



Sumas City Council Meeting

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

Monday, July 14, 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 23, 2025, Draft Minutes

Councilmember Daniels made a motion to approve June 23, 2025, Minutes, Councilmember Koehler seconded; all were in favor the motion carried.

3. Public Hearing

- a. Conditional Use Permit Application for 1116 Sumas Avenue

Carson Cortez, City Planner, opened the public hearing for the conditional use permit at 1116 Sumas Avenue, the applicant is Andy White. The proposed construction is for a two-story, three-unit condominium complex on the property. Carson stated no written comment was received during the 15-day public comment period. The proposed project meets the zoning requirement, lot size and setbacks. There is a discrepancy with the square footage shown on the site plan, which will need to be followed up on to confirm the lot size. Mr. White will also supply the council with a condominium agreement for review.

Andy White, from Lynden spoke about the three-unit condominium explaining his intentions are to sell each unit individually as affordable housing.

Discussion on possible different parking options allowing for more parking for each unit; one option was to provide three parking spaces off Morton Street to meet the parking requirements.

Jordan Johnson, Morton Street, is concerned about the parking and congestion of all the cars on Morton Street. He feels the building size is too big for the lot and the area.

The public hearing will remain open, and the proposed project is to be sent to the public works committee for further review of the project.

Councilmember Josh Clawson made a motion to continue the public hearing for the Conditional Use Permit at 1116 Sumas Avenue, to July 28, 2025, at 7:00 pm; Councilmember Daniels seconded; all were in favor the motion carried.

4. New Business

a. Washington State Department of Commerce Emergency Rapid Response Grant Program

Mollie Bost, Finance Director, explained the contract allowed the City to be reimbursed for the five percent local match we have already paid towards FEMA disaster projects. The contract granted reimbursement of \$47,564.04 and the money has already been received.

Councilmembers Postma, Daniels and Koehler previously approved to authorize the Mayor to sign the Washington State Department of Commerce Emergency Rapid Response Grant program.

5. Staff Reports

Public Works Director

Sunny Aulakh updated that the crew has completed smoking the sewer system throughout town. Sunny stated there were a handful of businesses and homes that had issues, and he has reached out to let them know how to repair the issue.

Also, the crew will be painting all the fire hydrants in town.

City Planner

Carson Cortez advised that the grant funding from the Washington State Department of Commerce for the comprehensive plan update has been received.

Mayor

Mayor Bosch stated the Community Days, Bull-A-Rama, and the Jr. Rodeo were all a success over the last three weeks.

6. Voucher Approvals

The bills were presented for approval and payment. Check numbers 44361 through 44363 (June's manuals) for \$2,053.65 and 44364 through 44415 for \$93,264.53, EFTs for \$386.50; June 2025 Payroll \$220,113.53. 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 legal risks of current or proposed action RCW.42.30.110(1)(i) for approximately ten minutes; back in session at 7:42 pm. No Action Taken.

8. Adjournment

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

_____, Mayor

ATTEST:

_____, City Clerk