

Island Manager Report
July 11, 2015

Administration:

Volunteers: Thanks to all those who volunteered to assist with the Independence Day festivities, including cleanup. Unfortunately, some Members and/or guests left piles of trash. Many thanks to Anita Bray for hauling five large bags of holiday trash off the island. And much appreciation to those who helped with tansy removal, including John Farris. Thanks again to Dave LaLonde for keeping the weeds and bushes down. Mike Shettlesworth, Mike & Judy Gage, Leslie Sanderson, Judy Greinke and Karl Schafer are among our regular volunteers supporting the office operations.

Cleanup from the Fourth missed a few items – two folding tents landed upside down behind the building, and one was dismantled, the other has a broken leg. Pennants and American flags have been collected and put into the Community Building. Additionally, a man's black hat and a well-worn chronograph watch were also left behind.

Air Conditioning! This past month the temperature in the office was well above 80 degrees on several days, making it nearly impossible to work. Thanks to the Board, we now have an air conditioning floor unit and are able to function again.

Water Operations:

Some Members whose names have repeatedly appeared on the leak list has not yet taken action to fix those leaks. Some of these leaks are significant, and those Members will soon receive letters providing them the details of their water usage and the consequences of failing to take action, up to and including water shutoff.

It's time for those who have backflow devices installed to schedule a reinspection. Judy Greinke has drafted a letter and arranged for a group inspection. The inspection's purpose is to assure that backflow devices function properly and do not contaminate the water distribution system.

Hydrants have been painted by the Fire Department, and the color is indicative of fire flow. Be sure to trim back any vegetation around the hydrant(s) nearest you.

Water Committee Report: None.

Fire Department Liaison: Fire Chief Guy Allen will attend the July 11 meeting to address the Board and Members regarding an upcoming fire department levy election. This is an informal presentation and Chief Allen will be available for questions.

Land Use: We received assessed value notices from Pierce County, and were surprised that the AV of HMC owned properties has declined significantly, by about 30-50%. This may....or may not....reduce the HMC property tax, contingent on what happens with other properties in the levy code.

Emergency Preparedness: The small pump to be mounted on the water truck is on order and should be installed later this month. Parts need to be picked up at H.D. Fowler.

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.

Please do not remove driftwood from the beaches at North Beach or South Beach. These help reduce erosion along the beachfront and are part of the natural environment.

Roads: Committee Report. The remaining gravel was removed from North Beach before the Fourth and either deposited at the pump station or spread on roads, e.g., North Fir.

Roads Work Party! Calling all volunteers to the Roads Work Party next Saturday, July 18. The Roads Committee has a list of locations and tools for this event. Volunteers should contact Jack Wells or Dana Gruber for details.

A second culvert needs to be replaced at the driveway into the pump station. This work will be done after the cost is determined. A large rusted culvert at the end of Single Lane Road and Maple needs replacing during the summer, possibly

while the ramps are being painted and there is less traffic. Additional projects include drainage, removal of the dirt pile opposite the pump station.

Rules: No outstanding complaints.

Herron Island Ferry:

Low Tide Cancellations: A revised schedule, for July and August, has been posted on the website. There will be cancellations and added runs every day during next week, July 12 to 16.

Ferry Ramp Painting: The contract with Massana Construction has been reviewed by all Board Members and is ready for Board action today. With approval of the contract, the contractor can order timbers and begin making logistical decisions. The contractor will begin work **Wednesday, September 9**. The tentative ferry schedule is as follows:

- September 9 – 11: Foot passenger only through 9 a.m. ferry to mainland; resume service 4:30 run from island.
- September 12 and 13: Foot passenger only all day.
- September 14 – 18: Total ferry shutdown
- September 19 and 20: Foot passenger only all day
- September 21-25: Total ferry shutdown
- September 26 and 27: Foot passenger only all day
- September 28 to end of project, same as September 9-11, full passenger schedule on weekends.
- Project concludes October 13.

There may be exceptions to this schedule, and we will try to use whiteboards, the website and email to get the word out. Also, the small boat docks will be in and usable, but the outermost finger will be reserved for the painting company. Staging areas for materials are yet to be determined on the island, but on the mainland the contractor will use the beachside area closest to the dock.

Vehicle parking area will include the beach side lane of Isted Road, with one lane left open for vehicle movement. The County has given permission to use the road for parking.

Any additional security on the mainland needs to be coordinated by volunteers. One Member has offered the use of a trailer. If a volunteer wants to coordinate overnight parking lot security, please get in touch with the office.

Dolphin Replacement Project: The Board has approved the selection of PND to do this design and geotech work. The contract is ready for approval, but the approval should be made contingent on the passage of the budget, following the ballot count at the end of the meeting. Soils testing may occur during the ramp painting project, but the two projects will not interfere with each other.

USDA has informed us that we are eligible for a loan to finance the dolphin replacement project, as we did with the water system. 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. The term can be fewer years, with higher payments, or the loan can simply be paid off early.

Other:

We will be recruiting for standby captain candidates. Currently we have two qualified standby captains.

Technology: No report.

Legal Liaison: We currently have 15 delinquencies, 8 of which are with the attorney for action, and two of which are making installment payments. Delinquency rate of 3.9%. Last year at this time we had 16 delinquencies with 7 at collections. Currently, HMC has 383 Assessable Units (a reduction of one from last month) and 397 Water customers.