

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: 42

Press Present: 0

Staff Present:

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

Open Meeting

Mayor Smith opened the February 23, 2026, City Council Work Session at 6:02 PM. Prior to the Pledge of Allegiance, Mayor Smith took a moment to honor Colonel Richard Heyman, a local war hero who received the French Legion of Honor medal that day. Mayor Smith described the event as humbling and emotional, noting that people had traveled from abroad to recognize Colonel Heyman for his service at Normandy. Mayor Smith also thanked Airport Manager Shelley Humble for organizing an outstanding event in Colonel Heyman's honor. Mayor Smith asked everyone to stand for the Pledge of Allegiance.

Committee Reports

Parks and Tree Advisory Committee

Councilor Morris reported that the Parks and Tree Committee met on February 10th. Key topics included ongoing discussions about bike lane connectivity within and outside of Creswell, with restrooms now incorporated into the bike path map. The committee is currently reviewing the 2018 Parks and Open Spaces Master Plan, finding much of it still relevant but identifying areas in need of updating. Councilor Morris noted the committee would like to start fresh while building upon prior work. Regarding Arbor Day, the committee discussed vendor participation, brought two new members up to speed, and decided to postpone Bike Day until the following year. Regarding Robinett – Hughes Park, which has been open approximately one year, the committee discussed whether a formal grand opening was still warranted, concluding that a smaller recognition event may be more appropriate. City Manager Vincent Martorello confirmed that the Arbor Day vendor letter and application form had been distributed to the committee chairperson. The committee's next scheduled meeting is March 9th. (next meeting is on the 10th of March)

Water Rate Advisory Committee

i. Rate Recommendation

Councilor Holt deferred the report to Water Rate Advisory Committee Chair Shelly Clark, a former City Councilor and current committee member, who presented the committee's recommendations.

Chair Clark provided background on the committee's annual charge: to review water rates, sewer rates, and the Transportation Utility Fee (TUF) and make recommendations to both the Council and the May Budget Committee. The committee meets with Finance Director Jim Piper, City Manager Martorello, and Public Works Director Cliff Bellew to inform its recommendations.

Water Rate: Following discussion about the stability and health of the water rate fund, the committee recommended a 0% increase in the water rate.

Sewer Rate: Chair Clark noted that significant capital projects are on the horizon and deferred to Finance Director Piper for context. Finance Director Piper explained that the city is facing two possible paths for its wastewater infrastructure: building its own treatment plant at an estimated cost of approximately \$70 million or connecting to a regional Metropolitan Wastewater system—a joint facility between Springfield and Eugene—at an estimated cost of approximately \$40 million. The city has been attending meetings and pursuing acceptance into the regional system, which Finance Director Piper described as sounding "very positive." He noted that meeting the debt service on the \$70 million standalone plant would require a minimum 50% rate increase. The \$40 million regional option would have required approximately a 15% increase beginning this year, but the Department of Environmental Quality (DEQ) approved an additional one-year extension on the city's compliance timeline, allowing the city to avoid the immediate 15% jump.

Based on this extension, the committee recommended a 7.5% sewer rate increase this year, with the expectation of an additional 7.5% increase the following year to phase in to the previously modeled 15% total. Chair Clark emphasized that the committee was mindful of the real impact on Creswell residents, noting that including a previously discussed public safety fee component, the combined effect would amount to an increase of approximately \$7 per month for the average user.

Transportation Utility Fee (TUF): The committee recommended no increase to the TUF.

Airport Commission

City Council President Costilla reported that the Airport Commission held a work session on February 18th to review and update airport rules and regulations. He described it as a lengthy meeting with changes still pending, with another work session planned to finalize the rules for Council approval by spring. Following the work session, the Commission held its regular quarterly meeting, during which Airport Manager Humble provided a brief update on ongoing projects, including the taxi lane project expected to begin in spring. He noted that Kyle Bushman was elected for the chair for 2026.

