



# CITY OF SALEM

## Meeting Agenda

### City Council

585 Liberty St SE  
Salem, OR 97301

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**Monday, November 24, 2025      6:00 PM      Loucks Auditorium /  
Salem Public Library**

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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](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 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**

##### **1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA**

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

##### **1.3 PROCLAMATIONS**

**1.3a.** [25-444](#) Proclamation recognizing Epilepsy Awareness Month.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Recommendation:**

Information Only.

**Attachments:** [Proclamation - Epilepsy Awareness Month.pdf](#)

- 1.3b. [25-463](#) Proclamation recognizing Small Business Saturday.

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

**Recommendation:**

Information Only.

**Attachments:** [Proclamation - Small Business Saturday.pdf](#)

**1.4 PRESENTATIONS**

- 1.4a. [25-442](#) Center 50+ Volunteer Video

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

**Recommendation:**

Information Only.

**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. [25-452](#) November 10, 2025, Draft City Council Minutes

**Attachments:** [11-10-25 Draft Council Minutes.pdf](#)

- 3.1b. [25-479](#) November 17, 2025, Draft Council Work Session Minutes

**Attachments:** [11-17-25 Draft Council Work Session Minutes](#)

**3.2 RESOLUTIONS**

**3.3 ACTION ITEMS**

**3.3a. [25-414](#)**

Request authorization for the City Manager to sign the updated Minto Island Conservation Area Land Management Plan 2025-2035.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Natural Environment Stewardship

**Recommendation:**

Authorize the City Manager to sign the updated Minto Island Conservation Area Land Management Plan 2025-2035, which will then be submitted to Bonneville Power Administration for final approval.

**Summary:**

As a requirement of a 2022 Land Use Agreement with Bonneville Power Administration, that allowed the Ironman event to use the Minto Island Conservation Area (MICA) the city was required to update the 2015 Minto Island Conservation Area Management and Conservation Plan. The updated plan will govern the management of MICA from 2025-2035.

**Attachments:** [Attachment 1 - Minto Island Conservation Area Land Management Plan 2025-2035.pdf](#)  
[Attachment 2 - Minto Island Conservation Area Map.pdf](#)

**3.3b. [25-453](#)**

Amendment of ground lease with Hangar II, LLC for property located at the Salem-Willamette Valley Airport.

Ward(s): Ward 2

Councilor(s): Nishioka

Neighborhood(s): SEMCA, SESNA

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

**Recommendation:**

Authorize the City Manager to execute an amended lease agreement with Hangar II, LLC for property located at the Salem-Willamette Valley Airport.

**Summary:**

The Salem-Willamette Valley Airport and Hangar II, LLC (tenant) seek to amend the ground lease for a new aircraft hangar based environmental site assessment findings.

**Attachments:** [Attachment 1 – Hangar II, LLC Lease Agreement First Amendment.pdf](#)  
[Attachment 2 - Hangar II, LLC Lease Agreement dated August 1, 2024.pdf](#)

**3.3c. [25-458](#)**

Recommended reappointments to the Citizens Advisory Traffic Commission, Community Police Review Board, Downtown Advisory Board, Salem Planning Commission, and Salem Public Art Commission.

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods  
Result Area(s): Good Governance

**Recommendation:**

Approve reappointment of current members of the Citizens Advisory Traffic Commission, Community Police Review Board, Downtown Advisory Board, Salem Planning Commission, and Salem Public Art Commission.

**Summary:**

The Council Boards & Commissions Appointments Committee convened on November 5, 2025, and considered reappointment requests from numerous volunteers in good standing. The Committee unanimously recommended the following people be reappointed (see Facts and Findings).

## 4. PUBLIC HEARINGS

**4.a. ~~\*\*Item Deleted\*\*~~ The public hearing to consider modifications to the Tourism Promotion Area has been cancelled**

**4.b. [25-454](#)** Resolution No. 2025-28 Establishing New Solid Waste Collection Rates and Charges

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

**Recommendation:**

Adopt Resolution No. 2025-28 establishing new solid waste collection rates and charges and rescinding Resolution No 2023-31 as amended by Resolution 2025-1.

**Summary:**

The rate increases and service changes described in this report were presented to the Salem City Council Solid Waste Committee (Committee) on November 13, 2025. The Committee approved a motion to recommend that Salem City Council adopt the staff-recommended solid waste rates effective January 1, 2026, and January 1, 2027.

Mid-Valley Garbage and Recycling Association (Mid-Valley), a body comprised of the six solid waste management franchisees (haulers)

servicing the City of Salem, is requesting the following rate increases and service changes.

