



CITY OF SALEM

585 Liberty St SE
Salem, OR 97301

Meeting Agenda

City Council

Monday, January 26, 2026

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

City Council

5:15 p.m. - 5:45 p.m. - Salem Public Library, Plaza Room

Real Property Transactions ORS 192.660(2)(e)

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. [26-14](#)

Proclamation recognizing Blue Star Mothers Day

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

Recommendation:

Information Only.

Attachments: [Proclamation Blue Star Mothers of America.pdf](#)

- 1.3b. [26-18](#) Proclamation - Black History Month

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

Recommendation:

Information Only.

Attachments: [Proclamation Black History Month.pdf](#)

1.4 PRESENTATIONS

- 1.4 a. Presentation from Marion County on county ordinance regulating street vendors (Agenda Item 5.a)

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. [26-3](#) January 7, 2026, Draft City Council Minutes

Attachments: [01-07-26 Draft Council Minutes.pdf](#)

- 3.1b. [26-12](#) January 12, 2026 Draft City Council Minutes

Attachments: [01-12-26 Draft Council Minutes.pdf](#)

3.2 RESOLUTIONS

- 3.2a. [25-524](#) Resolution 2026-02; A Resolution to Terminate Property Tax Exemptions Granted to Two Non-profit Low Income Housing Properties.

Ward(s): 6
Councilor(s): Vang
Neighborhood(s): ELNA
Result Area(s): Welcoming and Livable Community.

Recommendation:

Adopt Resolution 20226-02 terminating the tax exemption granted to two properties under the Non-profit Low Income Housing Tax Incentive Program.

Summary:

Two United Way of Mid-Willamette Valley properties were granted tax exemptions in 2022 under the Salem Non-Profit Low Income Housing Tax Exemption Program (SRC 2.850-2.910). The program provides that development must occur on properties within three years of obtaining the tax exemption. The two properties were not developed with the three-year threshold. A show-cause hearing was held to determine if the properties should have their tax exemption terminated. The Hearings Officer recommended Council adopt a resolution terminating the exemption. There is no prohibition to reapplying for the Non-profit Low Income Housing Tax Exemption Program. The United Way of Mid-Willamette Valley has reapplied for the tax exemption for the two properties.

Attachments: [Resolution No. 2026-02 termination.docx](#)
[United Way Decision.docx](#)

3.2b. [25-525](#)

Resolution 2026-03; Approving Non-Profit Low-Income Housing Tax Exemption for five Properties in accordance with SRC 2.850 to 2.910

Ward(s): 3, 5, 6
Councilor(s): Matthews, Brown, Vang
Neighborhood(s): SEMCA, Northgate, ELNA
Result Area(s): Welcoming and Livable Community.

Recommendation:

Adopt Resolution 2026-03 approving property tax exemptions for five low-income housing properties in accordance with SRC 2.850-2.910.

Summary:

This resolution affects five properties under the Salem Non-Profit Low Income Housing Tax Exemption Program (SRC 2.850-2.900). Two United Way of Mid-Willamette Valley properties were previously granted an exemption, but Council considered the termination of the tax exemption through Resolution No. 2026-02. The United Way of Mid-Willamette Valley has reapplied for the tax exemption for the two properties. Three other properties have also applied for the tax exemption. Two properties are in

pre-development, and one is developed and is leasing units. A pre-development exemption is valid for up to three years. Council grants initial applications with recertification authority for up to 10 years delegated to the Department Director if the property meets exemption criteria.

Attachments: [Resolution No. 2026-03.docx](#)

[4446 Market St.pdf](#)

[4396 Market St.pdf](#)

[Fully Executed Blossom Gardens Tax Exemption Application.pdf](#)

[CRT_JosephSt.TaxExemptApp_30Oct25.pdf](#)

[Application for Property Tax Exemption Program 2026-CLLP 2.pdf](#)

3.3 ACTION ITEMS

3.3a. [26-6](#)

Request to create a mid-year project to replace failing culverts on the West Salem Sewage Pump Station access road at its crossing with Glenn Creek in the vicinity of Wallace Road NW and Brush College Road NW.

Ward(s): Ward 8

Councilor(s): Varney

Neighborhood(s): West Salem Neighborhood Association

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

Recommendation:

Authorize the creation of a mid-year sanitary sewer project "West Salem Pump Station Access Road Emergency Repair" in the FY 2026 Wastewater Non-Assessed Construction Fund 255, funded with \$700,000 of Utility Rates.

