

## **MINUTES OF JANUARY 8, 2018**

The Sumas City Council met in regular session on the evening of January, 8, 2018 with all councilmen present. The Pledge of Allegiance was recited by all those in attendance.

Jim Wright, City Attorney, gave the Oath of Office to incoming Mayor, Kyle Christensen, who had many family and friends in the audience on his behalf. Congratulations were extended from many.

The minutes of the previous council meeting were approved for filing with no corrections.

The Public Hearing for the Tank N Tote CUP was opened. Mayor Christensen opened the public hearing regarding the Sumas Tank & Tote conditional use permit (CUP) for the properties located at 608 Cherry Street and 109 Second Street. City Planner Rollin Harper described the project that includes removing an existing commercial structure and replacing it with a larger structure that would have a convenience store on the ground floor and four residential apartments on the second floor. No changes are proposed to the existing commercial fueling operation pumps and underground storage tanks. In the Business General zoning district, residential use above a commercial use requires approval of a CUP. Harper went through the draft Report of Decision and described the findings of fact and proposed conditions of approval, which addressed stormwater management, development within the floodplain, on-site parking, lighting, access, sidewalks, and site appearance. Council member Bruce Bosch raised an issue related to a potential loss of established on-street parking on Second Street that had been improved in conjunction with a previous CUP for the Heritage Building across Cherry Street. The Council asked several questions that were addressed by Harper of the Public Works Director. The Mayor opened the hearing to receive comments from the public. Ms. Helen Solem of 4289 Rock Rd., indicated that she had had some difficulty obtaining the most recent documents and maps she was looking for, but that she did have concerns regarding loss of on-street parking and development within the floodplain. Todd Fuller from TRC Architecture representing the applicant addressed the Council and stated that they had been working closely with the Public Works Director for some time to ensure that the project would address all of the City's requirements. Mr. Fred Pakzad, the owner of Sumas Tank & Tote, addressed the council and responded to questions. Following further discussion, Council member Gary Debont made a motion to approve the CUP and adopt the Report of Decision as presented with the added condition that the applicant work with the City to ensure that, to the maximum extent practicable, the project would not result in a net loss of on-street parking on Second Street. The motion was seconded by Todd Daniels and passed unanimously.

City Planner Harper introduced the topic of short-term rentals / Air B&B's previously raised by Bruce Brown by going over a staff memorandum that identified several of the main issues the City would need to address in developing new short-term rental regulations. Some of these issues included type of permitting required, applicable zoning districts, need for licensing or registration, need for public hearing, and distinctions between residential and commercial uses. Harper emphasized that there was a gap in the current Code and that the existing regulations did not address the topic of short-term residential rentals. Following some discussion, Gary Debont made a motion to give staff the green light to prepare initial draft regulations to address bed and breakfasts, Air B&B and other short-term rentals, directing staff to bring the draft back to the Council for initial review prior to commencing the formal Code amendment process. Bruce Bosch seconded the motion and it carried unanimously.

Ruben Hernandez spoke on behalf of the TV Committee regarding rate increases because of TV providers raising their rates to the City. Probably revisit a rate increase in September or October.

Chief DeBruin was not at the meeting because of training, but Mayor Christensen presented Daniel's request for duty cell phones for police officers. Kyle said that the 5 phones would be free and the monthly charge for all 5 would be \$221.96. Bruce Bosch made a motion to allow the Police Department to go forward with the cell phone purchase and plan. Todd Daniels seconded the motion and it carried.

Geri Lewis asked for a meeting with the Finance Committee. The meeting will be held on Thursday, January 18, 2018 at 10:00 a.m. Geri also reported that Kyle is in need of a laptop since the office has nothing for him to use for city business. Bruce Bosch made a motion to allow the purchase of a new laptop for the new mayor. Gary Debont seconded the motion and it carried. The city bank account #6037 808083, was discussed primarily because we need to add the new mayor and remove the old mayor from permission to sign checks, documents, etc. on behalf of the city. All other signers on the account will remain the same. Bruce Bosch made a motion to remove Bob Bromley from the city's account. Gary Debont seconded the motion and it carried. Bruce Bosch made a motion to add Kyle Christensen as a signer on behalf of the City of Sumas. Gary Debont seconded the motion and it carried.

Ruben Hernandez reported on storm damage with regard to electric and television damage and downed trees and branches everywhere. The first full week of January the industrial section of town was on light work only as PSE worked on massive problems in the northeast county. On the 8<sup>th</sup> of January the industrial area went live with full power restored. The City of Blaine electrical workers were a big help to our swamped workers. 4 TV receivers surged and have to be replaced but Ruben was going to check with Pogozone and Mt. Baker Cable, who may be able to help us out.

The Mayor pledged to be the best and do the best he can while working with councilmen to be a great mayor for the City of Sumas.

The new bills were presented to the Finance Committee for approval and payment. Claims Vouchers `39078 through #39116 in the amount of \$343,572.19 and Payroll Vouchers #20935 through #20942 plus the Direct Deposit Run in the amount of \$113,137.00 were approved after a motion by Bruce Bosch and a second from Gary Debont which carried. The December Manual Checks in the amount of \$6,342.36 were approved after a motion by Bruce Bosch and a second by Gary Debont which carried.

The City Attorney, Jim Wright, asked for an executive session regarding possible litigation for about 5 minutes at 7:55 p.m. At 8:00 p.m. the regular meeting was resumed

Gary Debont made a motion to authorize the release associated with an old insurance claim that would enable the insurance to release payment to the City. Bruce Bosch seconded the motion and it carried.

Josh Clawson made a motion to adjourn the meeting. Todd Daniels seconded the motion and the meeting was adjourned.

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MAYOR

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CLERK-TREASURER