

CITY OF BLAINE
Council Chambers and Zoom

CITY COUNCIL MINUTES

Monday, September 11, 2023

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:

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

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Meeting ID: 632 636 5553

Participant ID: #

Passcode: 427636

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A. STUDY SESSION: 4:30 PM – Resolution 1929-23, Reinstating the text amendment process for manufactured home park regulations.

5:34 PM – Planning Commission Interview – Gurdeep Bains

5:42 PM – Planning Commission Interview – Donald Kruse

5:53 PM – Parks and Cemetery Board Interview – Jacob Soileau

B. CALL TO ORDER:

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

Comments From the Chief Van der Veen from North Whatcom Fire and Rescue on September 11th.

ROLL CALL

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

C. Waste Water Treatment Plant Award – Harpiar Gandhi

D. 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. Jackie Braverman, regarding mobile home parks.
2. Jeffrey Stevenson, regarding a freezing event last December that froze pipes and flooded the structure.
3. Sonia Hurt, regarding the Plover and potential funding.
4. Tina Erwin, regarding mobile home parks.
5. Troy Erwin, regarding mobile home parks.
6. Inger Brockman, regarding HOAs, mobile home parks, and the PUD process.
7. Craig Parkinson, regarding a specific proposed manufactured home park project.
8. Skip Jansen, regarding a specific proposed manufactured home park project and the proposed text amendment.
9. Dan Derridiger, regarding a specific proposed manufactured home park project.
10. Tom Robbins, regarding loans on manufactured home purchases, property taxes, and a specific proposed manufactured home park project.

E. WRITTEN COMMUNICATIONS

1. Email dated August 15, 2023, from Corrie Mitchell, regarding the Plover.
2. Email dated August 16, 2023, from Stephanie McDonald, regarding the train crossing.
3. Email dated August 22, 2023, from Jay Taber, regarding sales taxes for jail.
4. Email dated September 6, 2023, from Harley Winer, regarding the Plover.
5. Email dated September 7, 2023, from Liesa Smith, regarding Mitchell Avenue.

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. Approval of Bills: \$276,370.46
2. Wire Register: \$268,302.77
3. Approval of Payroll: \$742,683.49
4. Approval of August 28, 2023, Special City Council Minutes.
5. Professional services award with Braaksma Engineering for updating the Electrical Comprehensive Plan.
6. David Evans and Associates contract for planning services. (Wenger)
7. Perteet contract for planning services. (Wenger)
8. Award of tree pruning and brush removal along the electrical powerlines. (Gandhi)
9. Bid Award for drilling and testing new well at Blaine wellfield. (Gandhi)

MOTION WAS MADE BY RICHARD MAY TO APPROVE THE CONSENT AGENDA, SECONDED BY ERIC DAVIDSON, AND APPROVED 7-0.

G. COUNCIL ACTION ITEMS

1. Resolution 1929-23, Reinstating the text amendment process for manufactured home park regulations. (Harmon/Ruffatto)

MOTION WAS MADE BY MIKE HILL TO APPROVE RESOLUTION 1929-23, REINSTATING THE TEXT AMENDMENT PROCESS FOR MANUFACTURED HOME PARK REGULATIONS. THE MOTION WAS SECONDED BY RHYAN LOPEZ, AND APPROVED 5-2 (Higgins and May).

2. Approving Ordinance 23-3003, Approving the Sea Smoke Tract D preliminary plat. (Wenger)

Councilmember Baldwin recused himself from the process.

MOTION WAS MADE BY RHYAN LOPEZ TO WAIVE THE SECOND READING AND APPROVE ORDINANCE 23-3003, APPROVING THE SEA SMOKE TRACT D PRELIMINARY PLAT. THE MOTION WAS SECONDED BY ERIC DAVIDSON, AND APPROVED 6-0.