- Salem - Marion County:
  - No increases to 2026 and 2027 rates
  - Addition of 95-gallon residential cart service (\$56.40/month)
- Salem - Polk County:
  - 2026 Increases - Cart: 3.7%; Container: 9.1%; Drop box: 0.7%
  - 2027 Increases - Cart: 4.6%; Container: 5.6%; Drop box: 3.2%
  - Addition of 95-gallon residential cart service (\$47.20/month)
  - Drop box delivery fee increased from \$47.65 to \$75.00
  - Drop box disposal pass-through cost to customer markup of 17.57%

**Attachments:** [Resolution No. 2025-28](#)  
[Resolution 2025-28 Exhibit A](#)  
[Resolution 2025-28 Exhibit B](#)  
[Comparison of Current and Proposed Rates](#)  
[Comparative Rate Summary](#)  
[Staff Presentation](#)  
[Written Testimony Received by noon 11/24/25](#)

*Add: Staff Presentation*  
*Add: Written Testimony*

## **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.**    [25-473](#)                      Motion from Councilor Linda Nishioka concerning adopting a statement reaffirming Salem as an Inclusive City

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

**Attachments:** [Statement of the Salem City Council Affirming Salem an Inclusive City.docx](#)  
[Written Testimony received by noon 11/24/25](#)  
[Additional Testimony received by 3:30pm 11/24/25](#)  
[Additional Testimony received by 5pm 11/24/25](#)

*Add: Written Testimony*

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

- 6.a. [25-426](#) A safe, clean and healthy Salem update

Ward(s): 1, 2, 5, 6, and 8  
Councilor(s): All Councilors  
Neighborhood(s): CANDO, ELNA, NESCA, NOLA, Northgate, SCAN, WSNA  
Result Area(s): Safe and Healthy Community, Strong and Diverse Economy, and Welcoming and Livable Community.

**Recommendation:**

Information only.

**Summary:**

This report outlines Safe, Clean and Healthy Salem initiative progress and community engagement since October 2025. The initial focus is on downtown and northeast Salem. These two areas of Salem experience higher volumes of requests for police support and emergency medical response, and concerns about cleanliness and unsanitary conditions.

**Attachments:** [Feedback from October 8 engagement in West Salem and October 24 engagement with Actionable Strategy for Safety, Cleanliness, and Health](#)  
[Bond Oversight Committee presentation from September 25 2025](#)

- 6.b. [25-446](#) Notice of proposed administrative rulemaking for Minto Island Conservation Area Restrictions for Events

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods  
Result Area(s): Natural Environment Stewardship

**Recommendation:**

Information only

**Summary:**

The Minto Island Conservation Area Land Management Plan 2025-2035 was recently updated. Within the plan are rules that balance public use of the area with protection for the natural habitats and the species they support. This admin rule update aligns the rules and restrictions for events with those outlined in the updated land management plan.

**Attachments:** [Attachment 1 -Notice of Proposed Administrative Rulemaking Minto Island Conservation Area](#)  
[Attachment 2 - Administrative Rule 109-600-001.pdf](#)  
[Attachment 3 - Proposed MICA Rules and Restrictions Official Track Changes.pdf](#)

- 6.c. [25-457](#) Announcing Mayoral reappointments to the Airport Advisory Commission, Historic Landmarks Commission and Human Rights Commission.

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods  
Result Area(s): Good Governance

**Recommendation:**

Information Only.

**Summary:**

At a Council Board & Commission Appointments Committee meeting on November 5, 2025, Mayor Julie Hoy announced her intention to reappoint members of three City Commissions who requested to continue volunteering and were in good standing insofar as attendance and contributions to their respective commissions.

- 6.d. [25-474](#) Center 50+ Advisory Commission Strategic Operations Plan Update

Ward(s): , All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods  
Result Area(s): Welcoming and Livable Community.

**Recommendation:**

Information Only

**Summary:**

The Center 50+ Advisory Commission (C50+AC), along with staff and volunteers, has consistently worked to implement action plans, adapt programming, and expand partnerships to fulfill strategic goals. Given the passing of the Community Services Operating Levy, and the evolving needs of our community and senior patrons, it is timely to reassess these goals and ensure they remain relevant and representative.

- 6.e. [25-475](#) City policy and practice regarding federal immigration enforcement.

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods  
Result Area(s): Safe and Healthy Community.

**Recommendation:**

Information only.

**Summary:**

Overview of the City's policy and practice regarding federal immigration enforcement.

**Attachments:** [Written Testimony received by 5pm 11/24/25](#)

*Add: Written Testimony*

- 6.f. [25-437](#) Purchases approved administratively from October 1, 2025 through October 31, 2025.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

**Recommendation:**

Information only.

**Summary:**

Specific awards and the sources of funds for all contracts administratively awarded, renewed, or modified during the month of October. Included in the report are procurement contracts and public contracting activities with a current fiscal year impact and annual contracts.

**Attachments:** [Purchases approved administratively October 2025](#)

## 7. ORDINANCES

### 7.1 FIRST READING:

### 7.2 SECOND READING:

7.2a. **\*\*Item Deleted\*\*** The second reading of Ordinance No. 4-25 related to the Tourism Promotion Area has been cancelled

## 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@cityofsaalem.net](mailto:cityrecorder@cityofsaalem.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. [25-451](#)      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:

Alternative contracting method for the Willow Lake Water Pollution Control Facility South Secondary Clarifiers Rehabilitation Project  
Monday, December 1, 2025, at 6:00 p.m.

