

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

Monday, September 8, 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)(i), Evaluation of Chief Executive Officer

1. OPENING EXERCISES:

Call to Order

6:07 p.m.

Roll Call

Present: 9 - Councilor Nordyke, Councilor Varney, Councilor Nishioka, Councilor Gwyn, Councilor Brown, Councilor Matthews, Councilor Tigan, Mayor Hoy, and Councilor Vang

Pledge of Allegiance

Led by: City Attorney Dan Atchison.

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

A motion was made by Council President Nishioka, seconded by Councilor Gwyn, to approve the additions of items 6.e and 6.f, and the revisions to items 3.3a and 5.a.

Comments from: Council President Nishioka.

The motion **CARRIED** by the following vote:

Aye: 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

Nay: 0

Abstain: 0

1.2 COUNCIL AND CITY MANAGER COMMENT

Comments from: Councilors Vang, Brown, Nordyke, Tigan, and Mayor Julie Hoy.

1.3 PROCLAMATIONS

- 1.3a.** [25-325](#) Proclamation recognizing National Service Dog Month.

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

Attachments: [Proclamation - National Service Dog Month.pdf](#)

Presented by: Councilor Nordyke.

Received by: John Eells, Canine Companion, and Service Dog Fajita.

- 1.3b.** [25-326](#) Proclamation recognizing Salem Free Clinics 20th Anniversary.

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

Attachments: [Proclamation - Salem Free Clinics 20th Anniversary.pdf](#)

Presented by: Council President Nishioka.

Received by: Trina Fowler, CEO of Salem Free Clinics, and Development Director Maddie Leutwyler.

- 1.3c.** [25-327](#) Proclamation recognizing Salem Fights Cancer Month.

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

Attachments: [Proclamation - Salem Fights Cancer Month.pdf](#)

Presented by: Mayor Julie Hoy.

Received by: Kathy Ottele, volunteer and lead of the District 6 Ambassador Constituent Team, and Jane Leo, Government Relations Director from the American Cancer Society.

1.4 PRESENTATIONS

1.4a. [25-289](#)

The Wall That Heals Traveling Replica of the Vietnam Memorial,
September 18-21, 2025

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Presentation from: Billy Whisenhunt, Vietnam War Combat Veteran, and
John McArdle, former mayor of Independence.**

Comments from: Councilor Vang, Mayor Julie Hoy.

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

Public Testimony from:

Mark Wigg, Ward 2: Item no. 6.d., file no. 25-324.

3. CONSENT CALENDAR:

**A motion was made by Council President Nishioka, seconded by Councilor
Gwyn, to approve the Consent Calendar.**

Comments from: Council President Nishioka.

The motion CARRIED by the following vote:

Aye: 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

Nay: 0

Abstain: 0

3.1 MINUTES

3.1a. [25-321](#)

August 25, 2025, City Council Draft Minutes

Attachments: [8-25-25 Draft Council Minutes](#)

Action: approved.

3.2 RESOLUTIONS

None.

3.3 ACTION ITEMS

3.3a. [25-328](#)

Appointments to the Budget Committee, Public Art Commission, and Downtown Advisory Board.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

Attachments: [Application - Jennifer Murray \(Ward 3-redacted\).pdf](#)
[Application - Eddie Zapien \(redacted\).pdf](#)
[Application - Scott Hossner \(redacted\).pdf](#)
[Application - Jesus Escobar \(redacted\).pdf](#)

Appointed those recommended by the Council Board and Commission Appointments Committee to the Budget Committee, Public Art Commission, and Downtown Advisory Board.

The following applicants were appointed:

Budget Committee:

Jennifer Murray: full term representing Ward 3, expiring 6/30/2028

Downtown Advisory Board:

Scott Hossner: full term representing a Business or Property Owner within the Riverfront-Downtown Urban Renewal Area, expiring 12/31/2027

Eddie Zapien: partial term representing a Business or Property Owner within the Riverfront-Downtown Urban Renewal Area, expiring 12/31/2025

Public Art Commission:

Jesus Escobar: partial term representing the Community At-Large, expiring 12/31/2026

4. PUBLIC HEARINGS

None.

5. SPECIAL ORDERS OF BUSINESS:

- 5.a.** [25-329](#) Council Boards and Commissions Appointments Committee recommendation to appoint Nathan Levin to the Planning Commission.

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

Attachments: [Application - Nathan Levin \(redacted\).pdf](#)

A motion was made by Council President Nishioka, seconded by Councilor Gwyn, to appoint Mr. Levin to the Planning Commission.

Comments from: City Attorney Dan Atchison, Councilor Matthews, Council President Nishioka, Councilor Varney.

Councilor Matthews declared a potential conflict of interest due to Mr. Levin having donated to his campaign fund. Councilor Matthews elected to participate in the vote.

The motion CARRIED by the following vote:

Aye: 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

Nay: 0

Abstain: 0

6. INFORMATION REPORTS:

- 6.a.** [25-312](#) Planning Administrator Decision - New multi-family development of a 192-unit apartment complex - Approved.

