

Port Ludlow Village Council
Board of Directors Meeting Minutes
Thursday, January 2, 2025 3:00 – 5:00 pm

In-Person Meeting at the Beach Club Bay View Room

I. Call to Order

The meeting was called to order by President John Goldwood at 3:00 pm and was conducted in accordance with Robert's Rules of Order for Small Boards. Board members present: John Goldwood, President; Tam McDearmid, Vice President; Tracy Geipel, Secretary; Lois Grazioli; Geoff Lang; Kay Mol; carol prismon-reed; Howard Weiner; Bob Gilbert (representing SBCA); Joan Johnston (representing LMC). Board members absent: John Cacho, Treasurer. A quorum was declared, and the meeting was recorded.

II. Stakeholder Updates

a. Greg Brotherton – Jefferson County Board of Commissioners, District 3

Greg Brotherton presented an overview of Jefferson County Commissioners' December 2024 activities and answered numerous questions posed by both PLVC members and the public in attendance. Kate Dean has stepped down as District 1 Commissioner and her replacement is Heather Dudley-Nollette. The County's financial outlook is troublesome. Sales and property tax are the County's two largest revenue sources. Property taxes rise 1% per year maximum, plus new construction. Destination-based sales tax is robust. However, retail sales tax is down 18%. The County did not have to make large budget cuts like Clallam County and Port Townsend due to one-time revenue bumps brought in by large construction projects. A Transportation Benefit District for Unincorporated Jefferson County has been formed to help offset the unsustainable nature of road maintenance and the financial drain it causes. Jefferson County is twice the size of Rhode Island, with 400 miles of County-managed roads which were originally built primarily from timber sales revenue. A public hearing will be held in late January for a proposal brought by Public Works to institute a 1/10th of 1% sales tax increase plus a \$20 car tab increase that can be passed without a vote of the people. Chip sealing of roads used to be on a five- to ten-year rotation; it's now 15+ years. Jefferson Transit is working with Clallam Transit to connect services including connections to the Bainbridge Island Ferry and Kingston Fast Ferry. The Commissioners are working on a full operational

analysis to determine how to better serve the County. Public comment is welcome at upcoming meetings. Commissioners received the letter from Port Ludlow Associates (PLA) regarding the extension of the development and timber agreements. The only real change to it is allowing building closer to shorelines in certain areas. President Goldwood and Commissioner Brotherton discussed the concern over water and sewer infrastructure in Port Ludlow. PLVC must meet publishing deadlines to announce a town hall meeting on this issue. Commissioner Brotherton intends to bring someone from Community Development to attend meetings in Port Ludlow; participation in a town hall can be discussed at the February PLVC meeting. Commissioners are also forming a new Water Utility Coordinating Committee, which will look at all of the different water systems of a certain size in the County and come up with a consolidated plan.

b. Jameson Hawn, Jefferson County PUD, District 3

Mr. Hawn was unable to attend.

c. Diana Smeland, President, Port Ludlow Associates

(Ms. Smeland was unavoidably late and gave her presentation after HOA Updates). A detailed report and update was presented by Ms. Smeland on several main topics of major concern to Port Ludlow residents, including Olympic Water and Sewer, the extension of the development and timber agreements with the County, and plans for increasing opportunities for activities and events to engage the community. Questions from PLVC members and the public in attendance were answered. Ms. Smeland requested a letter of support from PLVC to the state Utilities Transportation Commission (UTC) regarding the surcharge for ice pigging. She will send a letter to residents regarding the surcharge as well as a water rate increase. UTC will conduct an audit of OWSI's books for the year 2023 and decide if the requested increase is valid. The development and timber agreement expires in May 2025 and PLA has submitted their letter asking for a five-year extension to the Board of County Commissioners. PLA is not interested in extending the time and finances to renegotiate the agreement, so if not approved by the County, the timber agreement will go away. The Wild Urban Land Interface and fire protection are important reasons to extend the agreement as it will affect new construction within the MPR. There are no current plans to harvest timber. Although Richmond American Homes has bought the 37 lots in Olympic Terrace II Phase 2 to finish home construction on those lots (they estimate two years to completion), PLA as the Developer is not going anywhere. PLA is responsible for the marina, the golf course, The Inn, and OWSI and as such has 122 employees that are here and will continue to be here

after OT II Phase 2 buildout is completed. It's more important to look toward the future of Port Ludlow by supporting and engaging all the businesses and services that are already here and the ones we'd like to have come here. Business levels are down and it's important to find ways to draw tourists in during the off seasons and entice them to stay at The Inn. Planned events include a Super Bowl Party, additional wine dinners at The Inn, working with the Olympic Culinary Loop to draw Foodies in, and perhaps something for Valentine's Day. Increased signage on the highway advertising all five local restaurants is also planned. Having Richmond American completing the buildout of OT II Phase 2 will help the resale market, which right now is very slow, and they have advertising dollars to spend nationwide. This might help attract additional builders to Port Ludlow, and PLA will need to identify the next projects. There are still potential plats of raw land that could be finished and developed. PLA is open to working with bringing in new businesses on a build-to-suit basis to add new commercial construction in the Village Center.

III. Citizen Comments – None at this time.

IV. HOA Updates

a. LMC – Joan Johnston, PLVC Director and LMC Representative

In addition to regular monthly events, LMC is hosting a chili cook-off for LMC members on January 15 at 5:30 pm.

b. SBCA – Bob Gilbert, PLVC Director and SBCA President

SBCA is focusing on the Firewise issue of wildfire prevention initiatives. This is a years-long activity and both LMC and the Trails Committee are also heavily involved. This is a great opportunity for a coordinated effort including PLVC. Another very important area of coordinated community focus is disaster preparedness training. Both are important obligations to the community and it's important to have a single voice that we communicate with, and a single plan that works for everyone. SBCA is reframing their Facilities Use Policy. The community is owed a clear set of practices and policies that allow SBCA to professionally meet the demands for services when people are renting or using the facility. It is framed by staffing ability, providing the correct number of staff members and expertise. It's also relevant to the ability to keep the lights on and doors open. This will involve a price increase and change of terms for community groups and others.

V. Board Business

a. Approval of December 5, 2024 Minutes

Motion to approve by Bob Gilbert; seconded by Tam McDearmid.
Approved unanimously.

b. Treasurer's Report

Treasurer John Cacho is in Tasmania with family for the holidays but provided President John Goldwood with a report which he read aloud. Motion to approve the Treasurer's Report was made by Howard Weiner and seconded by Bob Gilbert. Approval was unanimous. Although only 10% of the community responded to PLVC's appeal for financial donations, those who contributed were very generous and PLVC is extremely pleased and grateful. A major challenge is how to determine sustainable sources of income in the years to come. A motion was also made and approved to authorize Sound Community Bank to create new signers for all PLVC Sound Community Bank accounts and delete all the existing signers currently on file. The new signers for the PLVC Sound Community Bank Accounts are: (1) John Cacho, PLVC Treasurer; (2) John Goldwood, PLVC President, and (3) Tam McDearmid, Vice President. There was informal discussion between PLVC members and the public in attendance about several topics including recycling, the role of the PLVC, and additional comments about the development and timber agreements.

VI. Adjournment

Motion to adjourn was made by Howard Weiner and seconded by Bob Gilbert; unanimously approved.

Next Workshop: Tuesday, January 21, 2025 Beach Club Gallery Room, 3 – 5 pm.

Next Board Meeting: Thursday, February 6, 2025 Bay Club Auditorium, 3 – 5 pm.

Respectfully submitted by Tracy A. Geipel, PLVC Secretary.

