

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

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President Bill Dean called the meeting to order at 3 pm.

### **Declaration of Quorum**

Dean declared a quorum of the board members present. Present were Tamra McDearmid, Mike Nilssen, Randy Deering, Bill Dean, Steve Frenzl (in place of Gil Skinner, SBCA) and Terry Umbreit. Larry Nobles and Caleb Summerfelt were absent. It was announced that the meeting was being recorded and Small Boards Protocol of Roberts Rules would be used.

### **Adoption of Agenda**

The Agenda was approved with two additions: 1) Proposed Levy for Affordable Housing, and, 2) New Jefferson Healthcare facility Grand Opening.

### **Citizens Comments**

There were no public comments.

### **Jefferson County Report, Commissioner Kler**

Kler spoke about the need for affordable housing in Jefferson County and about a proposed property tax levy to tackle Jefferson County's rising housing and rental costs and the lack of affordable housing. There will be a public hearing on the proposed levy on July 24 at the Jefferson County Court House. It's not clear at this time if the proposed levy will be on the November 2017 ballot. The Department of Community Development has also been tasked to identify unnecessary regulations related to housing.

Kler also reported on the passage of the State budget that includes funds for the Emergency Management Department (EMD). During state emergencies, the EMD coordinates the response in emergencies to ensure help is provided quickly and effectively to those who need it.

### **PLA Developer Report, Diana Smeland**

Smeland reported that the new Jefferson Healthcare facility located on the corner of Paradise Bay Road and Breaker Lane, will be hosting an open house on August 18 at 3 pm. The existing Jefferson Healthcare facility on Oak Bay Road will remain open to provide dermatology services.

Smeland reported there are currently 13 lots available in the Port Ludlow Cove development and 33 lots available in the Olympic Terrace II development.

The topic of affordable housing was raised, to which Smeland reported there are no plans for PLA to develop affordable housing in Port Ludlow, though some of the smaller homes in the Olympic Terrace II development are in the \$370,000 price range.

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

---

When asked about the possibility of attracting a supermarket in Port Ludlow, Smeland reported that studies still maintain there isn't a large enough customer base to attract a large supermarket chain. However, the Port Ludlow Village Market is planning to do some minor upgrades soon.

There are currently several Port Ludlow town center beautification projects underway, including restriping the Port Ludlow Village Market parking lot and trimming trees.

In terms of senior housing in Port Ludlow, currently the cost for such a facility is a huge barrier to moving forward with any plans to build a senior living apartment complex.

### **Community Interest Reports**

#### **Teal Lake Fireworks, Bill Dean**

Dean reported that over the years, significant firework displays have been set off over Teal Lake. This July 4<sup>th</sup>, Olympic Resource Management (ORM) and the Fly Fishing Club coordinated with the PLVC to cordon off the Teal Lake parking lot with tape and signage indicating the illegality of setting off fireworks in Jefferson County. As a result, there were no fireworks displays at Teal Lake this year.

#### **Tala Point Development, Bill Dean**

Dean reported that ORM applied for a development permit in late 2008 to construct 54 homes on 250 acres. Lots would be 1 to 1.5 acres with 65% of the land being left to reserve tracts. The project was put on hold in 2009. Recently, ORM advised the County that they would like to reactivate the application. There will be a public hearing on the development at some point. Potential concerns include:

- Clear-cutting necessities and any subsequent negative visual impact
- Impact on Port Ludlow utilities
- Impact on roadway traffic

#### **Association Information, Randy Deering, LMC**

Deering reported that the Ludlow Maintenance Commission is hosting a community-wide barbeque at the Beach Club on July 30 from 2 to 4 pm.

#### **Recycling Report, K. Austin Kerr**

Kerr spoke about the importance of recycling in Jefferson County. Not only does recycling reduce the costs of using landfills for disposal, recycling leaves a smaller human footprint on our planet.

Kerr distributed Port Ludlow Recycling Volunteer buttons to everyone in attendance and urged folks to ensure Port Ludlow residents are following all of the recycling guidelines, such as flattening cardboard boxes before disposing them in the recycling bin.