Summary:

During the December 17-20, 2025, storm event, high flows in Glenn Creek caused a culvert and road failure on the access road to the West Salem Sewage Pump Station at its crossing with Glenn Creek. An urgent and permanent restoration of the access road is needed to ensure access to the pump station for operations and maintenance. Council approval to create a mid-year wastewater project in the FY 2026 construction budget will allow design activities to begin immediately.

Attachments: [Attachment 1 - West Salem Pump Station Access Road Emergency Repair Project Location Map](#)
[Comment from Glenn Gibson Creeks Watershed Council](#)

Add Written Testimony.

3.3b. [26-7](#)

Claim settlement.

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

Recommendation:

Authorize a settlement and execution of a settlement agreement between the City and the former employee on the terms set forth in this report.

Summary:

This is a settlement of an employment claim by a former employee. A settlement in the amount of \$200,000, plus payment of \$4,120 mediation fee, and release of all claims has been tentatively agreed to by the City and the former employee.

3.3c. [26-20](#)

Workers' Compensation Claims Settlement

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

Recommendation:

Authorize the City Manager to resolve the matter of Maurice Stadel's (Deceased) workers' compensation claim in an amount of \$550,000.00. Payment will be made from the City's self-insurance claim fund.

Summary:

A worker's compensation claim is pending. Through settlement negotiations, the City has agreed to enter into a Claim Disposition Agreement (CDA).

4. PUBLIC HEARINGS

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. [25-344](#)

Consideration of Marion County regulations of street vendors - Marion County Code, Title 10: Vehicles and Traffic

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

Recommendation:

Allow Marion County to enforce the amended Marion County Street Vendor rules enumerated in Marion County Chapter 10.10 inside the Salem city limits.

Summary:

Marion County has passed an ordinance regulating Street Vendors which includes an option for the City to allow County enforcement within city jurisdictions.

Attachments: [Title 10 VEHICLES AND TRAFFIC.pdf](#)

[Marion County Street Vending Update - Presentation.pdf](#)

[Public Comments received by 11:00 a.m., January 26, 2026](#)

Add Written Testimony.

5.b. [26-16](#)

Salem Fire Department. Mid-Year Update on Reintegration of Ambulance Services.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community

Recommendation:

Information Only.

Summary:

In July 2025, the Salem Fire Department resumed responsibility for ambulance transport services within the City of Salem under the Ambulance Operator Model. This staff report provides a mid-year update on system performance, call volume, financial activity, and future system planning. The system remains operational and stable. Results show consistent service delivery, acceptable performance outcomes, and clear areas for refinement as the program matures.

Attachments: [SFD EMS Update 012626 Presentation.pptx](#)

Add - Added Presentation.

5.c. [25-535](#)

Addition of four ambulance medic positions to the Fire Department's EMS Division.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community.

Recommendation:

Approve the addition of four full-time equivalent (FTE) ambulance medic positions in the Fire EMS Division as of January 26, 2026.

Summary:

The Salem Fire Department currently operates five 24-hour ambulances and three peak ambulances for EMS services. Since July 2025, EMS call volume has continued to rise beyond projections and is causing strain on the current ambulance and staffing model. To improve and sustain ambulance services, four additional ambulance medic positions are requested to allow the department to staff an additional 24-hour ambulance.

5.d. [25-450](#)

Approval to submit the Salem-Keizer Regional Scenario Plan to the State Department of Land Conservation and Development as required by the State's Climate Friendly and Equitable Community rules.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Recommendation:

Direct the City Manager to submit the attached Regional Scenario Plan for approval to the State Department of Land Conservation and Development (DLCD).

Summary:

The City is required by State rules to develop a Regional Scenario Plan to reduce greenhouse gas emissions by considering various land use and transportation alternatives and estimating the potential impacts of the selected alternatives on greenhouse gas emissions. The Regional Scenario Plan, developed jointly with the City of Keizer, Marion County, and the Oregon Department of Transportation (ODOT), focuses on emissions from light vehicle travel and evaluates the degree to which a specific scenario will help meet the State's climate pollution reduction targets. The attached Plan documents the work completed to meet the State requirements, including identification and description of the preferred scenario. The Plan also includes performance measures and targets that the City will be required to adopt into the Salem Transportation System Plan.

Attachments: [Salem-Keizer Regional Scenario Plan November 2025](#)

[Salem-Keizer Regional Scenario Plan Appendices](#)

[SKScenario-Presentation-CityCouncil_Jan2026 v2.pptx](#)

[Public Comments received by 11:00 a.m., January 26, 2026](#)

Add Written Testimony.

