

Town of Yacolt

Special Council Meeting Minutes

Thursday, November 20, 2025

6:00 PM

Town Hall

Call to Order

6:00 PM

Flag Salute

Roll Call

Council Members Present: Jeff Carothers, Craig Carroll, Brandon Russell, Marina Viray

Also present: Mayor Ian Shealy, Attorneys David Ridenour and Brian Gerst, Public Works Director Terry Gardner, and Clerk Stephanie Fields

New Business

Nuisance Code Update and Enforcement

Brian Gerst addressed Council's concerns re: stricter enforcement, daily penalties, immediate fines, shifting the burden off the Town and onto the violator, tightening up timelines, and specific fines for specific types of violations (including escalating fines for more serious or repeat offenses. Mayor Shealy and Attorney Ridenour reported what they learned at their meeting with Battle Grounds City Manager, mentioning that Battle Ground assesses liens on offenders' properties, and they have their own Hearings Officer, whom they may be able to share with us through an Interlocal Agreement. Ridenour also explained the difference between nuisance conditions vs. nuisance actions. Council then discussed after-contact turn-around time and a well-defined appeals process, escalating fines, emergencies (threats to public health/safety), and what sort of things should be considered nuisances. They then shifted to discussing Building Code violations and processes to deal with those.

Elevator Maintenance and Repairs Contract

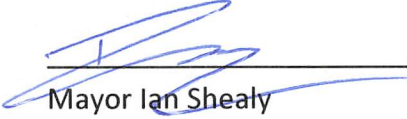
Council suggested asking Devin Jackson if he can draft the RFP for elevator maintenance and repairs. Attorney Ridenour gave some advice on the procurement process and suggested presentation of an RFP at the January meeting.

Executive Session

Mayor Shealy closed the regular meeting at 8:04 pm, and after a short break, opened a 45-minute executive session to discuss litigation, potential litigation, and potential real estate acquisition. In attendance were all Council Members, Mayor Shealy, Clerk Fields, Attorney Ridenour, and Attorney

Gerst. At 8:59 pm, he closed the executive session and re-opened the regular meeting.

Adjourn: 9:00 pm



Mayor Ian Shealy



Clerk Stephanie Fields

Approved by Council vote on 12/8/25