Council President Costilla also reported on the Airport Master Plan Planning Advisory Committee, per Mayor Smith's charge. The first meeting was held on February 2nd (the meeting was on February 19th) at 5:30 PM, with 18 people attending in person and 6 attending online for a total of 24 participants. Century West Engineering, represented by David Miller and Samantha Peterson, gave a presentation covering the project schedule and timetable, pavement conditions, aviation activity, design features, known issues and potential opportunities, and next steps. Council President Costilla noted that all information from the meeting is publicly available, including a recording and PowerPoint presentation accessible via a link on the city's website. The next scheduled Airport Commission meeting is April 15th.

Finance and Administration

Council President Costilla also reported for the Administration and Finance Committee, which met on January 27th at 5:30 PM. The first item of business was the election of a secretary for 2026; Councilor Holt was elected and thanked for her willingness to serve. The committee then reviewed the city employee evaluation process for the City Attorney, Municipal Judge, and City Manager. The process will follow the pattern of prior years: evaluation materials for the City Attorney will be distributed on September 24th, with September 9th as the last day to attend court; an executive session to evaluate the City Attorney and Municipal Judge is scheduled for October 12th; the City Manager's evaluation materials will also be received on October 12th, with an executive session to evaluate the City Manager on November 9th. The committee also had a brief discussion about potentially simplifying this procedure in connection with future contract renewals.

LaneACT (Lane Area Commission on Transportation)

Councilor Clark Kent reported that LaneACT met on February 11, 2026, at 5:30 PM. He noted two personnel changes: ODOT Director Chris Deckler resigned effective January 2nd, with Lisa Sumption named interim director—previously one of Oregon's longest-serving Parks and Recreation Directors. Additionally, the regular Area 5 manager, Vidal Francis, has been assigned to lead a special project in Portland involving the Abernathy Bridge upgrade, and has been temporarily replaced by a new Area 5 representative, Ian Roholt.

Councilor Kent reported that ODOT is facing a \$242 million budget shortfall for its 2025–2027 budget, with the Oregon Legislature considering three options: (1) leaving 138 vacancies open to save \$70 million; (2) leaving 279 vacancies open and laying off 71 employees to save \$140

million; or (3) leaving 151 vacancies open and laying off 400 employees to close the full \$242 million gap.

Regarding local items of note, Councilor Kent reported that Public Works Director Cliff Bellew had received an email from the Lane County Traffic Engineer requesting a speed change on Cloverdale Road from 45 mph to 35 mph. Director Bellew submitted a letter of support to ODOT, and the change appears likely to occur.

Councilor Kent provided a detailed report on the Statewide Transportation Improvement Program (STIP), a planning document covering fiscal years 2027–2030 that allocates approved funding. He noted that the Mill and Oregon/Cloverdale intersection project appears in the STIP with \$1.3 million in funding for the design (public engineering) phase, covering signal replacement, new signal poles meeting current standards, ADA ramps, and new paving. Councilor Kent specifically recognized former City Councilor Shelly Clark for her "tireless leadership and advocacy" in getting the project onto the STIP. Public comment on the STIP is open through March 20th, with the ability to submit feedback via ODOT's online open house or by email.

Councilor Kent also introduced the Capital Investment Plan (CIP), a new ODOT document covering a 10-year horizon through approximately 2036 that serves as a precursor to the STIP. Items appear in the CIP before being firmed up and moved to the STIP for funding. Among the improvements listed in the CIP are the remaining phases of the Creswell OR-99/South Front Street project. Councilor Kent suggested that City Manager Martorello, City Planner Curtis Thomas, and potentially Director Bellew meet to prioritize projects from the CIP list so that Creswell can bring recommendations to LaneACT.

Councilor Holt asked for clarification on the \$1.3 million figure, expressing surprise that the full amount was only for the design phase. She also asked whether details were available on the breakdown of workforce reductions being considered by ODOT—specifically administrative versus frontline workers. Councilor Kent noted that while specifics were not in his notes, ODOT indicated that most current funding is directed toward interstate repairs and maintenance, and that bike route connections and similar improvements are effectively off the table for the foreseeable future. Mayor Smith and the Council also acknowledged City Manager Martorello's persistent advocacy with the county on behalf of Creswell's road projects.

