



## Sumas City Council Meeting

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

Monday, November 24, 2025, at 7:00 PM

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### Minutes

#### 1. Opening Meeting - Pledge of Allegiance

PRESENT

Mayor Bruce Bosch

Council Member Jesse Clawson

Council Member Josh Clawson

Council Member Richard Postma

Council Member Todd Daniels

Council Member Jessica Koehler

#### 2. Review/Correct and/or Approve Minutes

##### a. November 10, 2025, Draft Minutes

Councilmember Koehler made a motion to approve November 10, 2025, Minutes, Councilmember Jesse Clawson 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, opened the public hearing for Oleo Energies Inc/Freeland and Associates at 191 W Front Street conditional use permit. Carson explained Oleo Energies is seeking to establish a transloading operation for storage, transfer, and delivery of Diesel Exhaust Fluid (DEF) from rail cars to transport by trucks. This project will use approximately 1.5 million gallons of water annually and is a non-toxic material. No written comments were received.

Mark Michalokoff, President of Oleo Energies Inc., was present to answer any questions. Jacob Williams, Lincoln Circle, asked if any new rail tracks would be added for the project, Mr. Michalokoff stated there would be no new tracks added; there would be five rail cars a day with two trucks transporting the product. Councilmember Postma and Councilmember Koehler inquired about if there will be any smell associated with the production of this product. Mr. Michalokoff explained there should be no ammonia smell around the operation.

Councilmember Daniels made a motion to continue the public hearing to December 08, 2025, at 7:00 pm, Councilmember Postma seconded; all were in favor and the motion carried.

- b. Conditional Use Permit Application and Variance Permit Application - 132 Morton Street Applicant Chuck Beardslee

Carson Cortez, City Planner opened the public hearing for the conditional use permit application and variance application at 132 Morton Street. Carson explained this proposed new single-family residence is in the business general zone, which does not allow residential building, making it a non-conforming use, which is why the conditional use permit is needed. The variance permit is needed because the lot size is smaller than the minimum of six thousand square feet. Mr. Beardslee is asking for the side setbacks to be six feet on each, instead of eight feet. No written comment was received.

Jacob Williams, Lincoln Circle, asked if the proposed home is bigger than the original home, Carson stated the size of the home be will bigger than the original footprint, because it did not meet the minimum square footage requirement. Mr. Beardslee stated the home will be harmonious with the neighborhood.

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

Councilmember Josh Clawson made a motion to approve the conditional use permit and the variance permit at 132 Morton Street, Councilmember Daniels seconded; all were in favor and the motion carried.

- c. 2026 Final Budget Ordinance No. 1828

Mollie Bost, Finance Director, opened the public hearing for the 2026 Final Budget. Mollie explained the final budget shows the estimated beginning balance of each fund and ending balance for each fund. Mollie stated she would like to start the discussion with the salaries and wages, and the rate increase, which will help with the direction of the finalized budget.

Del Heutink, Sumas Rural Water Association, stated he understood the need to raise rates but is concerned for the senior residents with rate increase proposed.

Mollie also explained that the lead/instructor incentive for the officers was removed. Daniel DeBruin, Chief of Police, stated this is something he would like to offer his officers, but this was not the year to request it.

Councilmember Jesse Clawson expressed concern with the budget having a deficit and then approving COLA adding to the deficit, Mollie explained the deficit showing includes the proposed 2.8% COLA increase.

Councilmember Jesse Clawson stated if the hookup fees are doubled this may affect construction in Sumas, Councilmember Daniels and Postma did not feel this would affect the construction.

Jacob Williams, Lincoln Circle, inquired about the balance owed to Abbotsford for the sewer bill, and why the discharge has increased from the 2016 comprehensive plan. Mollie explained we had received a large bill from the City of Abbotsford from an overage of discharge from the years 2023 & 2024, and payment is made each June for three years.

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

Councilmember Daniels made a motion to approve Ordinance No. 1826, 2026 Salaries and Wages, Councilmember Josh Clawson seconded, Councilmember Daniels, Councilmember Postma and Councilmember Josh Clawson voted yes, Councilmember Jesse Clawson and Councilmember Koehler voted no and the motion carried.

Councilmember Jesse Clawson made a motion to approve Ordinance No. 1827 Amending Section 3.30.010 of the Sumas Municipal Code Updating certain Fees & Charges and adding Utility Rates & Fees to the Fee Schedule, Councilmember Postma seconded; all were in favor and the motion carried.

Councilmember Daniels made a motion to approve Ordinance No. 1828 Adopting the Budget for the Fiscal Year Ending December 31, 2026, Councilmember Josh Clawson seconded; Councilmember Daniels, Councilmember Postma, and Councilmember Josh Clawson voted yes, Councilmember Jesse Clawson and Councilmember Koehler voted no, the motion carried.

d. 2025 Comprehensive Plan Updates & Development Regulation Amendments

Carson Cortez, City Planner updated the council that we were on track to have the final comprehensive plan update completed by end of year. Carson explained that the ADU ordinance is still being reviewed and will be brought back to council for a final review. The UGA proposal was approved by the Whatcom County Planning Commission with one amendment removing areas three and four. The proposed UGA's will go before the Whatcom County Council for final review and decisions for the whole county.

Carson also advised the public hearing for the Water System Comprehensive Plan Update scheduled for December 08, 2025. It will be cancelled it will be presented with the final comprehensive plan review.

Councilmember Josh Clawson made a motion to continue the public hearing for the Comprehensive Plan Review to December 08, 2025, Councilmember Jesse Clawson seconded; all were in favor and the motion carried.

#### 4. Old Business

a. Nation Clean Energy Report of Decision

Carson Cortez, City Planner, explained at the last council meeting Nation Clean Energy had a public hearing and the council approved the conditional use permit. Carson explained the report of decision had been updated to include Appendix A Conditions of Approval. This updated report of decision was sent to Nation Clean Energy for review; they had no issues with the conditions of approval.

Jacob Williams, Lincoln Circle, asked about the fee and how it would be paid, Mr. Wilson stated the fee would be for every rail car.

Councilmember Josh Clawson made a motion to adopt the Finalized Report of Decision for Nation Clean Energy, Councilmember Postma seconded; all were in favor and the motion carried.

**5. New Business**

**a. Service Agreement with Evergreen Consulting Group LLC**

Sunny Aulakh, Public Work Director, stated this is a renewal contract with Evergreen Consulting Group LLC who provides management of our energy efficiency program. The city is reimbursed by BPA up to \$27,000.00 for this program.

Councilmember Koehler made a motion to authorize the Mayor to sign the General Service Agreement with Evergreen Consulting Group LLC, Councilmember Jesse Clawson seconded; all were in favor and the motion carried.

**7. Voucher Approvals**

The bills were presented for approval and payment. Check numbers 44718– 44729 in the amount of \$9,076.09 and EFTs for \$148,995.58; Councilmember Postma made a motion to pay the bills, Councilmember Daniels seconded; all were in favor the motion carried.

**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