

Island Manager Report July 10, 2010

Administration:

Community Building: The new drain has been installed and the driveway is much improved. Thanks to Steve Kramer and Dick Kusander, plus Jack Wells, Mike Shettlesworth and others who assisted with the planning and installation. Total cost of this repair is \$2481, including \$1700 for parts and \$781 for labor.

Island Security:

Both before and after the July Fourth celebration weekend, we received complaints of trespass, illegal fireworks, vandalism to the ballfield and North Beach. Most of these complaints do not involve HMC assets or responsibilities, and we urge the owners to call 9-1-1 or file a rules complaint, if a violation has occurred. If the Pierce County Sheriff does not become aware of ongoing problems caused by members or their guests, it is even less likely that we will be able to get their attention. Members and their renters need to remember to advise their guests of the island rules and attempt to protect those assets which belong to the entire community.

July 4 Celebration: Reports are that, with the usual number of exceptions, the Fourth was a great celebration, and the parade especially received rave reviews. Great turnout for the kids' baseball game and the adult baseball. Lots of cheering fans. Also a good turnout for the sailboat race, with six boats starting. Anita and Paul Bray capsized but were rescued by another sailboat and Greg Youmans in his family boat.

Volunteers: The call for volunteers has resulted in several helpers, so far. A new member has volunteered to paint one of the ferry sheds, along with a long time member. We are hopeful that other volunteers will come forward with some of these other tasks or join one of the several island committees. Please contact the office if you think you might be able to help.

Paint mainland ferry shed - OBLIGATED	Clean "Herron Island" sign on Ferry Road at top of Ferry Hill COMPLETED
Paint bus shed on mainland side	Clean gutters on Community Center
Remove moss from roofs of sheds	Install new deadbolt lock at Community Center storage cupboard COMPLETED
Replace downspouts on Community Center - COMPLETED	Pressure washing and concrete pipe repairs at North Beach Marina (see below)
Realign u-shaped pile fasteners at North Beach Dock to strengthen dock	Build window in bus shed, to provide bus and/or ferry view - OBLIGATED

Our Volunteers this Month!

Thanks to

- Gary Peterson, Scott Sloan, Dana Gruber for their help in cutting grass along the roads.
- Dick Zottman, Ed Hovde, and John Farris for their help in keeping the water truck running;
- Anita Bray, for her constant help in making sure North Beach trash is ready for pickup, and cleaning it up herself;

- Doug Evenson, Chris Mohr, Sue Pottorff, Dallas Amidon, Rondi Amidon, Kris Mullan, Nancy Wells, Jack Wells, Steve Ohlson, Dana Gruber, Kathy Deuster, Don Greinke and Judy Greinke for help with North Beach cleanup after the Fourth.
- To all the volunteers who helped clean up after the Independence Day celebration.

Derelict Vehicles: Mark Luppino, Pierce County Code Enforcement Officer, paid us a visit on Friday. He was here to validate some of the junk vehicle information forwarded to him by our members. We are continuing to work these issues, most often with cooperation from members. From his visit, we have three junk vehicle affidavits on which to act, clearing another property. In addition, we understand that most of the vehicles on the Hansen properties on West Herron should be cleared by the end of the month.

Rodent Problems: Meanwhile, we have offered to assist other members who are concerned about properties adjacent to or near their own, where rats have been seen. Control of rats is the responsibility of the property owners or neighbors. Removing derelict vehicles and trailers which provide shelter and nesting sites is a step in the right direction.

Mark Luppino also offered the following advice with regard to rats:

- For outdoor trapping, use bait, which allows the rat to carry the poison back to the nest and kill off the others in the nest (be sure to follow directions on use of poisons to avoid inadvertently poisoning other animals);
- For indoor trapping, use a baited trap, so that the rodents can be removed.
- Rats are incontinent and once they have shared the food of some of animals, such as pet dogs, the dogs will no longer eat at the same place, but the rats will return. Moral of the story: if you are leaving food out, it's probably being eaten by rats.

Rats can carry deadly diseases or cause damage to your home by chewing. The Health Department advises: *starve them out* by removing food sources; *move them out* by keeping your house clear of junk piles; *build them out* by making sure openings to your home are secured; get rid of them by trapping, poisoning or hiring an exterminator. And remove derelict vehicles and trailers in which they can take shelter.

