

CITY OF BLAINE
Council Chambers/Zoom

CITY COUNCIL MINUTES

Monday, December 12, 2022

6:00 PM

Mary Lou Steward – Mayor
Richard May – Mayor Pro Tem

This City Council meeting will be conducted in-person and virtually. Councilmembers and the public will be in attendance in the City Council Chambers. Those wishing to listen or watch the meeting live will be able to call one of the numbers below, or click the link to watch the live stream. Other than the audience participation portion or a public hearing, all callers will be muted during the meeting. All City Council meeting recordings are on the City's website. Instructions on how to listen live to the City Council meeting are below:

For members of the public who want to watch the meeting live, click the link below:

<https://us02web.zoom.us/j/6326365553?pwd=MnhJQlFiU2hxWC9TcU9sN1J0N3VUUT09>

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Meeting ID: 632 636 5553

Participant ID: #

Passcode: 427636

Find your local number: <https://us02web.zoom.us/u/kbVzu9PCmA>

A. STUDY SESSION: 4:30 PM – Planning Commission Interviews

5:00 PM – Jennifer Plombon

5:09 PM – Calvin Armerding

5:27 PM – Colin Hawkins

5:32 PM – Thomas Minter

B. CALL TO ORDER: 6:00 PM

Moment of Silence and Pledge of Allegiance – *Led by Mayor Steward*

ROLL CALL

COUNCILMEMBERS: Garth Baldwin, Eric Davidson, Kerena Higgins, Mike Hill, Richard May, and Mary Lou Steward. Rhyan Lopez requested to be excused.

MOTION WAS MADE BY ERIC DAVIDSON TO EXCUSE RHYAN LOPEZ, SECONDED BY GARTH BALDWIN, AND APPROVED 6-0.

C. AUDIENCE PARTICIPATION - Sign-up/Comment Sheet is located in the Council Chambers before the meeting. Members of the audience will have three minutes to speak. If you plan on commenting remotely via Zoom, instructions on how to comment are included at the bottom of the agenda. Audience members speaking remotely will be asked to participate first. After the remote audience participation is over, in-person speakers will be asked to speak.

1. Dennis Olason, regarding Tax Increment Financing and downtown revitalization.

D. PRESENTATION:

1. Whatcom Working Waterfront Coalition – Jim Kyle, President
2. Port and Marine Waterfront Development and Aquaculture Ideas – Mark Seymour

E. WRITTEN COMMUNICATIONS

1. Email dated December 1, 2022, from Jackie Braverman, regarding East Harbor Hills.
2. New. Email dated December 11, 2022, from Jay Taber, regarding downtown revitalization.

F. CONSENT AGENDA

Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Councilmember.

1. Voucher Memo:
Approval of Bills: \$504,200.16
2. Wire Register: \$355,759.31
3. Advance Pay: \$169,664.93
4. Approval of Payroll: \$735,672.89
5. Approval of November 28, 2022 City Council Minutes.
6. Approval of December 1, 2022 Special City Council Minutes.
7. Bid Award for Marine Park Shoreline Reconstruction.

Item 8 regarding Tax Increment Financing was moved to the Council Action Item list.

MOTION WAS MADE BY RICHARD MAY TO APPROVE THE CONSENT AGENDA, SECONDED BY GARTH BALDWIN, AND APPROVED 6-0.

G. COUNCIL ACTION ITEMS

1. Professional Services Agreement for a Tax Increment Financing Study and Implementation for public infrastructure for East Blaine. (Wilbrecht)

MOTION WAS MADE BY MIKE HILL TO AUTHORIZE THE CITY MANAGER TO SIGN THE PROFESSIONAL SERVICES AGREEMENT WITH STOWE DEVELOPMENT & STRATEGIES. THE MOTION WAS SECONDED BY RICHARD MAY AND APPROVED 6-0.

2. Resolution 1907-22, Approval of City Manager Employment Agreement. (Wilbrecht)

MOTION WAS MADE BY RICHARD MAY TO APPROVE RESOLUTION 1907-22, APPROVAL OF CITY MANAGER EMPLOYMENT AGREEMENT WITH MICHAEL HARMON. THE MOTION WAS SECONDED BY MIKE HILL AND APPROVED 6-0.

