

City of Creswell City Council Work Session Meeting

Council Members Present:

- Mayor Smith
- Councilor Costilla, Council President
- Councilor Dukes
- Councilor Holt
- Councilor Kent
- Councilor Kremer
- Councilor Morris

Audience Present: 7

Press Present: 0

Staff Present:

- City Manager Vincent Martorello
- Public Works Director Cliff Bellew
- Airport Manager Shelley Humble
- Finance Director Jim Piper
- City Planner Curtis Thomas
- City Recorder Caitlin Born

Open Meeting

Mayor Smith opened the January 26, 2026, City Council Work Session at 6:00 PM. Mayor Smith asked everyone to stand for the Pledge of Allegiance.

Committee Reports

Parks and Tree Advisory Committee

Mayor Smith called upon Councilor Morris to provide the Parks and Tree Committee report. Councilor Morris reported on the January 13th Parks and Tree Committee meeting, she noted that two new members joined the committee: Bill Kent and Normajean Osborn, though one member would be resigning at the end of January, requiring another position to be filled.

The committee elected officers with Stuart Samuels as Chair, and Peter Osborne as Secretary. Councilor Morris remains the City Council representative.

Councilor Morris reported on Arbor Day planning scheduled for April 26th, from 11:00 AM to 2:00 PM at Holt Park. Many community organizations would be participating, including Duck Truck, Sanipac, master gardeners, fire department, fish and wildlife, arborists, the Grange, a geologist, and hopefully the raptor center. A birdwatching activity was also planned at Garden Lake Park earlier that morning.

The committee discussed potential park rule updates that would apply to all parks rather than being park-specific, including rules about removing plant material or wildlife. They also touched on the status of Robinette – Hughes Park and would follow up with Public Works at their next meeting on February 10, 2026. Councilor Kremer requested notification about when the water would be turned on at the water feature at the Second Street when weather improves.

Airport Commission

Council President Costilla reported that the Airport Commission meeting scheduled for January 21st was canceled due to lack of quorum. It was rescheduled for February 18th.

Finance and Administration

Council President Costilla noted that under Finance and Administration, they would be circulating the court sign-up sheet for judge reviews. Mayor Smith confirmed this process, stating that it would continue "until we get an RFP and decide on a new or the same judge and switch to a daytime court." Council President Costilla clarified that they were asking for Council's involvement in attending court to conduct reviews for the judge until any changes were made. Council President Costilla advised that council members could sign up for reviews tonight, or alternatively, coordinate with Caitlin to schedule a time later.

Discussion Items

Community Center Discussion

City Manager Martorello presented information about the Community Center. He explained that in 2020, the City Council had prepared to sign an agreement with the fire district to swap land, with the fire district taking over the community center land to build a hub fire station, while the city would get the current fire station land for a parking lot. However, the agreement was never signed.

City Manager Martorello reported that he had discussions with the Fire Chief and given that building a fire station is not in the near future and community center usage has increased since 2020, both he and the Fire Chief recommended dissolving the agreement. This would allow the city to start planning for the future of the community center.

The Council discussed the best approach to dissolve the agreement, with City Manager Martorello suggesting that a resolution would be the cleanest method since the original authorization came via resolution.

City Manager Martorello outlined the next potential steps for reinvesting in the community center, including:

1. Assessing the building condition (noting that it already needs a new roof)
2. Understanding community desires for future use
3. Determining costs for repairs through engineering plans and estimates
4. Developing a capital improvement program spanning 3- years or possibly longer

Councilor Holt noted that the city should focus first on the decision to dissolve the agreement and understand repair needs before conducting a community survey. The Council unanimously indicated support for dissolving the agreement with the fire district and proceeding with a building assessment.

Lane County IGA System Benefit Fee

City Manager Martorello presented information about discussions between Lane County and Sanipac (Waste Connections) regarding waste disposal fees and the system benefit fee.