Discussion Items

. City Logo Discussion

a. Outline reasoning for exploring the feasibility of updating or replacing existing city logo – City Manager Vincent Martorello

City Manager Martorello introduced the topic by explaining that the city is considering either updating its existing logo or creating a new logo to more fully represent Creswell. He noted that the current logo was developed approximately 20 years ago through an art competition, won by Jeff Prechtel, son of noted historical artist Don Prechtel. He stated that the end goal is to have a logo that fully represents Creswell and introduced the collaborative approach the city is exploring with the Creswell School District. He then introduced Mandy Hoggard from Creswell High School to present the proposed partnership in detail.

b. Review of the collaborative project – Mandy Hoggard, BMA & ECE/Ed CTE Teacher, and students

Ms. Mandy Hoggard, a business and early childhood/pre-education teacher and advisor for the "Dawg House Marketing" program at Creswell High School, presented on behalf of a two-team collaborative effort also involving "Design Dawgs," the school's graphic design program, advised by colleague Athena Lawson. Ms. Hoggard introduced five students in attendance: Eliana Osborn (junior, Dawg House Marketing), Christina Millett (freshman, Dawg House Marketing), Audrey Moran (freshman, Dawg House Marketing), Olivia Latona (freshman, Design Dawgs), and Madison Carling (freshman, Design Dawgs). She noted that Maddie and Olivia had just completed a new logo design for the Bulldog CTE program.

Ms. Hoggard titled the initiative *Rooted and Rising: Shaped by Community and Inspired by Tomorrow*, framing it not merely as a logo redesign but as a community-driven branding initiative grounded in research, tradition, and Creswell's future vision.

Ms. Hoggard provided an educational distinction between a "brand" and a "logo," explaining that a brand is a blueprint—encompassing relationships, agreements, personality, style, voice, and a community's distinctive identity—while a logo is the visual representation of that brand. She argued that the existing logo, born of an art competition, may not fully convey where Creswell stands today, 20 years later.

She outlined the rationale for undertaking the project now: economic growth considerations, the need to strengthen community pride, the necessity of modernizing branding for current digital and social media platforms (citing difficulty creating readable formats from the existing logo), and the desire for consistency across branding applications. She also highlighted the value of engaging students through a work-based learning model, noting that the Creswell High School CTE program offers seven pathways and that this project would provide students with a real-world portfolio piece.

The project was proposed as a **four-phase, two-team collaborative process**:

- **Phase 1 (Research):** Dawg House Marketing conducts broad market research—including community surveys, focus groups, interviews, and stakeholder outreach—and prepares a design brief. Design Dawgs simultaneously conducts competitive analysis of neighboring communities and the history of Creswell's branding.
- **Phase 2 (Design Development):** Dawg House Marketing delivers the completed design brief to Design Dogs, who create 30 thumbnail logo concepts. These are brought back to stakeholders and narrowed to the top three. Dawg house Marketing then builds out complete branding (fonts, colors, voice, and tone) for each of the three finalists.
- **Phase 3 (Stakeholder Feedback):** The two teams jointly present the three developed logos and full brand buildouts to the Council and community stakeholders for feedback.
- **Phase 4 (Finalization):** Design Dawgs finalize the chosen logo and deliver a complete digital package. Ownership of all artwork is formally transferred to the city, with signed releases from students and parents. Dawg House Marketing delivers the completed brand strategy and brand standards guide.

The proposed timeline runs from approval in late February through approximately January 2027, with Phases 1 and 2 completing by end of the school year (approximately 12 weeks), a period of additional stakeholder feedback over the summer, and finalization in fall/early winter of 2026. Ms. Hoggard noted that continuity is preserved because no students in either program are seniors, and the work is embedded in an interest-elective period rather than tied to a single class period.

