

Port Ludlow Village Council
Board of Directors Meeting Minutes
April 6, 2017

President Bill Dean called the meeting to order at 3:02 pm

I. Declaration of Quorum:

Secretary Huber declared a Quorum of the Board present. Present were Dean, Huber, Nilssen, Nobles, Umbreit, and Skinner.

II. Notification of meeting being recorded:

It was announced that the meeting was being recorded and Small Boards Protocol would be used.

III. Adoption of Agenda:

The Agenda was approved as written.

IV. Citizens Comments

No Public comments.

V. Jefferson County Report, Commissioner Kler

Commissioner Kler spoke about several meetings she's attended recently. She serves on the *Washington State Association of County Stewards*, a group representing county officials within the 39 WA counties. As a representative of this *County Stewards* group, Kler was in Olympia today, speaking with the Governor, and both House and Senate caucuses to discuss the impact of the State budget on county governments. One function of *County Stewards* is to review the state bills being proposed to determine which will affect the counties, both positively and negatively. With this information, they lobby the caucuses and let them know what will help and what will hurt the counties.

Kler was in Washington DC at the end of February, to speak to our Representative and Senators. Again, discussed what Federal bills being proposed that will help or hinder WA county governments. One of the major items being talked about is the Affordable Care Act. It's impact on the Counties will be very great as it is a huge financial burden to care for the citizens and the loss of funding to provide health care, through the Health Department, Public Health hospitals and without healthcare and Medicare/Medicaid it is a huge, huge burden on the county. It was with great relief to hear that replacing the Affordable Care Act was defeated.

There have been great strides in succession planning and hiring. County has hired Bill Hunsucker, as attorney. He relocated to Port Ludlow from San Francisco, has worked as JAG. Currently interviewing for central services Director which oversee facilities and IT. There are about 17 candidates in line to be interviewed. The County will be adding Sheriff's reports and Health District use to the Count IT role. Additionally, a new planner in DCD focusing on the new Comprehensive Plan, Emergency Management Director, and an Environmental Health Director.

County has received an award for GIS department which is being continually upgraded. It is currently being used for Dept. of Community Development (DCD) and the Assessor's Office. In the future Public will be able to see updated information about plats. Our current website is a "1950s" effort and it is being upgraded and is used successfully by the public.

At the new MPR in Brinnon the developer (Statesman) and the Tribes are in negotiation. The County will not be able to answer any questions until an agreement between them is reached and a development agreement draft has been developed.

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Currently, the County is not planning to participate in social media (Facebook® and Twitter®, for example). Part of the problem is “Open Meeting Law/Pubic Records” as any communication between county officials is an open record and subject to a public records request. Currently, the law is specific about what must be done when a request is made; the effort can be quite complex and costly to answer. Not only the county, but, the Sheriff, Public Hospitals, and other public agencies are experiencing “excessive” records requests.

VI. PLA Developer Report, Diana Smeland

Ms. Smeland wanted to thank PLVC/LMC/SBCA for sending out the survey on senior housing. They hope the survey will help an investor decide as to whether he wants to invest in senior housing here in Port Ludlow. In addition to the survey PLA is providing information on demographics and other information the investor wants.

Funding is looking good for condos despite the new banking regulations. Condos sales are heating up in the area.

PLA is seeing good activity at our models; and, the number of contracts per contacts look good. Looking at a good season for sales.

PLA will be hiring about 40 persons for the summer of all ages (above 16 years old) from June – Sept.

On OTII phase 1, there are 41 finished lots, 6 sold and built out. Since then 2 have sold, building 2 move-in models. Lots of interest by potential buyer. PLA is asking the County for an additional one-year extension on Phase 2 of OTII. There are 33 lots left with maybe two years of sales. The process for selling a lot and building a home is complicated as it may take 1-2 years from initial contact to move-in to complete the process – permits, utilities, roads, clearing lots, selling, building, etc. After the recession, the cost to restart is greater than had the recession not occurred. While PLA would like more home sales, there is a need to position for the future. PLA would like to build out Phase I first, however, it depends on getting an extension to have something in the pipeline. Some models are being built with the idea that some people want a home when they get here, because they have already sold their home.

