

*555 Liberty St SE  
Salem, OR 97301*



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

**Monday, March 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 SESSION**

**City Council**

**5:15 p.m. - City Manager's Conference Room**

**Current/Pending Litigation - ORS 192.660(2)(h)**

## **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**

6:18 p.m.

#### **Roll Call**

**Councilor Gonzalez attended the meeting remotely.**

**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**

None.

### **1.2 COUNCIL AND CITY MANAGER COMMENT**

**Comments by: City Manager Keith Stahley, Councilors Nishioka, Gwyn, Nordyke, and Hoy.**

### **1.3 PROCLAMATIONS**

**1.3a.** [24-110](#)

Proclamation - Child Abuse Prevention Month 2024

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Mayor Hoy read the proclamation into the record.**

**Bruce Anderson, Deputy CEO for Liberty House, accepted the proclamation.**

**Comments by: Bruce Anderson.**

**1.4 PRESENTATIONS**

None.

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

The following individuals provided comments:

David Patterson, Regional Managing Director, Falck Ambulance, 1790 Front Street NE, Item 5.b, file 24-116

Questions or Comments by: Mayor Hoy, Councilor Hoy, and David Patterson.

Nicholas VanEpps, Falck Ambulance, 1790 Front Street NE, Item 5.b, file 24-116

Questions or Comments by: Councilor Phillips, Nicholas VanEpps, and Mayor Hoy.

Tim Morris, General Manager, Falck Ambulance, 1790 Front Street NE, Item 5.b, file 24-116

Questions or Comments by: Mayor Hoy and Tim Morris.

Robert Dalke, Falck Ambulance (outgoing general manager), Ward 8, Item 5.b, file 24-116

Tim Murphy, CEO & Founder, Bridgeway Detox Clinic, 258 50th Avenue, Item 5.b, file 24-116

Nicholas Grice, Secretary/Treasurer, Salem Professional Firefighters, Ward 4, Item 5.b, file 24-116

Tom Hoffert, CEO, Salem Chamber of Commerce, 1110 Commercial Street NE, Item 5.b, file 24-116

Questions or Comments by: Councilor Gwyn, Tom Hoffert, and Councilor Nishioka.

Brittany Randall, Ward 2, Item 1.3a, file 24-110.

Questions or Comments by: Mayor Hoy, Councilor Stapleton, and Public Works Director Brian Martin.

The following individual provided comments remotely:

Jackie Leung, Micronesian Islander Community, Ward 1, Item 3.2b, file 24-102

Questions or Comments by: Mayor Hoy, Councilor Nordyke, and Jackie Leung.

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

A motion was made by Councilor Stapleton, seconded by Councilor Phillips to approve the consent calendar with the pull of 3.2a by Councilor Gwyn.

Comments by: Councilors Stapleton, Gwyn, and Nordyke.

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. [24-115](#) March 11, 2024 Draft Council Minutes

Action: Approved.

**3.2 RESOLUTIONS**

3.2a. [24-92](#) Resolutions adopting Council Policies C-19 (Transportation Services Fund Financial Policy) and C-20 (Streetlight Fund Financial Policy); updating Council Policies C-9 (Capital Improvement Program Policy) and C-14 (Utility Fund Financial Policy).

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Natural Environment Stewardship; Safe, Reliable and Efficient Infrastructure.

Pulled by Councilor Gwyn - See item 5.d.

- 3.2b.** [24-102](#) Approving Resolution 2024-14, an initial property tax exemption for a non-profit, low-income housing owner in accordance with SRC 2.850 to 2.910.

Ward(s): Ward 1  
Councilor(s): Stapleton  
Neighborhood(s): Highland Neighborhood Association  
Result Area(s): Welcoming and Livable Community

**Adopted Resolution 2024-14, approving the initial application for property tax exemption to Micronesian Islander Community in accordance with SRC 2.850-2.910.**

### 3.3 ACTION ITEMS

- 3.3a.** [24-88](#) Request to create a mid-year project for installation of a Perimeter Intrusion Detection System at the Salem Airport.

Ward(s): 2  
Councilor(s): Nishioka  
Neighborhood(s): SEMCA, SESNA  
Result Area(s): Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy

**Authorized the creation of a mid-year capital improvement project for the installation of a Perimeter Intrusion Detection System on the east side of the Salem Airport.**

- 3.3b.** [24-94](#) Amendment to lease with Church at the Park for City-owned real property located at 2640 Portland Road NE.

Ward(s): 5  
Councilor(s): Gonzalez  
Neighborhood(s): Northgate  
Result Area(s): Good Governance; Safe Community; Welcoming and Livable Community

**Authorized the City Manager to execute the attached amendment with Church at the Park for real property located at 2640 Portland Road NE.**

3.3c. [24-99](#)

Ground lease with North Valley Hay & Farms LLC for property located at 2301 Orchard Heights Road NW.

