



# CITY OF SALEM

## Meeting Agenda

### City Council

555 Liberty St SE  
Salem, OR 97301

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**Monday, June 10, 2024**

**6:00 PM**

**Council Chambers /  
Hybrid Meeting**

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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 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](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 4:00 p.m. on the day of the meeting using this link: <https://www.cityofsalem.net/comment-at-council>

### **EXECUTIVE SESSION**

#### **City Council**

**5:30 p.m. - City Manager's Conference Room**

**ORS 192.660(2)(h) - Current/Pending Litigation**

### **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. [24-237](#)**

Proclamation - Pride Month - June 2024

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

**Recommendation:**

Information Only.

**Attachments:** [Proclamation - Pride Month - June 2024](#)

- 1.3b. [24-238](#) Mayor's Monarch Butterfly Pledge Proclamation 2024

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

**Recommendation:**

Information Only.

**Attachments:** [Mayor's Monarch Butterfly Pledge Proclamation 2024](#)

## 1.4 PRESENTATIONS

### 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. [24-188](#) May 28, 2024 Draft City Council Minutes

**Attachments:** [5-28-24 Draft Council Minutes.pdf](#)

#### 3.2 RESOLUTIONS

- 3.2a. [24-213](#) Renaming Salem Municipal Airport to Salem - Willamette Valley Airport.

Ward(s): Ward 2  
Councilor(s): Nishioka  
Neighborhood(s): Southeast Mill Creek Association (SEMCA),  
Southeast Salem Neighborhood Association (SESNA)  
Result Area(s): Strong and Diverse Economy

**Recommendation:**

Adopt Resolution 2024-29 renaming Salem Municipal Airport to

Salem - Willamette Valley Airport, retaining the historic name of the area containing the runways and taxiways as McNary Field, and retaining the airport's identifier as SLE.

**Summary:**

Adoption of Resolution 2024-29 (Attachment 1) will officially rename the Salem Municipal Airport to Salem - Willamette Valley Airport. Renaming the airport to include Willamette Valley in its title will reflect its geographic location in the center of the Willamette Valley and that it serves as a transportation hub for commercial, military, emergency response, and general aviation services, not only for the Salem metropolitan area, but the greater Willamette Valley. Public awareness of its larger regional role will help market the airport and its commercial air passenger service more broadly for those wanting to travel to the Pacific Northwest. A companion ordinance on tonight's agenda for first reading changes references to the Airport in the Salem Revised Code.

**Attachments:** [Attachment 1 - Resolution 2024-29.docx](#)

[Public Comment received June 7, 2024](#)

*Add - Written Testimony.*

### 3.3 ACTION ITEMS

- 3.3a.** [24-236](#) Collective bargaining agreement between the City of Salem and the Salem Police Employees' Union.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

**Recommendation:**

Approve a three-year successor collective bargaining agreement between the City and Salem Police Employees' Union (SPEU), for a period from July 1, 2024, through June 30, 2027.

**Summary:**

The City began negotiations with the Salem Police Employees' Union (SPEU) on December 6, 2023, for a successor collective bargaining agreement. A final tentative agreement for a three-year agreement was reached during negotiations on April 23, 2024. The employees represented by SPEU ratified the agreement on May 16, 2024.

- 3.3b.** [24-240](#) Claim Settlement Authorization

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 Gordon Albert’s workers’ compensation claim with a payment of \$110,000.00 and other terms and conditions. Payment will be made from the City’s self-insurance fund.

**Summary:**

A workers’ compensation claim is pending. Through settlement negotiations, the City has tentatively agreed to enter into a Claim Disposition, Disputed Claim Settlement and employment release.

**3.3c. [24-243](#)**

Police department grant applications through various federal and state granting agencies related to community violence reduction, community trust-building, and workforce recruitment and development.

