



CITY OF SALEM

Meeting Agenda

City Council

555 Liberty St SE
Salem, OR 97301

Monday, January 27, 2025

6:00 PM

**Council Chambers /
Hybrid Meeting**

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. 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

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

1.4 PRESENTATIONS

1.4a. Siletz Tribal Council Chair Delores Pigsley and members of the Siletz Tribal Council concerning the Memorandum of Understanding between Salem and the Siletz Tribe for the provision of City services to Siletz Tribal Trust land (agenda item 3.3a).

Addition - Item 1.4a. was added to the agenda.

1.4b. West Salem Sewer Repair Response Update and Staff Recognition

Addition - Item 1.4b. was added to the agenda.

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. [25-20](#) January 13, 2025, Draft City Council Minutes

Attachments: [01-13-25 Draft Council Minutes.pdf](#)

3.2 RESOLUTIONS

3.3 ACTION ITEMS

3.3a. [24-510](#) Memorandum of Understanding with the Siletz Tribe concerning City services to Siletz Tribal Trust land.

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.

Recommendation:

Authorize the execution of a non-binding MOU between the City of Salem and the Siletz Tribe that establishes guidelines and a framework for the provision of City services to Siletz Tribal Trust land within the city; City Council’s authorization of this MOU does not establish or imply support or opposition to a possible casino located within the Salem area.

Summary:

The proposed Memorandum of Understanding (MOU) establishes

guidelines and a framework for the provision of City services to Siletz Tribal Trust land within the city.

Attachments: [2024-12-27 Final Siletz-Salem MOU \(Siletz Signatures\).pdf](#)

[Public Comments received by 5:00 p.m., January 27, 2025](#)

[Additional Public Comments received by 5:00 p.m., January 27, 2025](#)

Revised -The following new language was added to the Issue and Recommendation sections of the staff:

"City Council's authorization of this MOU does not establish or imply support or opposition to a possible casino located within the Salem area."

Add - Written Testimony.

3.3b. [25-4](#)

Intergovernmental Agreement (IGA) with Marion County for the design and construction of the State Street Southside Sidewalk Improvements project.

Ward(s): Ward 6

Councilor(s): Vacant

Neighborhood(s): East Lancaster (ELNA) (6)

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

Recommendation:

Authorize the City Manager to execute the attached IGA between the City of Salem and Marion County for the State Street Southside Sidewalk Improvements project.

Summary:

Execution of an IGA to allow the City of Salem to construct pedestrian improvements within the jurisdiction of Marion County at the intersection of State Street and 49th Avenue SE.

Attachments: [Attachment 1 - IGA Marion County and COS.pdf](#)

[Attachment 2 - Exhibit A Map of Proposed Improvements.pdf](#)

3.3c. [25-5](#)

Mid-year budget adjustment for Geer Park Skatepark and Pathway Improvements Project

Ward(s): Ward 2

Councilor(s): Councilors Nishioka

Neighborhood(s): North East Salem Community Association (NESCA)

Result Area(s): Welcoming and Livable Community, Safe and Reliable Infrastructure

Recommendation:

Approve a mid-year adjustment to allocate \$1,440,000 from Parks SDC Unspecified to the Geer Park Skatepark and Pathway Improvements project budget.

Summary:

A mid-year budget adjustment is requested to increase funding for the Geer Park Skatepark and Pathway Improvements project by \$1,440,000. The additional funding will be allocated from Unspecified Project funding in the Parks System Development Charges (SDC) budget to ensure timely project completion.

Attachments: [Geer Park Master Plan Graphic.pdf](#)

[Design Concept for the Geer Park Skatepark and Pathway Improvements.pdf](#)

4. PUBLIC HEARINGS

- 4.a. [25-11](#) Resolution No. 2025-1 amending commercial medical 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 and Healthy Community; Safe, Strong and Diverse Economy; Welcoming and Livable Community.

Recommendation:

Adopt Resolution No. 2025-1 amending commercial medical waste collection rates and charges.

Summary:

Mid-Valley Garbage and Recycling Association (Mid-Valley), a body comprised of the six solid waste management Franchisees (haulers) serving the City of Salem is requesting the following rate increases for commercial medical waste collection as follows:

Increase hospital collection rates by 168 percent, effective February 1, 2025,

Increase low-volume collection rates by 52 percent, effective March 1, 2025, and

Increase high-volume collection rates by 72 percent, effective March 1, 2025.

In September 2024, Mid-Valley, along with the City and Marion County staff were notified that Reworld Marion (formerly, Covanta Marion) - the waste-to-energy incinerator located in Brooks, OR - would no longer accept waste after December 31, 2024. Mid-Valley promptly explored alternate medical waste disposal options, working closely with City and Marion County staff to determine suitable alternatives. With the closing of Reworld, and the significantly higher cost of medical waste disposal, the rate previously approved are no longer sufficient to cover the cost of medical waste disposal.

