

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 – excused absence
- Councilor Morris

Audience Present: 9

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

Committee Reports

A. Public Safety Committee

Councilor Kent reported that the Public Safety Committee met on May 20, 2026, and approved the prior meeting minutes unanimously. He stated that the committee approved a 5:30 p.m. to 7:00 p.m. time frame for the National Night Out event and that most of the committee's discussion focused on event planning.

Councilor Kent said the committee was pursuing food vendors, including a grilled cheese truck, a local lemonade vendor, and a hot dog cart. He reported that the Sheriff's Mounted Posse and trailers would attend and that parking logistics had been worked out. He further stated that the committee recommended Public Works close Fourth Street between A Street and B Street to support event setup, either the night before or the morning of the event.

Councilor Kent noted that regular participants, including Point S, Tractor Supply, Farmlands, and Fast Mart, were expected to participate again. He said the dunk tank appeared to have been repaired and might be available. He also reported that this year's eating contest would change from pie to donuts, potentially using either donut holes or oversized donuts.

Councilor Kent advised that the large event banner should be ready soon and that additional smaller banners for use around town still needed to be ordered. He added that some merchandise remained to be purchased, including police-themed pens, and said the committee was assembling raffle items for a raffle to be held during the event.

Councilor Kent also reported that Committee Chair Mark Kremer had suggested involving the Boy Scouts with recycling efforts and developing reusable generic signage for major community events. He stated that the committee would hold one more meeting before National Night Out, scheduled for July 8, 2026, from 6:00 p.m. to 7:00 p.m.

B. Parks and Tree Advisory Board

Councilor Morris reported that the Parks and Tree Advisory Board primarily debriefed the recent Arbor Day activities and concluded that the event had gone very well overall. She said the board discussed possible changes to tent placement for future events.

Councilor Morris also reported that the board discussed emerald ash borer impacts. City Manager Vincent Martorello provided additional information based on prior municipal experience, explaining that treatment typically involves injecting ash trees with insecticide while the infestation is in the larval stage. He stated that treatment protocols are recurring and expensive and said that in prior jurisdictions where he had worked, annual treatment costs ranged from approximately \$90,000 to \$120,000 without measurable success sufficient to justify the expense.

City Manager Vincent Martorello said a more practical approach had been mechanical management, including pruning damaged canopy, cleaning up debris, monitoring tree condition, and removing trees when necessary. He added that by the time visible signs appear, the tree is often already significantly damaged. He stated that treatment may prolong a tree's life by five to seven years but only delays eventual removal.

Councilor Holt asked for clarification that treatment merely prolonged the tree's life rather than solving the problem, and City Manager Vincent Martorello confirmed that understanding.

Discussion Items

A. Urban Growth Boundary Expansion – City Planner Curtis Thomas

City Planner Curtis Thomas presented information on a one-time urban growth boundary expansion opportunity. He explained that expansion of the urban growth boundary had been

discussed by the City for several years and was identified in the 2022 Strategic Plan as a tool to help meet housing goals. He also referenced the 2019 Housing Needs Analysis, which identified a 51-acre deficit in housing land.

City Planner Curtis Thomas stated that urban growth boundary expansion could increase revenue opportunities through property taxes, system development charges, and additional water and sewer users. He said added utility customers could help support major wastewater system upgrades, although not solve all associated funding needs. He also acknowledged potential drawbacks, including accelerated growth and traffic concerns, and said transportation impacts would need to be considered alongside any future development.

In response to questions from Councilor Holt, City Planner Curtis Thomas clarified that the City had not yet identified a specific area for expansion and that the process would involve selecting property outside current city limits. He said affected participation would be voluntary and that the City would not force property owners into the boundary or require annexation. He explained that annexation, which changes zoning and tax status from county to city, would remain voluntary.

City Planner Curtis Thomas reviewed two possible pathways for expansion. He explained that the traditional process would first require an updated Housing Needs Analysis because the City's 2019 plan predates COVID-19 and would likely face scrutiny from outside review groups. He estimated that updating the analysis would cost approximately \$75,000 to \$100,000, which he noted exceeded the Planning Department's budget capacity. By contrast, he said the one-time expansion option would primarily require staff time rather than major direct expenditures.