Water System Replacement/Upgrade: The Preliminary Engineering Report is very nearly complete. The Environmental Review is a little farther off, as we need the wetlands assessment, and the cultural resources survey to come together, as well as a coastal zone management form to be completed by the Department of Ecology.

The progress thus far is that NWS has gotten letters of "no effect" for the Clean Air act, NOAA fisheries, and the National Resources Conservation Service. They have drafted the environmental sections that are more or less "autonomous". It looks like the wetlands remediation will be somewhat minor, from that consultant's initial assessment (C3 Habitat Company). Kathy Deuster was kind enough to guide the consultant's tour of the island last week.

The main holdup at this moment is the wetlands report and cultural survey. We have clarified with USDA and the State that the background survey can be conducted first, and will engage Statistical

Research, Inc. out of Lacey, to do that work next week. If all goes well (and reports are available relatively soon) this environmental portion should be complete this month or in early August.

Below I have listed the estimated costs so far, to be funded from the Water Reserve, prior to finalizing our application to USDA.

Northwest Water Systems: PER & ER (not to exceed contract)	\$ 14,500
C3 Habitat Company: preliminary wetlands review	500
Statistical Research, Inc.: background research	8,500
Total to Date	\$23,500

Water: As the June 12 meeting, the Board approved a contract with Washington Water Service Company to provide maintenance and operations of our water system. We will hold an implementation meeting July 15, and they will begin service August 1st. As of August 1, members experiencing water problems should telephone WASHINGTON WATER SERVICE COMPANY at 253-851-4060. This is a 24 hour number. More information will be forthcoming and will be posted on the web site as soon as we have met regarding further implementation issues.

Emergency Preparedness: Lou Dooley of Pierce County Emergency Management sent us a notice of a required public meeting regarding a whole group of plans for west side planning participants. This meeting is a FEMA requirement and, although we have already had our meeting regarding the plan, this will provide a “belt and suspenders” to the planning process.

The meeting will be July 29, 2010 at the Key Center Library, at 6 p.m. Anyone who is interested in attending and learning more about the plans, or commenting on the plan is welcome. More information about the plans is available at www.piercecountywa.org/mitigation.

Fire Department Liaison: The engine was out for servicing prior to the July Fourth celebration, and was returned shortly before that date.

Land Use: No committee report. Some members have expressed interest in the list of HMC properties for sale.

Legal Liaison: Currently, ten delinquencies, four of which are with the attorney’s office: Marcinko, Krebs, Kennison and Tchochiev. Delinquencies are about average for this time of year.

Parks: Committee Report.

Roads: Committee Report

Rules: Max Hochanadel reported that Merry Kogut, Kathy Deuster and he had been meeting and reviewing the Island Rules, and hoped to have a report back to the Board in July or August.

Transportation: Paul Jensen has informed us that he has accepted temporary employment as a charter captain for the period December 2010 to March 2011. With the departure of Ron Fugere, this makes it important that we find another standby captain, because we will be reduced to one standby, Rich Urfer, when Paul departs. We have a couple interested parties who already have licenses and ample experience, and will begin the process of screening and interviewing.

Marine Facility Survey: KPFF has progressed halfway through the Marine Structures Contract. They have delivered a memo describing the observed conditions of the timber structures at the North Beach Marina and of the 8 dolphins at the ferry terminals. Currently KPFF is investigating multiple options to address piles in need of replacement. Options that they are considering range from replacement of individual timber piles with new materials to replacement of all piles for each structure. After KPFF determines the environmental and financial impact of each, they will present the options to HMC. KPFF anticipates presenting to HMC in mid August. KPFF will then prepare a condition assessment / upgrade report which will identify repair or replacement options and the associated financial and operational impacts. The report can then be used by us to plan for repairs.

Since delivering the memo of observed conditions, KPFF has identified that composite piles are a possibility to be used to replace individual timber piles, potentially for use within the dolphins and at the North Beach Marina. Composite piles made of plastics and fiberglass are relatively new to use in Puget Sound. They are working with a composite pile manufacture to learn more about the material to determine the feasibility of use.

Drydock Security: We have begun researching security for the drydock period, still set for September 12. If there is a member or members who believe them might be willing and able to provide nighttime security for the drydock period, please contact the office.

Pierce County Wharf Easement: No news regarding "land swap".

Technology: No report.

Other:

I will be out of town from July 17-21, and will return to the office July 22nd.