



# CITY OF SALEM

585 Liberty St SE  
Salem, OR 97301

## Meeting Agenda

### City Council

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**Monday, August 25, 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**

**City Council - 5:15 p.m. - 6:00 p.m.**  
**Salem Public Library, Plaza Room**  
**ORS 192.660(2)(h), Current / Pending Litigation**

### **WORK SESSION**

*None.*

### **1. OPENING EXERCISES:**

**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. Economic Development Presentation by Erik Anderson, SEDCOR  
President

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

**3. CONSENT CALENDAR:**

**3.1 MINUTES**

3.1a. [25-306](#) August 11, 2025, Draft City Council Minutes

**Attachments:** [08-11-25 Draft Council Minutes](#)

3.1b. [25-315](#) August 18, 2025, Draft City Council Work Session Minutes

**Attachments:** [8-18-25 Draft Council Work Session Minutes.pdf](#)

**3.2 RESOLUTIONS**

**3.3 ACTION ITEMS**

3.3a. [25-272](#) Should the Council direct Staff to investigate the possible authorization of the CPACE Program within the City of Salem.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

**Recommendation:**

Authorize staff to explore and make a recommendation on implementing a CPACE program in the City of Salem.

**Summary:**

To present the CPACE (Commercial Property Assessed Clean Energy) Program to the Council and gauge interest in creating an ordinance to implement the program in the City of Salem, Oregon.

**Attachments:** [CPACE Council Presentation 08.25.2025.pdf](#)

3.3b. [25-309](#) Intergovernmental Agreement between the Oregon Department of Aviation and the City of Salem to Undertake State-Funded Pavement Maintenance at Salem-Willamette Valley Airport.

Ward(s): Ward 2

Councilor(s): Nishioka

Neighborhood(s): Southeast Mill Creek Neighborhood Association (SEMCA), Southeast Salem Neighborhood Association (SESNA)  
Result Area(s): Strong and Diverse Economy.

**Recommendation:**

That City Council authorize the City Manager to sign and execute the Intergovernmental Agreement between the Oregon Department of Aviation and the City of Salem to undertake State-funded pavement maintenance at the Salem-Willamette Valley Airport.

**Summary:**

The Statewide Airport Pavement Maintenance Program (PMP) is a state-funded program to assist airports in undertaking pavement maintenance. This program protects Oregon's aviation infrastructure investments by preserving airport pavement consistent with the goals of the Oregon Aviation Plan v6.0. The proposed 2025 pavement maintenance project at Salem-Willamette Valley Airport will cost a total of \$153,913.32 in State of Oregon funds. The 25 percent local match for the City of Salem is covered by Critical Oregon Airport Relief (COAR) grant matching funds. There is no cost to the City of Salem for this pavement maintenance project.

**Attachments:** [Attachment 1 - 2025 Statewide Airport Pavement Maintenance Program Intergovernm](#)  
[Attachment 2 - Map of Pavement Maintenance Program Work at Salem-Willamette Val](#)

## 4. PUBLIC HEARINGS

## 5. SPECIAL ORDERS OF BUSINESS:

- 5.a. [25-314](#) Motion from Councilor Linda Nishioka concerning modified mowing for the southwest picnic and recreation areas at Bush's Pasture Park

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

**Attachments:** [Written Testimony Received by 9am 8/25/25](#)  
[Additional Written Testimony Received by 3pm 8/25/25](#)  
[Additional Written Testimony Received by 5pm 8/25/25](#)

*Add - Written Testimony*

- 5.b. [25-313](#) Motion from Councilor Shane Matthews directing staff to provide a comprehensive overview of the City's procurement process.

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

**6. INFORMATION REPORTS:**

- 6.a.**    [25-300](#)            Planning Administrator Decision - A replat to reconfigure four lots into three lots - Approved.

Tentative Replat / Class 2 Adjustment Case No. REP-ADJ25-07 - Mark Hoyt - 693 Chemeketa St NE.

Ward(s): 1  
Councilor(s): Tigan  
Neighborhood(s): CANDO

**Recommendation:**

Information Only.

**Attachments:**    [Land Use Decision REP-ADJ25-07](#)

- 6.b.**    [25-301](#)            Planning Administrator Decision - Development of a new multifamily complex and mixed-use retail building - Approved.

Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 1 Adjustment / Class 1 Design Review / Tree Removal Permit Case No. UGA-SPR-ADJ-DR-TRP25-03 - Randall Killen - 4885 Portland Rd NE

Ward(s): 5  
Councilor(s): Brown  
Neighborhood(s): Northgate

**Recommendation:**

Information Only.

**Attachments:**    [Land Use Decision UGA-SPR-ADJ-DR-TRP25-03](#)

- 6.c.**    [25-304](#)            Purchases approved administratively from June 1, 2025 through June 30, 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 June. Included in the report are procurement contracts and public contracting activities with a current fiscal year impact and annual

contracts.

**Attachments:** [Purchases approved administratively June 2025.pdf](#)

- 6.d.** [25-310](#) Progress on investigation of past use of Aqueous Film-Forming Foam (also called fire-fighting foam and AFFF) containing PFAS (per- and polyfluoroalkyl substances) and its impacts at Salem-Willamette Valley Airport and Salem Fire Station 6.

Ward(s): Ward 2

Councilor(s): Nishioka

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

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Recommendation:**

Information only.

**Summary:**

The purpose of this report is to inform City Council on the planned activities that will be conducted during the investigation into the past use of AFFF foam containing PFAS at the Salem-Willamette Valley Airport and Fire Station 6 and the schedule for initial sampling and testing. The City of Salem is investigating the past use of AFFF containing PFAS and its potential impacts at Salem-Willamette Valley Airport and Fire Station 6. Recent developments include the finalization of the initial Site Investigation Work Plan (reviewed by the Oregon Department of Environmental Quality; DEQ) and the Worker Exposure Assessment Sampling and Analysis Plan.

**Attachments:** [Attachment 1 - Base Sampling Plan Map.pdf](#)

[Attachment 2 - Salem-Willamette Task Order Proposal.pdf](#)

[Attachment 3 - Salem-Willamette Valley Airport Site Characterization Work Plan NoA.r](#)

- 6.e.** [25-311](#) End of session report summarizing the City's legislative activities during the 2025 session of the Oregon State Legislature and federal legislative update.

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:**

Information only.

**Summary:**

The Council's Legislative Committee is comprised of Mayor Julie Hoy and Councilors Brown, Gwyn, and Nordyke. Councilor Nishioka serves as an alternate. The City Council's Legislative Committee meets frequently to consider priorities to guide Salem's Federal and State agendas throughout the year. For each Oregon Legislative Session, the City Council's Legislative Committee meets to prepare, consider positions on active bills during Session, and discuss recent federal legislative activity. This is an end of session report summarizing the City's legislative activities during the 2025 session of the Oregon State Legislature and federal legislative update.

**Attachments:** [2025 Salem Legislative Policy Statements](#)  
[City of Salem, 2025 Session Overview as submitted by Perseverance Strategies, Inc.](#)  
[Past Legislative Success, as submitted by Perseverance Strategies, Inc.](#)  
[Summary of Reconciliation Bill, as submitted by Summit Strategies](#)  
[Status of Federal grants](#)

## **7. ORDINANCES**

### **7.1 FIRST READING:**

### **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. [25-305](#)      Until further notice, all Salem City Council meetings will be conducted in Loucks Auditorium, located at Salem Public Library, 585 Liberty Street SE, with the option for remote attendance. Please see the meeting agenda header for more details on remote attendance. The meetings are also available to watch in real-time online at CC:Media YouTube Channel, as well as Comcast Cable CC:Media Channel 21.

CITY COUNCIL PUBLIC HEARINGS:

SALEM HOUSING AUTHORITY PUBLIC HEARINGS:

URBAN RENEWAL AGENCY PUBLIC HEARINGS:

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

Service Updates, Priorities, and Options for Future Financial Sustainability  
Monday, September 15, 2025, at 6:00 p.m.

Salem Fire Department: Standards of Cover, Operations and Emergency Medical Services (EMS)  
Monday, October 20, 2025, at 6:00 p.m.