City Planner Curtis Thomas described the proposed process if the Council wished to proceed. Staff would issue notice to all eligible adjoining properties, inviting owners to submit site plans. He said the Council would then review submitted plans and select a preferred site, followed by a public hearing. Applicants would be able to revise plans based on Council and public input before returning for further review and possible final approval or denial.

Mayor Nicholas Smith asked whether the process would cost the City anything beyond staff time, and City Planner Curtis Thomas stated that it would not at this stage.

Councilor Holt asked for more detail on requirements for park land and workforce housing. City Planner Curtis Thomas explained that the one-time expansion law includes different standards depending on site size. For sites over 15 acres, applicants must provide a conceptual plan that includes park land. He said that would likely create future maintenance responsibilities for the City, but he nevertheless recommended pursuing the 15-plus-acre pathway because it would provide a more complete concept plan and make better use of the one-time opportunity. He further explained that workforce housing requirements apply under the statute, with ownership housing tied to 130 percent of area median income and rental housing tied to 80 percent of area median income. He estimated that the ownership standard would be roughly equivalent to a \$400,000 home, depending on variables.

Councilor Holt asked whether the larger-site requirements would impose direct upfront costs on constituents. City Planner Curtis Thomas replied that he did not yet have a dollar estimate for the park component but said those details could be requested and refined as part of the process.

Mayor Nicholas Smith asked each Council member for their views. Council President Alonzo Costilla said the proposal made sense and asked whether many applicants were expected. City Planner Curtis Thomas estimated that three or four applications might be received. Councilor Morris said the proposal seemed logical and likely necessary for Creswell's future growth. Councilor Holt stated that she supported moving forward but asked how the current moratorium related to the proposal. City Planner Curtis Thomas said expansion would be undertaken now in anticipation of the sewer moratorium being lifted in 2031, or possibly sooner, so the City would be prepared to grow when system capacity allowed. Councilor Dukes indicated support, and Councilor Kent stated that this was the right time to proceed.

Public comment was then invited. Nathan Marple, a Creswell property developer, said he had spoken with owners on the north side of E Block and believed that area met many criteria attractive to developers, including gravity sewer access, limited wetlands, no floodplain, proximity to schools, and potential sidewalk connectivity. He stated that the area had several advantages and that property owners appeared generally receptive. Mr. Marple also expressed uncertainty about whether a site larger than 15 acres would be readily available, though he noted that multiple owners might be able to participate.

Councilor Holt asked what would happen if no suitable 15-acre site could be found. City Planner Curtis Thomas responded that multiple property owners could apply together to create a qualifying project. He added that coordinated applications would also make infrastructure planning easier. He further said he would likely recommend accepting applications of all sizes while still requiring a concept plan for every application, even though the law does not require concept plans for sites under 15 acres. He stated that such an approach would help the Council make informed comparisons among proposals. He also clarified that park space is not required for smaller sites.

Councilor Holt asked whether, if a smaller site were selected, the City would later be responsible for creating park space in that area. City Manager Vincent Martorello stated his understanding that it would not. City Planner Curtis Thomas added that staff had been consulting with Lane County and outside planning watchdog groups to ensure the City's approach was legally sound.

During that discussion, Councilor Holt asked about "1000 Friends," and City Planner Curtis Thomas explained that 1000 Friends of Oregon is a watchdog group focused on land use and planning issues rather than a state agency.

Mayor Nicholas Smith then asked whether there was Council consensus to move forward, and the discussion reflected general agreement.

Debbie Yee, a Creswell resident, addressed the Council and stated that while she was neither for nor against the proposal, she wanted to emphasize the importance of transparency, appropriate growth, infrastructure limitations, traffic impacts, and long-term planning. She said the City should continue to evaluate the broader picture, including road capacity and safety, particularly around high-traffic areas and I5 access.

3. Executive Session Pursuant to ORS 192.660(2)(h)

Mayor Nicholas Smith announced that the Council would enter executive session pursuant to ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with

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regard to current litigation or litigation likely to be filed. He stated that representatives of the news media and designated staff would be permitted to attend and instructed that deliberations from executive session were not to be reported beyond the general subject announced.

The Council recessed to executive session at 6:27 p.m.

The Council reconvened to open session at 7:07 p.m.

Adjournment

With no further business Mayor Smith adjourned the meeting at 7:09 p.m.

*Signature on File

Nicholas Smith, Mayor

Attest:

*Signature on File

Caitlin Born, City Recorder