Kerr added that Jefferson County has contracted with Skookum, an organization that employs veterans and persons with disabilities, to haul the recycling materials from the Port Ludlow Recycling Center.

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

---

**Community Welcome Event, Bill Dean**

Dean reported the PLVC Welcoming Committee is hosting a “Welcome to Your Neighborhood” event on July 12 at the Bay Club from 4 to 6 pm. There will be social, sports, and service group representatives at the event.

**Emergency Management, Bill Dean**

Dean introduced Danille Turissini as the new Port Ludlow Emergency Management Director. A Block Captain Fair will be held at 4 pm on July 25 at the Bay Club. A block captain is a key person in a neighborhood responsible for the processing of information exchange between neighbors during an emergency.

**Sewer Outfall Lease, Bill Dean**

Dean reported that the Washington Department of Natural Resources (DNR) advised Olympic Water and Sewer Inc. (OWSI) that renewing the 15-year lease on the sewer outfall will cost an additional \$133,000 due to the impact on geoduck harvesting. OWSI has engaged a Port Townsend consultant to review the situation. The additional cost would increase each Port Ludlow homeowner’s OWSI bill by \$7.00 a month.

**Port Ludlow Movie Night, Tamra McDearmid**

McDearmid spoke about the upcoming Port Ludlow Beach & Boat-In Movie Night to be held on Sunday, August 27 from 5 to 10pm. The free event is at the Port Ludlow Marina. The movie being shown is *Pirates of the Caribbean, The Curse of the Black Pearl* starring Johnny Depp. Residents can watch the movie on a 40 ft. screen from the grass or a 55 ft. screen from a boat. There will be food vendors, pictures with Johnny Depp (a life-sized poster of Johnny, that is), service groups, games for the kids (including Mr. Snowcone), and even free massages.

**PLVC Internal Reports/Actions**

**PLVC Secretaries, Bill Dean**

A motion was proposed to appoint David McDearmid as the new PLVC Secretary. The motion was unanimously approved. A second motion was proposed to appoint Glen Alberts as the new PLVC Recording Secretary. The motion was unanimously approved.

**Correspondence, Bill Dean**

An email was received from a resident indicating there’s a need for additional maintenance on the Niblick’s Loop trail. This has been forwarded to the Trails committee.

Port Ludlow Village Council  
Board of Directors Meeting Minutes  
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**Treasurer Report, Mike Nilssen**

Nilssen provided the following treasury report for the period ending June 30, 2017.

Balance Sheet:	Beginning Balance	\$29,612.37
	Income (LMC Holiday Lights)	200.00
	Income (CD Interest)	9.87
	Expenses	\$289.00
Balance Sheet:	Ending Balance Total Assets	\$29,533.24

A Certificate of Deposit (CD) 18-1, in the amount of \$5,557.75, was renewed on June 20, 2017 for 13 months at 1.05% interest compounded monthly and will expire July 20, 2018.

**Utilities Committee, Bill Dean**

Dean spoke about the fact that there are several PLVC committees that are comprised of a single person who is not a PLVC director. Pursuant to the Bylaws, Article V, Paragraph 2 which states in part, "...each committee shall have at least one member who is a director of the PLVC." In order to comply, the PLVC has combined multiple functions under the Utilities Committee whereby the Utilities Committee Chair is a director, and as such meets the requirements. Dean is currently the acting Chair of the Utilities Committee. In addition, several other individuals have been appointed as Chairs(or members) under their respective function and need to be approved as members of the Utilities Committee by the Board. Accordingly, a motion was made and approved to confirm the following individuals and responsibilities as members of the Utilities:

- Phil Franzel – Utilities
- Phil Otness – Marine
- K. Austin Kerr – Recycling
- Danille Turissini – Director, Emergency Management
  - Pat Lohry – Emergency Management
  - Ginny Munger – Emergency Management
  - Tink Green – Emergency Management
  - Jay Bakst – Emergency Management

**Adjournment**

The meeting was adjourned at 5 pm.

The next PLVC meeting will be a Workshop held at the Beach Club on Tuesday July 18 at 3 pm