councilor Nishioka, Mayor Hoy, and Councilor Gwyn

## 1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

A motion was made by Councilor Nishioka to approve the addition to the report. The motion was seconded by Councilor Stapleton.

The addition pertains to revisions made to the summary and staff recommendation sections of the staff report; the report should say "NFIP PFCM Option 3 (permit by permit)" as defined in the staff report. Clarification was also added to the last sentence in the first paragraph under "Pre-implementation compliance measure timeline" section and the first sentence in the "Fiscal Impact" section.

Comments by Councilor Nishioka and Mayor Hoy.

The motion CARRIED by the following vote:

**Aye:** 9 - Hoy, Nordyke, Phillips, Stapleton, Gonzalez, Varney, Nishioka, Hoy, and Gwyn

**Nay:** 0

**Abstain:** 0

## 1.2 COUNCIL AND CITY MANAGER COMMENT

Comments by: Councilors Phillips, Stapleton, Nordyke, and Nishioka.

## 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:

Louanne Watson, Ward 6, Item 5.d, file 24-474

Sue Ballard, 4737 13th NE, Item 5.d, file 24-474

Ken Jimila, Ward 1, Item 5.d, file 24-474

Karen Bolligar, 1805 21st Street NE, Item 5.d, file 24-474

Zoey Harper, Item 5.d, file 24-474

Megan Harper, Item 5.d, file 24-474

Evan West, Ward 7, Item 5.d, file 24-474

Kristy Kemper Hodge, Ward 6, Item 5.d, file 24-474

David Levy, Ward 3, Chair, Salem Library Advisory Board, Item 5.d, file 24-474

Fraser Wick, 4811 20th Avenue, Item 5.d, file 24-474

Jim Scheppke, Ward 2, Fund our Libraries, Item 5.d, file 24-474

Matt Hale, Ward 4, Item 5.d, file 24-474

Mallory Turner, Ward 1, Item 5.d, file 24-474

**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 Phillips.

Comments by Councilor Nishioka.

The motion CARRIED by the following vote:

**Aye:** 9 - Hoy, Nordyke, Phillips, Stapleton, Gonzalez, Varney, Nishioka, Hoy, and Gwyn

**Nay:** 0

**Abstain:** 0

**3.1 MINUTES**

**3.1a.** [24-442](#) November 12, 2024 Draft City Council Minutes

**Action:** Approved.

**3.1b.** [24-480](#) November 18, 2024 Draft City Council Work Session Minutes

**Action:** Approved.

**3.2 RESOLUTIONS**

None.

**3.3 ACTION ITEMS**

None.

**3.3a.** [24-471](#)

Adoption of Final Order No. 2024-4 CU24-05 modifying the Hearing Officer’s decision approving Conditional Use Permit Case No. CU24-05 for property located at 3393 Silverton Road NE.

Ward(s): Ward 5

Councilor(s): Gonzalez

Neighborhood(s): Northgate Neighborhood Association

Result Area(s): Welcoming and Livable Community

**Adopted the Final Order to modify the Hearing Officer's decision approving Conditional Use Permit Case No. CU24-05.**

**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.** [24-472](#)

Commercial Air Service Update and Look Ahead

Ward(s): 2

Councilor(s): Nishioka

Neighborhood(s): SEMCA, SESNA

Result Area(s): Strong and Diverse Economy

**Joint presentation by John Paskell, Airport Manager, and Jack Penning, Founder and Owner, Volaire Aviation Consulting.**

**Questions or Comments by: Mayor Hoy, Jack Penning, and Councilors Nordyke, Nishioka, and Phillips**

**This SOB - Management Report was received and filed.**

5.b. [24-445](#)

Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) - Endangered Species Act (ESA) Integration in Oregon

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Natural Environment Stewardship; Safe and Healthy Community

**Staff presentation by Robin Dalke, Development Services Operations Manager and Flood Plain Administrator, City of Salem.**

**Questions or Comments by: Mayor Hoy, Robin Dalke, Councilors Phillips, Varney, Hoy, Nordyke, and Nishioka.**

**A motion was made by Councilor Nishioka to direct staff to notify Federal Emergency Management Agency (FEMA) that City of Salem is proceeding with the NFIP Pre-Implementation Measure Option 3, Permit-by-Permit approach. The motion was seconded by Councilor Phillips.**

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

**Aye:** 9 - Hoy, Nordyke, Phillips, Stapleton, Gonzalez, Varney, Nishioka, Hoy, and Gwyn

**Nay:** 0

**Abstain:** 0

5.c. [24-447](#)

Presentation of proposed solid waste transfer station in Polk County by Salem City staff, Polk County staff, and Apple Tree Holdings, LLC

Ward(s): Ward 1, 8

Councilor(s): Stapleton, Varney

Neighborhood(s): West Salem

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.

**Opening remarks by Ryan Zink, Franchise Administrator, City of Salem.**

**Questions or Comments by: Mayor Hoy and Ryan Zink.**

**An overview of the proposed "Rehub" Polk County transfer station was provided by Austin Meguigan, Director of Community Development, Polk County, and a presentation was provided by Nicholas Dahl, Apple Tree Holdings, LLC.**

**Questions or Comments by: Mayor Hoy, Nicholas Dahl, Councilor Varney, Austin Meguigan, and Councilors Nordyke, Stapleton, Nishioka, and Hoy.**

**This SOB - Presentation was received and filed.**

**At 8:19 p.m., Mayor Hoy called for a brief recess; the meeting reconvened at 8:25 p.m.**

5.d. [24-474](#)

Consideration of a five-year operating levy to fund the Library, Parks, and Center 50+.

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.

**Staff presentation by Chief Financial Officer Josh Eggleston.**

**Questions or Comments by: Mayor Hoy, CFO Josh Eggleston, City Attorney Dan Atchison, Councilors Varney and Phillips, Deputy City Manager Scott Archer, Councilors Gwyn, Nordyke, Stapleton, Nishioka, and Hoy, Courtney Knox Busch, Chief Strategy Officer, and Councilor Gonzalez.**

**A motion was made by Councilor Nishioka to authorize staff to prepare a scenario for the May 2025 election to fund the Salem Public Library, Parks, and the Center 50+ with a five-year operating levy for consideration at a January City Council work session. The motion was seconded by Councilor Phillips.**

**Additional comments by: Councilors Nishioka, Varney, and Stapleton, Mayor Hoy, and Councilors Nordyke and Phillips.**

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

**Aye:** 8 - Hoy, Nordyke, Phillips, Stapleton, Varney, Nishioka, Hoy, and Gwyn

**Nay:** 1 - Gonzalez

**Abstain:** 0

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

### 7. ORDINANCES

#### 7.1 FIRST READING:

None.

#### 7.2 SECOND READING:

None.



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

The following individuals provided comments:

Chris Blackburn, Ward 1, Systems Development Charges (SDC) Refund

Questions or Comments by: Mayor Hoy and Chris Blackburn.

Britany Randall, Ward 2, Systems Development Charges (SDC) Refund

Comments by Mayor Hoy, Councilor Gonzalez, Britany Randall, Public Works Director Brian Martin, and City Attorney Dan Atchison.

Aliza Stapleton, Ward 1, Pedestrian Safety

Comments by Mayor Hoy.

**9. ADJOURNMENT**

9:24 p.m.