

*585 Liberty St SE  
Salem, OR 97301*



## **Final Action Agenda - Minutes - Draft**

**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.** August 11, 2025, Draft City Council Minutes

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

**Action:** approved.

**3.1b.** 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.** 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.** 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.**

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.**

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.**  
**(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.** 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.** 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. 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. 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. 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