

Island Manager Report
February 14, 2015

Administration:

Volunteers: Thanks to Karl Schafer for assistance with attic retrieval of documents, so that we can stick to the records retention schedule. And to Mike and Judy Gage for whiteboards upkeep, and Mike Shettlesworth for moving the fire engine and taking out our weekly trash.

Reserve Study: It's time for us to begin the annual update of the HMC general and HMC water reserve studies, required by State law. These studies analyze the long term replacement and repair needs of HMC vs. planned financing of those expenses, and a summary of the study is published around the time of the proposed budget.

South Beach Trash Can: An unknown person has placed a trash can at the head of the South Beach Trail. We are looking for a volunteer to empty it and replace or remove it.

The meeting calendar on the HMC website is now being updated at the office and provided to the webmaster. If your committee is scheduling a meeting, please let the Island Manager know via email.

Another "button" has been added to the web page for information relating to the "Dolphin Replacement Project". Currently it contains the 2010 original report and the 2014 update, with the 2010 report attached.

Member Question regarding Trailers: A Member recently asked us how long a camp trailer can be used as a residence, under County regulations. We get this question, or similar questions, frequently. Turns out the answer is 180 days, with or without septic. A Temporary Use RV affidavit from the County is required, accompanied by a fee of \$340.

Water Operations: Everything is quiet so far on the water system. The hydrants at North Beach are frost free and will not freeze and burst. On the other hand, water should not be left running freely at the spigots available for community use.

Members who need service on their side of the HMC meter need to hire a contractor to do that work. HMC will not perform work on private property, except in case of emergency. Should HMC work on a Member property, the Member will be charged for that service.

Water Committee Report: The Water Committee is prepared to present to the membership the new water billing process and draft bill. The members of this committee have spent hundreds of hours gathering and reviewing data, modeling rate tiers and revenue requirements, and preparing a draft bill. The work they have done would have cost HMC Water thousands of dollars if it were contracted out. And the work has been done by a group of knowledgeable professionals who could tailor the tiers and the process, with knowledge of the island and Member comings and goings. The meeting is set for April 11, at 1:30 p.m. at the Community Building. Actual billing on a tiered use basis will begin in the next budget year, which starts October 1, 2015. Billing for actual water usage will begin with the November water bill.

Fire Department Liaison: We should train another fire engine driver or two, as we are currently down to two certified drivers. Drivers have the job of moving the engine into and out of the Community Building on Board meeting days and for other events. When we have a couple candidates, we can set up training.

Land Use: HMC has been contacted by Pierce County Surface Water Management regarding a complaint from the "property owners near the mainland ferry dock" that dog waste is being left on the beach. The complainants were unsure whether it was left by mainlanders walking dogs, or by ferry passengers. The County offered to install a pet waste station on one side or both sides of the ferry's property (mainland and island). But there has

to be a trash container for the bags to be deposited which presents more issues. Our alternative is to 1) remind Members to remove pet waste, mainland or island sides, and dispose of it properly. We will suggest to the County that they install and maintain a pet waste station at the small County Park next to HMC mainland property.

Emergency Preparedness: The County Department of Emergency Management has informed us that the updated to the 2004 Disaster Mitigation Plan has been adopted by FEMA Region 10 and Washington State Emergency Management. To become final, the plan now requires adoption by resolution of the Board of Directors. We will send it to the County where it will be inserted into the HMC plan and the full document returned to us. In the event that a disaster would damage HMC infrastructure, this plan would help HMC qualify for federal disaster assistance.

Parks: Committee Report. Tracy Anspach will report on plans for a parks work party February 28th, to include installation of fencing and swing set at Goodpaster Park.

Roads: Committee Report.

A Member reported that the large culvert at East Herron and Maple was not draining properly. Inspection reveals that this large culvert has a break in it and will require repair or replacement. The culvert is buried about 12-15 feet under the road. This project will have to wait for dry weather.

HMC continued removal of dead or dangerous trees, clearing several dead alders away from the roadside. This year's funds are expended.

Jack Wells is beginning the process of purchasing 1,500-2,000 tons of gravel with estimated delivery date and pricing in March or April.

