



CITY OF SALEM

585 Liberty St SE
Salem, OR 97301

Meeting Agenda

City Council

Monday, December 1, 2025

6:00 PM

**Loucks Auditorium /
Salem Public Library**

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

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

Roll Call

Pledge of Allegiance

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

1.2 COUNCIL AND CITY MANAGER COMMENT

1.3 PROCLAMATIONS

- 1.3a.** [25-487](#) Proclamation recognizing Human Rights Day.

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods

Recommendation:

Information Only.

Attachments: [Proclamation - Human Rights Day.pdf](#)

1.4 PRESENTATIONS

1.4a. [25-498](#) Presentation: Center Street Bridge Seismic Retrofit Project Update

Attachments: [Center Street Bridge Seismic Retrofit Presentation.pdf](#)

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

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

3.1 MINUTES

3.1a. [25-493](#) November 24, 2025, Draft Council Minutes

Attachments: [11-24-25 Draft Council Minutes](#)

3.2 RESOLUTIONS

3.3 ACTION ITEMS

3.3a. [25-481](#) Cooperative Improvement Agreement with the Oregon Department of Transportation for the OR22 - Center Street Bridge (Salem) Seismic Retrofit Project.

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

Recommendation:

Authorize the City Manager to execute the attached Cooperative Improvement Agreement with ODOT for the OR22 - Center Street Bridge (Salem) Seismic Retrofit Project.

Summary:

The Oregon Department of Transportation (ODOT) is planning seismic retrofit improvements to the Center Street Bridge over the Willamette River to ensure operational functionality following a major seismic event. Phase 1 of the project will retrofit the bridge and its eastside ramps, which will have impacts to Riverfront Park and Wallace Marine Park during construction. City staff have successfully negotiated an agreement with ODOT to mitigate impacts from the project on the parks, public events, natural resources, and parking. The agreement also allows the City to grant ODOT temporary easements for staging and construction access on City property.

Attachments: [Attachment 1 - Cooperative Improvement Agreement OR22 Center Street Bridge \(Sale](#)

3.3b. [25-449](#)

Amendment to 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

Recommendation:

Authorize the City Manager to execute an amendment to the Cooperative Improvement (Utility) Agreement for replacement of City water and fiber optic utilities in association with the ODOT's Salem Center Street Bridge Seismic Retrofit Project.

Summary:

In July 2025, after City Council authorization in June, the attached Cooperative Improvement Agreement (CIA) (Attachment 1) was executed with the Oregon Department of Transportation (ODOT) to fund construction of City water and fiber optic utilities with ODOT's Salem Center Street Bridge Seismic Retrofit Project. The CIA requires the City to deposit a total of \$7,000,000 for the estimated design and construction costs. The City and ODOT have negotiated the attached Amendment to the CIA (Attachment 2) revising the payment schedule for deposits to allow ODOT to proceed with pre-procurement of waterline materials prior to the construction contract to avoid construction delays due to anticipated materials lead times.

Attachments: [Attachment 1 - Cooperative Improvement \(Utility\) Agreement OR22 Center Street Bri](#)
[Attachment 2 - Amendment to Cooperative Improvement \(Utility\) Agreement OR22 C](#)

4. PUBLIC HEARINGS

4.a. [25-440](#)

Exemption from Typical Competitive Bidding Process and Authorization of an Alternative Contracting Method for the Willow Lake Water Pollution Control Facility South Secondary Clarifiers Rehabilitation Project

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Recommendation:

Adopt Resolution No. 2025-29 in support of an exemption from the competitive bidding process and use of a CMAR contracting method for the WPCF - South Secondary Clarifiers Rehabilitation Project.

Summary:

The current City of Salem Budget and Five-Year Capital Improvement Plan (CIP) allocates \$14.9 million for the Willow Lake Water Pollution Control Facility (WPCF) - South Secondary Clarifiers Rehabilitation Project (Project). Staff recommends a Construction Manager at Risk (CMAR) alternative contracting method to rehabilitate the four south secondary clarifiers at the WPCF. The CMAR process allows contractor involvement during the design phase to provide critical input on cost, schedule, and constructability elements that will influence and improve the design. The CMAR will be selected competitively via a Request for Proposal (RFP) process.

Attachments: [Attachment 1 - Resolution 2025-29.docx](#)
[Attachment 2 - Exhibit A \(Facts and Findings\).docx](#)
[Attachment 3 - Presentation South Secondary Clarifiers.pdf](#)

4.b. [25-445](#)

Annexation of an approximately 1.91-acre territory located at 4952 Center St NE (ANXC-762).

Ward(s): 6

Councilor(s): Councilor Vang

Neighborhood(s): ELNA

Result Area(s): Welcoming and Livable Community

Recommendation:

Approve the annexation of the territory at 4952 Center St NE, including the withdrawal from the Marion County Fire District #1 and the application of RA (Residential Agriculture) zoning and forward to first reading.