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

**Recommendation:**

Authorize the City Manager to apply for, and accept if awarded, funding through the DOJ COPS Office; the US Bureau of Justice Assistance, Office of Violence Prevention Community Based Violence Intervention and Prevention; and the PSN Violent Gang and Gun Crime Reduction Program with the USAO and the Oregon Criminal Justice Commission and further authorize the City Manager to enter into an agreement with each agency to accept the funds.

**Summary:**

The Salem Police Department is applying for multiple grants as described below.

Three separate microgrants ranging from \$131,000 to \$174,000 over two years through the Department of Justice (DOJ) Office Community Oriented Policing Services (COPS Office) for initiatives related to 1) community violence reduction, 2) building trust and legitimacy with the community, and 3) recruitment, retention, and workforce development.

A US Bureau of Justice Assistance, Office of Violence Prevention Community Based Violence Intervention and Prevention grant for \$1.9M over three years for projects related to the City’s Community Violence Reduction Initiative.

A Project Safe Neighborhoods (PSN) Violent Gang and Gun Crime Reduction Program with the United States Attorney's Office, District of Oregon (USAO), Oregon Criminal Justice Commission for \$184,000 to support collaborative violent crime reduction efforts.

**Attachments:** [Summary of the Grant Applications by the Salem Police Department.pdf](#)  
[COPS Community Policing Development Microgrants Solicitation Overview.pdf](#)  
[Office of Justice Programs CVIPI Grant Solicitation Overview.pdf](#)  
[Project Safe Neighborhoods Grant Solicitation Overview.pdf](#)

**3.3d.** [24-244](#)

Adoption of Final Order No. 2024-2 following City Council's vote to affirm the Planning Commission's decision approving a Comprehensive Plan Map Designation and Zone change to Industrial and IG (General Industrial) for property located at 650 15th Street SE.

Ward(s): 2

Councilor(s): Nishioka

Neighborhood(s): Southeast Salem Neighborhood Association

Result Area(s): Welcoming and Livable Community

**Recommendation:**

Adopt the Final Order to affirm the Planning Commission's decision to approve Minor Comprehensive Plan Map Amendment and Zone change Case No. CPC-ZC24-01.

**Summary:**

On May 28, 2024, the City Council held a public hearing, received testimony, and closed the public hearing. The City Council conducted deliberations on May 28, 2024, and voted to affirm the Planning Commission's decision to approve the consolidated application for Minor Comprehensive Plan Map Amendment and Zone Change Case No. CPC-ZC24-01, with conditions.

**Attachments:** [Vicinity Map](#)  
[Final Order](#)  
[Exhibit 1](#)

## 4. PUBLIC HEARINGS

**4.a.** [24-216](#)

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.

**Recommendation:**

Adopt Resolution No. 2024-27 electing to receive a share of certain revenues from the State of Oregon General Fund.

**Summary:**

The state revenue sharing program allocates fourteen percent of state liquor revenues to cities, which have discretion on the use of the revenue.

The purpose of the public hearing is to provide residents and opportunity to comment on the proposed uses of state revenue sharing funds in the Recommended FY 2025 City of Salem Budget.

**Attachments:** [Resolution No. 2024-27](#)**4.b.** [24-228](#) Public hearing on the FY 2025 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.

**Recommendation:**

Direct staff to return on June 24, 2024, with a resolution to adopt to Budget Committee recommended FY 2025 City of Salem Budget with amendments.

**Summary:**

The City of Salem Budget Committee recommended a budget to the City Council on May 8, 2024. The City Council is required to hold a public hearing on the recommended budget and adopt a final budget prior to July 1, 2024. The City Council may amend the Budget Committee's recommendation within the following restrictions:

- Property tax levies cannot be increased in total beyond the amount approved by the Budget Committee.
- The recommended expenditures for each fund cannot be increased by more than ten percent (10%).

