

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

Monday, June 9, 2025

6:00 PM

Loucks Auditorium / Salem Public Library

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 Loucks Auditorium at Salem Public Library 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 3:00 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.

Salem Public Library, Plaza Room (Plaza Entrance)

ORS 192.660(2)(d), Labor Negotiations

City Council - 5:30 p.m.- 6:00 p.m.

Salem Public Library, Plaza Room (Plaza Entrance)

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

6:16 p.m.

Roll Call

Councilor Tigan attended the meeting remotely.

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

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

A motion was made by Councilor Nishioka to approve the addition to the agenda. A supplemental report was added to Item 3.3c. The motion was seconded by Councilor Gwyn.

Comments by: Councilor Nordyke, Brian Martin, Public Works Director, and Councilors Matthews and Brown.

The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

1.2 COUNCIL AND CITY MANAGER COMMENT

Mayor Julie Hoy thanked the first responders from Salem Police Department and Salem Fire Department that responded to the recent stabbing of multiple individuals that occurred at Union Gospel Mission on June 1, 2025.

Other comments by: Councilors Nishioka, Varney, Nordyke, and Interim City Manager Krishna Namburi.

1.3 PROCLAMATIONS

1.3a. [25-210](#)

Proclamation recognizing Make Music Day.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Councilor Nordyke read the proclamation into the record.

Make Music Salem Committee Members Karen Green, Liz Brock, Danielle Green, and Hunter Winnen accepted the proclamation.

Comments by Karen Green.

1.3b. [25-211](#)

Proclamation recognizing 250th Anniversary of the United States Army.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Mayor Julie Hoy read the proclamation into the record.

Russell W. Gibson, Colonel and Commander of the 82nd Troop, Command Brigade, Government and Legislative Affairs Director, Oregon Military Department, Oregon National Guard, and other members of the Oregon National Guard accepted the proclamation.

Comments by Colonel Gibson.

1.4 PRESENTATIONS

None.

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

The following individuals provided comments:

Ronnie Daniels, Item 7.2c, File 25-215

Spencer Rosenau, Ward 1, Item 3.3c, File 25-175

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 Gwyn.

Comments by Councilor Nishioka.

The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

3.1 MINUTES**3.1a.** [25-209](#)

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Action: Approved.

3.2 RESOLUTIONS

3.2a. [25-201](#)

Acquisition of easements for the Waldo Avenue SE and Wildwind Drive SE Sewer Rehabilitation Project.

Ward(s): 2

Councilor(s): Nishioka

Neighborhood(s): South Central Association of Neighbors (SCAN)

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

Adopted Resolution No. 2025-14, declaring a public need to acquire and the City's intent to negotiate for the acquisition of easements for the Waldo Avenue SE and Wildwind Drive SE Sewer Rehabilitation Project.

3.3 ACTION ITEMS

3.3a. [25-146](#)

Approval of Telecommunications Franchise Agreement, granting Ezee Fiber the non-exclusive right to construct, use, operate and maintain a telecommunications system in the City's rights-of-way (ROW).

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Authorized the City Manager to execute the Telecommunications Franchise Agreement between the City of Salem and Ezee Fiber for the provision of telecommunication service in the City's ROW.

3.3b. [25-192](#)

National Weather Service lease extension and amendment for space at the Salem Airport.

Ward(s): 2

Councilor(s): Nishioka

Neighborhood(s): SEMCA, SESNA

Result Area(s): Strong and Diverse Economy

Authorized the City Manager to execute Amendment No. 2 to Lease No. LOR07449 for the space occupied by the National Weather Service at the Salem Airport.

3.3c. [25-195](#)

Safe Streets and Roads for All grant application for pedestrian crossing improvement projects.

Ward(s): 1 and 6

Councilor(s): Tigan and Ward 6 Councilor

Neighborhood(s): East Lancaster Neighborhood Association, Northeast Neighbors, North East Salem Community Association, North Lancaster Neighborhood Association

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

Authorized the Interim City Manager to apply for federal funding up to \$10 million through the SS4A program, using up to \$2.5 million of Safety and Livability funds as match, to construct a series of pedestrian crossing improvement projects and provide funds to implement High Visibility Enforcement at pedestrian crossing locations; and further authorized the Interim City Manager to enter into an agreement with the US DOT to accept the funds.