Summary:

Annexation of an approximately 1.91-acre territory located at 4952 Center St NE.

Attachments: [Vicinity Map](#)[Territory Legal Description and Map](#)[Development Services Memo](#)[Finance Memo](#)[Salem-Keizer Public Schools Memo](#)**4.c. [25-462](#)**

Annexation of an approximate 48.02-acre territory, including public street right-of-way, located at 3741 Langley Street SE and the 3700 to 3800 Blocks of Langley Street SE and Timbet Drive SE.

Ward(s): Ward 3

Councilor(s): Matthews

Neighborhood(s): Southeast Mill Creek Association

Result Area(s): Welcoming and Livable Community

Recommendation:

Approve the annexation of the territory located at 3741 Langley Street SE and the 3700 to 3800 Blocks of Langley Street SE and Timbet Drive SE, including application of IP (Industrial Park) zoning and withdrawal from the Turner Rural Fire Protection District, and advance to first reading.

Summary:

Annexation of an approximate 48.02-acre territory, including public street right-of-way, located at 3741 Langley Street SE and the 3700 to 3800 Blocks of Langley Street SE and Timbet Drive SE.

Attachments: [Attachment 1 - Vicinity Map](#)[Attachment 2 - Territory Map and Legal Description](#)[Attachment 3 - Development Services Division Comments](#)[Attachment 4 - Finance Department Comments](#)[Supplemental Staff Report for File 25-462](#)

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. [25-492](#)

Emergency Declaration related to community impacts of federal immigration enforcement (Resolution No. 2025-33).

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community.

Recommendation:

Adopt Resolution No. 2025-33 declaring an emergency related to the impacts of federal immigration enforcement

Summary:

Several community members expressed concerns about U.S. Immigration and Customs Enforcement (ICE) officers engaging in conduct that infringes on the constitutional rights of members of the Salem community, including but not limited to: arresting and detaining individuals without affording due process rights; refusing to share information about the reason for an individual's arrest or the location where an individual will be detained; routinely wearing masks and refusing to provide identification; and questioning residents and visitors about their immigration status based on their race, ethnicity, language, accent, occupation, or presence at certain locations within the City of Salem. The proposed emergency declaration reaffirms City policy and its commitment to Oregon sanctuary laws and our residents affected by federal immigration enforcement.

Attachments: [COS E Declaration Resolution Immigration.pdf](#)
[Legal Memo re local law enforcement limitations.pdf](#)
[Public Comments received by 3:30 p.m. December 1, 2025](#)

Add Written Testimony.

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

7. ORDINANCES

7.1 FIRST READING:

7.2 SECOND READING:

7.2a. [25-460](#)

Second Reading of ENGROSSED Ordinance No. 4-25 amending SRC chapter 38 - Salem Tourism Promotion Area (STPA) to modify the remonstrance ("objection") procedure to allow operator to file objections based on their number of available rooms.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Recommendation:

Engross Ordinance Bill No. 4-25, amending SRC chapter 38 to

modify the objection procedures for transient lodging operators to allow operator objections based on their number of available rooms instead of one objection per operator, and conduct second reading of the ordinance as engrossed.

Summary:

The proposed engrossed (amended) ordinance modifies the system for objecting (remonstrating) to the continuation of the Salem Tourism Promotion Area (STPA). The inclusion of Accessory Short Term Rental and Short Term Rental (STR) operators has been removed from this ordinance. Enacting the engrossed ordinance will implement the modified proportional objection system, and the proposed inclusion of STRs will be brought back to Council for a public hearing in early 2026.

Attachments: [ENGROSSED ordinance bill no 4 25 - SRC chapter 38.docx](#)
[Exhibit A to ENGROSSED Ordinance 4 25 - TPA revisions SRC Chapter 38 .docx](#)

8. PUBLIC COMMENT: (Other than agenda items)

9. ADJOURNMENT

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To request accommodations or services, please call 503-588-6255 or 503-588-6003 (TTD/TTY 503-588-6439), or by e-mail at: cityrecorder@cityofsalem.net at least two business days in advance.

Si necesita ayuda para comprender esta información, por favor llame 503-588-6003.

UPCOMING PUBLIC HEARINGS, AND WORK SESSIONS

- a. [25-484](#) Until further notice, all Salem City Council meetings will be conducted in Loucks Auditorium, located at Salem Public Library, 585 Liberty Street SE, with the option for remote attendance. Please see the meeting agenda header for more details on remote attendance. The meetings are also available to watch in real-time online at CC:Media YouTube Channel, as well as Comcast Cable CC:Media Channel 21.