**Attachments:** [Recommended FY 2025 Budget](#)

[Written Testimony 1](#)

[Balancing Act Memo.pdf](#)

[Written Testimony from SPRAB received May 31, 2024.pdf](#)

[Public Comments received by 3:30 p.m., June 10, 2024](#)

*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. [24-209](#) Proposed FY 2025 Fee Schedule

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

**Recommendation:**

Adopt Resolution No. 2024-26, setting fees and charges for the City of Salem as set forth in Exhibit A to Resolution No. 2024-26.

**Summary:**

Each fiscal year, to provide the community with easy accessibility, the City of Salem's Finance Department produces a fee schedule which consolidates fees from various departments into one document. The fee schedule is adopted annually in June prior to the new fiscal year.

**Attachments:** [Resolution No. 2024-26](#)  
[Resolution No. 2024-26, Exhibit A](#)

5.b. [24-230](#) Salem Governance Assessment - Moss Adams Assessment

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

**Recommendation:**

Approve the preliminary work plan to review the Moss Adams Salem Governance Assessment recommendations and begin implementation of the Council adopted recommendations.

**Summary:**

As part of the Annual Policy Agenda, or Council work plan, City Council affirmed its interest in assessing the effectiveness of the City's current governance framework and comparing this framework to best practice. For the purposes of this work, Salem's governance framework includes the City Charter; Council committees, commissions, and boards; and Neighborhood Associations. This report transmits the Assessment and lays out next steps in the

process.

**Attachments:** [Salem Governance Assessment Final Report 5.28.24.pdf](#)  
[Next Steps Governance.pdf](#)

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

- 6.a. [24-219](#) Purchases approved administratively from April 1, 2024 through April 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 April. Included in the report are procurement contracts and public contracting activities with a current fiscal year impact and annual contracts.

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

- 6.b. [24-231](#) Final evaluation of the Construction Manager General Contractor (CM/GC) alternative contracting method used for the Geren Island Water Treatment Facility (GIWTF) Improvements Project.

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

**Recommendation:**

Information only.

**Summary:**

In June 2019, City Council, acting as the local contract review board, adopted findings in support of an exemption from the typical competitive bidding process and authorized the use of a Construction Manager General Contractor (CM/GC) contracting method for construction of the Geren Island Water Treatment Facility (GIWTF) Improvements Project. *Oregon Revised Statutes 279C.355* requires contracting agencies to submit an evaluation for public contracts that have been exempted from the typical competitive bidding process to the local contract review board after



the projects are complete.

**Attachments:** [Attachment 1 718010 GIWTP Post Project Evaluation Report Staff Report Attachm](#)

- 6.c. [24-232](#) Final evaluation of the Construction Manager General Contractor (CM/GC) alternative contracting method used for the Geren Island Water Treatment Facility Filter No. 2 Reconstruction Project.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

**Recommendation:**

Information only.

**Summary:**

In May 2021, City Council, acting as the local contract review board, adopted findings in support of an exemption from the typical competitive bidding process and authorized the use of a Construction Manager General Contractor (CM/GC) contracting method for construction of the Geren Island Water Treatment Facility (GIWTF) Filter No. 2 Reconstruction Project. *Oregon Revised Statutes 279C.355* requires contracting agencies to submit evaluation for public contracts that have been exempt from the typical competitive bidding process to the local contract review board after the projects are complete.

**Attachments:** [Attachment 1 - 720015 RF2 Post Project Evaluation Report Staff Report Attachme](#)

- 6.d. [24-233](#) Final evaluation of the Construction Manager General Contractor (CM/GC) alternative contracting method used for the Aquifer Storage and Recovery (ASR) Improvements at Woodmansee Park Project.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Reliable and Efficient Infrastructure

**Recommendation:**

Information only.

**Summary:**

In April 2020, City Council, acting as the local contract review board, adopted findings in support of an exemption from the typical competitive bidding process and authorized the use of a Construction Manager General Contractor (CM/GC) contracting method for construction of the Aquifer Storage and Recovery (ASR) Improvements at Woodmansee Park Project. *Oregon Revised Statutes 279C.355* requires contracting agencies to submit evaluation

for public contracts that have been exempt from the typical competitive bidding process to the local contract review board after the projects are complete.

