



Board of Directors Meeting  
June 3, 2021 at 2:45 p.m.  
By Videoconference Call

## MINUTES

Attending: Sally Franzel, Paul Hinton, Allan Kiesler, Tam McDearmid, Jim Moffitt, Mike Towner and Tom Sprandel.

Others: Dave Jurca, Dave McDearmid

### I. **Call to order**

President Jim Moffitt called the meeting to order at 2:50 p.m. and Sally Franzel declared that there was a quorum. Jim noted that the meeting was being recorded and that Robert's Rules of Order for Small Boards Protocol was being used. There was one addition to the agenda. Dan Toepper, Commissioner, Public Utility District 3 would make a report as new item IV. There being no other additions to the agenda, a motion was made, seconded and passed to accept the agenda as amended.

### II. **Port Ludlow Associates Report – Diana Smeland, President**

Ms. Smeland reported that in the hospitality area, the Inn was starting to see the return of group bookings starting in July and continuing into 2022. The Fireside Restaurant would be bringing back its Wednesday Night Farm diners now that the local farms were able to supply a large variety of fresh produce. In order to increase staff for the summer season, the Inn and the restaurant still had vacancies and information on the opportunities available was posted on the PLA website. Interested individuals were encouraged to apply as soon as possible. The Golf Course was ramping up for the season with a Wedge Clinic and the Port Ludlow Women's Golf Association Ladies Invitational. The club would also be hosting the 'USGA Junior Am Qualifier Event' on June 15.

On the real estate side, only one lot remained in Olympic Terrace 2 (OT2) Phase 1. A preliminary check list referring to OT2 Phase 2 was being prepared for the County and

would be published for 30 days for public comment. Once approved, sales of phase 2 lots would commence in 1<sup>st</sup> or 2<sup>nd</sup> quarter 2022.

The Marina had published a new brochure which detailed the three boats, kayaks and paddle bots available for rental. In response to a question relating to the timing of replacement of D docks, Diana reported that PLA's application to the Corps of Engineers for the permit to replace D docks' slips and creosote pilings had been on hold for 1 1/2 years. The Corps was in the process of putting together a mitigation program which would apply even if the applicant wished to replace an existing dock. Once the permit was received, PLA anticipated applying for a bank loan for the project and hoped to include construction of a new marina commercial building which would bring new vitality to the area. Even if the permit was received in 2021 the replacement project would not start until 2022. The replacement docks would be built off-site and floated into place so that the boats moored at D docks should only need to be relocated for 1 or 2 days.

The Olympic Water and Sewer (OWSI) water filtration project was 80% complete and was being held up due to a delay in receipt of a water tank. OWSI management remained confident that the project would be completed by the January 1, 2021 deadline for a reduced interest rate on the loan and the project currently remained within budget.

### **III. County Report – Greg Brotherton, County Commissioner, District 3**

Greg reported that in line with the Governor's decision to remove the 'mask mandate' in Washington State effective June 30, 2021, County operations would be open to the public effective July 1<sup>st</sup>. The County would be taking over responsibility for the distribution of Covid-19 vaccines from Jefferson Healthcare. Jefferson County (JeffCo) was currently conducting a search for a Department of Community Development (DCD) Director and also a new Planning Director. Applications had been received from some excellent candidates including qualified applicants who resided locally. Both JeffCo and Jefferson Healthcare were experiencing a double-sided crisis as the shortage of available housing in the area was affecting their ability to fill vacant positions. The county expected to receive approx. \$6.3 million in funding from the American Rescue Plan Act. \$3.15 million in 2021 and an additional \$3.15 million in 2022. Now that the commissioners had the Treasury guidance for the funds to be received under the Act, they were brainstorming on how the 2021 relief money should be spent and focused talks would continue through June.

The Parks and Recreation Department and Animal Control Ordinances had been updated. There were two significant changes to the Animal Control Ordinance. After a public hearing, the commissioners had voted to approve a leash law in Jefferson County which required use of an 8ft. leash for dogs in public spaces. They also voted to permit more than one animal shelter in Jefferson County with the addition of Center Valley Animal Rescue which had veterinarian services available. This would provide animal control

officers with a location to take injured animals after business hours. There were no significant changes to the Parks and Recreation ordinance other than a ban on the use of drones in the parks unless for an approved public service project.

