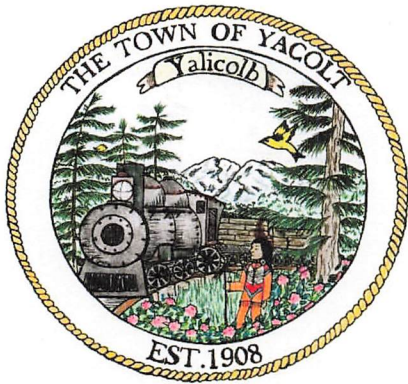




Town of Yacolt

Town Council Meeting Minutes

Monday October 13, 2025

7:00 PM

Town Hall

Call to Order

7:00 PM

Flag Salute

Roll Call

Council Members Present: Kandi Peto, Craig Carroll, Brandon Russell, Marina Viray

Absent: Jeff Carothers

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

A motion was made to excuse Councilmember Carothers' absence.

Motion: Viray 2nd: Peto

Aye: Carroll, Peto, Russell, Viray

Nay: 0

Absent: Carothers

Motion Carried

Late Changes to the Agenda

None

Approve Minutes of 9/8/2025 Meeting:

Motion was made to approve the minutes with corrections made to the last 3 out of 4 votes showing Russell voting, not Homola.

Motion: Russell 2nd: Peto

Aye: Carroll, Peto, Russell, Viray

Nay: 0

Absent: Carothers

Motion Carried

Approve Minutes of 9/11/2025 Special Council Meeting:

Motion was made to approve the minutes as written.

Motion: Peto 2nd: Viray

Aye: Carroll, Peto, Russell, Viray

Nay: 0

Absent: Carothers

Motion Carried

Approve Minutes of 9/18/2025 Special Council Meeting:

Motion was made to approve the minutes except to show that Councilmember Russell was present.

Motion: Peto 2nd: Carroll

Aye: Carroll, Peto, Russell, Viray

Nay: 0

Absent: Carothers

Motion Carried

Citizen Communication

None

Unfinished Business

Update on Fire Marshal InterLocal Agreement

Attorney Ridenour stated that the Fire Marshal's attorney has been reviewing it and they were pretty positive about it; 99% sure to have the new ILA in front of Council at next month's meeting for adoption.

Update on Real Estate Purchase

Attorney Gerst reported that the closing date was extended to November 12th, and all final figures will be presented at next month's meeting. Working on all contingencies including title search and appraisal.

Decision re: Heritage Corporate and Legacy Advisors (New Attorneys)

Councilmember Peto stated that she thinks it's a good idea to have back-up attorneys, and made a motion to retain Heritage for some projects, as well as Brian Gerst.

Motion: Peto

2nd: Russell

Aye: Carroll, Peto, Russell, Viray

Nay: 0

Absent: Carothers

Motion Carried

New Business

Legislative Update from Gordon Thomas Honeywell

Hanna Jones gave a very comprehensive, detailed presentation regarding the workings of our State Legislature. She suggested several steps she feels the Town should make: Adopt a 2026 Legislative Agenda, submit a capital budget request with letters of support, have Mayor and Councilmembers meet with our legislators in Olympia (attend AWC's City Action Days), and submit for a PW funding for much-needed stormwater system repairs. She said she'd provide us with a template for support letters, and brought up creativity in coming up with donations, etc.

Liquor License Renewal for Tacos Sensacion

Motion was made to nope oppose renewal of the liquor license.

Motion: Carroll

2nd: Viray

Aye: Carroll, Peto, Russell, Viray

Nay: 0

Absent: Carothers

Motion Carried

Ordinance #604 re: Updating Business Licensing Exemption Threshold

After Attorney Ridenour pointed out that this applies to out-of-town businesses doing business within the Town of Yacolt, a motion was made to adopt the Ordinance.

Motion: Russell

2nd: Peto

Aye: Carroll, Peto, Russell, Viray

Nay: 0

Absent: Carothers

Motion Carried

Resolution #635 re: Purchase of a Used Truck to Replace the Town's F-250

Public Works Director Gardner described the truck he wants to have the Town purchase, and gave

details on the truck he wants to replace. Motion was made to pass the Resolution authorizing purchase of the new truck as a replacement for the F-250.

Motion: Carroll **2nd:** Russell

Aye: Carroll, Peto, Russell, Viray **Nay:** 0 **Absent:** Carothers

Motion Carried

Mayor Shealy then mentioned that the City of Ridgefield has a truck the might want to consider buying, which is outfitted very well for snowplowing and deicing. Gardner will contact them to see how good a price he can negotiate.

