

**Jefferson County Fire Protection District No. 3
Board of Commissioners
Special Meeting
September 4, 1996**

A G E N D A

- I. Call to Order** **3:00 p.m.**

- II. Introductions**

- III. Pope Resources Presentation** **Greg McCarry
Sr. Vice President, Real Estate**

- IV. Good of the Order, Questions & Answers**

- V. Executive Session**
 - A. Personnel Issues**
 - B. New Station Land Acquisition**

- VI. Adjournment**

JEFFERSON COUNTY FIRE PROTECTION DISTRICT NO. 3
BOARD OF COMMISSIONERS
SPECIAL MEETING
September 4, 1996

CALL TO ORDER:

Chair Roy Raudebaugh called the Special Meeting of September 4, 1996, of the Board of Commissioners for Jefferson County Fire District No. 3 to order at 3:19 p.m. at Station 31 located at 7650 Oak Bay Road, Port Ludlow, Washington.

Commissioners present were: Commissioner Roy Raudebaugh, Commissioner Harry Morrison, Commissioner Bob Flaherty, and Commissioner Dennis Hannan. Also present were Chief R. Kent DeWitt, Pope Resources Sr. Vice President Greg McCarry, and District Secretary Arlene Obtinario.

Not present: Commissioner Earl Wells

Each attendee introduced themselves and Mr. McCarry proceeded with his presentation. McCarry stated he desired to have this discussion with the Board of Commission because Pope Resources is meeting with all factions affiliated with the development of Port Ludlow, i.e., Fire District, School District, local businesses, all the homeowner associations, and neighbors of Port Ludlow proper. He went on to talk about a bit of Pope's history in Port Ludlow stating that he was brought on board in 1987 to work on the development of Port Ludlow; in 1990 there wasn't much in the way of public input, but in 1993, when Pope submitted applications for the Inn and the townhomes, much public opposition was received; several different factions were at odds and Pope was involved in much controversy. McCarry stated the original mission was to hook enough land development projects to the infrastructure to have it pay for itself. He went on to say that in 1993 he recommended to CEO George Folquet to sell Port Ludlow; that the mitigation and litigation was not worth it; he stated there were individual offers for the marina, the golf course, and some of the developments, but the Board of Directors did not want to break up the whole project, so they did not accept any of the offers. McCarry stated Pope Resources management team, under the guidance of the new CEO Gary Tucker, held a planning retreat on May 15, 1996, and came up with a mission statement and a visionary plan. McCarry went on to discuss Pope's history with the Fire District, stating in 1990, Pope offered to donate land for a fire station in the commercial area, but the northend citizens successfully opposed the placement site. He went on to state that Pope now requires the community to have their input and Pope has contracted with Mr. Mike Derrig to coordinate approximately 13 community-led committees to advise Pope Resources of the community desires for the future Port Ludlow; some of the committee topics will include infrastructure, fire, schools, and communication, and Pope Resources is soliciting representation from the Fire District to be assigned to the Emergency Services and Health Care Committee. McCarry stated Pope plans to not pre-judge the outcome on the issues.

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Chair Raudebaugh asked if there may be more than one representative from the Fire District, explaining he desires at least one rep from the Board and one rep from the Volunteer Association; McCarry indicated there could be more than one representative.

McCarry advised the Board the northend citizens still seem to have a lingering fear with a new fire station being located in the Village; Commissioner Hannan stated he sees three steps that need to be taken, #1. land needs to be obtained and a site set for a new fire station in the Village, #2. a site to serve the northend needs to be cooperatively planned with District 1, and #3. to undertake the actual building of the new fire station in the commercial center. Chair stated the Fire District needs to work with Pope to help them decide where a new station will be built. McCarry stated Pope wants to bring the plan into the community and go public with a position so when building time comes all the questions and concerns have been addressed and he stressed the need for the Board to decide their position and then allow Pope to go public with that position. McCarry asked the Board to send Derrig a letter stating the Board will be coming with a proposal, recommendation or desire. Chief DeWitt asked how the previous talks with Pope regarding the possibility of a land donation might fit in this planning process. McCarry said to "put everything on the table"; the community will decide the future of Port Ludlow. McCarry reported Port Ludlow, as a resort, has no draw for the winter months and there is a need to add some amenities for enhancement; discussion followed regarding the influences of growth, i.e., airport, technology, infrastructure, employment opportunities, desirable commuter pathway, etc. Commissioner Hannan asked if Pope Resources plans to develop the inner lands and McCarry stated the development will probably stay along the view properties and within easy access of 104. Chair Raudebaugh stated the Board will have a letter of intent to Pope within a week or two and a proposal within 30 days.

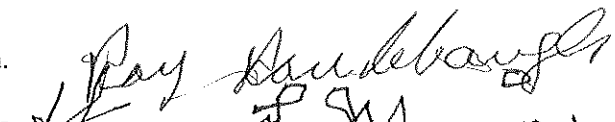
Greg McCarry left the meeting at 4:08 p.m.

The Board continued their discussion reiterating their plan to keep Station 31 open. Chair Raudebaugh recommended going in with a request for land and a building from Pope Resources. DS Obtinario was asked to get the Chief and the Chair on the Volunteer Association meeting agenda on Monday night.

ADJOURNMENT:

Chair called for adjournment at 4:20 p.m.

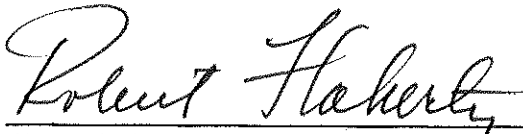
SIGNED:


BY: 
Chairman/Roy Raudebaugh

BY:

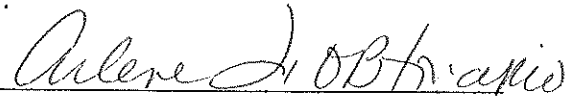

Commissioner Harry Morrison

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BY: 
Commissioner Robert Flaherty

BY: 
Commissioner Dennis Hannan

ATTEST:

By: 
Arlene F. Obtinario, District Secretary