



Sumas City Council Meeting

433 Cherry Street, Sumas

Monday, April 13, 2026, 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. Councilmember Daniels made a motion to approve March 23, 2026, Minutes, Councilmember Postma seconded; all were in favor and the motion carried.

3. Public Hearing

- a. Carson Cortez, City Planner, opened the public hearing for the conditional use permit application at 540 Second Street, Bldg. A. This conditional use permit application is to allow conversion of Units 1 and 2 to short-term rentals. The Sumas Municipal Code provides development regulations in chapter SMC 20.52 allowing for short-term rentals. There are criteria the applicant will need to meet to approve short-term rental use.

Gertrude James, applicant, explained why she should like to create short-term rentals. Ms. James is concerned about future flooding and the loss her tenants would go through again. Her proposal is to convert the two bottom units hoping this will reduce any flood impacts on tenants in the future. The rentals will be strictly managed and meet all city requirements by the property management company which is in Everson.

Councilmember Koehler inquired if there is a market for short-term rentals in this area and is concerned about losing housing for residents living in town. Discussion on how many days a short-term rental is considered.

Jonathan Cook, First Street, commented about his concerns with this becoming a short-term rental, there are a lot of children in the area, and the short-term renters are not going to be vetted properly with background checks.

Floyd Euper, First Street, commented also that he feels this is not a good fit for the neighborhood with not knowing the people renting these units.

Gertrude James stated there is a screening process in place for renting the units, the Airbnb program has strict policies. She stated they will be doing their due diligence on placing people.

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

The conditional use permit will be sent to committee for further review.

4. Old Business

- a. Jim Wright, City Attorney, stated he had reached out to the attorney who prepared the documents with the questions that had concerned the council. The attorney advised the wording was correct. Jim stated the condominium documents are acceptable to the City.

Councilmember Daniels made a motion to accept the Condominium Documents for 1116 Sumas Avenue, Councilmember Josh Clawson seconded; all were in favor and the motion carried.

- b. Mollie Bost, Finance Director, stated there was some additional damage found on the south wall of the community center and library. Sunny Aulakh, Public Works Director, and our insurance company hired a construction consultant, and both agreed it needs to be repaired. Mollie explained that the estimated repair cost will be \$45,018.34.

Councilmember Daniels made a motion to authorize the Mayor to sign the Modification to Public Works Agreement with RestoreWell, LLC for \$45,018.34, Councilmember Postma seconded; all were in favor and the motion carried.

- c. Mayor Bosch opened the sealed bids for the 2014 Ford Explorer; six bids were received.

Wittig - \$3251.00

Aldrich - \$2500.00

Ernst - \$1,304.67

Williams - \$1008.00

Grim - \$1,005.00

Bayridge Motors - \$589.00

Councilmember Daniels made a motion to accept Ryan Wittig's bid for \$3,251.00, Councilmember Koehler seconded; all were in favor and the motion carried.

5. New Business

- a. Mollie Bost, Finance Director, explained this contract is renewal with the Opportunity Council which provides low-income energy assistance for our residents. This is sharing utility billing information with the Opportunity Council if there is a signed release from the account holder on file.

Councilmember Daniels made a motion to authorize the Mayor to sign Opportunity Council 2025-2026 Home Energy Vendor Agreement, Councilmember Postma seconded; all were in favor and the motion carried.

- b. Michelle Quinn, City Clerk, explained the Whatcom County Library would like to add a meeting room within the library. Sunny Aulakh, Public Works Director, will review the building permit and site design before the project starts.

Councilmember Daniels made a motion to authorize the Mayor to sign the Whatcom County Rural Library Memorandum for Improvements, Councilmember Postma seconded; all were in favor and the motion carried.

6. Flood Committee

Councilmember Josh Clawson stated he will be logging into the WID meeting and will update at the next council meeting. Also, FEMA has declared a natural disaster for our area.

Mayor Bosch stated the FEMA will be in the area and reaching out to affected people.

7. Staff Reports

Chief of Police

Daniel DeBruin stated that Officer Gimmaka had recently completed a multi-day training on advanced drug and alcohol detection class. This training was provided with a grant.

Public Works Director

Sunny Aulakh updated that the community center/library will be prepping the floors this week and will start painting the following week. All the cabinets and appliances have been ordered. RestoreWell will then be starting on the historical museum building next week also.

8. Voucher Approvals

The bills were presented for approval and payment. Check numbers 45047-45096 in the amount of \$108,005.77 check #43497 voided, and EFTs for \$16,321.33; March Payroll \$217,758.30. Councilmember Postma made a motion to pay the bills, Councilmember Daniels seconded; all were in favor and the motion carried.

9. Executive Session

- a. The executive session was conducted with legal counsel present regarding code enforcement RCW 42.30.110(1)(h). Returned to regular session at 8:15 pm. No action taken.

An additional executive session with legal counsel present regarding current or potential litigation RCW 42.30.110(1)(i). Return to regular session at 8:31 pm. No action taken.

10. Other Business

Councilmember Daniels made a motion to allow Mollie Bost, Finance Director, to move forward with the utility billing to GSA for the sewer usage, Councilmember Postma seconded; all were in favor and the motion carried.

Jesse Clawson advised at the council meeting on March 23, 2026, that he was resigning his position as a council member. Jesse advised that his resignation would be effective at the conclusion of the next council meeting April 13, 2026

11. Adjournment

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

_____, Mayor

ATTEST:

_____, City Clerk