CITY COUNCIL PUBLIC HEARINGS:

SALEM HOUSING AUTHORITY PUBLIC HEARINGS:

URBAN RENEWAL AGENCY PUBLIC HEARINGS:

CITY COUNCIL WORK SESSIONS: (Unless otherwise noted, work sessions are held in Loucks Auditorium.)

BUDGET COMMITTEE MEETINGS: (Unless otherwise noted, Budget Committee will meet in Loucks Auditorium.)

Presentation of Five-Year Forecast
Wednesday, January 14, 2026, at 6:00 p.m.

2025 NEIGHBORHOOD ASSOCIATION ANNUAL MEETING DATES:

Neighborhood - Annual Meeting Date - Time - Councilor
NEN-----December 9-----6:30 p.m.-----Nishioka, Tigan

MEETING PROCEDURES

City Council meets on the second and fourth Mondays of each month at 6:00 p.m. All meetings are in Loucks Auditorium Salem Public Library, 585 Liberty Street SE.

The Mayor, who is the presiding officer, is elected at large for a term of two years. Councilors are elected for four-year terms for each of the City's eight Wards. These nine officers comprise the Council who make the policy decisions for municipal activity and pass its ordinances and regulations.

Because the Mayor and Councilors' positions are part time, without pay, the Council appoints a City Manager who is responsible for the administration and execution of the City's policies and ordinances.

The City Council generally follows Robert's Rules of Order, but has adopted supplementary rules that may be found on the City's website at:
<https://www.cityofsalem.net/government/city-council-mayor/about-city-council/council-rules>.

THE CONSENT CALENDAR

The Consent Calendar allows the Council to save time by acting on everything listed on that part of the agenda with one motion instead of considering each item separately. If a City Councilor believes a matter on the Consent Calendar deserves further discussion, the Councilor can request that item be removed from the Consent Calendar and considered separately under "Special Orders of Business."

PUBLIC COMMENT

There are two times at every regular City Council meeting when the public has an opportunity to address the City Council. The first time is immediately prior to the Consent Calendar. This time is reserved for questions or statements regarding items appearing on the agenda, except public hearings and the merits of land use issues. The second time is at the end of the agenda. At this time, you can address the City Council on any matter of public concern, other than an agenda item. Please sign up on the Speakers Roster prior to the start of the meeting. The Mayor will announce the time for public comment, and invite persons to address the City Council. Each person has three minutes to address the City Council. Please stop speaking when your time has expired.

Individuals that would like to provide comments during the meeting but are not able to attend the meeting in person may provide testimony virtually. To do so, please sign up online on the day of the meeting between the hours of 8:00 a.m. and 3:00 p.m. at
<https://www.cityofsalem.net/government/city-council-mayor/about-city-council/comment-and-participate-in-a-city-council-meeting>.

HOW TO GET YOUR WRITTEN COMMENTS INCLUDED AS PART OF THE AGENDA

Any written comments that you wish to be given to the City Council that are about an item on an agenda must be submitted to the City Recorder at cityrecorder@cityofsalem.net by 3:30 p.m. on the day of the City Council meeting when the item will be considered. For complete information on submitting communications to Council, please refer to Council Rule 6: Communications:
<https://www.cityofsalem.net/government/city-council-mayor/about-city-council/council-rules>.

If you have some matter that you wish to have the City Council consider in the future, you are encouraged to submit your suggestion in writing to the City Manager at P.O. BOX 14300, Salem, OR, 97309-3986 or by email to: manager@cityofsalem.net.

PUBLIC HEARINGS

The City Council can hold public hearings to consider legislative, quasi judicial or administrative matters. To testify at a hearing, you may sign up on the Hearing Roster located in the lobby of at Loucks Auditorium before the Mayor convenes the meeting. At the time for the hearing on the agenda, the Mayor will announce when the public hearing is open. If you have signed up to speak, come forward to the podium when the Mayor calls your name. State your name and either your address or the ward you live in. If you wish to receive notice of any written decision reached at the hearing, you must provide the City Recorder your address. When you have finished speaking, the Mayor will ask the Council if there are any questions for you, so please remain at the podium for a moment.

The time limit for QUASI JUDICIAL LAND USE CASES are as follows:

1. Staff Presentation – 10 minutes
2. Affected Party – 10 minutes
3. Neighborhood Associations – 5 minutes
4. Other Interested Persons – 3 minutes per person
5. Rebuttal by Affected Party – 5 minutes

The time limit is 3 minutes per person for LEGISLATIVE AND ADMINISTRATIVE hearings. Please stop speaking when your time has expired.

