

CITY OF BLAINE

CITY COUNCIL MINUTES

Monday, February 27, 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:

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

<https://us02web.zoom.us/j/6326365553?pwd=MnhJQIFiU2hxWC9TcU9sN1J0N3VUUT09>

For members of the public who want to listen to the meeting, call one of the numbers below:

- +1 253 215 8782 US (Tacoma)
- 888 475 4499 US Toll-free
- 833 548 0276 US Toll-free
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- 877 853 5257 US Toll-free

Meeting ID: 632 636 5553

Participant ID: #

Passcode: 427636

Find your local number: <https://us02web.zoom.us/j/6326365553>

A. STUDY SESSION: 5:45 PM – Tax Increment Financing (TIF)

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, Rhyan Lopez, Richard May, and Mary Lou Steward.

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 medical facilities in Blaine.

D. WRITTEN COMMUNICATIONS

1. Email dated February 15, 2023, from Rob Lee, regarding the Building Industry Association of Whatcom County Lunch and Learn on February 22nd.
2. Email dated February 16, 2023, from Dennis Olason, regarding a Blaine medical facility.
3. Email dated February 17, 2023, from Stacie Pratschner, regarding a short course on local planning.
4. Email dated February 22, 2023, from Jacqueline Braverman, regarding Tax Increment Financing.
5. Email dated February 22, 2023, from Paul Schissler, regarding East Blaine owner-occupied, permanently affordable homes.

E. 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: \$448,407.74
2. Approval of February 13, 2023, City Council Minutes.
3. Approval of February 22, 2023, Special City Council Minutes.
4. Ordinance 23-2994, Waiving the second reading and approving Final Plat Approval of East Maple Ridge (The Ridge at Harbor Hills) Division 2. (Pratschner)

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

F. COUNCIL ACTION ITEMS

1. Approval of Tax Increment Financing (TIF) Agreements with East Harbor Hills LLC and Blossom Management Corporation. (Harmon)

MOTION WAS MADE BY RICHARD MAY TO APPROVE THE TAX INCREMENT FINANCING (TIF) AGREEMENTS WITH EAST HARBOR HILLS LLC AND BLOSSOM MANAGEMENT CORPORATION. THE MOTION WAS SECONDED BY MIKE HILL AND APPROVED 7-0.

2. Resolution 1914-23, Approving City Staff to Move forward with Tax Increment Financing. (Harmon)

MOTION WAS MADE BY RHYAN LOPEZ TO APPROVE RESOLUTION 1914-23, APPROVING CITY STAFF TO MOVE FORWARD WITH TAX INCREMENT FINANCING. THE MOTION WAS SECONDED BY MIKE HILL, AND APPROVED 4-3 (BALDWIN, HIGGINS, DAVIDSON).

3. Resolution 1912-23, Establishing the 2023 Comprehensive Plan and Land Use Map Docket. (Pratschner)

MOTION WAS MADE BY GARTH BALDWIN TO APPROVE RESOLUTION 1912-23, ESTABLISHING THE 2023 COMPREHENSIVE PLAN AND LAND USE MAP DOCKET. THE MOTION WAS SECONDED BY ERIC DAVIDSON AND APPROVED 7-0.

G. COMMISSION, COMMITTEE AND BOARD REPORTS

1. Chamber of Commerce – Richard May reported on the annual lunch.
2. Small Cities Partnership – Mayor Steward reported on new information regarding the potential new jail. Mayor Steward also reported on a grant program that is available to Blaine in 2023.

There are also Washington hospitality grants that may be available due to losses in the hospitality industry from COVID.

3. Garth Baldwin reported on the Bell Road Grade Separation project and what a good job the City's Project Manager Manroop Kaur has done with this project.
4. Blaine Library – Kerena Higgins reported on upcoming festivals the library system is hosting.

H. DEPARTMENT REPORTS

1. Public Works Department – Gary McSpadden reported the G Street sewer project has gone out to bid. The bid opening is March 10th.
2. Police Department – Police Chief Tanksley reported on the recent ballistic shield bid.
3. City Manager – Mike Harmon reported on the Public Works Director position. Interviews will occur soon. He also reported that there have been some good conversations with the Port of Bellingham about Marine Drive, and that more information will be forthcoming.

I. 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, February 28

3:30pm – Civil Service Commission Meeting *CANCELLED*

Thursday, March 2

9:00am – Ad Hoc Downtown Advisory Committee Meeting

Thursday, March 9

9:00am – Parks and Cemetery Board Meeting

6:00pm – Planning Commission Meeting

Monday, March 13

6:00pm – City Council Meeting

Thursday, March 16

9:00am – Ad Hoc Downtown Advisory Committee Meeting

Monday, March 27

6:00pm – City Council Meeting

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

J. COUNCIL UNFINISHED BUSINESS

K. COUNCIL NEW BUSINESS

L. EXECUTIVE SESSION: *An Executive Session did not occur.*

M. ADJOURNED: 6:35 PM

Mary Lou Steward, Mayor

Samuel Crawford, City Clerk

Council minutes for February 27, 2023, were approved at the March 13, 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:

1. Click the link to join the 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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All callers will be placed on mute until called upon to speak. Otherwise, callers will be placed on mute for the entirety of the meeting.

DRAFT