Buyers are coming from surrounding counties, Seattle; but, have inquiries from as far away as Texas. Social media also attracts people from a wide area.

PLA is sensitive to disturbing the ground. As runoff, wetland contamination are some of the factors that mitigate just going in and removing vegetation. At the present time, we may have to wait for fall because of the permitting and construction process.

PLA is actively seeking interested persons; there is one person doing a business plan for a coffee shop. There are about five persons currently working to bring in a restaurant. PLA would love to get more restaurants in Port Ludlow. This is a project in work.

The English Ivy along Paradise Bay Road in front of the Village Center is being removed. There are two spaces in the village to fill. Working with the county to rehabilitate those two sites. You can now see into those sites and the Artist groups to fill the back walls with artwork.

Jefferson Healthcare is coming along and on track for a June completion.

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LTAC funding will be used to put a sign out on SR19 to advertise Port Ludlow.

VII. PLVC Support of PLA Extension for OTII, Mr. Dean

Dean comments: Dave Jurca, Dave McDearmid and Bill Dean met with County representatives Philip Morley and David Johnson in February 2017 to discuss the Tree Harvesting Settlement Agreement. The issue whether there is a time limit on how long a parcel can remain undeveloped following conversion harvesting was discussed as it relates to OTII, Phase 2. This Phase received preliminary plat approval almost 10 years ago, and its preliminary plat approval will expire on June 28, 2017. For PLA to keep the preliminary plat approval alive, "substantial development activities" need to take place, such as the installation of water, sewer and roads. To accomplish this may require some logging, and PLA has indicated that it's intent is to do all the logging at once which means that all 22.5 acres of residential parcels would be cut to meet the requirements. The result would be a hillside with three substantial clear-cuts above Crystal and Pelton Courts. Those clear-cuts would very likely lay fallow for some period.

With that in mind, it was suggested to Morley and Johnson that the county consider allowing PLA to extend the expiration date for the preliminary plat approval so that substantial clear-cutting driven by that deadline would not have to take place this summer. Diana was receptive to this idea and PLA's request to the County is the result.

Why should PLVC support PLA's request?

Simply stated, it reduces the length of time that unsightly clear-cut hillsides sit unused in OTII. When these lots are ready to be developed, cutting will need to take place, but presumably it will be followed promptly with construction of infrastructure like utilities and roads, and then actual homes. The homes we all live in went through that process to a greater or lesser degree and it is what we all signed up for when we bought in a Master Planned Resort where we could look at what was planned and decide if this was where we wanted to invest our hard-earned money.

It is hoped that SBCA and LMC will join in this support. Tree harvesting has been an emotional issue for a couple of years here in Port Ludlow and this is one of the steps to demonstrate to both the County and PLA that residents are willing to work together for a common good.

Motion: That the PLVC President be authorized to send a letter to the County supporting PLA's request; and further, send letters to SBCA and LMC soliciting their support in this endeavor.

Motion made by Dean, and seconded by Umbreit. Approved

VIII. Association report, LMC, Mr. Racki.

No report given.

IX. Reports:

a. Treasurer – March Report and IMQ Status, Mr. Nilssen

Period ending 31 March 2017 - Provided April 6, 2017

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Balance Sheet:	Beginning Balance	\$34,711.74
	Income	0.00
	Expenses	\$2125.00
Balance Sheet:	Ending Balance Total Assets	\$32,586.74

Motions made to accept the Treasurer's Report by _____, seconded by: _____ . Accepted?

This past month there are three outstanding checks in the amount of \$423.00.

The Safety Deposit box has been changed due to a key missing for some period of time. The cost for the key replacement was \$20.00 and the new box yearly fee is \$50.00.

All requested payments for reimbursement pertaining to the IMQ funds have been paid. The Resolution end date was set for midnight March 15, 2017. Two confirmed individuals have been paid a total of \$1,036.00 and there has been no other requests for reimbursement.

With no further requests for Iron Mountain Quarry reimbursement, Treasurer Nilssen made the following motion: "I move the Port Ludlow Village Council (PLVC) terminate the current Iron Mountain Quarry (IMQ) account #5163 and transfer the IMQ funds of \$2,610.00 to the primary PLVC account #0388."