5.e. [26-2](#)

Motion from Mayor Julie Hoy to direct staff to coordinate with

ODOT to formulate a plan to address cleaning and maintenance of ODOT right-of-way within Salem

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Add - Report Added. (This report was an informational item on the January 12, 2026 Council agenda)

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

6.a. [25-502](#) Downtown paid on-street parking update.

Ward(s): Ward 1 and 2

Councilor(s): Councilors - Tigan and Nishioka

Neighborhood(s): CANDO

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

Recommendation:

Information only.

Summary:

This report provides an update on the implementation and performance of the Downtown Paid On-Street Parking program, which was launched on July 10, 2025. The modifications include the introduction of new pay stations, the extension of 12-hour parking, and the roll-out of an optional parking app, Beep Beep Salem, for those who wish to use it. Additionally, new reduced pricing for downtown employees earning \$25 an hour or less has been established to access permit parking in the Chemeketa and Marion parkades. Revenue projections from the parking system are outlined to inform future decisions on downtown enhancements and allow staff to recommend termination of the downtown parking tax and refund of the tax retroactively to July 2025.

Attachments: [DT Paid On-Street Parking Update.pdf](#)

[Public Comment received January 16, 2026](#)

6.b. [25-530](#) Quarterly information report on economic development.

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.

Recommendation:

Information only.

Summary:

Urban Development quarterly information report on economic development activities resulting from urban renewal projects, grants, and related work. The report also includes quarterly business activity and outcomes reported by Strategic Economic Development Corporation (SEDCOR).

Attachments: [January 2026 ED Quarterly Report.pdf](#)

- 6.c. [26-15](#) 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. The City's 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: [Actionable Strategy for Safety, Cleanliness and Health.pdf](#)

[Salem Police - Wallace Marine Park Update.pdf](#)

[Public Comment received by 11:00 a.m., January 26, 2026](#)

[Additional Public Comments received by 3:30 p.m., January 26, 2026](#)

Add Written Testimony.

- 6.d. [26-19](#) Hearings Officer Decision - A zone change to expand the allowed uses to Basic Utilities and Power Generation Facilities with a proposal to develop a battery energy storage system facility and substation. - Approved.

Zone Change / Class 3 Site Plan Review / Tree Variance / Property Line Adjustment Case No. ZC-SPR-TRV-PLA25-11 - Goldfinch Energy Storage, LLC (Copenhagen Infrastructure Partners) - Copenhagen Infrastructure Partners, Inc (Tomothy Evans) - 1241 Pacific LLC (Byron R Hendricks) - 3750 Fairview Industrial Dr SE.

Ward(s): 3
Councilor(s): Matthews
Neighborhood(s): Morningside

Recommendation:

Information Only.

Attachments: [Land Use Decision ZC-SPR-TRV-PLA25-11](#)

7. ORDINANCES

7.1 FIRST READING:

7.1a. [26-9](#)

First Reading of Ordinance Bill No. 1-26 to amend SRC Chapters 7 and 102 to repeal the Downtown Parking District Tax.

Ward(s): Ward 1, 2
Councilor(s): Tigan, Nishioka
Neighborhood(s): CANDO, SCAN
Result Area(s): Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Recommendation:

Advance Ordinance Bill No. 1-26 to amend SRC chapters 7 and 102 to repeal the Downtown Parking District Tax to second reading.

Summary:

On July 10, 2025, the City launched a paid on-street parking system within the Downtown Parking District. Revenue projections for downtown parking have shown promising results. The total revenue for the first six months reached \$1,194,063.69. Revenues from paid on-street parking in the Downtown Parking District are sufficient to warrant repeal of the Downtown Parking Tax.

Attachments: [Downtown Parking District Ordinance Bill No. final.docx](#)
[Downtown Parking District Ordinance BII Exhibit A final.docx](#)
[Public Comments received by 11:00 a.m., January 26, 2026](#)

Add Written Testimony.

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. [26-11](#) 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:

Tourism Promotion Area (TPA) Continuation
Monday, March 9, 2026, 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.)

Operations Fee Restructuring and Funding Priorities
Tuesday, February 17, 2026, at 6:00 p.m.

PFAS in Salem (Biosolids to landfills; leachate from landfills)
Monday, March 16, 2026, at 6:00 p.m.

