



Sumas City Council Meeting

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

Monday, December 08, 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. November 24, 2025, Draft Minutes

Councilmember Koehler made a motion to approve November 24, 2025, Councilmember Postma seconded; all were in favor and the motion carried.

3. **Public Hearing**

- a. Conditional Use Permit Application - 191 West Front Street, Applicant Oleo Energies Inc/Freeland & Associates, Inc

Carson Cortez, City Planner, re-opened the public hearing for the conditional use permit application at 191 West Front Street for Oleo Energies Inc & Freeland and Associates. Carson stated the public works committee had met with Oleo Energies to go over the council's concerns. One issue was to make sure the tanks are raised above flood elevation. There was a new site plan showing the tanks to be at least two feet above base flood elevation. Oleo Energies provided a wastewater report showing the discharge from the project which will be forwarded to Abbotsford for review.

There was no public comment received.

Tony Freeland, Freeland and Associates, explained the water will be filtered for the project and with the reverse osmosis it will remove everything out of the water. It will meet the drinking water standards. Councilmember Jesse Clawson asked if there was a breakdown of the urea. Mark Michalokoff, President of Oleo Energies Inc. explained in the MSDS information provided shows the urea is a naturally occurring compound itself.

Sunny Aulakh, Public Work Director, will forward the analysis of the wastewater to Abbotsford for follow-up on the discharge. Carson stated the information is still being gathered and proposed to continue the public hearing to January 12th, 2026, at 7:00 pm.

Councilmember Daniels made a motion to continue the conditional use permit application for Oleo Energies to January 12th, 2026, at 7:00 pm, Councilmember Koehler seconded; all were in favor and the motion carried.

b. **2025 Comprehensive Plan Updates & Development Regulation Amendments**

Carson Cortez, City Planner re-opened the public hearing for the 2025 Comprehensive Plan Updates. Carson will be putting the final drafts for the comprehensive plan and the comprehensive water system plan at the next council meeting for final approval. The comprehensive water system plan will have to go to the Department of Health for review and approval.

Councilmember Daniels made a motion to continue the public hearing for the 2025 Comprehensive Plan to December 22, 2025, at 7:00, Councilmember Jesse Clawson seconded; all were in favor and the motion carried.

4. New Business

a. **Ordinance No. 1829 - Amending the 2025 Budget Adopted by Ordinance No. 1820**

Mollie Bost, Finance Director, explained the budget amendments for each year are down in December to reflect a more accurate projection of our financial standing.

Councilmember Daniels made a motion to adopt Ordinance No. 1829 Amending the 2025 Budget, Councilmember Josh Clawson seconded; all were in favor the motion carried.

5. Staff Reports

Chief of Police

Daniel DeBruin reminded the council of the upcoming training on December 11, 2025, and if they would like to participate to let him know.

Public Works Director

Sunny Aulakh updated the the Kneuman Road asphaltting will be starting this week if weather allows it should take a few days to complete.

6. Voucher Approvals

The bills were presented for approval and payment. Check numbers 44730 – 44772 in the amount of \$105,950.10 and EFTs for \$14,366.32; Wires for \$51,534.53 and November Payroll for \$190,212.12 Councilmember Postma made a motion to pay the bills, Councilmember Daniels seconded; all were in favor the motion carried.

7. Executive Session

Discussion with legal counsel about current or potential litigation RCW42.30.110(1) for approximately 20 minutes; back on the record at 7:50 pm. No Action was Taken.

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