

Island Manager Report
November 8, 2014

Administration:

A shout out to Ken Freeman, our distant webmaster and former Board President, is long overdue. Ken maintains and updates our website almost daily, and provides on occasion a historical perspective and advice. Mike & Judy Gage are the folks who faithfully update the island whiteboards for coming events.

Thanks also to the volunteers who for many years have removed the large U.S. flag from North Beach for the winter, washing it and mending it. It's in the office, clean and waiting for spring, and will go back up when the docks are put back in.

Tree Trimming: Tree trimmers from Pen Light have spent several weeks working their way around the island, and should be nearly finished. HMC will continue to evaluate where trees in the roadway easement might threaten Member service lines. Trees will be evaluated for probability of failure and potential targets, such as roads, sheds, driveways, power service lines (distribution lines are being taken care of) or communications lines.

Water Operations: Work continues at the pump station to create a parking area for equipment, as discussed in last month's manager's report. Kramer's excavating has spent over 45 hours in grooming the pump station grounds, at no cost to HMC. Because the work is being done on a volunteer basis, it has taken somewhat longer than anticipated. Ultimately we will be able to store clean roads and water system materials at the site. Contrary to rumor, all work at that location is being done in consultation with Pierce County and Department of Health officials, to assure code compliance.

Water Committee Report: Judy Greinke will report.

Fire Department Liaison: Fire Chief Guy Allen reports that only one application for volunteer fire fighter was returned in this round. No academy can be conducted for one person; he suggests that a mini-academy might be possible in the spring. In January, we will check with the fire district about another application process. The island burn ban imposed by the Board was cancelled as soon as the ferry returned, and the State and County burn bans have been cancelled as well.

Land Use: The Key Peninsula Land Use Advisory Commission will be meeting November 19 at the Key Pen Library to discuss proposed amendments to the comprehensive plan.

Emergency Preparedness: Committee Report.

Parks: Committee Report: Tracy Anspach offered to purchase the "private beach" or "private moorage" signs that will be going on the dock and the bulkhead at North Beach.

Last month we reported that Pen Light said they owned the light at the North Beach dock; however, now that they have sent a crew out to replace the bulb....they phoned to say that the two lights at NB belong to HMC. And, of course, the light was not out at the time they visited.

Roads: Committee Report. The Roads Committee is working on a revised grading bid, aimed at making the best use of the gravel lying alongside the roads, before ordering additional gravel.

Rules: No outstanding complaints.

Herron Island Ferry: In 2010, HMC commissioned a lengthy report from KPFF Engineers regarding the condition of the small boat dock pilings; docks and ramps, and the ferry dolphins. The 26 creosoted small boat

dock pilings were replaced soon thereafter with 19 steel piles, with an estimated life span of 50 years. This project was paid for through reserves and budgeted funds. In 2015, the ferry ramps will be sanded and painted as necessary, and timber planks replaced. This project will be funded by a special assessment approved by the members during the last budget vote, maintaining and extending the life of the ramps.

The last big pieces of deteriorating infrastructure are the ferry dolphins, which were originally installed in 1958. Some dolphin piles were replaced and repaired in 1999, and the rub strips added. The 2010 report described the condition of the dolphins at that time, and estimated a life span between 10 and 15 years. Recently, HMC contracted with KPFF for an update on dolphin conditions. This most recent report, dated October 10, 2014, estimated the service life of majority of the dolphins at 5 to 10 years; however, the south side dolphins on the island terminal “may last no more than 3 to 5 years and should be planned for replacement soon.” The report also offered options for replacement, including steel monopile or tripod cluster dolphins. The next steps will be to review 1994 subsurface soils reports from previous dolphin work, in an effort to determine which dolphin replacement alternative might be best, whether additional subsurface boring is required, and the range of potential costs. Actual replacement may not occur until 2019.

Ramp Painting:

No further activity this month. The permitting subconsultant has completed all of the paperwork and has submitted for permits. Sargent Engineers will keep us updated on the process. The next step will be the submittal of 60% complete plans, specifications and cost estimate by January 15, 2015. HMC will have until February 15, 2015 to review these plans and specifications.

Legal Liaison: We currently have 14 delinquencies, 6 of which are with the attorney for action. One delinquency which was in collections has been paid in full. Delinquency rate of 3.6%. Last year at this time we had 17 delinquencies with 10 at collections. Currently, HMC has 385 Assessable Units (down one from last month) and 397 Water customers.