Ms. Hoggard outlined what the city's investment in the partnership would entail: formal approval to proceed, a designated city liaison, access to existing branding files, participation in feedback sessions, and a commitment to implementation upon completion. She emphasized that no monetary investment from the city is required, noting that a professional agency rebrand would typically cost tens of thousands of dollars.

Council Discussion:

Councilor Holt opened by acknowledging the quality of the students and the program, but directed pointed remarks at the adults in the room. She stated she felt "railroaded" and that "the cart was put before the horse," expressing concern that a discussion about whether to pursue a logo change at all had not occurred before the formal presentation was arranged. She cited the community's financial pressures—including the looming wastewater infrastructure costs—as a reason the timing felt inappropriate.

Councilor Kent asked whether the existing historical museum building could be guaranteed as one of the design options, noting he had heard from community members invested in it. Ms. Hoggard confirmed that the museum had already come up organically in her students' early brainstorming and affirmed that any design direction would be driven by stakeholder feedback, with the museum absolutely on the table.

Councilor Morris expressed fondness for the museum's visual presence on Main Street and agreed that incorporating or modernizing it could be a valuable direction.

One of the student participants, speaking directly to the Council, shared that she enjoys the current logo and values the museum as a piece of Creswell history, but expressed that any change should be about "catching it up with other towns and keeping us unique"—not erasing history.

Council President Costilla acknowledged Councilor Holt's concerns about process but stated that he "really liked" the presentation and that it had "definitely opened a conversation" worth continuing.

Councilor Dukes expressed support for the collaboration if it moved forward but echoed the concern that the community had not yet been consulted about whether a logo change was even desired. Ms. Hoggard clarified that Phase 1 is entirely research-based, meaning the very first question put to the community would be whether they want a change at all—and that a strong "no" from the community would itself be a legitimate and respected outcome of the process.

Mayor Smith addressed the concerns directly, emphasizing that a change was not a foregone conclusion and that the purpose was to present an idea for discussion. He connected the initiative to broader community pride, referencing the historic achievement of both the girls' and boys' basketball teams simultaneously winning league championships—something he noted was not yet visibly reflected anywhere on Main Street.

City Manager Martorello clarified that no commitment to changing the logo is being asked of the Council. He described the project as the most thorough way to answer the question of whether the

community and council wants a new logo and noted that even if the answer is "no," students will have gained a real-world professional experience. He also addressed concerns about students being disappointed if their work is not selected, noting that competing and not winning is itself a real-life lesson.

Several community members spoke from the floor. A longtime local sign professional noted the practical challenges of the existing logo—particularly for readability and scalability on signage and apparel—and offered his perspective on potential directions, including incorporating a silhouette of the church steeple or imagery related to the grass seed farming industry, which he described as one of the last remaining signature industries in the area. One community member expressed his own attachment to the current logo and the museum as a city landmark. Another speaker raised the question of how the student team planned to reach community members who don't use social media or follow the local newspaper, to which Ms. Hoggard described plans for open pitch nights, Parent Square, social media, digital mailer surveys, physical mailers, and in-person interviews with staff and Council members. Another community member spoke in favor of the project as a bridge between generations an opportunity to connect younger residents with the long history of the community.

One student participant added that the museum's limited hours (noted as only being open a few months of the year) make it difficult for younger people to engage with Creswell's history, reinforcing why bringing historical elements forward through the branding process could be meaningful. The student also reassured the room that the team fully understands and accepts the possibility that their work may not be selected.

Community member Monica Knight, whose family has lived in Creswell for over 100 years and who volunteers at the local museum, expressed concern about how the broader community—particularly older residents not connected to the high school or social media—would be included. Ms. Hoggard reiterated the multiple planned outreach channels. Ms. Knight also took the opportunity to remind those present that the museum is open every Saturday from 10 AM to 2 PM, reopening March 1st after a winter closure necessitated by high heating costs, and that the collection has been significantly updated.