**Attachments:** [Attachment 1 - Post Project Evaluation ASR Improvements At Woodmansee Park Projec](#)

## 7. ORDINANCES

### 7.1 FIRST READING:

7.1a. [24-246](#) Renaming Salem Municipal Airport to "Salem - Willamette Valley Airport."

Ward(s): Ward 2

Councilor(s): Nishioka

Neighborhood(s): Southeast Mill Creek Association (SEMCA),

Southeast Salem Neighborhood Association (SESNA)

Result Area(s): Strong and Diverse Economy.

**Recommendation:**

Advance Ordinance Bill No. 6-24 to second reading for enactment.

**Summary:**

By separate action on tonight's agenda, City Council adopted Resolution 2024-29 which officially renamed the Salem Municipal Airport to Salem - Willamette Valley Airport. Renaming the airport to include Willamette Valley in its title will reflect its geographic location in the center of the Willamette Valley and that it serves as a transportation hub for commercial, military, emergency response, and general aviation services, not only for the Salem metropolitan area, but the greater Willamette Valley. Public awareness of its larger regional role will help market the airport and its commercial air passenger service more broadly for those wanting to travel to the Pacific Northwest. The ordinance bill changes references to the Airport in the Salem Revised Code.

**Attachments:** [Ordinance Bill No. 6-24 related to renaming the Salem Municipal Airport.docx](#)

[Exhibit A to Ordinance 6-24 renaming the Airport.docx](#)

### 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](mailto: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. [24-235](#) 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:

Proposed Fees and Charges for Utility Service Rates (Water, Wastewater, and Stormwater)  
 Tuesday, November 12, 2024 at 6:00 p.m.

SALEM HOUSING AUTHORITY PUBLIC HEARINGS:

5 Year and Public Housing Agency Plan.  
 Monday, July 8, 2024 at 6:00 p.m.

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 City Council and Salem Planning Commission - Housing Production Strategies  
 Monday, June 17, 2024 at 6:00 p.m.

Presentation of the 2024 Revenue Task Force Recommendations  
 Monday, July 15, 2024 at 6:00 p.m.

2024 NEIGHBORHOOD ASSOCIATION ANNUAL MEETING DATES:

Neighborhood - Annual Meeting Date - Time - Councilor  
 Morningside-----June 12-----6:30 p.m.-----Nishioka, Phillips  
 SCAN-----June 12-----6:30 p.m.-----Nishioka, Nordyke  
 Faye Wright-----September 10----6:30 p.m.-----Nordyke, Phillips  
 Northgate-----September 19---6:00 p.m.-----Gonzalez  
 NOLA-----October 2-----6:30 p.m.-----Hoy, Gonzalez  
 West Salem-----October 3-----6:30 p.m.-----Stapleton, Varney  
 NESCA -----October 15-----7:00 p.m.-----Hoy, Nishioka,  
 Stapleton  
 CANDO-----October 15-----6:00 p.m.-----Nishioka, Stapleton

Sunnyslope-----October 17-----7:00 p.m.-----Nordyke, Gwyn  
SWAN-----November 5-----6:30 p.m.-----Nishioka, Nordyke  
NEN-----November 12----- 6:30 p.m.-----Nishioka, Stapleton  
SESNA -----November 26-----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](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 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

