



Sumas City Council Meeting

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

Monday, August 12, 2024, 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. July 22, 2024, Draft Minutes

Councilmember Daniels made a motion to approve July 22, 2024, Minutes, Councilmember Koehler seconded; all were in favor the motion carried.

3. **Public Hearing**

- a. Conditional Use Permit Application - 221 Front Street
Draft Report of Decision
Site Layout

The public hearing was re-opened for the conditional use application submitted by Habitat for Humanity at 221 Front Street. Carson Cortez, City Planner, stated the public works committee met with Habitat for Humanity going over the concerns the council had with the application. One of the issues was about an HOA or CCR and how the building and lawn will be maintained, Habitat did provide some examples of contracts for the homes and how it will be maintained. The committee discussed the parking situation and adding angled parking for guests in the front.

Chris VanStaalduinen, Habitat for Humanity explained that the homeowner's agreement would be like the examples provided from another project they had worked on and would be altered to fit the property in Sumas. The agreement between the homes would limit vehicles allowed and address the maintenance of the grounds and building.

Helen Solem, Rock Road, would like to encourage the council to send this conditional use permit with the zone change to the planning commission for a recommendation. Carson explained this is not a zone change, the conditional use application is allowed in the current zone.

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

Jim Wright, City Attorney recommends that the report of decision be brought back before the council with the provision of the governing documents for the property added to the conditions of approval.

Councilmember Koehler asked about the percent of the lot coverage and if it was still under the percentage of the parcel, Carson stated this is still under thirty-five percent of the lot coverage.

Councilmember Jesse Clawson wanted to know who governs the HOA and what would happen if they voted the HOA out. Chris explained the land is owned by Habitat for Humanity and is placed in land trust; the homeowners then lease the land. This then is adding control for Habitat with the homeowner's agreement making sure it stays in place.

Lizette Custer, Lawson Street, wanted to know if there is a provision that it must be owner occupied, Chris explained that Habitat requires that it be owner occupied.

4. Staff Reports

Finance Director

Mollie Bost met with the finance committee, they reviewed the bank statement and the second quarter finance report. Also under review are some new low-income energy assistance programs that will be brought before council after they become finalized. The Washington State Family Clean Energy grant portal is open for our residents to apply for a two-hundred-dollar electrical credit.

5. Voucher Approvals

The bills were presented for approval and payment. Check numbers 43493 through 43558 for \$220,805.62; EFTs in the amount \$14,417.87, wires in the amount of \$196,536.87 and June 2024 Payroll for \$221,918.58. And voided checks in the amount (289.81). Councilmember Postma made a motion to pay the bills, Councilmember Daniels seconded; all were in favor the motion carried.

6. Executive Session

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

Executive Session with legal counsel present was for twenty minutes to be back on the record by 7:50. No Action was Taken.

7. Adjournment

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

_____, Mayor

ATTEST:

_____, City Clerk

DRAFT