Ward(s): 8

Councilor(s): Varney

Neighborhood(s): WSNA

Result Area(s): Good Governance; Natural Environment Stewardship

**Authorized the City Manager to execute the lease with North Valley Hay & Farms LLC.**

#### 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. [24-108](#)

Revenue Task Force status update.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

**Colleen Rozillis and Jessie Lenhardt of Moss Adams provided an update and presentation.**

**Questions or Comments by: Mayor Hoy, Jessie Lenhardt, and Councilors Nordyke and Hoy.**

**This SOB - Matters of special importance to council was received and filed.**

**At 7:41 p.m., Mayor Hoy called for a break; the meeting resumed at 7:47 p.m.**

5.b. [24-116](#)

Salem Fire Department Proposal for the Reintegration of Ambulance Services: Implementing the Ambulance Operator Model under Fire Department Oversight.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community

**Opening remarks by City Manager Keith Stahley, followed by remarks by Fire Chief Mike Niblock.**

**Questions or Comments by: Councilor Phillips, Chief Niblock, Mayor Hoy, Councilors Hoy, Gwyn, Varney, Stapleton, and Nordyke.**

**A motion was made by Councilor Stapleton, seconded by Councilor Phillips to authorize the City Manager to allow Salem Fire Department to proceed with the approval of Option #2 (Ambulance Operator Model), designating the Fire Department as the exclusive provider of Ambulance Service starting July 1, 2025, thereby discontinuing the practice of subcontracting with an external contractor for ambulance services within the community.**

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

**An amended motion was made by Councilor Varney, seconded by Councilor Stapleton to amend the main motion to add, "... And by May 13, an implementation plan be submitted to Council and a Fire Department oversight committee be established to oversee implementation and operation of the Ambulance operator model."**

**Questions or Comments by: Councilors Varney, Stapleton, and Phillips, City Manager Stahley, Mayor Hoy, Councilors Hoy and Nordyke, Fire Chief Niblock, and Councilor Gwyn.**

**The amendment to the motion CARRIED by a unanimous vote.**

**Additional Comments by: Mayor Hoy and Councilor Phillips.**

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

**NOTE: Councilor Stapleton confirmed that she intended to state "July 1, 2025" in her motion, which is the same date that is reflected in the staff report. Council's adoption of the minutes for the March 25, 2024 City Council meeting ratifies this correction.**

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

**Nay:** 0

**Abstain:** 0

5.c. [24-100](#)

Federal Emergency Management Agency’s Assistance to Firefighters Grant (AFG).

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community

**Opening remarks by Fire Chief Mike Niblock.**

**Questions or Comments by: Councilor Stapleton and Chief Niblock.**

**A motion was made by Councilor Stapleton, seconded by Councilor Phillips to authorize the City Manager to apply for and, if awarded, accept the Assistance to Firefighters Grant (AFG) for purchasing three ground ambulances to support the implementation of the new Ambulance Operator (AO) Model.**

**Additional comment by Councilor Stapleton.**

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

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

**Nay:** 0

**Abstain:** 0

5.d. [24-92](#)  
(3.2a.)

Resolutions adopting Council Policies C-19 (Transportation Services Fund Financial Policy) and C-20 (Streetlight Fund Financial Policy); updating Council Policies C-9 (Capital Improvement Program Policy) and C-14 (Utility Fund Financial Policy).

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Natural Environment Stewardship; Safe, Reliable and Efficient Infrastructure.

**A motion was made by Councilor Gwyn, seconded by Councilor Stapleton to table the resolutions that fund financial policies.**

**Questions or Comments by: Mayor Hoy, City Attorney Dan Atchison, and Councilor Gwyn.**

**The motion was restated as "to table this item (3.2a) to a date to be determined by staff after the Budget (is adopted).**

**Additional Comments by: Councilors Gwyn and Nordyke.**

**The motion, as restated, CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

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

**6.a.**     [24-106](#)

Planning Commission Decision - A Comprehensive Plan Map Amendment and Zone Change application for approximately 400 acres.

Minor Comprehensive Plan Map Amendment / Zone Change Case No. CPC-ZC23-02 - Britany Randall - 5465 Turner Rd SE

Ward(s): 3  
Councilor(s): Phillips  
Neighborhood(s): SEMCA

**Comments by: Councilor Gwyn, Mayor Hoy, and Councilor Phillips.**

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

**6.b.**     [24-109](#)

Summary of recent activity and progress on 2022 voter-approved Safety and Livability Bond measure.

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods  
Result Area(s): Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy; Welcoming and Livable Community.

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

**7. ORDINANCES**

**7.1 FIRST READING:**

**None.**

**7.2 SECOND READING:**

7.2a. [24-111](#)

Assessment of project costs for the conversion of the private Sleepy Hollow Phase I water system to the City's public water system.

Ward(s): Ward 6

Councilor(s): Councilor Hoy

Neighborhood(s): East Lancaster Neighborhood Association

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

**Second reading was conducted, and Ordinance Bill No. 2-24, related to assessment of project costs to customers of the former Sleepy Hollow Phase I water system, PASSED by the following vote:**

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

**Nay:** 0

**Abstain:** 0

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

The following individuals provided comments:

Joel Estrin, 5528 Boundary, Library closure

Comments by Mayor Hoy.

Kyle Durkee, 645 Breys Avenue NE, Library  
Sadie Verville, 1345 Norway Street NE, Library  
Keegan Gormally, 1045 Liberty Street SE, Library  
Enam Albustami, Ward 1, Ceasefire  
Sarah VanWoy, Ward 2, Budget and Measures 5 and 50  
Jane Miramontes, Ward 1, Library budget  
Wendy Cornelisen, State Librarian of Oregon, Ward 4, Library

Comments by Mayor Hoy.

Hannah Bastrom, Ward 8, Library

Questions or Comments by: Mayor Hoy, Councilor Phillips, and Hannah Bastrom.

Kristy Kemper-Hodge, Ward 6, Library  
Alyssa Cokinis, Ward 2, Library

Comments by Mayor Hoy.

B.J. Toewe, 617 Lakefair Place., Library  
Arlene Weible, Ward 7, Library  
Logan Decker, Ward 1, Library

Questions or Comments by Mayor Hoy.

Oliver Hart, Ward 2, Library  
Dee Barron, Ward 8, Library

Jessena Salinas, 1985 Park Avenue NE, Ceasefire

**9. ADJOURNMENT**

9:22 p.m.