



Sumas City Council Meeting

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

Monday, December 22, 2025, at 7:00 PM

Minutes

PRESENT

Mayor Bruce Bosch

Council Member Jesse Clawson

Council Member Josh Clawson

Council Member Richard Postma

Council Member Jessica Koehler

ABSENT

Council Member Todd Daniels

1. Opening Meeting - Pledge of Allegiance

2. Review/Correct and/or Approve Minutes

a. December 08, 2025, Draft Minutes

Councilmember Jesse Clawson made a motion to approve December 08, 2025, Minutes, Councilmember Koehler seconded; all were in favor and the motion carried.

b. December 13, 2025, Draft Minutes

Councilmember Koehler made a motion to approve December 13, 2025, Minutes, Councilmember Josh Clawson seconded; all were in favor and the motion carried.

3. Public Hearing

a. 2025 Comprehensive Plan Updates & Development Regulation Amendments

Carson Cortez, City Planner opened the public hearing for the 2025 Comprehensive Plan Updates. Carson explained the Ordinances No. 1830 - 1835 are the final steps in completing the comprehensive plan updates to be adopted and filed with the state. No comments were received.

Councilmember Koehler made a motion to close the public hearing, Councilmember Postma seconded; all were in favor and the motion carried.

Councilmember Jesse Clawson made a motion to adopt Ordinance No. 1830 Adopting a Major Revision of the Comprehensive Land Use Plan, Councilmember Koehler seconded; all were in favor and the motion carried.

Councilmember Josh Clawson made motion to adopt Ordinance No. 1831 Adopting Revisions to Title 20 of the City's Development Regulations as required by the State Growth Management Act, with Jim Wrights, City Attorney, recommendation to state under section 20.44.030 conditional uses regarding light manufacturing involving "processes or using significant quantities" of materials listed, Councilmember Koehler seconded; all were in favor and the motion carried.

Councilmember Jesse Clawson made a motion to adopt Ordinance No. 1832 Adopting New Chapter 20.55 of the Sumas Municipal Code to Establish Regulations for Accessory Dwelling Units, Councilmember Koehler seconded; all were in favor and the motion carried.

Councilmember Josh Clawson made a motion to adopt Ordinance No. 1833 Adopting Revisions to the City's Critical Areas Ordinance Based on the Best Available Science as Required by the State Growth Management Act, Councilmember Jesse Clawson seconded; all were in favor and the motion carried.

Councilmember Jesse Clawson made a motion to adopt Ordinance No. 1834 Adopting Revisions to Chapter 14.30 of the Sumas Municipal Code, the City's Floodplain Development Regulations. Councilmember Postma seconded; all were in favor and the motion carried.

Councilmember Josh Clawson made a motion to adopt Ordinance No. 1835 Adopting an Area-Wide Rezone and Amending the Official Zoning May to be Consistent with the Future Zoning Designation from the 2025 Comprehensive Land Use Plan, Councilmember Postma seconded; all were in favor and the motion carried.

4. Citizen Input

Elliot Swaney, Wilson Lane, wanted to know if there are any citizen committees for flooding and if not would like to see a committee put together to deal with future flooding issues.

Rich VanDiest, W Second Street, stated there will be no relief from this flooding. Businesses will eventually not re-open if they keep flooding and the town will not survive. Rich believes people need to start flood proofing their properties.

Ryan Wittig, Sumas Avenue, stated he supports the City and everything being done.

Abbie Ball

Abbie Ball, Cornerstone Drive, inquired if there was any update regarding the Hovel Road culvert. Sunny Aulakh, Public Works Director explained the new culvert being placed will hopefully be a better temporary fix and allow the water to flow.

5. New Business

- a. Agreement Stremler Gravel, Inc - 2025 Winter Storm Flood Damage Repair

Sunny Aulakh, Public Work Director, explained this contract is for emergency cleanup from the flooding.

Councilmember Josh Clawson made a motion to authorize the Mayor to sign the Agreement with Stremler Gravel, Inc for 2025 Winter Storm Flood Damage Repair not to exceed \$350,000.00, Councilmember Postma seconded; all were in favor and the motion carried.

b. City of Sumas Executive Order 2025-01

Resolutions No 851 Confirming Executive Order 2025-01 Waiving Fees for Reviews & Permits Related to Flood Repairs

Mayor Bosch signed Executive Order 2025-01 Waiving Fees Related to Building Repairs and Construction Due to Flood Damage.

Councilmember Koehler made a motion to adopt Resolution No. 851 Waiving Fees for Reviews & Permits Related to Flood Repair, Councilmember Postma seconded; all were in favor and the motion carried.

c. Consultant Services Contract Sehome Planning & Development Services

Michelle Quinn, City Clerk explained this is a renewal with Rollin Harper, Sehome Planning and Development Services, for city planning.

Councilmember Koehler made a motion to authorize the Mayor to sign the Consultant Services Contract with Sehome Planning & Development Services, Councilmember Jesse Clawson seconded; all were in favor and the motion carried.

d. Sub-Recipient Agreement with Whatcom County Sheriff's Office/Stonegarden

Daniel DeBruin, Police Chief, explained this is a renewal for the Stonegarden Grant which the police department has been a part of since 2008.

Councilmember Koehler made a motion to authorize the Mayor to sign Sub-Recipient Agreement with Whatcom County Sheriff's Office for Stonegarden, Councilmember Jesse Clawson seconded; all were in favor and the motion carried.

e. Amendment #2 to the Wastewater Agreement with the City of Abbotsford

Mollie Bost, Finance Director, stated this is an amendment to the original contract with the City of Abbotsford raising our ERU threshold.

Councilmember Josh Clawson made a motion to authorize the Mayor to sign Amendment #2 to the Wastewater Agreement with the City of Abbotsford, Councilmember Postma seconded; all were in favor and the motion carried.

f. 2025 Comprehensive Water System Plan

Carson Cortez, City Planner, explained this is a preliminary 2025 Water System Plan to go with the 2025 Comprehensive Plan. The water system plan will then be forwarded to the Department of Health for their review and comments.

Councilmember Josh Clawson made a motion to adopt Resolution No. 852 Approving Preliminary Adoption of the 2025 Comprehensive Water System Plan, Councilmember Postma seconded; all were in favor and the motion carried.

g. Clean Energy Implementation Plan

Carson Cortez, City Planner stated this is a requirement of Washington State Clean Energy Transformation Act. This act requires all electric utilities to ensure that they meet the clean energy standards.

Councilmember Josh Clawson made a motion to adopt Resolution No. 853 Approving Adopting the 2025 Clean Energy Implementation Plan, Councilmember Postma seconded; all were in favor and the motion carried.

6. Staff Reports

Chief of Police

Daniel DeBruin thanked the community for all their cooperation during the flooding.

Finance Director

Mollie Bost updated that due to the flooding situation the late fees and disconnection fees for utilities this month will be waived to help the affected residents.

7. Voucher Approvals

The bills were presented for approval and payment. Check numbers 44773– 44799: in the amount of \$162,726.67 and EFTs for \$101,333.92; Councilmember Postma made a motion to pay the bills, Councilmember Koehler seconded; all were in favor and the the motion carried.

8. Adjournment

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

_____, Mayor

ATTEST:

_____, City Clerk

DRAFT