3. Additional funding for repairs to the Plover. (Wenger)

MOTION WAS MADE BY GARTH BALDWIN TO APPROVE THE OUTSTANDING BILLS FOR REPAIRS TO THE PLOVER, AND THEN SEEK BIDS TO COMPLETE THE PLOVER IN A TIMELY FASHION. THE MOTION WAS SECONDED BY RHYAN LOPEZ AND APPROVED 7-0.

4. Additional funding for the Chamber of Commerce and tourism advertising. (Wenger)

MOTION WAS MADE BY RICHARD MAY TO APPROVE ADDITIONAL FUNDING TO THE CHAMBER OF COMMERCE AND TOURISM ADVERTISING. THE MOTION WAS SECONDED BY MIKE HILL AND APPROVED 7-0.

5. Approval of Resolution 1930-23, Whatcom County Search and Rescue funding. (Tanksley)

MOTION WAS MADE BY RICHARD MAY TO APPROVE \$10,000 FUNDING FOR THE WHATCOM COUNTY SEARCH AND RESCUE REQUEST. THE MOTION WAS SECONDED BY GARTH BALDWIN AND APPROVED 7-0.

6. Appointment to Planning Commission. (Crawford)

MOTION WAS MADE BY RICHARD MAY TO APPROVE DONALD KRUSE TO THE PARTIAL PLANNING COMMISSION TERM ENDING DECEMBER 31, 2023. THE MOTION WAS SECONDED BY KERENA HIGGINS AND APPROVED 4-3 (Hill, Lopez and Steward).

7. Appointment to Park and Cemetery Board. (Crawford)

MOTION WAS MADE BY RICHARD MAY TO APPROVE JACOB SOILEAU TO THE PARTIAL PARKS AND CEMETERY BOARD TERM ENDING DECEMBER 31, 2025. THE MOTION WAS SECONDED BY GARTH BALDWIN AND APPROVED 7-0.

H. COMMISSION, COMMITTEE AND BOARD REPORTS

1. Blaine Tourism Advisory Committee (BTAC) – Councilmember Davidson reported on the upcoming BTAC meeting and grant process.

I. DEPARTMENT REPORTS

1. City Manager – Michael Harmon gave an update on the downtown revitalization project. Mr. Harmon also reported on the recent hire of a police officer,
2. Community Development Services Department – Alex Wenger reported on the reactivation of the development review process as well as the upcoming BTAC meeting.
3. Public Works Department – Harpiar Gandhi reported on the downtown revitalization project, as well as gave a status update on the G Street project.

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, September 12

8:30am – Blaine Tourism Advisory Committee Meeting

Thursday, September 14

9:00am – Parks and Cemetery Board Meeting

6:00pm – Planning Commission Meeting

Monday, September 25

4:30pm – Study Session: 2024 General Fund Review

5:30pm – Potential Library and Housing Project

5:30pm – Potential Library and Housing Project

Tuesday, September 26

3:30pm – Civil Service Commission Meeting

Monday, October 9

4:00pm – 2024 Budget: Capital Improvement Plan (CIP) and Enterprise Funds

6:00pm – City Council Meeting

Monday, October 23

5:30pm – Study Session: Town Hall Meeting

6:00pm – City Council Meeting

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

K. UNFINISHED BUSINESS

1. Councilmember Lopez discussed the idea of looking into reducing speeds on certain roads within Blaine.

L. COUNCIL NEW BUSINESS

M. EXECUTIVE SESSION: *approximately 6:30 PM* – Council convened in executive session at 7:38 pm for 45 minutes to discuss collective bargaining pursuant to RCW 42.30.140(4)(b), with no action to be taken.

N. ADJOURNED: 8:30 PM

Mary Lou Steward, Mayor

Samuel Crawford, City Clerk

Council minutes for September 11, 2023, were approved at the September 25, 2023, 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](#)

Follow the instructions below to **join the meeting by desktop computer, laptop, tablet or smartphone:**

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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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