



Sumas City Council Meeting

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

Monday, January 26, 2026, at 7:00 PM

Minutes

PRESENT

Mayor Bruce Bosch
Council Member Jesse Clawson
Council Member Josh Clawson
Council Member Richard Postma
Council Member Todd Daniels
Council Member Jessica Koehler

1. Opening Meeting - Pledge of Allegiance

2. Review/Correct and/or Approve Minutes

a. January 12, 2026, Draft Minutes

Councilmember Daniels made a motion to approve January 12, 2026, Minutes, Councilmember Koehler seconded; all were in favor and the motion carried.

3. Public Hearings

a. Conditional Use Permit Oleo Energies, Inc & Freeland & Associates, Inc

Carson Cortez, City Planner, opened the public hearing for Oleo Energies, Freeland and Associates conditional use permit application. Carson explained what he has outlined in the memo addressing the concerns of the council. The results of the contaminant analysis performed by ChemE Solution show there will be no significant harm to the sewer system due to this project. Staff would like to recommend there be a testing station to continuously monitor the discharge to the sewer system.

Mark Ruiter, Martin Feeds, explained he is the owner of this property and would like to expand his business to include this transloading business. Mr. Ruiter stated he has been doing business in Sumas for approximately ten years and is looking to diversify his business. Due to the current flood situation and the continued threat of flooding, some companies are not moving forward.

Discussion on any mitigation to protect the project with any flooding that might occur.

Tony Freeland, Freeland and Associates, stated the tanks will be two feet above the base flood elevation set by FEMA. There will be secondary containment with a concrete wall around the tanks in case of any spillage.

Darrel VanWeerdhuizen, Oat Coles Road, Everson, is concerned with all the fill being allowed and this is causing the flood to spread to other properties. Mr. VanWeerdhuizen stated he cannot do anything on his property due to the flooding. He was curious what the retention pond being proposed and would hold, it was explained it was a secondary containment for any spillage.

Councilmember Daniels made a motion to close the public hearing for Oleo Energies, Inc & Freeland Associates, Inc Conditional Use Permit Application, Councilmember Postma seconded; all were in favor and the motion carried.

Jim Wright, City Attorney, advised if the council wishes to deliberate in a closed session it is allowed, council members choose to do a quasi-judicial session at the end of the meeting.

b. Conditional Use Permit Application Arrow Reload Washington Inc.

Carson Cortez, City Planner opened the public hearing for Arrow Reload Washington Inc. conditional use permit application. This is a transloading operation, transferring bulk flammable commodities from rail cars to tanker trucks or trucks to railcars. Arrow Reload currently manages primarily lumber and building materials.

Steve Grant, Calgary, Alberta and Mike Cook, Edmonton, Alberta, representing Arrow Reload. Arrow currently has an opportunity to diversify operations to transload fluid products such as molten sulfur and fuels including diesel and renewable diesel, gasoline, and ethanol. Mr. Grant explained they have had customers approach Arrow to see if they can manage their products in the northwest.

Discussion on the safety protocol, Mr. Grant stated there will be no storage tank of any products on the property. Mr. Cooks stated it is a closed loop system between truck and railcar and has proven to be very safe. The transloading operations will start out small, a couple of railcars a month, and as the customer base grows.

Jacob Williams, Lincoln Circle, inquired if they transport any oil lubricants. They advised them not to transload that sort of product.

The conditional use permit application was referred to the public works committee for further review.

Councilmember Daniels made motion to continue the Public Hearing for Arrow Reload to February 23, 2026, at 7:00 pm, Councilmember Jesse Clawson seconded; all were in favor and the motion carried.

4. Citizen Input

Jacob Williams, Lincoln Circle, would like to know when the lumber will be picked up, he feels it has been too long and should be cleaned up. Arrow's representative explained that the insurance company is evaluating the lumber situation before they can remove it.

Nicole Postma, Wilson Lane, would like to know if there is anyone in the city who can help businesses to find grant funding or any resources to assist the business.

