

Island Manager Report
June 9, 2012

Administration:

Island Cleanup: 1015 West Yew remains out of compliance. The piles of debris and wood on the East Herron properties have been partially cleared and organized, in response to our request. In addition, a boat that blocked part of East Herron Road has been removed, although the broken trailer pieces remain to be cleared. Members concerned about apparent trash or unsanitary conditions on properties should contact PCRESPONDS on the Pierce County web site.

Water System Maintenance and Operations: Nothing unusual to report.

Herron Island Water Committee: Committee Report

Water System Project:

From the Project Engineer:

"April showers bring May showers, which bring June, showers? After a short window of nice weather last week, the roads were punished by more heavy rains this week, bringing construction to a halt by Thursday and generally making the island unpleasant to travel. I am hoping that preliminary forecasts for next week hold and that more progress and less mess are possible. One point that has come to our attention in a couple locations is that there are private sprinkler systems in some of the houses. If you have a home with a sprinkler system, you will probably need a larger meter and tap to the waterline. In that event, we need to know that before the contractor starts meter installation, so please notify the HMC Manager ASAP! Peninsula Light contractor, Potelco, has been on the island replacing power poles and hanging a new conductor to support a new higher voltage system at the pump station. This has only added to the heavy equipment on the island, on the ferry, and to wait times at the ferry as well as adding a few short power outs. I would like to again thank everyone who has graciously tolerated these inconveniences; we are nearing the completion of major construction and should be "out of the woods" within the next 30 to 45 days. There will still be significant work to be done on the island after this, but most of the waterlines (the cause of the water breaks) and all of the power change over (the cause of the power outages) will be completed by then. The board approved wireless read service meters and well pump replacements last week and we can expect these upgrades to be performed soon. What this means to people on the island in the short term is that you can expect two additional water outages (but this time planned!) as the well pumps are replaced. Lastly, short power disruptions will be occurring in the next few weeks as the power poles, booster pump station, and well pumps are replaced and the new conductor is added to support the new higher voltage 480V systems. Same game as before, bring water when visiting the island, go get water if you live on the island, and hang in there. Thank you for your time and attention." Jester Purtteman

Additionally, Members are reminded NOT to drive on the new shutoff valves (identified with a traffic cone or bucket) or on the soft ground where new pipe has been laid. Damaging the work areas can result in more disruption, and ultimately higher project costs for all.

ADA Compliance: One contractor has come to provide a bid; at least one additional bid will be sought, to meet ADA criteria for the restrooms. Both restrooms will then become unisex, and the larger one (women's) the accessible restroom.

Water System Modifications: Replacement/upgrade of well pumps and the purchase of radio read meters have been approved, along with replacement of the hydropneumatic tank (Change Order No. 4). Other additions or modifications receiving evaluation include:

- Replace old yard piping: Lower priority, will explore costs to replace; again, old system components should probably be replaced as part of entire project.
- Explore using old reservoir as storage for system repair and replacement parts.
- Repair/refurbish old pump house: this structure has seen better days and could be repaired/replaced at low cost.

Action will be taken later regarding engineer's recommendations on these items.

Notice to Residents of Single Lane Road: Main line construction will probably begin June 25th and may continue for two or more weeks. During this time, heavy trucks will not be permitted on single lane road. Residents should be prepared to take an alternate route to the ferry when leaving their homes, and not plan any major deliveries during this period. Every effort will be made to give sufficient notice to Members so that they can plan for the disruption. Before you schedule, check with the HMC Office. Plans are always subject to change, especially depending on weather conditions and tides.

Fire Department Liaison: Nothing to report.

Land Use: Committee Report

The Land Use Committee's draft policy and procedure regarding sale of HMC lots has been thoroughly reviewed and is near completion, following a lot of hard work and careful thought by committee members. Work on the water system has revealed a number of areas where Members may be encroaching on HMC road rights of way.

Emergency Preparedness: Committee report.

Legal Liaison: There are currently 18 delinquencies, of which eight are with the island attorney. This is a delinquency rate of 4.5%.

Parks: Committee Report

Jack Wells, Mike Gage and Dick Mowry continue to work on the park restoration, which has been delayed due to the nasty weather.

Roads: Committee Report

Last month the Committee requested marking two spaces at the island side terminal for short term parking (5-15 minutes). We are proposing that the signs read: "Pick Up or Drop Off Only". We will order two signs. HMC has posts in stock, and volunteers will be sought to install the posts and signs.

Gravel, rocks or dirt are not to be removed from HMC road rights of way without permission from the HMC Office. Roads, and the materials that comprise them, are the property of HMC and if removed, should be first used by HMC to serve all Members.

The water truck has been repaired and is operational. Now, if only we had some dust to control!

Rules: Committee Report

There are no pending complaints. The redrafting of the Rules continues. The Committee has reviewed the most recent draft and made some additional edits.

Transportation:

Vandalism at Mainland Parking Lot: We have received an upsurge in complaints about vandalism at the parking lot, including the draining of fluids from vehicles, gas theft, breakins, etc. Alternatives proposed have included fencing or video cameras. The Board continues to consider alternatives, their costs and benefits.

Pierce County Wharf Easement Inspection:

We have received two responses to our request for proposals for routine maintenance of the ferry ramps. Gary Wanzong has been reviewing these proposals and will have a recommendation regarding the contract. Our insurance broker has been pressing to have the work done soon. Recently, Members were alarmed that ospreys might be building a nest atop the mainland gantry; however, checking with the Department of Fish & Wildlife reveals that the nest is not likely to be completed and occupied, so we do not have concerns about having to protect the nest. According to F&W ospreys can make several attempts to build before they finally select a location.

Technology: No report.