He explained that Sanipac had been hauling Creswell's waste to their Dry Creek facility near Medford rather than to Lane County's Short Mountain facility because it's less costly. However, Lane County's IGA includes a system benefit fee that would apply even if waste were hauled to non-county facilities. City Manager Martorello provided cost comparisons showing that hauling to Short Mountain would cost significantly more than hauling to Dry Creek, with the difference growing over time. He noted that Sanipac had been absorbing the cost difference but if compelled to continue to use the Short Mountain, this cost would likely be passed on to Creswell's customers.

Aaron Donnelly from Sanipac explained that Lane County had implemented an 11% increase in disposal fees in 2024 and another 11% in 2025, with 8% of each increase going toward the IMRF/Clean Lane facility payments and the other 3% being CPI. Another 9% increase is anticipated for each of the next two years.

Steve Adams, Policy Director for Lane County, offered to present more information to the Council about the county's waste management system and the Clean Lane project at a future meeting. The Council expressed concerns over Lane County's management of the IMRF/Clean Lane project, and the impact of projected rate increases on residents.

Councilors discussed the broader implications, noting that Creswell generates about 2500 tons of waste per year, and the decision could have financial repercussions. Several council members highlighted that maintaining the IGA could lead to elevated costs that would ultimately impact Creswell residents. In follow-up, Aaron Donnelly from Sanipac confirmed that additional disposal fee increases, in part due to the IMRF/Clean Lane project, would come into effect, potentially

impacting the community's bottom line. Resident Debbie Yee raised questions about the IMRF project, asking if the increases in disposal fees were due to this project and whether the county had contracted payments regardless of the project's completion. She highlighted the concern that taxpayers might be financially impacted for decisions made in advance by the county. Additionally, there were questions regarding what happens if the IMRF or a similar project does not go through as planned.

Steve Adams, Lane County's Policy Director, shared an interest in continuing transparent discussions and offered to present more data at a subsequent Council meeting to further clarify Lane County's perspective and waste management strategy.

Ultimately, the Council reached a consensus in favor of withdrawing from the Lane County IGA. Exiting this agreement would enable Sanipac to utilize their Dry Creek facility without incurring the system benefit fee, thereby mitigating additional costs and potential rate hikes for Creswell residents. This step reflects the Council's commitment to ensuring fiscal responsibility and safeguarding the economic interests of the community.

PA-ZC-2025-02, North Mill Street Zone Change

City Planner Curtis Thomas presented a comprehensive map and zone change request from Sheila and Douglas Atwood, who want to build a residential property on their land currently zoned general commercial. This request was prompted by their inquiry to the planning staff back in November, when they found that their property zoning would not permit a straightforward residential build. He explained the options available to them: either construct a mixed-use facility with commercial at the ground level and residential above, or pursue a zone change to residential, which they opted for.

City planner Curtis Thomas highlighted that the 2019 Housing Needs Analysis documented a deficit of residential land in Creswell, whereas the 2025 Economic Opportunities Plan revealed a surplus of commercial land. This justified considering the zone change favorably. He further detailed that the Atwood's property stands as an island of commercial zoning within a predominantly residential neighborhood. In 2010, a precedent was set when surrounding commercial properties were rezoned to medium density residential, which had not caused any significant issues in the area since.

Additionally, he addressed safety and compliance concerns, noting that they reviewed FEMA flood zone maps to ensure that the area was free from significant flood risks, making it suitable for residential development. Councilor Dukes asked if they would be on the hook for the sidewalks. City Planner Curtis Thomas indicated that a non-remonstrance agreement would likely be necessary, obligating the Atwood's to engage in future roadway improvement projects and share costs.

The Planning Commission had reviewed the request and unanimously recommended approval of the zone change from general commercial to low density residential. Given the alignment with city needs and policies, as well as the congruity with the neighborhood setting, the Council indicated

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strong support for the zone change. This matter is set to be brought back for formal action at an upcoming meeting, reflecting a strategic move towards addressing Creswell's residential land deficits.

Adjournment

With no further business Mayor Smith adjourned the meeting at 6:55 p.m.

*Signature on File

Nicholas Smith, Mayor

Attest:

*Signature on File

Caitlin Born, City Recorder