3.3d. [25-202](#)

Cooperative Improvement (Utility) Agreement with the Oregon Department of Transportation for water and fiber optic utility construction on the Salem Center Street Bridge Seismic Retrofit Project.

Ward(s): 1

Councilor(s): Tigan

Neighborhood(s): West Salem Neighborhood Association, Central Area Neighborhood Development Organization (CANDO)

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

Authorized the City Manager to execute the Cooperative Improvement (Utility) Agreement (CIA) with Oregon Department of Transportation (ODOT) to replace the City water and fiber optic utilities in association with the ODOT's Salem Center Street Bridge Seismic Retrofit Project.

3.3e. [25-212](#)

Regional Traffic Control Center Intergovernmental Agreement with the Oregon Department of Transportation (ODOT).

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 execute the attached Intergovernmental Agreement with ODOT for the purposes of receiving federal funds and providing local matching funds to operate the Salem Regional Traffic Control Center, and further authorized the City Manager to administer and modify the agreement as needed in the best interest of the City.

4. PUBLIC HEARINGS

- 4.a.** [25-179](#) Public hearing on State Revenue Sharing funds

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Staff presentation by James Wharton-Hess, Senior Fiscal Analyst, Budget Office.

Persons testifying: None.

Questions for staff by Councilor Matthews.

A motion was made by Councilor Nishioka to adopt Resolution No. 2025-12, electing to receive a share of certain revenues from the State of Oregon General Fund. The motion was seconded by Councilor Matthews.

The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

4.b. [25-206](#)

Public hearing on the FY 2026 City of Salem Budget

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 Kali Leinenbach, Budget Manager.

Persons testifying:

DJ Vincent, Ward 3

Questions or Comments by: Councilor Nishioka and DJ Vincent.

Patrick Geier, 2640 Portland Road NE

Comments by Councilor Tigan and Mayor Julie Hoy.

A motion was made by Councilor Nishioka to direct staff to return to City Council on June 23, 2025, with a resolution to adopt the Budget Committee recommended FY 2026 City of Salem Budget with amendments. The motion was seconded by Councilor Varney.

Comments: City Attorney Dan Atchison.

An amended motion was made by Councilor Nishioka that the City Council direct staff to transfer \$50,000 from the remaining State Sheltering Grant funds currently supporting the SOS Team and vehicle/RV demolition services to maintain Church at the Park's Safe Park program through part of FY 2026. The motion was seconded by Councilor Matthews.

Questions or Comments by: Councilors Nishioka and Varney, Chief Financial Officer Josh Eggleston, Councilor Matthews and Gwyn, Gretchen Bennett, Acting in Capacity Community Services Director, City Attorney Dan Atchison, and Mayor Julie Hoy.

The amended motion CARRIED by the following vote:

Aye: 4 - Varney, Nishioka, Tigan, and Hoy

Nay: 3 - Gwyn, Brown, Matthews

Abstain: 1 - Nordyke

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

Aye: 7 - Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, and Hoy

Nay: 0

Abstain: 1 - Nordyke

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. [25-207](#)

Use of Salem Safety and Livability Bond Premium for additional expenses related to the Civic Center Seismic retrofit project.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Joint presentation by Aaron Kimsey, Assistant City Engineer, Public Works, and Josh Eggleston, Chief Financial Officer.

Questions or Comments by: Councilor Nordyke and Aaron Kimsey.

A motion was made by Councilor Nishioka to approve the use of \$1,078,540 in bond premium to pay for additional expenses related to the Civic Center Seismic project. The motion was seconded by Councilor Nordyke.

Additional comments by: Councilor Nishioka and Mayor Julie Hoy.

The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 0

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

6.a. [25-196](#)

Quarterly information report on economic development.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

This Informational Report was received and filed.