**IV. Public Utility District 3 (PUD) Report – Dan Toepper, Commissioner**

The Jefferson County PUD commissioners had approved electric rate increases averaging about 4.25% per year across all customer bases. Most residential customers would only see a base charge increase of \$2.50 per month starting with the July 5 cycle. Consumption rates would increase about 4.4% each year through 2024 starting in 2022. The decision had been made as the result of a cost of service study which calculated the revenue needs for PUD to continue service for the next four years. The PUD had recently received clean financial and accountability audits from the State and their accounting firm.

The PUD had entered into a contract with a consultant to provide a plan to upgrade different types of old meters and potentially to move to smart meters which would offer a number of different services for customers to track their usage. A contract had also been entered into with Bonneville Power Administration (BPA) to tap into their fiber for some unserved areas of Jefferson County. In addition, an easement had been executed with the county to assist with the proposed extension of the Olympic Discovery Trail through the four corners area.

**V. Guest Presentation by Drew Rosanbalm, Assistant Region Manager, State Lands Division, Washington State Department of Natural Resources (DNR)**

Mr. Rosanbalm presented an introduction to the Department of Natural Resources, Olympic Region. The Olympic Region was made up of 2 State Lands Districts, the 'Coast District of 270,000 acres and the 'Straits' District of 100,000 acres. He covered several topics including DNR State Lands Forest Management, Working with Private Forest Landowners, Revenue, Environmental Stewardship and Recreation.

Copies of slides presented have been posted on the PLVC website as Reference Documents on both the Community Development and the Trails/Natural Resources committees' pages. Reference it at: <http://www.plarchive.org/archive/Intro-to-DNR-6-3-21.pdf>.

Referring to recreation, target shooting on State lands was generally permitted but only if established safety guidelines were adhered to. No shooting zones were county regulated and the DNR worked with the counties to establish no-shooting areas. This had become an increasing responsibility for the DNR with the increase in urbanization. Adrian Miller (Director of Public Affairs, Rayonier) said that Rayonier had been working with the community of Port Ludlow on recreational lands particularly in relation to the target shooting issue. After much discussion, Rayonier had decided not to expand no shooting

zones on their land and to take a different approach. A portion of their lands adjacent to the Port Ludlow community would be closed to public access which would solve the target shooting issue. In addition, Rayonier was considering making portions of their land around Teal Lake, some of which abut DNR property, into a Recreational License Unit. Target shooting would not be permitted in that area and Rayonier would work with lessees on site specific hunting regulations if appropriate. Adrian said that he wanted to update PLVC and also to make DNR aware of their policy and confirm that DNR was open to restrict shooting in certain areas. He felt that it would be important to have consistency across the land base in the region.

**VI. Homeowners Association Information**

**a. LMC – Allan Kiesler**

Allan reported that both the indoor and outdoor pools were open at the Beach Club by reservation only. An ad-hoc committee on Covid-19 safety had been set up and the committee planned to propose to the Board at its workshop expanding the use of other areas of the club building for exercise activities and classes. The LMC Board would then vote on the proposal in two weeks at its regular meeting.

**b. SBCA – Tom Sprandel**

Tom reported that the SBCA had moved its Annual Meeting to July 28<sup>th</sup> and would be making a decision as to whether the meeting would be 100% virtual or hybrid. The scheduled limited opening of the Bay Club had been delayed due to electrical issues with the new HVAC system. A resolution would be made at the next Board meeting as to the timing for the opening of the club facilities.

**VII. Citizen Comments**

Mike Nielsen commented on progress with the update to the Shoreline Master Program which was currently in open public forum. This was not a complete revision of the plan and there was nothing that would affect the community as a whole other than the marina. A public hearing had been scheduled for July 7 and the document could be viewed on the Planning Commission webpage.

**VIII. PLVC Internal Reports/Actions**

**a. Secretary –Sally Franzel**

**i. Prior Months' Minutes** - A motion to approve the May 6, 2021 Board meeting minutes was made, seconded and passed.

**ii. Special Meeting Minutes** - A motion to approve the minutes of the Special Meeting of the Board held on May 18, 2021 was made, seconded and passed.

**b. Treasurer – Paul Hinton**

**Prior Month's Financial Report** – Paul Hinton reported that the previous month's opening balance was \$19,529.48 with net income of \$564.57. Expenses totaled \$1,585.37 leaving a May 31, 2021 balance of \$18,508.68,529. A motion to accept the Treasurer's report was

made, seconded and passed.

**IX. Adjournment**

There being no other business, a motion was made, seconded and passed to adjourn the meeting. Meeting was adjourned at 5:05 p.m.

Submitted by:

Sally Franzel

Secretary