3. A Request to City Council to Authorize the City Manager to Sign the Contract between KPG Psomas, Inc. and the City of Blaine for the Planning, Design, and Engineering of the Downtown Revitalization. (McSpadden/Wilbrecht)

This item is being postponed until a later meeting.

4. Ordinance 22-2992, Amending the 2022 Budget. (Heverling)

MOTION WAS MADE BY MIKE HILL TO WAIVE THE SECOND READING AND APPROVE ORDINANCE 22-2992, AMENDING THE 2022 BUDGET. THE MOTION WAS SECONDED BY GARTH BALDWIN AND APPROVED 5-1 (DAVIDSON ABSTAINED).

5. Professional Services award for the feasibility study for Bell Road Grade Separation Project. (McSpadden)

MOTION WAS MADE BY ERIC DAVIDSON TO ACCEPT THE PROPOSAL AND AUTHORIZES THE CITY MANAGER TO EXECUTE THE TASK ORDER WITH DAVID EVANS AND ASSOCIATES, INC. IN THE AMOUNT OF \$80,000 FOR BELL ROAD RAIL ROAD CROSSING GRADE SEPARATION FEASIBILITY STUDY. THE MOTION WAS SECONDED BY GARTH BALDWIN AND APPROVED 6-0.

H. COMMISSION, COMMITTEE AND BOARD REPORTS

1. Richard May reported on the Whatcom Council of Governments upcoming meeting. The Bell Road Grade Separation project will be discussed.
2. Kerena Higgins reported on the Senior Center's gratitude for increasing the 2023 budget for the Senior Center program, as well as the upcoming pancake breakfast.

I. DEPARTMENT REPORTS

1. City Manager – David Wilbrecht reported on the recent Civil Service Commission Appointments. The two individuals appointed are Guy De Rosa and Lloyd Wilhelms.
2. City Clerk – Samuel Crawford reported on the City Council meeting on December 26th at 9:00am. Garth Baldwin, Kerena Higgins, Mary Lou Steward, and Eric Davidson volunteered to attend this meeting.

J. CALENDARS

Information on how to listen to the meeting live will be on the City Council agenda which is located on the City's website homepage under Your Government, City Council, City Council Agenda. Please check the agenda prior to each meeting as the call in number or location may change.

Tuesday, December 13

8:30am – Blaine Tourism Advisory Committee (BTAC) Meeting

Thursday, December 15

2:00pm – Hearing Examiner: Public Hearing for a Conditional Use Permit for Peace Portal Condominiums

Monday, December 26

City Offices Closed – Christmas Day Observed

Tuesday, December 27

9:00am – City Council Meeting

3:30pm – Civil Service Commission Meeting

Monday, January 2

City Offices Closed – New Year's Day Observed

Thursday, January 5

TBD – Ad Hoc Downtown Advisory Committee Meeting

Monday, January 9
6:00pm – City Council Meeting

Contact information for staff and Councilmembers can be found on the City’s website.

K. UNFINISHED BUSINESS

L. COUNCIL NEW BUSINESS

M. EXECUTIVE SESSION: – approximately 6:30 PM – Council convened in executive session at 7:54 PM for 20 minutes to discuss potential litigation pursuant to RCW 42.30.110 (I)(iii), with no action to be taken.

N. ADJOURN: 8:15 PM

Mary Lou Steward, Mayor

Samuel Crawford, City Clerk

Council minutes for December 12, 2022, were approved at the December 27, 2022, Council meeting.

Americans with Disabilities Act (ADA) Requirement: The meeting location is accessible. If you require a special accommodation during your attendance at any public meeting, please contact the City Clerk’s Office (360) 332-8311 at least 72 hours prior to the meeting date you will be attending. Thank you.

Information on how to view or listen to this City Council Meeting live is below.

Meeting Details

For information on how to join a Zoom meeting via web browser, please read our advice here:

[How to Use Zoom Meeting](#)

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Follow the instructions below if you want to give testimony during audience participation or public hearing. Please note that only testimony on the public hearing topic will be placed into the record.

2. When the Chair opens the Audience Participation or Public Hearing, please “raise your hand” (via the “raise hand” option in Zoom) and you will be placed in a queue. When it is your time to

Speak, the Zoom moderator will call on you and provide you five minutes to make your comments (if you're not planning on providing public comment, no action is required once you join the meeting).

For information on how to use the **Raise Hand** function in Zoom, please read our advice here: [Zoom Tips on Raising Your Hand](#)

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