

*585 Liberty St SE  
Salem, OR 97301*



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

**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 (OGE) 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:** [OGE 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