Motion was seconded by Umbreit. Accepted

b. Secretary – March 2017 Minutes, Mr. Huber

Motion to approve March Minutes made by Huber and seconded by Dean. Approved

c. Correspondence: Secretary and others.

Secretary: 5 pieces of incoming mail: 1- Officers Liability Insurance quote; 3 bills for 823.00; 1 receipt for annual payment of Storage Unit.

Directors are reminded that when receiving or sending correspondence a copy must provided to the Secretary so it can be logged into the PLVC Correspondence Log.

d. Committee Reports:

i. Roadway Safety, Steve Franzl: Gave presentation at March PLVC Workshop and subsequently incorporated redlines. Needs to give presentation to LMC and SBCA. Mr. Nilssen indicated that LMC, of which he is an officer, is satisfied with presentation. Mr. Franzl will coordinate with SBCA on when to give them a presentation.

ii. Hood Canal Bridge Openings, Mr. Umbreit: Will be meeting with Coast Guard, WDOT, and others to complete interviews with regulatory agencies. Ms. Smeland provided open/closing statistics.

iii. Movie Night, Mr. Umbreit: The Movie Night committee has said they will host a Movie Night on 27 Aug 2017. They are getting food vendors, etc. PLVC may support the/be the picnic committee for afternoon

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activities. Then at 7:00 the movie people take over. Movie people want to keep food vendors on-site for the movie if possible. Ms. McDearmid will work with Mr. Umbreit on the picnic requirements.

iv. Community Development, Teal Lake Tree Harvesting, Mr. Dean
ORM moving equipment in and starting logging. As logging continues from south to north, Teal Lake parking lot will be closed, as will be Teal Lake Trail. A 50 foot buffer along the road will be cut as a safety measure –wind storms will down trees in the buffer area.

v. Maritime, Mr. Otness: Maritime report will be made in May.

X. Approval of PLVC Committee Members

i. Community Development, Mr. Nobles: Mr. Nobles presented a list of 14 persons that have accepted being on the Community Development Committee: Larry Nobles (Chair), Bill Dean (ex-officio), Karen Best, Brian Belmont, Mike Brock, Tracy Gordy, Dick ‘Grieves, Linda Haskin, David Jurca, Pat Lohrey, Dana Petrick, Mark Torres, and Art Zoloff.

Motion to accept member made by Nobles and seconded by Umbreit. Approved

b. Utilities, Mr. Huber: Mr. Huber presented a list of 4 persons that have accepted being on the Utilities Committee: Douglas Huber (Chair), Phil Franzel, Phil Otness, and Austin Kerr. Mr. Dean, Emergency Preparedness, is also on the list as the 5th person, and presented his EM members in paragraph X.d. below.

Motion to accept member made by Huber and seconded by Skinner. Approved

c. Community Welcome, Mr. Dean: Mr. Dean presented a list of 23 persons recommended by Janice Chamberlain and Stephanie Hew, Co-Chairs, that have accepted being on the Community Welcome Committee: Barbara Berthiaume , Brian Belmont, Clydene Lloyd, Heidi Johnson, Mark Torres, Jan Knodle, Jamie Bima, Barbara Nobles, Sandy Rothwell, Kathy Larkin, Kris Stapleton, Barbara Sexauer, Fran Bodman, Nancy Keisler, Bill Dean, Lynn Lemieux, Mary Ellen Meryhew, Fran Gauer, Bill Lazarus, Sue Cruzan, and Shirley Fleming

Motion to accept member made by Dean and seconded by Umbreit. Approved

d. Emergency Management, Mr. Dean; Mr. Dean presented a list of 4 persons that have accepted being on the Emergency Management Committee: Pat Lohrey, Jay Bakst, and Ginny Munger, and Tink Green.

Motion to accept member made by Dean and seconded by Umbreit. Approved

XI. Other:

Holiday Lights will be taken down on starting at 8:00am on 14 April 2017. Meet at the Village Store parking lot. WAVE will be providing 2 cherry picker trucks.

XII. Adjournment: Meeting was adjourned at 5:06pm. Motion was made by Mr. Nilssen and seconded by Mr. Skinner. Approved