Elevator Service Company

After a brief discussion, a motion was made to have staff bring a draft RFP to next month's meeting, requesting as much regular service/repairs as legally allowable.

Motion: Russell **2nd:** Viray

Aye: Carroll, Peto, Russell, Viray **Nay:** 0 **Absent:** Carothers

Motion Carried

Appoint New UCPB Representative

No one seemed to know if the Town's Rep must be an elected official or not. Clerk Fields said she'd find out before the next meeting. Motion was made to table this appointment until next month's meeting.

Motion: Carroll **2nd:** Viray

Aye: Carroll, Peto, Russell, Viray **Nay:** 0 **Absent:** Carothers

Motion Carried

Rotate Finance Committee

Councilmember Peto nominated Councilmember Viray.

Motion: Peto **2nd:** Russell

Aye: Carroll, Peto, Russell, Viray **Nay:** 0 **Absent:** Carothers

Motion Carried

Town Clerk's Report

- Did not go to Convention in Chelan; stayed here and took care of pressing business
- Treasurer's Report and Quarterly Financial will be posted on the Town's website tomorrow morning.
- We just received over \$212,000 reimbursement for the Hoag Street Improvements project from TIB.
- Continuing to refine Budget; looking forward to next Monday's Budget Hearing at 6pm.
- Harvest Market/ Oktoberfest were well-attended. Next events meeting is Oct. 27th at 6:30 pm, to plan Tree Lighting, New Year's Eve parade, and pin down next year's event dates.

Public Works Department Report

- Storm drains all inspected, charted; ponds have been maintained and ditches cleaned out
- Street sweeping will be more regular for a while
- Turned off water at the parks
- If tennis court re-painting not started this week, will be first on schedule for next spring
- Possible main storm sewer line break; need to TV the line to find if/where break is so it can be repaired.

Attorney's Comments

Ridenour

- Has been investigating Real Estate acquisition through Clark County; also looking into securing properties with a bank loan.
- Hopes to coordinate with Devin Jackson re: Comp Plan Update and how ADUs will fit into it.
- Has been working toward a joint grant and/or tax for Law Enforcement, and may need to update our Interlocal Agreement for Law Enforcement Services if we do a joint grant or tax.
- Tonight's Resolution and Ordinance were both drafted by the Town Clerk.
- Legal tidbit: Ord. #152 from 1967 said no selling of alcoholic beverages on election day or until 2pm on Sundays. (Was repealed.)

Gerst

Has been conferring with Ridenour on Code Enforcement issues and update. Hopes to have some recommendations at next month's meeting. He aspires to have a very efficient, sustainable Code update.

Citizen's Communication

None

Council's Comments

None

Mayor's Comments

- Would like to pursue a grant to repair at least 8 manholes, for around \$330,000.
- Thinks utilizing an Interlocal Agreement for services with other cities and/or the County is a great way to get work done.
- We need to follow up with the RR Ave subdivision HOA regarding maintenance of their swale.

Approve to Pay Bills on Behalf of the Town

Motion: Peto **2nd:** Viray

Aye: Peto, Carroll, Russell, Viray

Nay: 0

Absent: Carothers

Motion Carried

Executive Session

Mayor Shealy closed the regular meeting and opened an executive session to discuss real estate acquisition and potential litigation at 9:15pm, to last until 9:25 pm. At 9:25 pm, he re-opened the regular meeting.

Council moved to authorize Mayor Shealy to sign an extension on the Real Estate purchase to November 12th.

Motion: Peto **2nd:** Russell

Aye: Peto, Carroll, Russell, Viray

Nay: 0

Absent: Carothers

Motion Carried

Council Approved moving forward with the appraisal and comps as discussed in Executive Session.

Motion: Russell **2nd:** Peto

Aye: Peto, Carroll, Russell, Viray

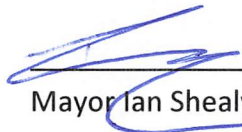
Nay: 0

Absent: Carothers

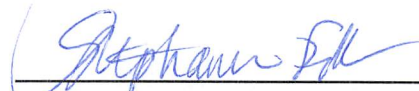
Motion Carried

Adjourn

9:28 pm



Mayor Ian Shealy



Clerk Stephanie Fields

Approved by Council vote on 11-10-25