

*555 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Final

Monday, December 11, 2023

6:00 PM

Hybrid Meeting / Council Chambers

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

None.

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**

6:17 p.m.

Roll Call

Councilor Nordyke attended the meeting remotely.

Present: 8 - Councilor Hoy, Councilor Nordyke, Councilor Phillips, Councilor Gonzalez, Councilor Varney, Councilor Nishioka, Mayor Hoy, and Councilor Gwyn

Absent: 1 - Councilor Stapleton

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

A motion was made by Councilor Phillips, seconded by Councilor Nishioka to approve the additions to the agenda.

The additions consisted of:

Item 3.3a., Applications for transportation safety projects through the Oregon Department of Transportation All Roads Transportation Safety (ARTS) program; the table in the staff report was corrected.

Item 5.e., Decision to interview applicants to the Citizen Budget Committee and Salem Planning Commission put forth by the Appointment Committee; this new report was added to the agenda.

"2023 Year in Review" was reordered to appear before Item 9, Adjournment.

Comments by: Councilor Phillips, Mayor Hoy, Councilor Nordyke, and Deputy City Recorder Amy Johnson.

The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Stapleton

Abstain: 0

1.2 COUNCIL AND CITY MANAGER COMMENT

Comments by: Councilors Phillips and Nishioka, Mayor Hoy, and Councilors Nordyke, Hoy, and Gwyn.

1.3 PROCLAMATIONS

1.3a. [23-490](#)

Proclamation of the Mayor and Canvass of Votes from the November 7, 2023 Special Election

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

Mayor Hoy read the 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:

Lindsey King, 1720 Liberty Street SE, Item 3.2c., file 23-484

Beth Schmidt, Salem-Keizer Safe Routes to School Coordinator, 100 High Street SE, Item 3.3a., file 23-468

Drew Cohen, Ward 4 Citizen Budget Committee Member, Item 5.a., file 23-493

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

A motion was made by Councilor Phillips, seconded by Councilor Nishioka to approve the consent calendar.

Comments by Councilor Phillips.

The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Stapleton

Abstain: 0

3.1 MINUTES

- 3.1a.** [23-457](#) November 20, 2023 Draft Minutes - Joint Work Session with City Council and Marion County Board of Commissioners

Action: Approved.

- 3.1b.** [23-458](#) November 20, 2023 Draft City Council Work Session Minutes

Action: Approved.

- 3.1c.** [23-485](#) November 27, 2023 Draft City Council Minutes

Action: Approved.

3.2 RESOLUTIONS

3.2a. [23-403](#)

Multiple Unit Housing Tax Incentive Program application by Brandon Fahman seeking a 10-year property tax exemption for a seven-unit residential project located at 890 Commercial Street NE.

Ward(s): 1

Councilor(s): Stapleton

Neighborhood(s): CANDO

Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community.

(1) Adopted Resolution No. 2023-32, approving an application by Brandon Fahman for a ten-year property tax exemption under the City's Multiple Unit Housing Tax Incentive Program and;

(2) Directed staff to make a request to boards of other taxing districts to adopt a resolution agreeing with the policy of providing a tax exemption for the project, therefore exempting the Project's full property tax liability.

3.2b. [23-455](#)

Acquisition of Property for the Sunnyview Road NE and Hollywood Drive NE Pedestrian Crossing Improvements Project

Ward(s): Ward 6

Councilor(s): Julie Hoy

Neighborhood(s): East Lancaster (ELNA), North Lancaster (NOLA)

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

Adopted Resolution No. 2023-43, declaring a public need to acquire and the City of Salem's intent to negotiate for the acquisition of easements for the Sunnyview Road NE and Hollywood Drive NE Pedestrian Crossing Improvements Project.

3.2c. [23-484](#)

Consideration of a land use fee reduction request for 650 15th St SE.