A community member noted that having watched prior council meetings, the tone of tonight's discussion reflected an ongoing tension between those who had expressed reservations about the logo change in previous informal conversations and the way the formal proposal arrived. Ms. Hoggard acknowledged the process concern and noted that the proposal arose organically from a conversation at the Humble Bumble Nutritionals ribbon-cutting in November 2025, and that she had not anticipated being asked for a decision this evening—only to present an opportunity.

Community member Bill Kent stated that the presentation itself changed his mind. He argued that without a presentation of this kind, the Council would be making a decision based only on whether they like the existing logo or want to spend money—and that the presentation gave them something concrete to evaluate. He concluded that the process provides all the right feedback loops and costs nothing, since the Council can still decline at the end.

Councilor Holt then read a prepared statement focused on fiscal responsibility, citing demographic data showing significant income inequality in Creswell, with per capita income at approximately \$38,000 and rental households at a median of around \$60,000. She outlined the city's major financial obligations, including the DEQ-mandated wastewater upgrade (estimated at \$40–\$52

million for the regional connection or over \$70 million for a standalone plant), the development moratorium on the west side of I-5, and community resistance to additional taxes as evidenced by support for the statewide "no tax" referendum and the rejection of the South Lane Fire and Rescue levy in November 2025. She argued that the city should prioritize essential services and mandatory infrastructure obligations before pursuing non-essential expenditures such as a logo update.

Following discussion, Councilor Holt proposed that rather than approving the entire project at once, the Council considering only Phase 1 and then checking in before proceeding further. Ms. Hoggard agreed that a check-in after Phase 1 was already built into their approach.

City Manager Martorello confirmed that if the Council approved the project, no financial resources and no commitment to changing the logo would be implied—the sole commitment would be to support the student-led research process and community engagement.

The Council reached a consensus by head nod to approve moving forward with **Phase 1 only**, with a check-in before any subsequent phase is authorized. Councilor Kramer indicated he was in favor; Councilor Costilla stated he would like to keep the conversation going given the stipulations; Councilor Morris expressed interest in continuing to see how it could be made to fit the community; Councilor Kent expressed strong enthusiasm; and Councilor Holt maintained her objection but acknowledged the Phase 1 framing as preferable.

Consensus (no formal vote recorded): The Council agreed by consensus to authorize Phase 1 of the Creswell High School CTE collaborative branding research project, with a Council check-in and review of Phase 1 findings before any subsequent phase is authorized. No commitment to change the existing logo or expend city financial resources was made.

B. Discuss feasibility of partnering with Everyone Village to help our homeless families and our families at risk within Creswell

a. Introduction and purpose of discussion – City Manager Vincent Martorello

City Manager Martorello introduced the item by explaining that one of the priorities included in his hiring packet was to explore ways to compassionately address homelessness without adding unsustainable city resources. Through that review, he became aware of families living in cars, sharing rooms with friends, and otherwise lacking stable housing within Creswell. He framed the evening's question as: how may the city assist or facilitate assistance without committing to unsustainable resources? He introduced two presenters: Kathryn Dumas from the Creswell School District's Family Resource Center, and Gabe Piechowicz, Founder and Executive Director of Everyone Village, a transitional housing program based in Eugene.

b. Creswell School District Data – Kathryn Dumas, Family Resource Center

Kathryn Dumas, Director of the Creswell Family Resource Center, introduced herself and her colleague Kristen, the district's McKinney-Vento liaison. Ms. Dumas explained that the Family Resource Center provides funding-dependent basic needs support and parenting education for all Creswell families with children ages 0–18, not only those enrolled in the school district. She noted significant growth in the program: 585 children served last year, rising to 629 this year.

Of those families, approximately 13 are currently unhoused meaning they do not have a permanent nighttime living situation. Three of those families do not have children in the district; the remaining 10 do. Unhoused situations include families in hotels, at the Mission shelter in Eugene, couch surfing, living in RVs in non-permanent locations, and one family in transitional housing. Ms.