6.b. [25-205](#)

Planning Administrator Decision - To divide 34.13 acres into three parcels - Approved.

Partition Tentative Plan Case No. PAR25-06, Andre Makarenko and Sergei Makarenko, 2592 Kuebler Rd S

Ward(s): 7

Councilor(s): Nordyke

Neighborhood(s): SWAN

This Informational Report was received and filed.

7. ORDINANCES**7.1 FIRST READING:**

None.

7.2 SECOND READING:**7.2a.** [25-204](#)

Ordinance Bill amending the Salem Revised Code Chapter 220, 300, and 601 relating to Floodplain Development Permit requirements in the City of Salem

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Natural Environment Stewardship; Safe and Healthy Community; Safe, Reliable and Efficient Infrastructure

Note: Councilor Tigan participated in the roll call vote for Ordinance No. 6-25, and he later stated that his intention was to recuse himself from voting on this ordinance due to a potential conflict of interest due to his family members own property near the subject property location. The vote was corrected to reflect Councilor Tigan as "recused."

Second reading was conducted and Ordinance Bill No. 6-25 amending the Salem Revised Code (SRC) updating Chapter 220 (Site Plan Review), Chapter 300 (Procedures for Land Use Applications and Legislative Land Use Proposals), and Chapter 601 (Floodplain Overlay Zone) to address Floodplain Development Permit requirements within the City of Salem, PASSED by the following vote:

Aye: 7 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, and Hoy

Nay: 0

Abstain: 0

Recused: 1 - Tigan

7.2b. [25-203](#)

Amending Salem Revised Code Chapters 200 (Urban Growth Management) and 803 (Street and Right-of-way Improvements)

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Second reading was conducted and Ordinance Bill No. 7-25, Amending Salem Revised Code Chapters 200 (Urban Growth Management) and 803 (Street and Right-of-way Improvements) to address right-of-way dedications within the City of Salem, PASSED by the following vote:

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

Nay: 0

Abstain: 0

7.2c. [25-215](#)

Ordinance Bill No. 8-25 amending Salem Revised Code Chapter 102 related to time limits in the Downtown Parking District for metered on-street parking and proof of payment.

Ward(s): 1 and 2

Councilor(s): Tigan and Nishioka

Neighborhood(s): CANDO

Result Area(s): Result Areas - Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy

Second reading was conducted and Ordinance Bill No. 8-25, amending Salem Revised Code Chapter 102 related to time limits in the Downtown Parking District for metered on-street parking and proof of payment, PASSED by the following vote:

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

Nay: 0

Abstain: 0

7.2d. [25-188](#)

Second Reading of Ordinance Bill No. 09-25 - Amendment to SRC
2.840 Related to Ambulance Service on Public Streets.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community

Second reading was conducted and Ordinance Bill No. 9-25, for the purpose of amending SRC 2.840 related to the transition to a City-operated ambulance service on public streets, PASSED by the following vote:

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

Nay: 0

Abstain: 0

8. PUBLIC COMMENT: (Other than agenda items)

The following individuals commented:

Jordan Millett, Ward 8, Avelo

Geovanny, Tolentino, 771 Boone Road SE, Avelo

Robin Graves, Ward 5, Avelo

Logan Stewart, Ward 2, Avelo

Erron Harris, Ward 6, Avelo

Peter Bergel, Ward 2, Avelo

Bill Smaldone, Ward 2, Avelo

Kim Davis, Ward 4, Avelo

Patrick Carney, Ward 1, Business development

Rachael Atchison, Ward 3, Avelo

Matthew Boulay, No ward provided, Avelo

Evelyn Estrada, No ward provided, Avelo

Michele Goulet, Ward 5, Avelo

Kathleen Treppe, Ward 7, Avelo

Gabriel Ertsguard, No ward provided, Avelo

Jerry Jones, 3550 Liberty Road, Trash and rule of law

David Glennie, 445 Myers Street SE, Bush Park

Cindy Ricco, No ward provided, Avelo

9. ADJOURNMENT

8:37 p.m.

Minutes prepared by Amy Johnson, City Recorder