Attachments: [Resolution No. 2025-1](#)
[Resolution No. 2025-1 Exhibit A](#)

- 4.b. [25-12](#) Annexation of a 1.43-acre territory located at 5725 Skyline Road S and Land Adjacent (ANXC-759).

Ward(s): 7
Councilor(s): Nordyke
Neighborhood(s): Sunnyslope
Result Area(s): Welcoming and Livable Community

Recommendation:

Approve the annexation of the territory located at 5725 Skyline Road S and Land Adjacent, including the withdrawal from the Salem Suburban Rural Fire Protection District and application of RA (Residential Agriculture) zoning.

Summary:

Annexation of a 1.43-acre territory located at 5725 Skyline Road S and Land Adjacent (ANXC-759).

Attachments: [Vicinity Map](#)
[Territory Legal Description and Map](#)
[Development Services Memo](#)
[Finance Memo](#)
[Salem-Keizer Public School Memo](#)

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. [25-7](#) Public Works Reaccreditation and Presentation

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

Recommendation:

Information Only.

Summary:

Informational report on reaccreditation of the Salem Public Works Department by the American Public Works Association.

- 5.b. [25-30](#) Discussion: First Reading of Ordinance Bill No. 1-25 to amend SRC

Chapter 9 to modify the collection of aircraft landing fees and overnight parking fees.

Ward(s): 2

Councilor(s): Nishioka

Neighborhood(s): SEMCA, SESNA

Result Area(s): Strong and Diverse Economy

Recommendation:

First reading of Ordinance Bill No. 1-25 will occur at Item 7.1a.

Summary:

The proposal would amend language related to the aircraft landing and overnight parking fee collection program at the Salem-Willamette Valley Airport.

Attachments: [Attachment 1 - Ordinance Bill No. 1-25](#)

[Attachment 2 - Exhibit A to Ordinance Bill No. 1-25.docx](#)

This report was added to Special Orders of Business to provide an opportunity for discussion.

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

- 6.a. [24-529](#) Purchases approved administratively from November 1, 2024 through November 30, 2024.

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 November. Included in the report are procurement contracts and public contracting activities with a current fiscal year impact and annual contracts.

Attachments: [Purchases approved administratively November 2024.pdf](#)

- 6.b. [25-15](#) Planning Administrator Decision - A Replat, Class 3 Site Plan Review with Class 2 Adjustments for two proposed short-term lodging (hotel) buildings - Approved.

Replat Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No.

REP-SPR-ADJ-DAP24-06 - Salem Land Group, LLC (Hiren Patel) -
383 Farm Credit Dr SE.

Ward(s): 2
Councilor(s): Nishioka
Neighborhood(s): SESNA

Recommendation:

Information Only.

Attachments: [Land Use Decision REP-SPR-ADJ-DAP24-06](#)

6.c. [25-17](#) Salem City Council Committee assignments for 2025.

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.

Recommendation:

Information only.

Summary:

Transmitting the 2025 City Council assignments.

Attachments: [2025 City Council Committee Assignments](#)

7. ORDINANCES

7.1 FIRST READING:

7.1a. [24-453](#) First Reading of Ordinance Bill No. 1-25 to amend SRC Chapter 9 to
modify the collection of aircraft landing fees and overnight parking
fees.

Ward(s): 2
Councilor(s): Nishioka
Neighborhood(s): SEMCA, SESNA
Result Area(s): Strong and Diverse Economy

Recommendation:

Advance Ordinance Bill No. 1-25 to second reading.

Summary:

The proposal would amend language related to the aircraft landing
and overnight parking fee collection program at the
Salem-Willamette Valley Airport.

Attachments: [Attachment 1 - Ordinance Bill No. 1-25](#)
[Attachment 2 - Exhibit A to Ordinance Bill No. 1-25.docx](#)
[Public Comments received by 5:00 p.m., January 27, 2025](#)

Add - Written Testimony

7.1b. [24-528](#)

Designation of the Criterion Schoolhouse as a Salem Local Historic Resource.

Ward(s): 5
Councilor(s): Brown
Neighborhood(s): None (State Fairgrounds)
Result Area(s): Welcoming and Livable Community

Recommendation:

Advance Ordinance Bill No. 2-25 designating the Criterion Schoolhouse as a local historic resource to a public hearing.