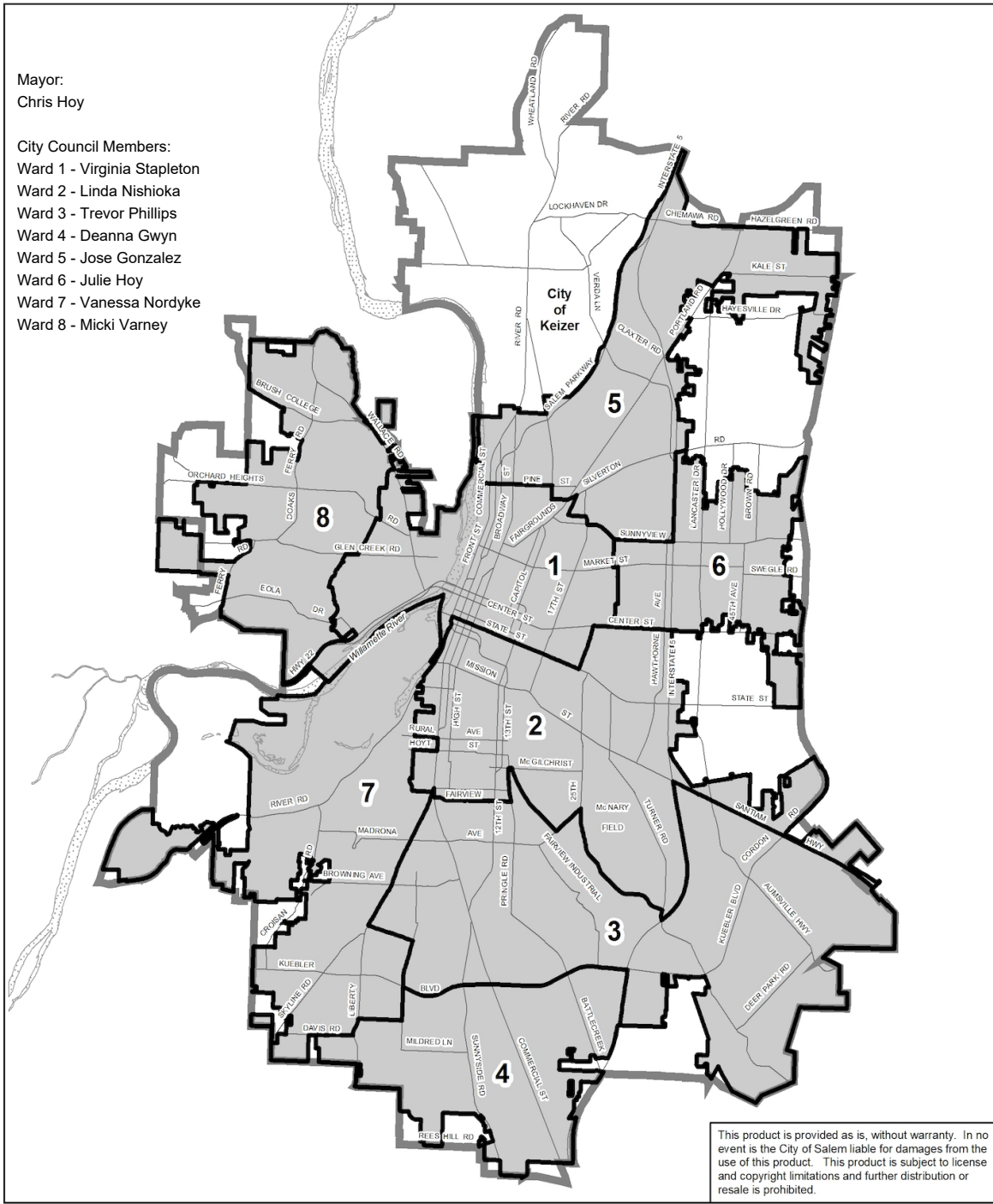
Time limits for quasi judicial land use hearings are governed by Rule 19 of the Council Rules. Parties to land use cases are encouraged to review that rule as time limits vary depending on the nature of the hearing. Further information can be obtained by contacting the Planning Administrator at 503 588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

- City Council Members:
- Ward 1 - Virginia Stapleton
  - Ward 2 - Linda Nishioka
  - Ward 3 - Trevor Phillips
  - Ward 4 - Deanna Gwyn
  - Ward 5 - Jose Gonzalez
  - Ward 6 - Julie Hoy
  - 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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