Annexation of a 1.91-acre territory for property located at 4952 Center St NE (ANXC-762)  
Monday, December 1, 2025, at 6:00 p.m.

Annexation of an approximate 48.02-acre property, including public right-of-way, located at 3741 Langley Street SE and the 3700 to 3800 Blocks of Langley Street SE and Timber Drive SE (ANXC-763)  
Monday, December 1, 2025, at 6:00 p.m.

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.cityofsaalem.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.cityofsaalem.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](mailto: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](mailto: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:

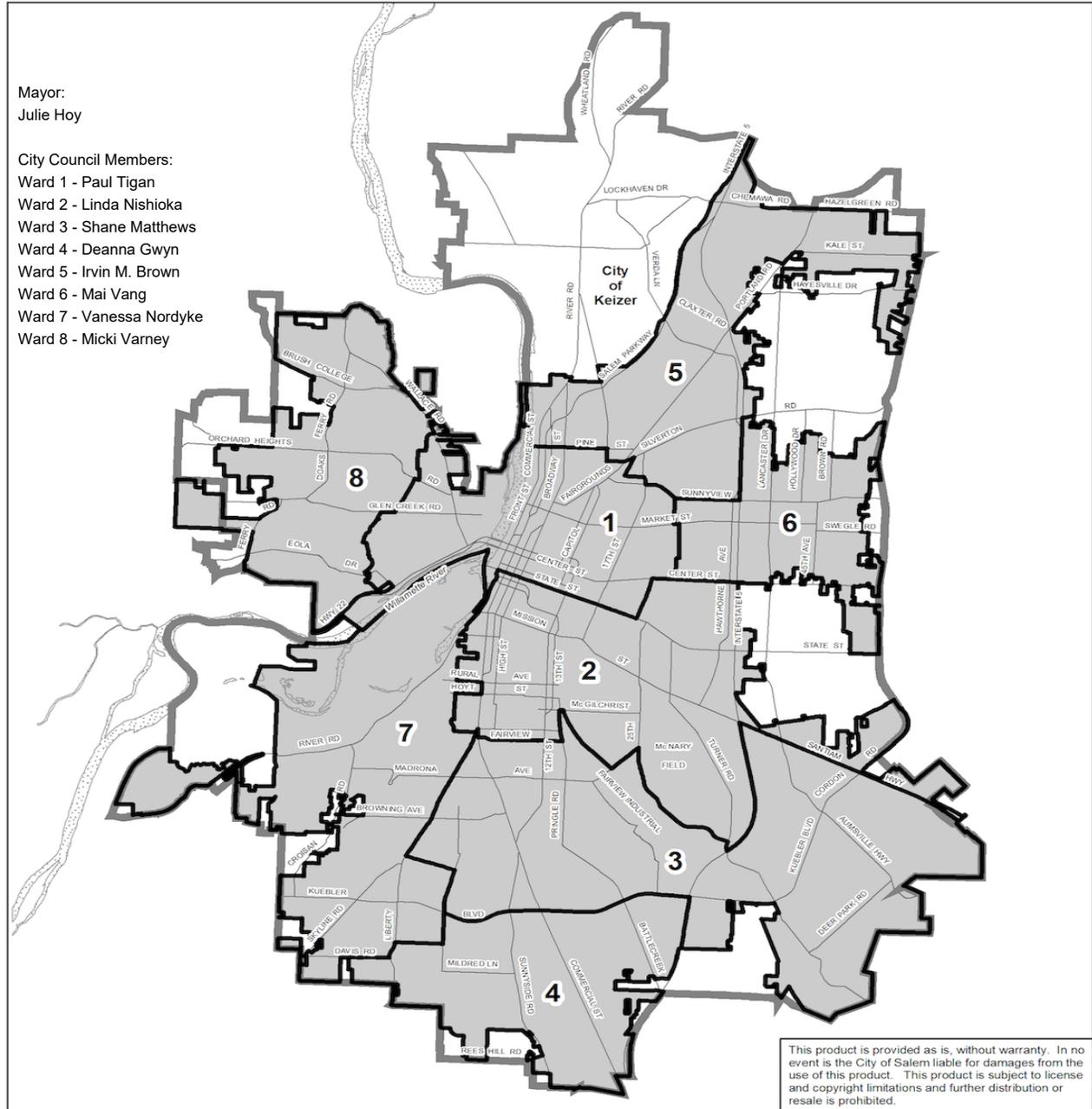
- 1. Staff Presentation – 15 minutes**
- 2. Affected Party – 15 minutes**
- 3. Neighborhood Associations – 5 minutes**
- 4. Other Interested Persons – 3 minutes per person**
- 5. Rebuttal by Affected Party – 7 minutes**

**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](mailto: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



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#### LEGEND

- Ward Boundary
- Urban Growth Boundary
- Salem City Limits
- Major Streets



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