Summary:

The Criterion Schoolhouse is eligible for listing as a local historic resource due to its significance as an excellent local example of the one-room schoolhouse building type. The Criterion Schoolhouse meets the applicable criteria in SRC 230.010 for age, integrity and significance, especially for its cultural significance as an embodiment of the early history of education in Oregon, as part of the educational section of the Oregon State Fair, and a symbol of the enormous effort that went into planning and celebrating America’s bicentennial.

Attachments: [Ordinance Bill No.2-25](#)
[Exhibit A - HLC Recommendation](#)
[Exhibit B - Vicinity Map](#)

Revised - The Issue and Recommendation sections of the staff report were revised to remove the "first reading" language."

7.2 SECOND READING:

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. [25-8](#) Unless otherwise noted, all meetings and public hearings will be conducted in Council Chambers, located at City Hall, 555 Liberty Street SE, Room 240, 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:

Designation of the Criterion Schoolhouse, located at 2330 17th Street NE, as a Salem Local Historic Resource, Case No. HIS24-22
Monday, February 10, 2025, at 6:00 p.m.

Airport Fund Supplemental Budget
Monday, February 10, 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 the Council Chambers, 555 Liberty Street SE.

Joint Meeting with Marion County Board of Commissioners and City of Salem

Thursday, January 30, 2025, at 6:00 p.m. - 8:00 p.m.

Meeting Location: Senator Hearing Room, Courthouse Square, 555 Court Street NE,
1st Floor, Salem, Oregon 97301

View meeting agenda at:

<<https://www.co.marion.or.us/BOC/Meetings/Pages/worksessions.aspx>>

Airport Master Plan
Tuesday, February 18, 2025, at 6:00 p.m.

Joint City Council and Planning Commission - Housing Production Strategy
Monday, March 17, 2025, at 6:00 p.m.

BUDGET COMMITTEE MEETINGS: (Budget Committee meetings are

held in Council Chambers, 555 Liberty Street SE, Room 240)

Budget Committee - City Manager Presents Proposed FY 2026 Budget to the Budget Committee - Result Areas Reviewed: Welcoming and Livable Community, Natural Environment Stewardship
Wednesday, April 16, 2025, at 6:00 p.m.

Budget Committee Review Meeting - Result Areas Reviewed: Strong and Diverse Economy, Urban Renewal Agency, Safe Reliable and Efficient Infrastructure, and CIP Public Hearing
Wednesday, April 23, 2025, at 6:00 p.m.

Budget Committee Review Meeting - Results Areas Reviewed: Safe Community, Good Governance
Wednesday, April 30, 2025, at 6:00 p.m.

Budget Committee Recommends FY 2026 Budget to the City Council / Urban Renewal Agency
Wednesday, May 7, 2025, at 6:00 p.m.

2025 NEIGHBORHOOD ASSOCIATION ANNUAL MEETING DATES:

Neighborhood - Annual Meeting Date - Time - Councilor
SEMCA-----April 8-----6:15 p.m.----Nishioka, Matthews
Grant-----May 1-----6:15 p.m.----Tigan
Highland-----May 8-----6:30 p.m.----Brown, Tigan
ELNA-----June 5-----7:00 p.m.----(Ward 6 Position currently vacant)
Morningside----June 11-----6:30 p.m.----Nishioka, Matthews
SCAN-----June 12-----6:30 p.m.----Nishioka, Nordyke
Faye Wright----September 9----6:30 p.m.----Nordyke, Matthews
Northgate-----September 18---6:00 p.m.----Brown
NOLA-----October 1----- 6:30 p.m.----Brown
West Salem----October 2-----6:30 p.m.----Tigan, Varney
NESCA-----October 15-----7:00 p.m.----Nishioka, Tigan
CANDO-----October 15-----6:00 p.m.----Nishioka, Tigan
Sunnyslope----October 16-----7:00 p.m.----Nordyke, Gwyn
SWAN-----November 4-----6:30 p.m.----Nishioka, Nordyke
NEN-----November 11----6:30 p.m.----Nishioka, Tigan
SESNA-----November 18----7:00 p.m.----Nishioka

MEETING PROCEDURES

City Council meets on the second and fourth Mondays of each month at 6:00 p.m. All meetings are in the Council Chambers, Room 240, 555 Liberty St. 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:
[http://www.cityofsalem.net/Pages/council rules.aspx](http://www.cityofsalem.net/Pages/council%20rules.aspx).

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. 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. The time light on the podium will flash yellow when you have one minute left, and will turn red when your time has expired.

HOW TO GET YOUR 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 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/Pages/council rules.aspx](https://www.cityofsalem.net/Pages/council%20rules.aspx).