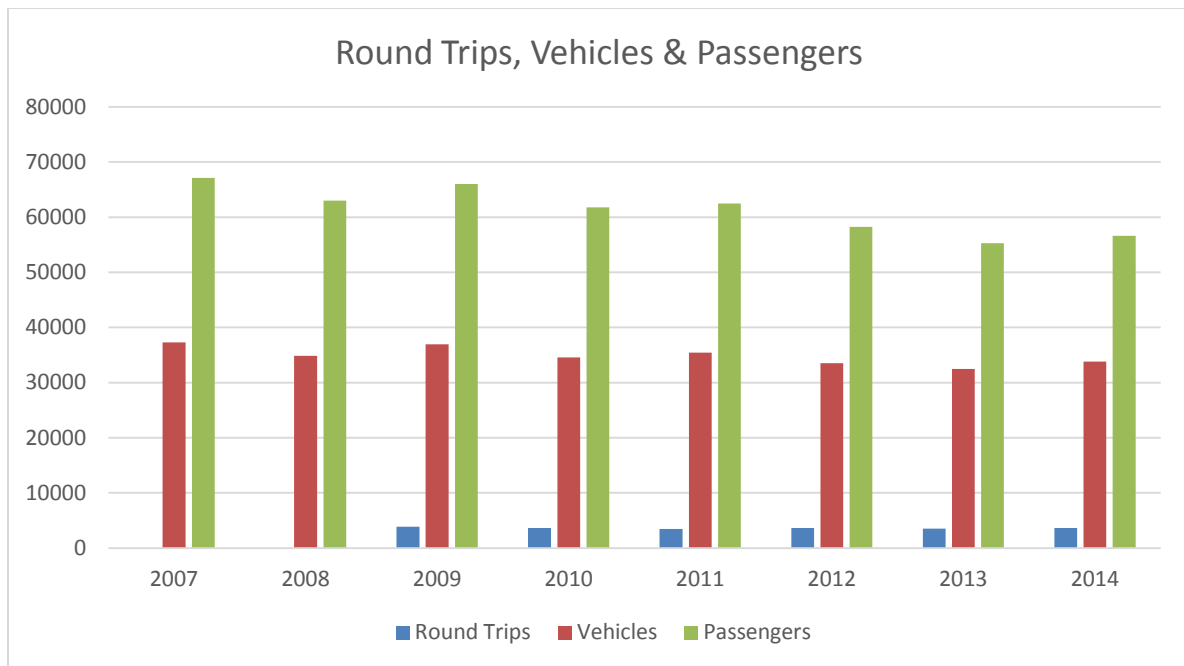
Reuse of the old reservoir as a storage facility could begin with the cutting of an opening into the structure to allow drying. Charles Smith will report. We have a proposal from National Concrete Cutting in the amount of \$1150, plus tax.

The large gate has been installed at the pump station, to allow passage of larger vehicles, e.g., gravel truck.

Rules: No outstanding complaints.

Herron Island Ferry:

Below is the comparison of ferry traffic, year to year. Last year, passenger load increased by 2.4%, and vehicle traffic by 4%, over 2013. These are budget year numbers, and the 2013 and 2014 numbers are affected by the ferry being out of service for a few weeks, at the shipyard and during engine replacement. During 2014, the ferry made 3,636 round trips; carried 33,832 vehicles and 56,627 passengers, with a break in service only for scheduled maintenance.



Delinquencies Accepted on Ferry: At the last meeting, the Board was asked to increase the limit of delinquencies that could be paid in cash. Current policy provides that delinquencies of \$100 can be paid in cash to the deck hand, so that delinquent members can board the ferry. Staff recommends that this limit be increased to \$200 cash payment. No change is recommended for the amount of petty cash that the deck hand should carry. Perhaps we need a notice somewhere that bills over \$50 will not be accepted. Increasing the amount of \$200 will require a Board amendment to the Ferry Access Policy.

Ramp Painting:

The 60% plans and specs have been received, and comments returned to the engineers. Permitting is currently in progress. Plans for the work include maintaining foot passenger access on a daily basis, with at least morning and evening ferry transportation. The next step will be receipt of the final specifications, for Board action on March 14, and publication for bids on or about April 1.

Dolphin Replacement Project: The engineering RFP is complete, and the Board will have it to approve at the March 14 meeting. Full alternatives and estimated costs will be unknown until the completion of the engineering work, in 2016.

Technology: No report.

Legal Liaison: We currently have 20 delinquencies, eight of which are with the attorney for action, and three of which are making installment payments. Delinquency rate of 5.2%. Three are for amounts of less than \$100. Last year at this time we had 15 delinquencies with 9 at collections. Currently, HMC has 384 Assessable Units and 397 Water customers.