The time limits for QUASI JUDICIAL HEARINGS IN NON LAND use cases are as follows:

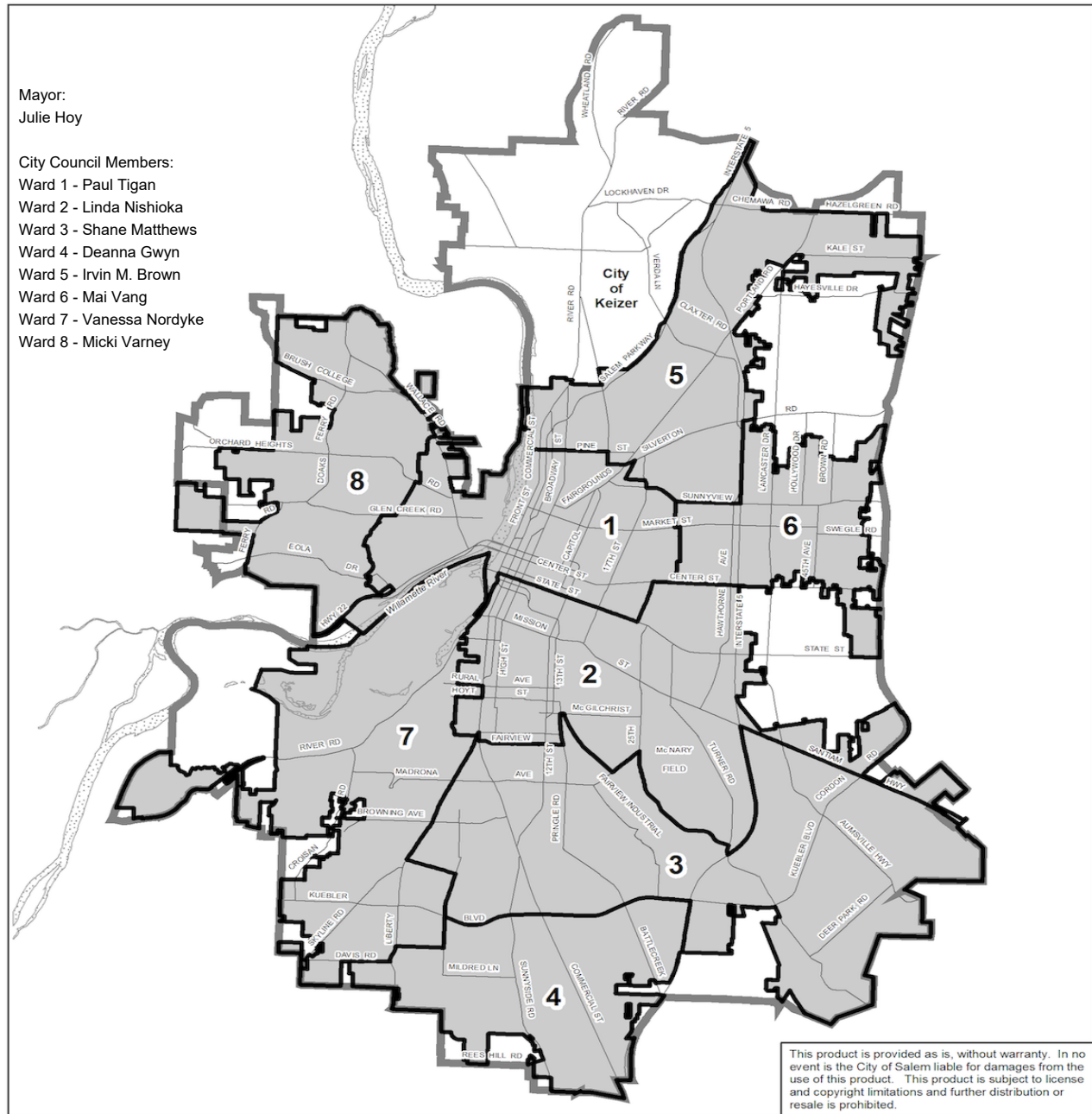
- 1. Staff Presentation – 15 minutes**
- 2. Affected Party – 15 minutes**
- 3. Neighborhood Associations – 5 minutes**
- 4. Other Interested Persons – 3 minutes per person**
- 5. Rebuttal by Affected Party – 7 minutes**

Time limits for quasi judicial land use hearings are governed by Rule 19 of the Council Rules. Parties to land use cases are encouraged to review that rule as time limits vary depending on the nature of the hearing. Further information can be obtained by contacting the Planning Administrator at 503 588 6173 or email at: Imanderson@cityofsalem.net.

City of Salem Wards

Mayor:
Julie Hoy

City Council Members:
Ward 1 - Paul Tigan
Ward 2 - Linda Nishioka
Ward 3 - Shane Matthews
Ward 4 - Deanna Gwyn
Ward 5 - Irvin M. Brown
Ward 6 - Mai Vang
Ward 7 - Vanessa Nordyke
Ward 8 - Micki Varney



LEGEND

Ward Boundary

Urban Growth Boundary

Salem City Limits

Major Streets

0 0.5 1
Miles



CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

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