

## PLVC April 4, 2024 Meeting Minutes

**Call to order:** President Jason Wright called the meeting to order at 3 p.m., stated the meeting would be conducted according to Robert's Rules of Order for Small Boards, and would be recorded. Secretary Adina Rivers declared a quorum.

Board members attending: Tam McDearmid, Paul Hinton, John Goldwood, Jason Wright, Dave Jurca, and Adina Rivers. Members absent: Randy Edwards, carol prisson-reed.

### **Stakeholders Updates:**

#### **Jefferson County - David Wayne Johnson – Department of Community**

**Development** During the meeting, the Development Agreement between the County and Port Ludlow Associates (PLA) was discussed. The Development Agreement was originally for 20 years and was extended for another 25 years until May 2025. The agreement outlines how to resolve issues and regulate the continued development of PLA and their properties. However, the agreement is outdated and needs to be replaced. They are reviewing whether to let the agreement expire or develop a new one. They are analyzing the expiration date, and meetings with legal counsel are scheduled soon. PLA offered to extend the contract for five years (until May 2030) in March. They will hold quarterly meetings with PLA to discuss the issue of extending the development agreement. During the quarterly meetings with PLA, they plan to use the meeting approach regarding the development agreement for educational purposes. Olympic Terrace Phase II is set for review of the Final Mylar Plat on May 16. George Terry, who will be the lead planner upon Johnson's retirement, was introduced. They are planning to fold in the educational approach with the board in the upcoming comprehensive plan.

**PLA - Diana Smeland - President** said that Peetza Place and John L. Scott have opened in the **Village Center**. The **golf course café**, (Juniors Sand Trap), has signed a new lease and plans to be up and running for the **U.S. Kids Seattle Golf Tour** event on April 20 and 21. The **High School Biking Invitational** will be held on May 2 and will feature many high schools from Jefferson and Kitsap Counties. The **Marina Swap** event will take place on May 4. Diana confirmed that the permit has been received from the **Corps of Engineers** regarding the marina, and PLA is now looking for financing. The permit allows them to replace docks C – E in three phases, with the first replacement costing approximately \$5.1 million dollars.

**Jefferson County PUD - Dan Toepper - Commissioner for District 3** The organization is conducting surveys to evaluate their rates and services while discussing next year's budget and continuing the broadband build-out on Hwy 101 using federal grant money. They are also working on upgrading the sub-station on Beaver Valley Road and discussing funding for it through a 4-year election work plan. Meetings are held every first and third Tuesday of the month and can be attended in person or via Zoom.

### **Committee Reports**

**Maritime - Dave Jurca** substituted for Phil Otness The process of tagging derelict boats involves giving the owner 15 days to remove the vessel before it becomes the property of DNR. During this time, the owner can appeal to a pollution control hearing board. DNR starts taking bids for removal, which can take 10-30 days. If the owner's appeal is successful, DNR won't take possession of the vessel.

**Trails and Natural Resources - Larry Scott** A UTV diesel was purchased to repair some of the remote trails. A couple of trails around Teal Lake are closed for deforestation.

### **Board Business**

**Secretary Report- Adina Rivers** A motion was made was made, seconded, and passed to accept the minutes of the March 7 meeting.

**Financial - Paul Hinton - Treasurer** Presented the financial report for the month of April. A motion was made, seconded and passed to approve this report.

**Adjournment** The board meeting was adjourned at 4:45pm.\

Respectfully Submitted,  
Adina Rivers, Secretary