Dumas noted that approximately 90% of the 629 families served are one missed paycheck away from eviction, utility shutoff, or similar crisis—noting three specific families currently facing water shutoffs and two facing electricity shutoffs at month's end.

Ms. Dumas emphasized that most of her families include working adults or single-mother households the issue is not lack of effort but lack of affordable resources. She noted that Creswell's limited affordable housing is not easily accessible, and that families who lack local support networks are often forced to leave Creswell entirely and do not return due to the lack of affordable options. The McKinney-Vento program provides transportation for families choosing to remain enrolled in Creswell schools while temporarily sheltered at the Mission. Ms. Dumas also noted that Lane County recorded 193 evictions in January alone, a number expected to increase. She confirmed that the 629 figure encompasses all basic needs support—including food, clothing, and participation in seasonal giving programs—not exclusively unhoused families.

Councilor Holt asked for clarification on the numbers and confirmed with Ms. Dumas that the 13 unhoused families are the total, of which 10 are enrolled in the district.

Community member Julie Bivens raised a concern that some definitions of "unstable housing"—such as staying with family members—do not constitute homelessness in her view, and questioned whether the discussion risked framing the issue in a way that could attract outside homeless populations to Creswell, citing what she described as Cottage Grove's negative experience with outside homeless populations being bused in. City Manager Martorello clarified that the program under discussion is not about attracting homelessness to Creswell but about seeing whether a successful model could be adapted to help the families already known to be within the community.

A community member noted that some RV spaces may be available locally and suggested working with organizations like St. Vincent de Paul to place families more quickly. Ms. Dumas acknowledged such avenues but described barriers including RV age requirements and background check policies at many RV parks.

c. Everyone Village – a potential model and partner – Gabe Piechowicz, Founder & Executive Director

Gabe Piechowicz, Founder and Executive Director of Everyone Village, introduced himself as a former professional logger and ordained pastor who has lived in small rural Oregon communities including Veneta. He also introduced team members Amy Wilson, a former Lane County social services professional, and Emile, the organization's lead builder, who lives in Creswell.

Mr. Piechowicz shared the origin story of Everyone Village: after witnessing extreme conditions in West Eugene's informal RV encampments following the lifting of COVID restrictions—including drug use, human trafficking, prostitution, and violent crime—he inserted himself into the situation, working overnight hours to establish relationships and accountability among encampment residents. This grassroots work attracted the attention of local businesses and eventually led to Arlen Rexius, part of Rexius Landscape, donating a 4-acre property for the project. Everyone Village was formally established approximately four years ago.

Mr. Piechowicz described the core philosophy of Everyone Village: healthy adult reciprocal accountability holding every person, including leadership, to be the best version of themselves at all times combined with providing meaning and purpose through workforce engagement. He argued that one-way service delivery models are ineffective, and that the village model is built on genuine give-and-take relationships.

The Village currently operates 70 individual tiny homes as emergency transitional shelter, with clients moving in directly from the street. Workforce development is central to the model: the Village provides 17 paid part-time positions on-site through two programs a market garden and an alternative redemption/recycling center (one of only two such programs in partnership with the state). Products include commercial honey from 11 on-site beehives, farm-fresh eggs from 100 chickens, and cut flowers. Mr. Piechowicz described these not only as employment opportunities but as resource contributions back to the surrounding neighborhood.

On the topic of tiny home construction, Mr. Piechowicz explained that the homes are built by high school CTE shop classes across Lane County through the "Team Oregon Build" program in partnership with Lowe's, which provides materials at significantly discounted rates (approximately \$4,700 per unit versus \$11,000 at full retail). Because labor is provided free by students, the construction cost per unit is dramatically reduced. He noted that the T. Morgan Build program recently won CTE Program of the Year at the National Workforce Board Conference and has been replicated nationally, with over 6,000 Oregon high school students participating on the day of this meeting. Mr. Piechowicz also described it as a direct pipeline into the trades workforce for high school graduates, with starting wages of \$27 per hour or more.