Partition Tentative Plan / Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Tree Regulation Variance / Class 2 Driveway Approach Permit / Class 1 Design Review / Tree and Vegetation Removal Permit - Chris Jones - 1656 Davis Rd S.

Ward(s): 4
Councilor(s): Gwyn
Neighborhood(s): Sunnyslope

Attachments: [Land Use Decision PAR-UGA-SPR-ADJ-TRV-DAP-DR-TRP25-10](#)
 [Written Testimony received by 10am 9/8/2025](#)

This Informational Report was received and filed.

6.b. [25-316](#)

Planning Administrator Decision - Development of a new mixed-use building with 49 residential units and ground floor commercial space
- Approved.

Tentative Replat Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Adjustment / Tree Regulation Variance / Class 2 Driveway Approach Permit Case No. REP-SPR-ADJ-TRV-DAP25-08 - Landon Hattan - 590 Willow St NE.

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

Attachments: [Land Use Decision REP-SPR-ADJ-TRV-DAP25-08](#)

This Informational Report was received and filed.

Council went into recess at 6:54 p.m. and reconvened at 6:55 p.m.

6.c. [25-317](#)

Purchases approved administratively from July 1, 2025 through July 31, 2025.

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

Attachments: [Purchases approved administratively July 2025](#)

This Informational Report was received and filed.

6.d. [25-324](#)

Update on a Potential Minimum Revenue Guarantee to Recruit
Commercial Air Service to Salem – Willamette Valley Airport.

Ward(s): Ward 2

Councilor(s): Nishioka

Neighborhood(s): SEMCA, SESNA

Result Area(s): Strong and Diverse Economy.

Attachments: [Written Testimony received by 10am 9/8/2025](#)

A motion was made by Council President Nishioka, seconded by Councilor Matthews, to direct staff to return to Council with possible recommendations for funding options to support the airport Minimum Revenue Guarantee.

Comments from: Council President Nishioka, Chief Financial Officer Josh Eggleston, Councilors Nordyke, Matthews, Brown, Tigan.

The motion CARRIED by the following vote:

Aye: 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

Nay: 0

Abstain: 0

6.e. [25-334](#)

Announcing appointments to the Airport Advisory Commission,
Center 50+ Advisory Commission, Historic Landmarks Commission,
and Human Rights Commission

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

Attachments: [Application - Judith Kiss \(redacted\).pdf](#)
[Application - Kathleen Lempka \(redacted\).pdf](#)
[Application - Mike Morrow \(redacted\).pdf](#)
[Application - Deanna Tapia \(redacted\).pdf](#)
[Application - Lisa Haines \(redacted\).pdf](#)
[Application - Raymond Kelly \(redacted\).pdf](#)
[Application - Cathryn Murray \(redacted\).pdf](#)
[Application - Matthew Miller \(redacted\).pdf](#)
[Application - Cara Watson \(redacted\).pdf](#)
[Application - Ashley Rockenbrant \(redacted\).pdf](#)
[Application - Toni Maries \(redacted\).pdf](#)
[Application - Jacqueline Roche \(redacted\).pdf](#)
[Application - Dianne Docarmo \(redacted\).pdf](#)

This Informational Report was received and filed.

The following applicants were appointed:

Airport Advisory Commission:

Judith Kiss: full term representing Ward 2, expiring 12/31/2027

Center 50+ Advisory Commission:

**Kathleen Lempka: full term representing a Community Member over 50,
expiring 12/31/2027**

**Mike Morrow: full term representing a Community Member over 50, expiring
12/31/2027**

**Deanna Tapia: full term representing a Community Member over 50,
expiring 12/31/2027**

Lisa Haines: representing Community Partner, no expiration

Raymond Kelly: representing Community Partner, no expiration

Cathryn Murray: representing Community Partner, no expiration

Human Rights Commission:

Cara Watson: full term, expiring 12/31/2027

Ashley Rockenbrant: full term, expiring 12/31/2027

Toni Maries: partial term, expiring 12/31/2026

Jacqueline Roche: partial term, expiring 12/31/2025

Dianne Docarmo: partial term, expiring 12/31/2025

6.f. [25-345](#)

Update on the City's legislative activities in advance of the State Legislature's Special Session on transportation funding.

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 letter of support to address transportation funding crisis](#)

This Informational Report was received and filed.

Comments from: Councilors Varney, Brown.

7. ORDINANCES

7.1 FIRST READING:

None.

7.2 SECOND READING:

None.

8. PUBLIC COMMENT: (Other than agenda items)

Testimony from:

Jerry A Jones, Ward 4, Downtown Cleanliness

Patrick Carney, 97304, Arches

Ashley Cunningham, 97302, Safety

Bill Riecke, 97301, Safety

Jackie Roche, Ward 4, National Recovery Month

Comments from: Councilor Brown, Mayor Julie Hoy.

9. ADJOURNMENT

7:29 p.m.

Minutes prepared by:

Rachael Gangelhoff, CMC

Deputy City Recorder