Elliott Swaney, Wilson Lane, inquired if the city has adopted anything addressing repetitive flood loss in the local floodplain management ordinance. Carson Cortez, City Planner, stated he has not found any information regarding repetitive loss and is doing further research.

5. New Business

a. Widener & Associates Services Agreement

Mollie Bost, Finance Director, explained the services agreement with Widener and Associates is to assist with helping us through the FEMA process.

Councilmember Josh Clawson made a motion to authorize the Mayor to sign the Service Agreement with Cowling & Co. LLC dba Widener and Associates for \$47,952.52, Councilmember Postma seconded; all were in favor and the motion carried.

b. Services Agreements with RestoreWell LLC.

Mollie Bost, Finance Director, advised RestoreWell LLC, which is a local company in Lynden. RestoreWell LLC is currently doing the mitigation of each one of the flooded buildings. The repairs for each of these projects will be covered by city insurance.

Councilmember Josh Clawson made a motion to authorize the Mayor to sign the Services Agreement with RestoreWell LLC for \$18,923.18 to repair the city hall, Councilmember Jesse Clawson seconded; all were in favor and the motion carried.

Councilmember Jesse Clawson made a motion to authorize the Mayor to sign the Services Agreement with RestoreWell LLC for \$341,524.55 to repair the library/sr. center, Councilmember Josh Clawson seconded; all were in favor and the motion carried.

Councilmember Daniels made a motion to authorize the Mayor to sign the Services Agreement with RestoreWell LLC for \$61,750.12 to repair the museum, Councilmember Koehler seconded; all were in favor and the motion carried.

Councilmember Jesse Clawson made a motion to authorize the Mayor to sign the Services Agreement with RestoreWell LLC for \$13,261.85 to repair the rodeo concession stand building and bathrooms, Councilmember Josh Clawson seconded; all were in favor and the motion carried.

6. Flood Input

Gavin Willis, SWID, the watershed improvement district, spoke about their current projects. The SWID covers all parcels in the lowlands and the Sumas basin that are five acres. FEMA obligated funds from the 2021 flood for A&E to begin the surveying and design for Kneuman and the Lower Sumas River. After a meeting with new FEMA staff, they did not think the funds obligated apply to the projects that were proposed, this temporarily paused the projects until the funds can be guaranteed.

Mayor Bosch explained the City had met with Whatcom County Officials and Members of Parliament from Canada. They had reached out to see if any progress had been made with the Nooksack River to help with these flooding situations. Currently there has been no progress.

7. Staff Reports

Public Works Director

Sunny Aulakh advised that the Cherry Street bridge sidewalk is the Department of Transportation responsibility to repair. He also updated about the Hovel Road repairs; utilities have been bored and rerouted to accommodate this project. The box culverts should be hopefully set in the next few days.

Finance Director

Mollie Bost updated the council that this year we are currently under our threshold in our sewer ERU's going to Abbotsford.

City Planner

Carson Cortez handed out a map showing our current UGA proposed for future annexation. Carson will be having discussion with Whatcom County about our urban growth boundaries. There are a lot of state regulations causing some issues moving forward.

8. Voucher Approvals

The bills were presented for approval and payment. Check numbers 44889-44905: in the amount of \$89,403.32 and Check numbers 44882-44888 in the amount \$12,994.45, EFTs for \$120,390.91 Councilmember Postma made a motion to pay the bills, Councilmember Daniels seconded; all were in favor and the motion carried.

9. Executive Session

- a. Discussion with legal counsel about current or potential litigation RCW 42.30.110(1)(i)

Executive Session discussion with legal counsel about current or potential litigation RCW 42.30.110(1)(i) for approximately twenty minutes back on the record 9.00 pm. No Action was Taken.

10. Consideration of CUP Application – Quasi-Judicial Closed Session

Closed deliberation session regarding conditional use permit application for Oleo Energies Inc and Freeland Associates.

11. Adjournment

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

_____, Mayor

ATTEST:

_____, City Clerk

DRAFT