Parks Systems Plan (Proposal for update, relates to SDCs)
Monday, April 20, 2026, at 6:00 p.m.

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

2025 NEIGHBORHOOD ASSOCIATION ANNUAL MEETING DATES:

Neighborhood - Annual Meeting Date - Time - Councilor

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:

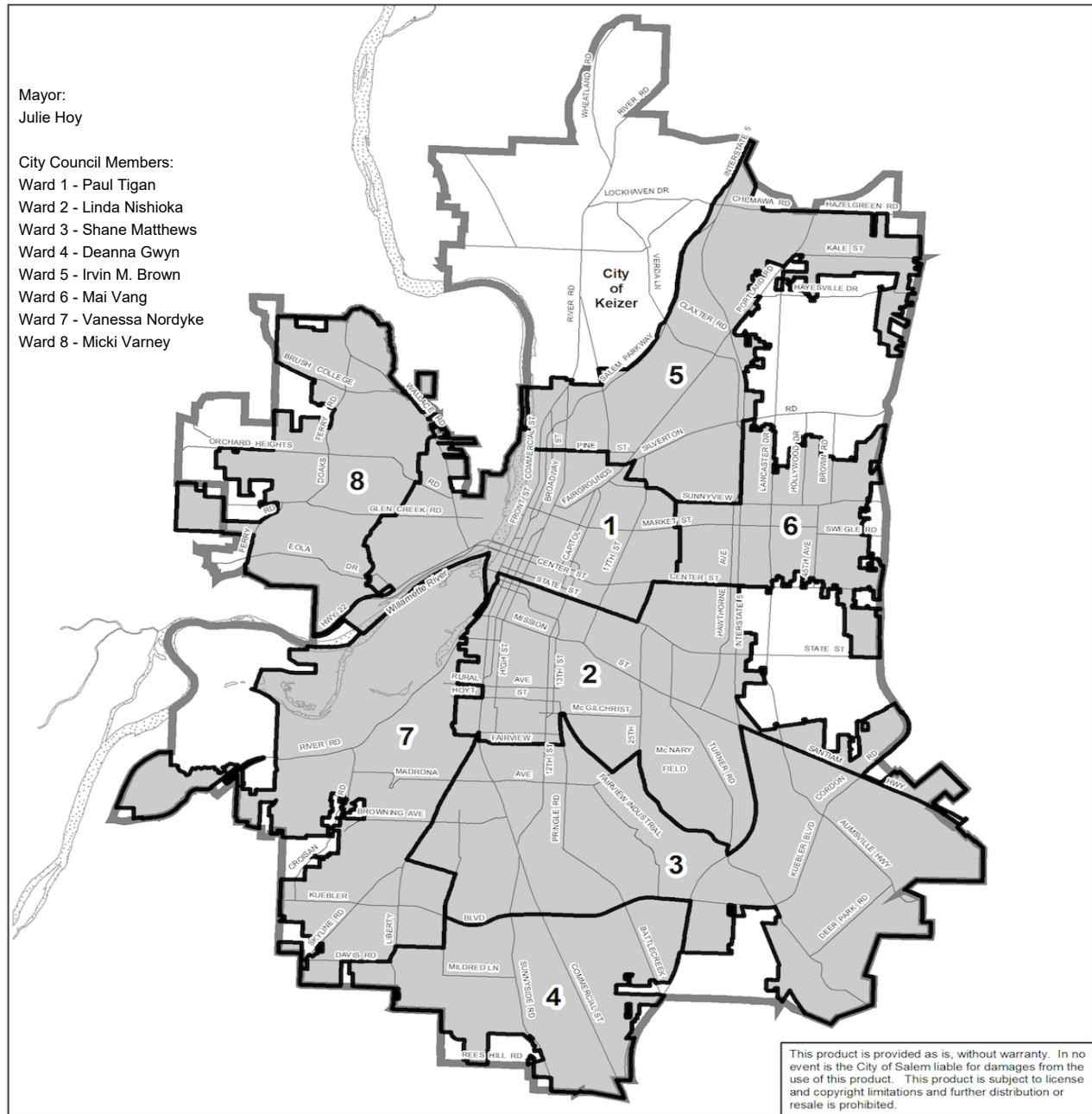
- 1. Staff Presentation – 15 minutes**
- 2. Affected Party – 15 minutes**
- 3. Neighborhood Associations – 5 minutes**
- 4. Other Interested Persons – 3 minutes per person**
- 5. Rebuttal by Affected Party – 7 minutes**

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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