

Island Manager Report
December 14, 2013

Administration:

Many thanks to the membership for our new office door. The office is much less drafty, and quieter. Thanks also to those who recommended Olympic construction to do this work.

HMC would like to trade a used two drawer lateral cabinet for a three drawer, if there is anyone out there to trade with. Please contact the office.

Vandals spray painted signs, sheds, and the dock on the mainland side November 29. HMC has made a police report, and provided video from the security cameras. The crew took care of much of the vandalism, and we are replacing the signs that were destroyed.

A resident of Hartstine Island wrote to tell us that he had recently set up a weather station at his home, facing Herron Island. Below is the link in case you want to follow the weather in detail.
<http://www.wunderground.com/weatherstation/WXDailyHistory.asp?ID=KWASHELT12>

During the next few months, HMC may be removing some trees, and that might leave firewood available. If you would like to be notified when trees are cut and wood is available for use, please let the office know at hmcmanager@herronisland.org.

Over the Christmas holiday, the office will be closed Tuesday, December 24, Thursday, December 26. We will be open for business as usual Friday, December 27. There will be no schedule change the following week – open Tuesday, Thursday and Friday.

Water Operations: Charles Smith has been hard at work developing a list of projects that need to be undertaken at the pump station, over time. These include making room for road material storage and creating a dry space for the water manager to work.

We will be removing parts of two large alders on the property adjacent to the pump station, which are leaning over the generator house. Additionally, a dead standing tree will be removed on East Herron.

We still have some holdouts on cross connection control survey forms, and will have to attempt to make personal notifications by phone, as letters and emails go unanswered. Eventually HMC will be required to terminate service to those who have not responded, as required by law. We are working now on drafting an amendment to the Water Administrative Policies to bring water shutoff procedures into conformance with the requirements of the law.

We have also enrolled HMC in the Northwest One Call consortium so that we receive notification of permit activity on Herron Island, which might affect the water system....or the roads. We expect only a handful of these annually. The cost of the service is only \$1.25 per notification.

The galvanized water parts inventory is still for sale, at 50% of retail price. Anyone with a need for parts should contact Charles Smith at hmcwater@herronisland.org.

We've encountered a few meter reading aberrations lately and are working with the vendor and Fred Fath to clear up the missing readings.

USDA: The civil rights compliance visit by USDA was satisfactory. USDA has notified us that we need to begin quarterly financial reporting, which will continue for the term of the loan.

Water Committee Report: Judy Greinke, Chairman, will report.

Fire Department Liaison: We are still awaiting word on the pager replacement which should occur prior to the end of the year.

Land Use: Committee Report. The committee completed an island-wide survey of trailers and motor homes on private property in response to a request of the Board. The underlying concern is compliance with the Health Department septic regulations and the environmental impact of disposal of gray water from any occupied trailer.

Emergency Preparedness: Committee Report.

Parks: No Committee report.

Roads: Committee Report. After further discussion with the Roads Committee and the selected contractor, Morrison Grading, grading has been deferred to spring, to avoid breaking up the road surface just before fall rains.

The realignment project at South Herron/East Madrona is underway and should result in drainage and other improvements.

New signs marked "Closed to Motorized Vehicles" will soon appear at the unmaintained road at the end of South Herron. The Board acted at its November meeting to close the two unmaintained roads (the other is off East Herron), and to clearly mark them closed to vehicle traffic.

Rules: One outstanding complaint.

Herron Island Ferry: Two standby captains, John Scouller, and Tom Quinn, are currently training on the Charlie Wells, and hopefully will fill out our roster of standby captains.

We are still in need of one additional standby deck hand.

Ramps: Our most recent evaluation of the mainland terminal, by Sargent Engineering, in 2012, identified many components of the mainland side ramp as being in "fair" condition. ("Fair" is below "good", and just above "poor".) HMC's biennial inspections are required by Pierce County under the terms of our lease agreement with them, and the ramps must meet the bridge standards specified by the County.

The 2012 long range plan projected that ramp painting would be performed in 2012-13, but on further questioning, the inspectors stated that HMC probably had at least a couple more years before conditions worsened significantly. This worsening could result in load restrictions on the ramps, which are now rated at 40,000 lbs. To begin the process, HMC will need to retain an engineering firm to develop bid specifications that include options, such as performing the work when the ferry is in service vs. out of service, or replacing timber decking with steel decking. Once the engineering work is done, we should have more realistic estimates of the cost to have the ramps maintained. The costs will be in excess of \$250,000, according to KPFF estimates from the 2009 Marine Structures Report.

The Board has also asked that a committee of Members be formed to participate in this specification and bid process. So far, we have one complete proposal in hand from an engineering firm, and a second one pending. The estimated cost to prepare plans, specifications and cost estimate documents is approximately \$24,000; additional evaluation of steel vs. timber decking would cost another \$13,000. Permits for over water work are estimated at another \$4,400. All this before the project goes to bid.

The immediate task is to obtain a second engineering proposal in sufficient detail, secure committee involvement and prepare a proposal for the Board to move ahead on the development of plans, specifications and estimates.

Legal Liaison: We currently have 16 delinquencies, of which 10 are with the attorney for action. Delinquency rate of 4.1%. Last year at this time we had 26. Currently, HMC has 389 Assessable Units and 397 Water customers.