

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Final

Monday, August 25, 2025

6:00 PM

Loucks Auditorium / Salem Public Library

City 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

1. OPENING EXERCISES:

Call to Order

6:21 p.m.

Roll Call

Present: 8 - Councilor Nordyke, Councilor Varney, Councilor Nishioka, Councilor Gwyn,
Councilor Brown, Councilor Matthews, Councilor Tigan, and Councilor Vang
Absent: 1 - Mayor Hoy

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

None.

1.2 COUNCIL AND CITY MANAGER COMMENT

Comments by: Councilors Nordyke, Tigan, Nishioka, Acting Interim City
Manager Kristin Retherford.

1.3 PROCLAMATIONS

None.

1.4 PRESENTATIONS

**1.4a. Economic Development Presentation by Erik Anderson, SEDCOR
President**

Comments from: Councilors Nishioka, Nordyke, Tigan, Matthews, Brown, and
Varney.

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

Testimony provided by:

David Glennie, Ward 2: Agenda Item No. 5.a., File No. 25-314

Comment from: Council President Nishioka.

Julia Battle, Ward 3: Agenda Item No. 5.a., File No. 25-314

Michael Weber, Ward 3: Agenda Item No. 5.a., File No. 25-314

Comment from: Council President Nishioka.

Cynthia B Jones, Ward 1: Agenda Item No. 5.a., File No. 25-314

3. CONSENT CALENDAR:

A motion was made by Councilor Gwyn, seconded by Councilor Tigan, to approve the Consent Calendar with the pull of item 3.3a. by Councilor Gwyn.

Comments from: Councilor Gwyn.

The motion CARRIED by the following vote:

Aye: 8 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, and Vang

Nay: 0

Absent: 1 - Hoy

Abstain: 0

3.1 MINUTES

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

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

Action: approved.

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

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

Action: approved.

3.2 RESOLUTIONS

None.

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.

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

Pulled from Consent by Councilor Gwyn. See item 5.c.

- 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.

Attachments: [Attachment 1 - 2025 Statewide Airport Pavement Maintenance Program Intergovernmental Agreement - City of Salem.pdf](#)
[Attachment 2 - Map of Pavement Maintenance Program Work at Salem-Willamette Valley Airport.pdf](#)

Authorized 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.

4. PUBLIC HEARINGS

None.

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](#)

A motion was made by Council President Nishioka, seconded by Councilor Tigan, to direct the Parks Maintenance Division to continue the seasonal no-mow/restoration program at Bush's Pasture Park and, beginning this season and continuing annually, implement a modified mowing approach in the southwest picnic and recreation area as set forth in this motion.

Comments from: Council President Nishioka, Park Planning Manager Rob Romanek, Councilors Brown, Nordyke, Gwyn, Matthews, Tigan, Varney.

Council went into recess at 8:02 p.m. and reconvened at 8:10 p.m.

A substitute motion was made by Councilor Varney, seconded by Councilor Gwyn, to direct that the Salem Parks and Recreation Advisory Board review the seasonal no-mow/restoration program for the Upper Oak Grove at Bush's Pasture Park and that the Board provide a recommendation to the City Council, for an annual no-mow program incorporating guidance provided in the Park’s Cultural Landscape Management Plan.

Comments from: Councilors Varney, Nordyke, Tigan, Gwyn, Nishioka, Matthews.

The substitute motion CARRIED by the following vote:

Aye: 5 - Nordyke, Varney, Gwyn, Brown, and Matthews

Nay: 3 - Nishioka, Tigan, and Vang

Absent: 1 - Hoy

Abstain: 0

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

A motion was made by Councilor Matthews, seconded by Councilor Gwyn, to direct staff to provide a comprehensive overview of the City's procurement process.

Comments by: Councilors Matthews, Brown, Chief Financial Officer Josh Eggleston, Councilors Gwyn, Vang, Tigan, City Attorney Dan Atchison, Councilors Nordyke, Varney, Nishioka.

The motion CARRIED by the following vote:

Aye: 8 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, and Vang

Nay: 0

Absent: 1 - Hoy

Abstain: 0

5.c. [25-272](#)
(3.3.a)

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.

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

Pulled from Consent (Item No. 3.3a.) by Councilor Gwyn.

A motion was made by Councilor Gwyn, seconded by Councilor Nordyke, to authorize staff to explore and make a recommendation on implementing a CPACE program in the City of Salem.

Comments from: Councilor Gwyn, Assistant Director of Urban Development Dana DeKlyen, Councilors Tigan, Brown, City Attorney Dan Atchison, Councilors Vang, Nordyke, Gwyn, Matthews, Nishioka.

The motion CARRIED by the following vote:

Aye: 8 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, and Vang

Nay: 0

Absent: 1 - Hoy

Abstain: 0

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

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

This Informational Report was received and filed.

Comments from: Councilor Tigan, Acting Interim City Manager Kristin Retherford.

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

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

This Informational Report was received and filed.

Comments from: Councilor Brown, Acting Interim City Manager Kristin Retherford.

- 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

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

This Informational Report was received and filed.

- 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.

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.pdf](#)

This Informational Report was received and filed.

- 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.

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](#)

This Informational Report was received and filed.

7. ORDINANCES

7.1 FIRST READING:

None.

7.2 SECOND READING:

None.

8. PUBLIC COMMENT: (Other than agenda items)

Testimony provided by:

Evelyn Bross, Ward 8: Homelessness
Manny Martinez, Ward 2: Public Safety
Jackie Roche, Ward 4: Roofing it Forward

9. ADJOURNMENT

9:11 p.m.

Minutes prepared by:
Rachael Gangelhoff, CMC
 Deputy City Recorder