Additional partnerships highlighted included the University of Oregon School of Architecture, Eugene Police Department (a key partner in the village's safety accountability model), PeaceHealth/RiverBend Hospital (for 10 on-site medical recuperation tiny homes), and a forthcoming mobile primary care clinic structured as a vehicle to navigate Eugene permitting scheduled to open March 12th in partnership with PeaceHealth. Mr. Piechowicz described the clinic as eventually serving not just village clients but the broader Churchill neighborhood in Eugene.

Performance data: Mr. Piechowicz cited HUD's gold standard for shelter efficacy as 30% of enrolled clients transitioning into sustainable housing and flourishing lives. He reported that the fiscal year 2025 exit rate for Everyone Village is 70%, compared to most regional shelters' rates of 20–38%.

Permanent housing model: Mr. Piechowicz described a new housing typology being piloted at the village, with special permission from the State of Oregon and the City of Eugene: "microvillage housing" consisting of 16x16 insulated wooden units (each with its own bathroom but sharing a central kitchen, dining, and laundry building among clusters of 20) available to clients at \$300 per month. He noted that this price point was specifically designed to be sustainably affordable for individuals earning 0–30% of area median income (AMI)—a population for whom no market-rate housing in Oregon is financially accessible. He reported that the model recently received a \$2.5 million federal earmark, signed into law by President Trump, for the housing pilot project.

He described a land acquisition strategy based on partnering with churches, noting that the largest private property landowner in Lane County is the corporate church, with 40–45% of those properties at risk of closing, and that partnerships with those properties could provide free land while also revitalizing the congregations.

Budget: Mr. Piechowicz noted the Village's approximate annual operating budget is \$625,000 for 70–80 units, or roughly \$8,000 per unit per year. He estimated that a scaled-down 15-unit operation might cost approximately \$120,000 per year. He acknowledged that approximately 85–90% of

funding currently comes from a county contract, and that he is currently engaged with the Lane County Board of Commissioners on developing a rural city RFP to provide startup funds.

Discussion:

Councilor Dukes asked about the program's time limits and graduation pathway. Mr. Piechowicz provided the 70% exit data and described the structure: clients work a housing plan, stay on waiting lists, and remain in the village as long as they are meeting accountability benchmarks—chores, weekly All-Village meetings, and monthly housing navigation check-ins. He noted that the program is not designed to remove people who are actively working on their plan and waiting for housing to become available.

Councilor Dukes also raised the concern that Creswell is a "bedroom community" with limited local employment. Mr. Piechowicz pushed back, arguing that a small-scale family site would target entry-level employment available locally (fast food, hospitality) and would also create on-site paid employment through the village's own programs.

Councilor Holt pressed on the financial sustainability question, noting that Creswell's demographic profile with a relatively high median household income but significant inequality and a per capita income of only \$38,000—often disqualifies the city from state and county funding that larger cities access more readily. She cautioned the Council and community that committing to a program like this creates an ongoing financial obligation that could ultimately fall entirely on the city. She stated she was a "hard no" on continuing the conversation.

A community member raised concern about Oregon's homeless per capita rate relative to other states, the cost of the statewide homeless services industrial complex (citing a figure of \$217.9 million per year for Oregon), and the risk of the city attracting outside populations by offering services. Mr. Piechowicz acknowledged he could not address state-level policy but confirmed that Everyone Village would never enter a community that had not explicitly invited them.

There was another community member who described visiting the Everyone Village site and contrasting it favorably with Cottage Grove's previous experience with poorly managed homeless shelters, emphasizing that accountability is the key differentiator. A community member identified as a person of faith argued that regardless of cost, the moral obligation to reduce human suffering—particularly for 13 families already in Creswell—should be paramount, and that the current system is clearly not working.

Questions were raised about 24-hour supervision. Mr. Piechowicz explained that Everyone Village operates 9 AM to 5 PM, Monday through Friday, and that the accountability model rather than security personnel is what maintains safety. He acknowledged the first year of operations was difficult but said those issues have been worked through. Builder Emile (the Creswell-based team member) spoke directly to the community, noting he lives nearby and would not support a model that threatened his own family's safety. He emphasized the importance of vetting and limiting access to Creswell families specifically, holding people accountable, and not inviting regional or statewide populations.

