



Sumas City Council Meeting

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

Monday, June 23, 2025, 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. June 09, 2025, Draft Minutes

The minutes had one correction regarding the property at 515 Mitchell Street. Councilmember Koehler raised a question and a correction was made to reflect that there was no action taken by the council on the matter and it was referred to the public works committee.

Councilmember Koehler made a motion to approve June 09, 2025, showing the correction, Councilmember Daniels seconded; all were in favor the motion carried.

3. Old Business

- a. Committee Report on the ADU request at 515 Mitchell Street

Jim Wright, City Attorney, spoke about the update on 515 Mitchell Street, stating the any certificate of occupancy that is issued should only be for what was permitted.

4. New Business

- a. Resolution No. 848 Adopting the Six Year Transportation Improvement Program for 2026 through 2031.

Carson Cortez, City Planner, went over the 6-year Transportation Improvement Program stated the projects listed are the most current projects for the 2026-2031.

Councilmember Daniels made a motion to adopt Resolution 848 Adopting the Six Year Transportation Improvement Programs for the Years 2026 through 2031. Councilmember Jesse Clawson seconded; all were in favor the motion carried.

b. Memo Salary Step Increase for Bons and Bost

Michelle Quinn, City Clerk, stated that both Arielle Bons and Mollie Bost are both up for a salary step increase. The step increase for Arielle Bons will be from step 4 to step 5 effective June 1, 2025, and Mollie Bost step increase is from step 2 to step 3 also effective June 1, 2025.

Councilmember Josh Clawson made a motion to affirm the salary increase for Arielle Bons to Step 5 effective June 1, 2025, Councilmember Daniels seconded; all were in favor the motion carried.

Councilmember Josh Clawson made a motion to affirm the salary step increase for Mollie Bost to Step 3 effective June 1, 2025, Councilmember Postma seconded; all were in favor the motion carried.

c. Sumas Chamber request for Road Closures June 28, 2025

The Sumas Chamber is requesting road closures on Community Days on June 28, 2025. The roads requested are Second and Third Street from Cherry Street to Sumas Avenue. Also, the closure for Sumas Avenue from Second Street to Columbia Street.

Councilmember Daniels made a motion to allow for the requested roads to be closed on June 28, 2025, Councilmember Jesse Clawson seconded; all were in favor the motion carried.

Councilmember Josh Clawson made a motion to waive the fee; Councilmember Jesse Clawson seconded; all were in favor the motion carried.

5. Staff Reports

Mayor

Mayor Bosch stated the Bull-A-Rama is looking for volunteers to help at the event on July 5, 2025. If anyone is interested let him know and he will give the information to a contact person.

City Planner

1. Request for a Public Hearing - Conditional Use Permit at 1116 Sumas Avenue, July 14, 2025, at 7:00 pm

Carson Cortez requested a public hearing for a Conditional Use Permit for 1116 Sumas Avenue, on July 14, 2025, at 7:00 pm.

Councilmember Daniels made a motion to set a public hearing for the Conditional Use Permit at 1116 Sumas Avenue on July 14, 2025, at 7:00pm, Councilmember Josh Clawson seconded; all were in favor the motion carried.

6. Voucher Approvals

The bills were presented for approval and payment. Check numbers 44327 through 44360 for \$61,129.81 EFTs for \$113,257.89. Councilmember Postma made a motion to pay the bills, Councilmember Daniels seconded; all were in favor the motion carried.

7. Executive Session

- a. Discussion with legal counsel about current or potential litigation RCW42.30.110(1)(i)

Discussion with legal counsel about current or potential litigation for approximately twenty-five minutes back on record at 7:45 pm.

8. Resumption of Regular Session

Jim Wright, City Attorney addressed proposed Ordinance No. 1822 establishing an emergency moratorium on certain development activities and uses in the industrial district. Staff provided input and recommended adoption of the ordinance. The ordinance will provide clarification under the Sumas Municipal Codes regarding permitted uses and conditional use and better ensure proper review of development activities that have the potential for significant impacts. This moratorium would be in effect for six months and a public hearing will need to be set within sixty days.

Councilmember Josh Clawson made a motion to adopt Ordinance No. 1822 Relating to Land Use Regulations, Declaring an Emergency, Establishing an Immediate Moratorium on the City Receiving and Processing Permit Applications for Development Project, and on the Allowance of the New Uses and Development Activities in the City, Involving Hazardous, Toxic, and/or Flammable Materials except where such Developments are Allowed and Permitted as a Conditional Use Pursuant to Section 20.44.030 SMC; and Setting a Public Hearing for August 11, 2025 at 7.00 PM. Councilmember Koehler seconded; all were in favor the motion carried.

Jim Wright, City Attorney, updated the council about the ongoing water adjudication, and we are now moving to phase-two. With phase two the cost initially estimated to be \$30,000.00 and the City would be contributing twenty percent of that cost.

Councilmember Jesse Clawson made motion to authorize the payment of twenty percent for phase two of the water adjudication, Councilmember Josh Clawson seconded; all were in favor the motion carried.

9. Adjournment

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