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 555 Liberty Street SE, Room 220, Salem, OR, or by e mail 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 near the east entrance to the Council Chambers 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 is 3 minutes per person for legislative and administrative hearings. 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

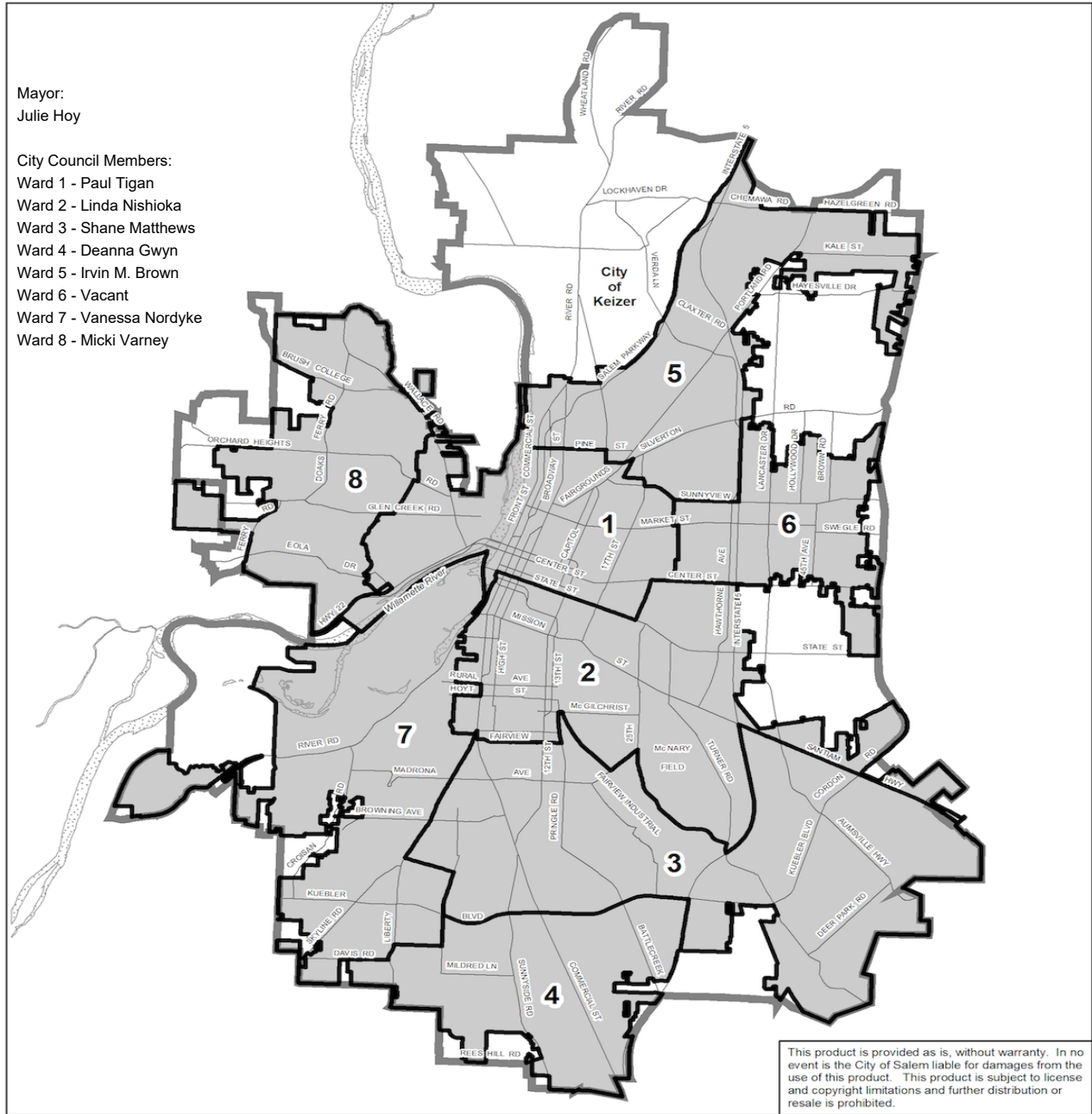
Time limits for quasi judicial land use hearings are governed by Rule 19 of the Council Rules. Parties to land use cases are encouraged to review that rule as time limits vary depending on the nature of the hearing. Further information can be obtained by contacting the Planning Administrator at 503 588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

Timer lights are located on the podiums. A flashing yellow light means you have one minute left; a red light means your time has expired.

City of Salem Wards

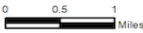
Mayor:
Julie Hoy

- 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 - Vacant
 - Ward 7 - Vanessa Nordyke
 - Ward 8 - Micki Varney



LEGEND

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



N:\CD\Proj\GIS\Public\Wards\Wards_B-W_ANSI-A.mxd - 1/6/2025 @ 7:28:33 AM