Several community members asked about the drug and alcohol policy. Mr. Piechowicz confirmed there is a no-illegal-drugs-or-alcohol policy on-site, but that clients who use off-site are not automatically removed instead, the program works to support sobriety while recognizing that addiction is not a simple switch. Clients who are simply "taking" without working their plan or contributing are removed.

City Manager Martorello clarified the framing the city has been exploring with Mr. Piechowicz: the goal is not to replicate Everyone Village in Creswell, but to ask whether the model could be thoughtfully adapted and limited specifically to vetted Creswell families potentially those known to the Family Resource Center rather than attracting outside populations. Councilor Dukes suggested that if the program moved forward, it should be limited strictly to families vetted through Ms. Dumas's office. Mr. Piechowicz agreed that it would be both appropriate and workable.

Councilor Kent raised the issue of DEQ sewer restrictions and the development moratorium, noting that the city may be technically unable to add units regardless of intent, and suggesting the conversation may need to be tabled until those constraints are resolved.

A community member questioned whether beginning the conversation now constituted premature planning and raised concerns about what happens when state or county funding runs out. She also pressed on the 9-to-5 supervision model given Creswell's existing gaps in overnight law enforcement coverage.

A community member asked about full-time equivalent staffing at scale; Mr. Piechowicz estimated approximately 1.5 FTE for a 15-unit site.

Councilor Holt proposed that if the program ever moved forward, it should be put on the November general election ballot, costing the city nothing to do so. Several voices in the room expressed agreement with that idea.

Community member asked how a program could ensure that only legitimate Creswell residents—not individuals who briefly establish a local address—could access it. This and related questions about the moratorium's compatibility with any new housing units were identified as items requiring further investigation.

Concerns were also raised about transparency and process. Several community members and Councilor Kremer noted that the discussion seemed to have originated from prior conversations between City Manager Martorello, Mayor Smith, Bill Kent, and Mr. Piechowicz—before the Council was formally brought in. Council President Costilla pushed back on this characterization, arguing that bringing an idea to a work session for the first time is exactly how the process is supposed to work, contrasting it with how the logo discussion had unfolded. City Manager Martorello acknowledged the concern and committed to posting relevant information on the city website page so the community has access in advance of future discussions.

Councilor Holt stated clearly that she does not want to continue the conversation" to mean that City Manager Martorello begins planning and asked that any future work be characterized as data collection rather than project planning. City Manager Martorello agreed, clarifying that next steps would include: further discussions with Mr. Piechowicz and Everyone Village; additional work with the school district; an investigation of whether any suitable property exists or could be donated; and compilation of cost data all to be reported back at a future work session.

Councilor Holt asked that for the next meeting, realistic cost information be provided—specifically what the program would cost the community if grants were unavailable.

After extended discussion, the Council reached a consensus that conversations should continue, with specific parameters. Councilor Costilla, Councilor Morris, Councilor Kent, and Councilor Kremer all indicated a desire to hear more. Councilor Holt remained opposed. Mayor Smith affirmed that whatever the community ultimately decides is what he will support.

This document is supplemented by agenda packet materials, meeting materials distributed and electronic audio/video recordings of the meeting and may be reviewed upon request to the City Recorder.

Consensus (no formal vote recorded): The Council agreed by consensus to authorize City Manager Martorello to continue exploratory data collection and conversations with Everyone Village and the Creswell School District regarding a potential, Creswell-family-specific housing support model, and to report findings back at a future work session. No commitment to create a program, expend funds, or acquire property was made. Council members requested that future information include realistic cost data independent of grant

Adjournment

With no further business Mayor Smith adjourned the meeting at 9:51 p.m.

*Signature on File

Nicholas Smith, Mayor

Attest:

*Signature on File

Caitlin Born, City Recorder