



Sumas City Council Meeting

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

Monday, November 10, 2025, at 7:00 PM

Minutes

PRESENT

Mayor Bruce Bosch
Council Member Josh Clawson
Council Member Richard Postma
Council Member Todd Daniels
Council Member Jessica Koehler

ABSENT

Council Member Jesse Clawson

1. Opening Meeting - Pledge of Allegiance

2. Review/Correct and/or Approve Minutes

a. October 27, 2025, Draft Minutes

Councilmember Daniels made a motion to approve October 27, 2025, Minutes, Councilmember Postma seconded; all were in favor and the motion carried.

3. Public Hearings

a. Conditional Use Permit at 309/311 Bob Mitchell Ave, Applicant Nation Clean Energy

Carson Cortez, City Planner opened the public hearing for the conditional use permit application for Nation Clean Energy. Carson explained this is for a transloading operation, transferring petroleum products from rail to trucks. There was a comment period, and no comments were received.

Dennis Wilson, Nation Clean Energy, West Vancouver, explained this project is transloading materials from the train cars onto truck transporters. The business will start on a small scale and as the business grows the staff will grow offering local jobs. Mr. Wilson proposed paying fees/charges to the City to contribute revenue to the City for public benefit and to offset impacts, including from the use of public facilities. The operation has a safety plan in place if there are any incidents. Mr. Wilson stated the company is transitioning slowly from fossil fuels to renewable cleaner energy. Discussion about their safety plans, they will place a container on the property with all the safety gear for spills or fires, they follow the SPCC guidelines for spills.

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

Councilmember Josh Clawson made motion to approve the Conditional Use Permit application for Nation Clean Energy subject to adoption of a final Report of Decision; Councilmember Daniels seconded; all were in favor and the motion carried.

b. 2026 Preliminary Budget

Mollie Bost Finance Director opened the public hearing for the preliminary budget. Mollie stated the revenues are struggling and the expenditures are going up about three percent with inflation cost each year. Property Taxes are the City's biggest revenue source for the general fund, street fund, and cemetery fund. Councilmember Koehler inquired if the proposed rates are calculated to create this budget, Mollie stated yes. There was no public comment received.

Councilmember Daniels made a motion to close the 2026 public hearing for the preliminary budget, Councilmember Postma seconded; all were in favor and the motion carried.

c. 2026 Property Tax Levy - Ordinance No. 1825

Mollie Bost Finance Director opened the public hearing for the 2026 Property Tax Levy. Mollie explained the State allows us to take a one percent increase over previous years' levy. The 2026 levied amount will be \$750,523.85 which will be an increase of \$7,430.93.

Councilmember Josh Clawson made a motion to close the public hearing for the 2026 Property Tax Levy, Councilmember Daniels seconded; all were in favor and the motion carried.

Councilmember Josh Clawson made a motion to adopt Ordinance No. 1825, Setting the Real Property Tax Levy for 2026, Councilmember Daniels seconded; all were in favor and the motion carried

d. 2025 Comprehensive Plan Updates & Development Regulation Amendments

Carson Cortez, City Planner, re-opened the public hearing for the 2025 Comprehensive Plan Updates and Development Regulation Amendments. Carson explained he will have the comprehensive plan completed by the end of this year, even if Whatcom County has not completed their review. Carson went over the proposed zoning map. The main alteration to the current zoning map is the removal of the residential, low-density zone and converting subject properties to Residential Medium Density. The zoning designation at 9525 Easterbrook Road will remain the same zone and the zoning designation at 1444 Cherry Street will be changed to Residential, High Density.

Councilmember Daniels made a motion to continue the public hearing to November 24, 2025, at 7:00 pm; Councilmember Postma seconded; all were in favor and the motion carried.

4. New Business

a. Interlocal Agreement for Domestic Violence Advocate Services

Michelle Quinn City Clerk stated this contract for our domestic violence advocate who assists with our court services.

Councilmember Koehler made a motion to authorize the Mayor to sign the Interlocal Agreement for Domestic Violence Advocate Service with the small cities, Councilmember Daniels seconded; all were in favor and the motion carried.

b. Ordinance No. 1826 - 2026 Salaries & Wages

Mollie Bost explained that the proposed COLA increase is for 2.8% for 2026 employee salaries and wages and adding a Police Department Lead/Instructor Incentive. Council members discussed the COLA increase, no action was taken, and the matter will be brought back to the next council meeting.

c. Public Work Agreement with Asphalt Northwest LLC - Kneuman Road Repaving Project

Sunny Aulakh, Public Works Director explained this project is to replace damaged asphalt section on the Kneuman Road. This is a FEMA project from 2017 and will need to be completed by the end of the year. Sunny had requested three quotes and received only two. Asphalt Northwest LLC had the lowest bid at \$67,802.00.

Councilmember Josh Clawson made a motion to authorize the Mayor to sign the Public Work Agreement with Asphalt Northwest, LLC, Councilmember Postma seconded; all were in favor and the motion carried.

5. Staff Reports

Chief of Police

Daniel DeBruin stated the police department will be doing their force-on-force training in December and the council members are invited to attend.

Finance Director

1. Request for a Public Hearing - 2026 Final Budget, November 24th, 2025, at 7 PM

Councilmember Daniels made a motion to set the Public Hearing for the 2026 Final Budget, on November 24, 2025, at 7:00 pm, Councilmember Postma seconded; all were in favor and the motion carried.

Mollie also stated the finance committee met. Councilmember Daniels stated they went over the proposed budget and proposed rate increases.

City Planner

Carson Cortez gave an update about the community workshop meeting, with the Thriving Community representatives and the Western Washington students. The workshop was about potential changes to Sumas Avenue from the bridge to Front Street. There were different scenarios discussed, there was good discussion and input.

Request for a Public Hearing for a Conditional Use Permit & Variance Application for 132 Morton Street.

Councilmember Daniels made a motion to set a Public Hearing on November 24, 2025, at 7:00 pm for a Conditional Use Permit and Variance Application for 132 Morton Street, Councilmember Postma seconded; all were in favor and the motion carried.

Request for a Public Hearing for the Water System Comprehensive Plan Update.

Councilmember Daniels made a motion to set a Public Hearing on December 08, 2025, at 7:00 pm for the Water System Comprehensive Plan Update, Councilmember Koehler seconded; all were in favor and the motion carried.

6. Voucher Approvals

The bills were presented for approval and payment. Check numbers 44666 – 44717 in the amount of \$86,628.97 and EFTs for \$11,350.02; and October's Payroll \$203,610.06. 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 RCW 42.30.110(1)(i), back in session by 8:22 pm. No Action was taken.

8. Adjournment

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

_____, Mayor

ATTEST:

_____, City Clerk