

Island Manager Report
September 8, 2012

Administration:

Mainland Parking Lot Security: Board member Sherri Anderson is leading this project. Installation has begun, and the system should be operational by the time the ferry heads for the shipyard.

Water System Maintenance and Operations: No report.

Water System Project: Marking service locations with stakes/addresses has been completed. Just a few problem properties remain, where the existing shutoffs couldn't be located. Scott Schultz, who has been a great help in locating services, will do some additional work hunting for these shutoffs.

The lack of information about the location of the old system mains continues to be a challenge for the contractor as the service connections are installed. Hitting these lines slows the progress of the project. Indications are that the contractor will continue to work on the system while the ferry is out of service. They will stockpile materials and commute by private boat to the island. Hopefully the weather will remain favorable.

On West Herron (North Beach Road) a large Douglas fir is blocking the installation of water lines. After much discussion, the consensus reached is that the tree must be entirely removed in order to provide service to the lots above it. An arborist will evaluate the tree on September 6th and schedule a time to remove it as soon as possible. This will be a water project cost.

Project Engineer's Report from Jester Purtteman, Northwest Water Systems:

Happy school start! I hope everyone had a pleasant summer and fun Labor Day weekend, nice to get some sun on a holiday for once! If you made it to the island you probably noticed the water was a bit "funky" and for that we apologize. We had a problem last week with "non-coliform" (read not dangerous) colonies plugging up the sample results, so the lab was unable to determine if there WAS coliform (which can be). So, to practice an abundance of caution, we consulted with Washington Water and together chose to temporarily chlorinate the system for the holiday. We don't want people missing their first day of school on our account! Again, this was precautionary and primarily driven by the desire to error on the side of caution, and not by the detection of any harmful bacteria.

We are getting there. The crews are quickly approaching 50% of all services ready to be swapped, within the next two weeks we anticipate taking a system wide pressure test and switching homes over. The contractor was delayed by permitting for three weeks, and by weather for another week in the spring, and although they made up some of that in pipe install, the service installations have been a bit slower. We are now projecting that the project may extend into the ferry outage. The contractor has taken the additional step of getting transportation arranged during the ferry outage and plans to keep driving forward. So, we should be essentially done when the ferry comes back into service.

Finally, a note about pressure. The old system had not been properly flushed in a long, long time. As a result, sediment had built up that was not properly removed. With all the recent work nearby, some of that sediment has been turned over and resulted in low pressure in a few places. It's probably little comfort for now, but the new system will have excellent pressure everywhere on the island and is almost ready to go. If you are on a dead end or cul de sac, you and your neighbors might get together and open an outdoor hose bib or frost free hydrant (or two) on each property or home (use the ones nearest the

road so as to keep from drawing stuff through your internal plumbing) for a few minutes. This will simulate a proper flush in the old lines by increasing the flow velocity enough to drag that sediment out. If it works, you will know because you'll get silty water for a few minutes and then it will run clean. Please only attempt this once in any given street, if it doesn't work the first time, it's unlikely to work with additional flushes. You need around 50 gpm to clear a 2" waterline well, which is about 8 to 10 hoses running flat out.

Almost there!

ADA Restroom:

Nearly completed. Thank you, Andy Anderson and Steve Kramer for all your volunteer efforts to complete this project.

ADA Parking:

Because no additional bids were received, the job was awarded to the single bidder, Jim Davies, and the work was completed in two days, except for striping and marking the spot. Some weeks will be required for the concrete to cure, so please stay away from the space until the barriers are removed.

A-133 Audit:

We met with Michael Kander and provided him with documents at his request. He'll let us know when he is ready for the next steps.

Fire Department Liaison: The Fire District has arranged for fire engine driving training on September 22nd. More details will follow. The current certifications expire September 15, but have been extended by District #16 to allow for training. We will contact all current drivers about training. Anyone else who wishes to qualify should contact the HMC Office.

Land Use: Four Members have expressed interest in purchasing some of the HMC lots on the July 14 ballot. The Board will be discussing the process for accomplishing the sales. Anyone interested in any of the lots should contact the HMC office.

Emergency Preparedness: Pierce County suspended all work on the Mitigation Plans for the duration of the Taylor Bridge Fire.

Parks: See Committee Report.

The Parks maintenance job formerly performed by Jack Wells has been filled by Andy Anderson, who's being initiated in the job by Jack. (Jack, of course, gave up a paying job so he could spend more time working for nothing as our Roads Committee Chairman!)

The North Beach floats removal is scheduled for October 13.

Roads:

The water truck has been repaired and is operating. A Tree Resource arborist came to the island August 14 and evaluated four HMC trees. Only in one case did he recommend removal of the entire tree, a Madrona on East Herron.

The most critical tree problem is the encroachment of an HMC tree into a Member's drain field. In this case, the arborist recommended that the least expensive path would be the installation of a root barrier around the tree. Precise cost is unknown, but there are no utilities in the area to impede installation of the barrier. Tree Resource has provided an estimate of \$750 to install the

barrier. None of the current HMC tree budget has been used, and should be more than sufficient to address this problem.

The second priority should be reduction of a two-stemmed maple tree on East Herron. The tree sits atop the bluff over the road and presents some threat to the houses on the other side of East Herron. Three options were recommended, the most extreme being removal of the entire tree. The most cost effective option would be to create a “living snag” out of the stem nearest the road, by reducing it in size and reducing the height of the tree. The cost of this action is estimated at \$2,250.

The Madrona removal costs were estimated at \$2,750, including removal of all material less than 13” in diameter.

Total tree budget from the 2011-12 budget and the 2012-2013 budget is \$4,750. The root barrier, two stemmed maple reduction and removal of the Madrona total is \$5,750. These trees have been identified as presenting liability to HMC Members and should be removed. The additional cost can be borne by the 2011-12 Roads budget, for work performed in September.

Rules: The draft revision of Island Rules has been approved by the Rules Committee and submitted for review and action by the Board. Additional suggestions regarding Rules should be sent to the Board.

Technology: No report.

Herron Island Ferry: Reminder – The ferry will be out of service after the noon run Sunday, September 23 through Saturday, October 6. Should the ferry return sooner, notices will be posted on white boards, the web site and through an email notification.

During this trip the ferry will have its biennial “out of water” inspection by the Coast Guard.

In addition, Captain Farris will be securing firm bids on engine replacement. If anyone has questions regarding engine replacement costs and vendors, please contact the Island Manager rather than contacting vendors directly. Vendors need to be asked the same questions in order to provide their best bids and be guaranteed a fair process.

Andy Anderson has completed his training period as a standby Deck Hand, providing us with another on-island crew member. Please welcome him.

Legal Liaison: We currently have 11 delinquencies, of which eight are with the attorney for action. Delinquency rate of 2.8%.

During the last month, we have been reviewing with the Board the existing delinquency procedures and attempting to forge them into a policy document. The final product, which restates existing policy and provides guidelines for the assessment of a security deposit following repeat delinquencies, is ready for adoption.