



Sumas City Council Meeting

Sumas City Hall, 433 Cherry Street, Sumas, WA 98295

Monday, October 09, 2023, at 7:00 PM

Minutes

Mayor Bruce Bosch
Council Member Jesse Clawson
Council Member Josh Clawson
Council Member Todd Daniels
Council Member Bob Bromley

ABSENT
Council Member Richard Postma

1. Opening Meeting - Pledge of Allegiance
2. Review/Correct and/or Approve Minutes

- a. September 25, 2023, Draft Minutes

Councilmember Daniels made a motion to approve September 25, 2023, Minutes, Councilmember Josh Clawson seconded; all were in favor the motion carried.

3. Public Hearing

- a. Sumas Shoreline Master Program Conditional Approval

Rollin Harper, City Planner opened the public hearing for the council and stated this is a continuance of the public process that had begun back in 2021. This is a required review of the city's shoreline master program. Rollin stated the city did a review of the comprehensive plan in 2017. Then the state law required us in 2020 to schedule periodic reviews and updates for the shoreline master program. In 2020 the state provided a grant to fully fund the review and update of the shoreline master program. In 2021 the council adopted a resolution for the proposed revisions to the city's shoreline master program. The Department of Ecology sent a letter this year which provided a table of revisions with recommended changes. Rollin and staff have reviewed the recommended changes and provided information back to the Department of Ecology that all the requirements were acceptable. There were no questions from the public or council.

Rollin stated the required recommended changes will be brought back to the council with a final ordinance.

Councilmember Daniels made a motion to close the public hearing, Councilmember Josh Clawson seconded; all were in favor the motion carried.

4. Public Hearing

a. Application for Comprehensive Plan Amendment and Site-Specific Re-Zone Mini-Warehouse

Carson Cortez, City Planner opened the public hearing for the site-specific re-zone to mini warehouse for the Whatcom County Fire District Property to put storage units on the property. The Planning Commission held a public hearing to give their recommendation to the city council. The planning commission recommends denying the application due to not being harmonious with the surrounding neighborhood.

Jason Heutink, Vedder View Lane, Sumas, spoke about his proposed re-zone request. He believes it is still a good idea but does understand there is some pushback from the public. Mr. Heutink believes there is a need for something to be done on this property and does think business general is not working for this property.

Brandon Passe, Garfield St, Sumas likes the idea of something going on that property but feels the mini warehouse will not be a good fit for that property. Brandon thinks there could be better ideas for that property to benefit the residents.

Darren Leyenhorst, Sumas Avenue, Sumas lives next to the property and does not feel the re-zone to mini warehouse is the right fit for the property.

Jason Heutink mentioned a new project, an alternative idea from the mini warehouse. Mayor Bosch inquired with Rollin Harper, City Planner if this is allowed during a public hearing, Rollin advised this would be the only time to visit this new idea. Mr. Heutink said due to the public comments and seeing the mini warehouse idea may not be approved, he is proposing a change to the rezone to residential high density.

Diane Ackerman, Cherry St, Sumas is not in favor of the rezone to mini-warehouse and would like to see more homes built in the area.

Lizette Custer, Lawson Street, Sumas wanted to know if this will then be opened for public comment with the new idea presented.

Councilmember Bromley made a motion to deny the mini-warehouse rezone but to continue the public hearing for the site-specific rezone amendment to residential high density, Councilmember Daniels seconded; all were in favor the motion carried.

Councilmember Daniels made a motion to set a public hearing for November 13, 2023, at 7:00 pm for the Site Specific Amended to Residential High Density Re-Zone Application, Councilmember Jesse Clawson seconded; all were in favor the motion carried.

5. Citizen Input

Nicole Sandavol-Postma from Loca Mocha is putting on the Trunk or Treat on October 31, 2023. Nicole requested a road closure on Third Street from 5:00 pm to 7:00 pm.

Councilmember Daniels made a motion to allow the Third Street Road closure on October 31, 2023, from 5:00 pm to 7:00 pm, Councilmember Jesse Clawson seconded; all were in favor the motion carried.

Council Member Josh Clawson made a motion to waive the road closure fee, Councilmember Daniels seconded; all were in favor the motion carried.

a. Patricia Mullett with Division of Emergency Management, Flood Recovery Updates

Patricia Mullett updated the council that grant funds from the 2021 flood disaster are still available for individuals. The LTRG is the community partner who has been overseeing the grant funding, grants can be up to \$40,000.00. The Department of Commerce came up to do a site visit for the community block grant that was given to Washington State for the flood disaster, creating the action plan for the funds. Mayor Bosch inquired about the process of the grants and what are the requirements, Patricia believes it is based on their income if they will qualify. Councilmember Jesse Clawson asked them about the elevated homes that are on a list, was wondering what will happen if the homeowners cannot produce the funds up front, and where the funds will go. Patricia stated there are alternates on the list if someone would like to not be on the list anymore.

6. New Business

a. Services Agreement with Evergreen Consulting Group I, LLC

Mollie Bost, Finance Director stated this agreement is a renewal for our refund program; they manage our commercial and residential lighting, HVAC, and appliance refunds energy efficient rebates. The funds for this program come from Bonneville Power.

Councilmember Daniels made a motion to approve the Services Agreement with Evergreen Consulting Group I, LLC, Councilmember Bromley seconded; all were in favor the motion carried.

7. Staff Reports

Public Works Director

Sunny Aulakh stated the Sumas Avenue project hopefully will be wrapping up soon, they have run into a few problems which put them back on their timeline.

Finance Director

Mollie Bost reminded the council it is budget season, if there are any questions or suggestions, please contact her.

Mayor

Mayor Bosch said there will be a flood awareness day on October 28, 2023, for the residents in town. There will be a sand bagging machine, to train any volunteers on how to use it. There will be coffee and treats provided for the community.

Carson Cortez, City Planner said Whatcom County will be reaching out to all the council members inviting them to the kickoff for the Comprehensive Plan Review Update.

Councilmember Jesse Clawson inquired about what will be the city's stance with the border expansion and what they have proposed. He has been approached by concerned business owners in town about the possibility of closing the border when its expansion begins. Jim Wright, the City Attorney said the city will start looking into what we could do if needed in the future.

8. Voucher Approvals

The bills were presented for approval and payment. Check numbers 42758 through 42815 in the amount of \$466,515.03; EFTs in the amount \$13,125.01, voided checks 22495& 22645 in the amount (\$188.86) and the September 2023 Payroll \$199,998.86. Councilmember Daniels made a motion to pay the bills, Councilmember Bromley seconded; all were in favor the motion carried.

9. Adjournment

Councilmember Jesse Clawson made a motion to adjourn the meeting, Councilmember Josh Clawson seconded; all were in favor the motion carried.

_____, Mayor

ATTEST:

_____, City Clerk