

Island Manager Report  
December 10, 2016

**Administration:**

End of the year thanks to all those who volunteer for committees, work parties, filing, driving the fire engine, taking out our trash cans, posting to the white boards, and so much more. Watch for new “community building” opportunities in the new year!

**Sale of HMC Lot:** We’ve received an offer to purchase one of the HMC lots for sale. Since the price is nonnegotiable, and approved by the Members, the sale of the lot, at 1203/1205 Yew Blvd. should take little time.

**Water Operations:** Charles Smith will report.

The Water Department has several project candidates for next year:

- Painting the interior of the old reservoir and sealing roof and wall seams to improve watertightness;
- Replacing hatch blocking on the roof of the old reservoir;
- Painting/sealing the spill containment vault – recommendation of the sanitary survey conducted by DoH.
- Roads material storage area in the southeast corner of the pump station, to store clean material for roads maintenance and repair;
- North Beach Yard Hydrant Replacement – the hydrant is still leaking and needs replacement.

These projects are in addition to the normal activities regarding fire hydrants and isolation valves.

The water maintenance trailer will soon have, in the tool box, a map of fire hydrant locations. In addition, Charles Smith is preparing a graphic to show how to operate the trailer, wrenches, hose, nozzles and fire hydrants.

**Water Committee Report:** Charles Smith will report. The committee is reviewing revenue and expenses of the Water Department recommend to the Finance Committee possible revisions to the base fee and water usage tiers for 2017-18. If changes are recommended they will be reviewed at a membership meeting before action is taken.

Members who are experiencing leaks in their water service can consult a list of leak detection companies in the Water Committee minutes of October 4, 2016. HMC isn’t recommending these companies, but they are firms which have indicated their willingness to come to Herron Island.

**Fire Department Liaison:** The ferry crew have been working with Key Peninsula Fire Department to improve pager functionality and assure that the crew can be alerted by FireCom in the event of medical or fire emergency. Since the pagers have blind spots, HMC has purchased TracPhones as a backup system. These phones have been tested and will work everywhere on the island, and while the boat is away from the dock.

**Emergency Preparedness:** Mike Shettlesworth will report. The Committee meets at 12:30 Saturday, December 10.

**Parks:**

Materials will soon be on order for the two projects at North Beach. The first project is the repair and rehabbing of the small boat docks; the second project involves improvement of the east side of North Beach, where some erosion has occurred. Watch for future announcements of work parties to assist with the small boat docks.

**Roads: Committee Report.**

Welcome back, Steve Kramer! The Roads Committee met Tuesday to discuss project priorities. The #1 project continues to be the erosion/runoff problem near 1430 West Herron, at the head of the small boat dock. A second high concern is improvement of the drainage from East Madrona to the waterfront, which will involve cleaning culverts and some excavation. A third major project is replacement/improvement of the retaining wall at the

corner of Maple and Yew (Goodpaster Park corner). Traffic cones are in place to discourage vehicles from cutting this corner.

**Rules:** One complaint has been resolved; three new complaints have been filed involving one Member's rental property. A hearing on these three complaints has been set for January 7. The complaints concern barking dogs, piles of trash, and loud vehicle noises at night. Members are responsible for the conduct of their guests and renters. Island Rules can be found on the HMC website.

### **Herron Island Ferry:**

**Dolphin Replacement Project:** No movement on our DNR lease, as they are waiting for permits before they begin their internal review of the lease. Since we currently operate under the old lease, this should not have a bearing on our ability to go ahead with bidding the project. On the bright side, we have received our Corps of Engineers permit, which is a major achievement. Pierce County has issued the demolition permits, and is reviewing material submitted for the building permit. This permit application should be resolved soon.

Key Bank has approved us for interim financing and we are optimistically scheduling bid advertisements for January. On December 13, I am meeting with USDA staff to go over the Letter of Conditions and documentation we have submitted thus far, to be sure that we are in compliance with requirements.

For those concerned about when the special assessment payments will begin on the dolphin replacement loan, the first payment from HMC is not required until six months after project completion, and the first bill to Members will probably be in the April 2018 assessment. The interest rate will be no higher than 2.7%, and the maximum repayment term is 40 years.

**Ferry Crew:** Dan Morgan, Herron Island resident, has qualified as a standby deck hand. He'll be working over Christmas while Donnie takes vacation. Be sure to say hello. John Reid is currently training as a standby captain. We have an additional standby deck hand awaiting training and possibly another standby captain.

**Passenger Log System:** The deck hands are using the new iPad system, and we have set a meeting to review how it is working for them, and for the office. So far, it seems to be working well.

**Health Care:** All employees attended the health care assessment, but we have not yet received a bill that would reflect a discount in the health care premiums.

**Transportation Committee:** No report.

**Technology:** No report.

**Legal Liaison:** We currently have 24 delinquencies, four of which are with the attorney for collections. Delinquency rate 6.3%. Last year at this time we had 28 delinquencies. Currently, HMC has 382 Assessable Units (a reduction of one from last month) and 397 Water customers.