BUDGET COMMITTEE MEETINGS:

2025 NEIGHBORHOOD ASSOCIATION ANNUAL MEETING DATES:

Neighborhood - Annual Meeting Date - Time - Councilor
Faye Wright-----September 9-----6:00 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 21-----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 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>

[ncil/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.](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:

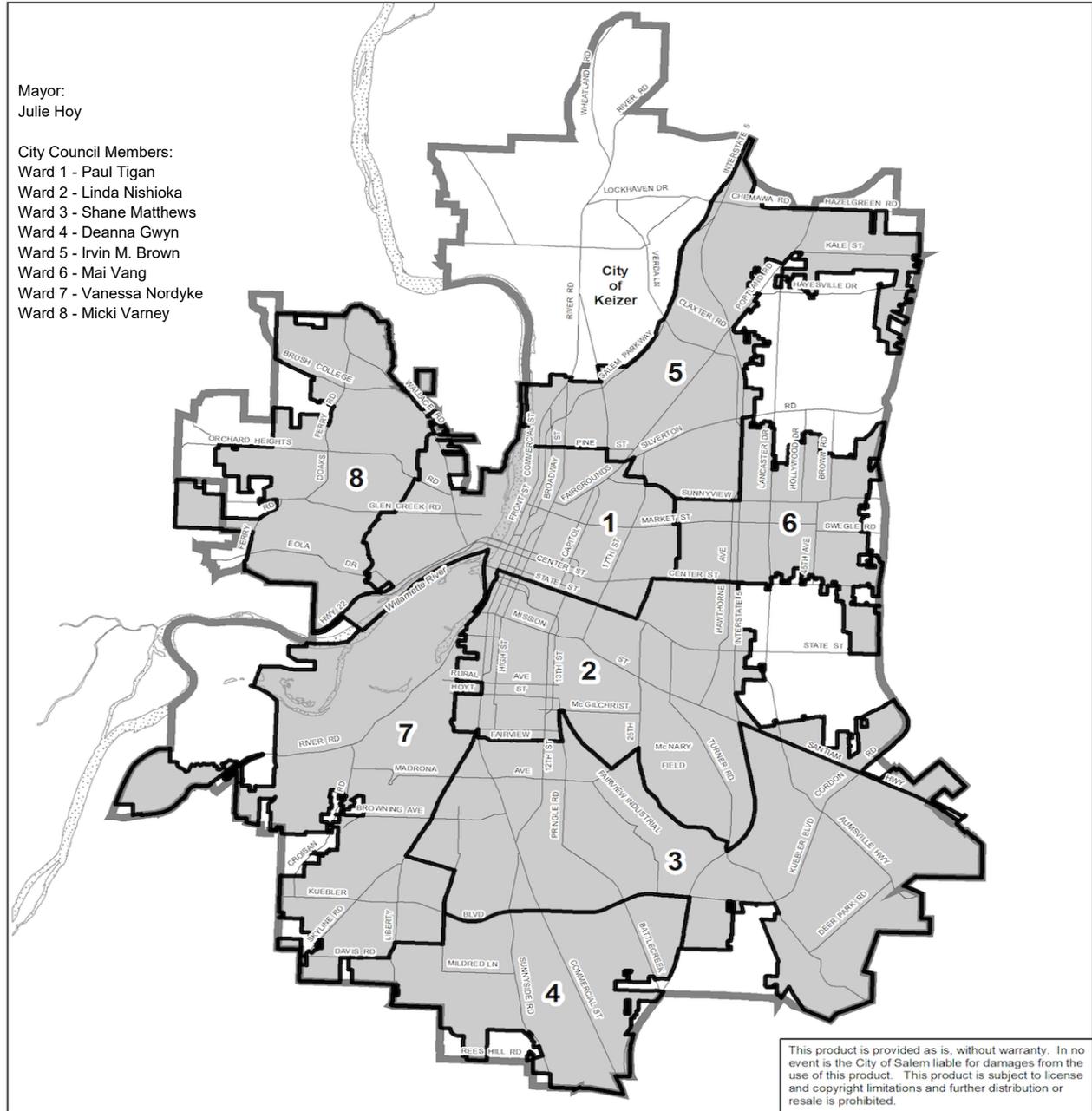
- 1. Staff Presentation – 15 minutes**
- 2. Affected Party – 15 minutes**
- 3. Neighborhood Associations – 5 minutes**
- 4. Other Interested Persons – 3 minutes per person**
- 5. Rebuttal by Affected Party – 7 minutes**

**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

0 0.5 1 Miles



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