

**CITY OF BLAINE**  
Council Chambers and Zoom

**CITY COUNCIL MINUTES**

Monday, May 22, 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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Meeting ID: 632 636 5553

Participant ID: #

Passcode: 427636

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**A. STUDY SESSION: 4:00 PM – Police and Court - Blaine Municipal Code Update – Presented by Rajeev Majumdar.**

**B. CALL TO ORDER: 6:00 PM**

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

ROLL CALL

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

**MOTION WAS MADE BY RICHARD MAY TO EXCUSE GARTH BALDWIN, SECONDED BY ERIC DAVIDSON, 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. Jim Hermsen, regarding recent Park and Cemetery Board resignations, maintenance to the cemetery, and the Capital Improvement Plan recommendation from the Park and Cemetery Board.
2. Jackie Braverman, regarding mobile home parks.
3. Suzanne Dinkel, regarding the new C curb on H Street.
4. Jocelyn, regarding the contract between the City of Blaine and the Whatcom County Humane Society.
5. Skip Jansen, regarding the proposed manufactured mobile home park.
6. Dennis Olason, regarding the G Street project.

#### **D. WRITTEN COMMUNICATIONS**

1. Email dated May 12, 2023, from Suzanne Dinkel, regarding the C curb on H Street.
2. Email dated May 18, 2023, from Friends of the Blaine Library, regarding the proposed project between the City and Kulshan Community Land Trust.
3. Email dated May 19, 2023, from the Community Development Services Department, regarding the Housing Action Plan Project.
4. Email dated May 19, 2023, from Skip Jansen, regarding East Harbor Hills.

#### **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. Approval of Bills: \$246,636.17
2. Approval of May 8, 2023, City Council Minutes.
3. Resolution 1920-23, Updating the purchasing policy. (Heverling)
4. Second Floor of City Hall Remodel Services. (McSpadden)

**MOTION WAS MADE BY RICHARD MAY TO APPROVE THE CONSENT AGENDA, SECONDED BY RHYAN LOPEZ, AND APPROVED 6-0.**

#### **F. COUNCIL ACTION ITEMS**

1. Transfer Option Agreement – Blaine Library Site. (Paul Schissler)

**MOTION WAS MADE BY RICHARD MAY TO AUTHORIZE THE CITY MANAGER TO COMPLETE A TRANSFER OPTION AGREEMENT WITH KULSHAN COMMUNITY LAND TRUST TO EXPLORE FEASIBILITY OF A MIXED USE PROJECT ON THE SUBJECT PROPERTY TO INCLUDE A NEW PUBLIC LIBRARY WITH MARKET RATE AND AFFORDABLE HOUSING. THE MOTION WAS SECONDED BY KERENA HIGGINS, AND APPROVED 6-0.**

2. Downtown Revitalization Projects' Scope of Work. (McSpadden)

**MOTION WAS MADE BY RHYAN LOPEZ TO AUTHORIZE CITY STAFF TO PUBLISH THE REQUEST FOR QUALIFICATIONS. MOTION WAS SECONDED BY MIKE HILL, AND APPROVED 6-0.**

#### **G. COMMISSION, COMMITTEE AND BOARD REPORTS**

1. BTAC – Eric Davidson reported on the success of the Oyster Fest. Mr. Wenger also reported on the event.

## H. DEPARTMENT REPORTS

1. City Manager – Michael Harmon reported on the grant opportunity from the state for the public works board. This grant will be for the reservoir. The County is planning on moving forward with a 2/10 of a percent for a new jail facility. There are also two resignations that are occurring in the Community Development Services Department. They are Building Official Timothy Woodard, and Community Planner I Allison Tompkins. Lastly he called out that two items from the Council Retreat have been checked off the list.
2. Public Works Department – Gary McSpadden reported on the status of the G Street Sewer project. Gary also reported on the recently constructed C curb.

## 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.*

Monday, May 22

10:00am – Hearing Examiner: Public Hearing for a Variance and Reasonable Use Exception for the Runge Ave Residence

4:00pm – Study Session: Police and Court BMC Update

6:00pm – City Council Meeting

Tuesday, May 23

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

Monday, May 29

Offices Closed – Memorial Day

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

## J. COUNCIL UNFINISHED BUSINESS

**K. EXECUTIVE SESSION:** Council convened in executive session at 6:50 PM for 25 minutes to discuss potential litigation pursuant to RCW 42.30.110 (I)(iii), with action potentially to be taken

## L. COUNCIL NEW BUSINESS

**MOTION WAS MADE BY RICHARD MAY TO PASS AN EMERGENCY MORATORIUM ON ACCEPTING AND PROCESSING MOBILE HOME PARK APPLICATIONS TO GIVE CITY COUNCIL AND STAFF THE OPPORTUNITY TO UPDATE THE CODE CONFLICTS.**  
**MOTION WAS SECONDED BY ERIC DAVIDSON, AND APPROVED 5-1 (HILL).**

Eric Davidson indicated that he confirmed that the moratorium can be rescinded at any time by Council. He would like staff to do this review before the 60 day deadline. He also indicated that the developers should be taken into consideration when making these updates, as well as the citizens.

Richard May reminded everyone that comprehensive plan cycle is coming up and will be an opportunity to review and update more of the code.

## M. ADJOURNED: 7:24 PM

*Council minutes for May 22, 2023, were approved at the June 12, 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](#)

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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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DRAFT