Ward(s): 2

Councilor(s): Nishioka

Neighborhood(s): SESNA

Result Area(s): Good Governance; Welcoming and Livable Community

Adopted Resolution No. 2023-34, authorizing a fifty percent fee reduction for a Comprehensive Plan Change and Zone Change for 650 15th St SE.

3.3 ACTION ITEMS

3.3a. [23-468](#)

REVISED - Applications for transportation safety projects through the Oregon Department of Transportation All Roads Transportation Safety (ARTS) program.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Authorized the City Manager to apply for project funding with a total estimated cost of \$3,798,000 under the All Roads Transportation Safety (ARTS) program for systemic measures (intersection, bicycle and pedestrian, and roadway departure) and, if successful, incorporate projects into a future Capital Improvement Plan, and authorized the City Manager to enter into an agreement with ODOT to accept and expend the funds.

3.3b. [23-476](#)

Marion County Ambulance Service Area Franchise Agreement Renewal.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community

Authorized the City Manager to execute the Ambulance Service Area Franchise Agreement between the City of Salem and Marion County, renewing the City's exclusive right and responsibility to provide ambulance services in Marion County from January 1, 2024, through December 31, 2028.

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. [23-493](#)

Revenue Task Force charter and member selection

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

Colleen Rozillis, Moss Adams, facilitated the discussion for this item.**Question or Comments by: Colleen Rozillis, Mayor Hoy, Councilors Varney, Gwyn, Phillips, Nordyke, Gonzalez, Nishioka, and Hoy, and City Attorney Dan Atchison.****A motion was made by Councilor Phillips, seconded by Councilor Nishioka to approve the recommendation in the staff report attachment entitled "2024 City of Salem Revenue Task Force DRAFT"(including all amendments made by City Council at its December 11, 2023 meeting).****Comments by: Councilor Phillips.****The motion CARRIED by the following vote:****Aye:** 8 - Hoy, Nordyke, Phillips, Gonzalez, Varney, Nishioka, Hoy, and Gwyn**Nay:** 0**Absent:** 1 - Stapleton**Abstain:** 0**5.b.** [23-444](#)

Transfer of appropriations within the City's Fiscal Year (FY) 2024 Budget to fund the facilitation of a Revenue Task Force.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

A motion was made by Councilor Phillips, seconded by Councilor Varney to adopt Resolution No. 2023-41, authorizing a transfer of \$302,800 in appropriations within the City's FY 2024 budget for unanticipated changes.**Questions or Comments by: Councilor Phillips and Mayor Hoy.****The motion CARRIED by the following vote:****Aye:** 8 - Hoy, Nordyke, Phillips, Gonzalez, Varney, Nishioka, Hoy, and Gwyn**Nay:** 0**Absent:** 1 - Stapleton

Abstain: 0

5.c. [23-473](#)

This is an annual report of the Salem Public Art Commission for 2023.

Ward(s): Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Welcoming and Livable Community

Keith Bondaug-Winn, Public Works Liaison to the Salem Public Art Commission, introduced Salem Public Art Commission Chair Zachary Hall.

Mr. Hall presented the Commission's 2023 Annual Report.

Questions or Comments by: Mayor Hoy, Councilor Gonzalez, and Zach Hall.

This annual report was received and filed.

5.d. [23-479](#)

Salem Civic Center Improvement Project - Pre-Design Report Update

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Opening remarks by Allen Dannen, Assistant Director, Public Works Project Management.

Kirk Sund, CB TWO Architects, presented an overview of the Civic Center Improvement Project.

Additional comments by Aaron Kimsey, Engineer, Public Works Project Management.

Questions or Comments by: Councilor Phillips, Aaron Kimsey, Councilor Nishioka, and Mayor Hoy.

This Informational Report was received and filed.

5.e. [23-496](#)

Decision to interview applicants to the Citizen Budget Committee and Salem Planning Commission put forth by the Appointment Committee.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

A motion was made by Councilor Phillips, seconded by Councilor Nishioka to conduct interviews for the Committees recommended candidates for the Citizen Budget Committee and Planning Commission on January 8, 2024.

