

Island Manager Report  
May 9, 2015

**Administration:**

**Volunteers:** Tracy Anspach, Karl Schafer, Paula Trent and Marty Deiss assisted with the swing set and fence completion. Pat Zazzo, Karl Schafer and Paula Trent helped put up the emergency assembly signs. John Farris and Terrill Chilson edited and published the low tide cancellation schedule, adding 19 runs to replace many low tide cancellations. Kathy Deuster, Dana Gruber and Virginia Major prepared 500 envelopes for mailing of water statements. Pat Zazzo has been singlehandedly killing HMC tansy. Thanks to all those who helped and who I haven't named.

**Insurance:** HMC spends approximately \$65,000 annually on insurance policies covering property, liability, docks & piers, the ferry. We have had favorable claim experience (none) and keep our broker apprised of the risk reduction steps HMC has taken, such as replacing the sport court. So, our 2015-16 renewal premiums will actually drop below last year's. Last year's increase was also well below the industry averages.

**Island Rules vs. Island Manager FYI:** On occasion, someone will come into the office and ask why the Island Manager hasn't "done something" about an apparent rules violation, often involving noise, dogs or speeding. With rare exception, these are Member to Member issues and should be resolved between Members, or through the Rules Committee. The Island Manager may file a Rules complaint, when directed by the Board to do so, or if the Manager is personally the object of a violation.

**Water Operations:**

Members who need service on their side of the HMC meter need to hire a contractor to do the work. HMC will not perform work on private property, except in case of emergency. If such an emergency occurs, the Member will be charged for the service. All sample water bills not picked up at the April 11 meeting have been mailed to Members.

There were fifteen names on the April 16 "leak list". These members will be contacted by email or letter so that the leaks can be repaired before the tiered billing begins in November 2015.

**Water Committee Report:** None.

**Fire Department Liaison:** No report.

**Land Use:** No report.

**Emergency Preparedness:** In order to prepare island residents for wildfire or other evacuation reasons, four sites have been designated around the island with "Emergency Assembly Point" signs. These points were approved by the fire department and will be the subject of an emergency preparedness exercise.

Mike Shettlesworth has done some research regarding security on the mainland while ramps are painted, including installation of motion sensor lights.

**Parks: Committee Report.**

Please contact Tracy Anspach at 380-8261 if you'd like to help with planning and organizing parks improvements and maintenance. Volunteerism saves \$\$\$ and builds community.

The old mower is for sale, as is. At last report, it was running. It is a John Deere L130, and can be seen or tested by arrangement with the office. The price will be \$300 or best offer, and we will post the bid period in the Beachcomber.

**Roads: Committee Report.**

No committee report. Gravel is being spread on the roads by Steve Kramer and Bill Placek. Grading will follow.

**Rules:** No outstanding complaints.

**Herron Island Ferry:**

**Low Tide Cancellations ADDED RUNS:** Nineteen runs have been added to replace some of the 28 runs and shuttles affected by low tides in May, June, July and August. Thanks to Merry Kogut for suggesting this. And to Janet Podell, John Farris and Terrill Chilson for their time and effort in working out the details.

**Memorial Day Weekend:** Memorial Day is May 25<sup>th</sup>, and it's time to review the ferry restrictions. No vehicles or combinations over 25 feet long will be transported after the 12 Noon- 12:30 run Thursday, May 21 through the end of the day, Monday, May 25<sup>th</sup>.

**July 4 Weekend:** It's not too early to note that July 4 falls on a Saturday this year. Similar ferry rules apply from 9:30 a.m. on Thursday, July 2 through Sunday, July 5. There will be no noon crossing on July 2, and no 2:30-3 p.m. ferry on Sunday, July 5. Plan for a long weekend with fewer ferry runs and avoid the traffic!

**Ferry Ramp Painting:** Bid documents were advertised, and a fair amount of interest has been received so far. The preproposal meeting will be held on the island May 13<sup>th</sup>, so that contractors can view the project and ask questions. The bid opening is set for May 22. The contractor may begin work **Wednesday, September 9**. This date takes advantage of the better summer weather, but follows the busy Labor Day weekend. The ferry will not be available to vehicle traffic for approximately 30 days, although foot traffic will be allowed in the mornings and afternoons. Specific schedules will be better known when bids have been received and reviewed. HMC will also attempt to make arrangements for parking lot security during the construction period.

The original Request for Proposal did not include a task of project oversight/construction services. We have requested a proposal from Sargent Engineers for oversight of the project. It is critical that they review all construction materials as well as the methods used in the project. The price for this scope of work is \$24,290, and we recommend Board approval of this contract amendment.

The Board is seeking interest from anyone able to provide mainland parking lot security during the ramp work. If you know of someone who would be willing to provide security (stay alert!) from 10 p.m. to 6 a.m. daily, please have them contact the office.

**Dolphin Replacement Project:** Two firms submitted proposals to design the new ferry dolphins. The proposals were reviewed by a committee headed by Mike Graham, with Janet Podell, John Farris, Charles Smith and Pat Zazzo all participating at different times. The two firms were PND Engineers and KPFF Consulting. The committee met three times during the review process and has selected PND Engineers, largely on the basis of their experience with the Skagit and Whatcom County ferry dolphin projects, their innovative approach to geotech issues, and commitment to replacing dolphins with a minimum of ferry service disruption. We recommend that the Board accept the proposal of PND Engineers and move forward with preliminary design and geotechnical report.

USDA has informed us that we are eligible for a loan to finance the dolphin replacement project, as we did with the water system. This process requires considerable documentation, including interviews with commercial banks, budget development and more. We can submit a final application as soon as we have the preliminary design and geotech report. If debt financing becomes an attractive option, the question would have to be submitted to the Members for approval. The interest rate would be no greater than 3.75%. The rate fluctuates with rate adjustments by the Federal Reserve, so it could go down, as the water rate did, but this appears unlikely.

**Other:**

We are once again advertising for standby captain candidates. Currently we have only one qualified standby captain.

Fire District #16 no longer does First Aid training, and so we are hoping to obtain the training from another fire department or from the American Red Cross.

**Technology:** No report.

**Legal Liaison:** We currently have 15 delinquencies, 12 of which are with the attorney for action, and two of which are making installment payments. Delinquency rate of 3.9%. Three are for less than \$200. Last year at this time we had 12 delinquencies with 7 at collections. Currently, HMC has 384 Assessable Units and 397 Water customers.