Questions or Comments by: Councilor Phillips, Mayor Hoy, City Attorney Dan Atchison, Councilors Gwyn and Hoy, Chief Financial Officer Josh Eggleston, and Councilors Nishioka and Varney.

A substitute motion was made by Councilor Phillips, seconded by Councilor Gwyn that City Council not conduct interviews for the committees recommended candidates for the Citizen Budget Committee and Planning Commission, and (instead) appoint the candidates recommended by the (Board and Commission) Appointment Committee for the Planning Commission and Citizen Budget Committee.

Questions or Comments by: Mayor Hoy, Councilors Phillips and Nordyke.

The motion CARRIED by the following vote, and the following applicants were appointed:

Citizen Budget Committee:

Appointed David Gier to a term #1, expiring on June 30th, 2026, as a representative from Ward 8;

Appointed Evan Manvel to a term #1, expiring on June 30th, 2026 as a representative from Ward 2;and

Appointed Nick Beleiciks to a term #1, expiring on June 30th, 2026 as a representative from Ward 1.

Salem Planning Commission:

Appointed Jordan Truitt to a term #1, expiring on December 31st, 2027 as a non-resident member;

Appointed Paul Tigan to a term #1, expiring on December 31st, 2027;

Appointed Beth Rhoades to a term #1 expiring on December 31st, 2025;

Reappointed Lisa Heller to a term #2 expiring on December 31st, 2027; and

Reappointed Michael Slater to a term #2 expiring on December 31st, 2027.

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

Nay: 0

Absent: 1 - Stapleton

Abstain: 0

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

6.a. [23-467](#) Changes to City Council Committee Assignments

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

This Informational Report was received and filed.

6.b. [23-471](#) Purchases approved administratively from October 1, 2023 through October 31, 2023.

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. [23-478](#) Expiration of the Emergency Declaration related to unsheltered residents.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

This Informational Report was received and filed.

6.d. [23-481](#)

Reduction in Library operational hours, beginning January 2, 2024.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Questions or Comments by: Councilor Nordyke, Mayor Hoy, City Manager Keith Stahley, and Deputy City Manager Scott Archer.

Presentation by Acting City Librarian Bridget Esqueda.

Additional Questions or Comments by: Mayor Hoy, Bridget Esqueda, Councilors Varney and Phillips, Deputy City Manager Scott Archer, City Manager Keith Stahley, Chief Financial Officer Josh Eggleston, Councilor Hoy, Mayor Hoy, Councilors Nishioka and Gwyn, and City Attorney Dan Atchison.

This Informational Report was received and filed.

6.e. [23-482](#)

Planning Administrator Decision - A replat to reconfigure three existing properties - Approved.

Replat Tentative Plan / Class 2 Adjustment Case No. REP-ADJ23-06 -
M And T Partners Inc., Matthew Oyen - 2540-2560 Kuebler
Boulevard SE.

Ward(s): 4

Councilor(s): Gwyn

Neighborhood(s): SGNA

This Informational Report was received and filed.

7. ORDINANCES

7.1 FIRST READING:

None.

7.2 SECOND READING:

7.2a. [23-487](#)

Revisions to the Salem Revised Code Sections 2.870, 2.880, 2.890, 2.900, and 2.910 related to the Salem Non-Profit Corporation Low Income Housing Tax Exemption Program.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community; Welcoming and Livable Community.

Second reading was conducted and Ordinance Bill No. 17-23, PASSED by the following vote:

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

Nay: 0

Absent: 1 - Stapleton

Abstain: 0

8. PUBLIC COMMENT: (Other than agenda items)

None.

**** 2023 Year in Review ****

Comments by City Manager Keith Stahley and Mayor Hoy.

9. ADJOURNMENT

8:51 p.m.