



# *HMC Management*

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## **Island Manager Annual Report June 11, 2022**

This report is provided by the Island Manager and will provide an overview of the Water Department, Roads and Ferry.

Please refer to the Reserve Studies on the website for budget planning or additional information. Also, the website provides such information as budgets, fees, current policies, maps, board meeting minutes and island manager reports.

Reserve planning and implementation are critical and under review.

### HMC Water System

The water system has a total of 379 active water installations. The system has capacity for up to 525. The water is high quality and untreated.

The water system is managed by Northwest Water Systems (NWS), they ensure HMC is compliant with state department of health requirements. NWS installs new equipment and maintains existing equipment.

The starting point for water installation is with the HMC Island Manager.

There are water system policies on the website that homeowners should be aware of to understand how the system, billing and repairs work. HMC is responsible for repairs to the water system up to the meter; homeowners are responsible from the meter to the home.

Every 6 years the state requires Water Use Efficiency Goals. These provide community driven goal setting to reduce water production from wells by 5.0% in the next 6 years to 2026.

### Roads

HMC roads are managed by the Roads Committee. They do a great job keeping up with approximately 7 miles of roads on the island. The volunteers mow along the roadways, fill potholes, apply salt water to cut down on dust and make repairs as needed. In

addition, when the island experiences inclement weather sand is applied and plowing is contracted to a member.

The roads budget allows for grading twice per year to build the crown of the road again and disperse gravel more evenly. As needed more gravel is brought in and spread, this may happen every 5-6 years.

The ferry crew also helps with keeping ferry hill clean, sanded and salted as needed and of course keep the ramps clean and in good order.

### Ferry

The Charlie Wells was built in 1989. Depending on size it holds up to 12 vehicles. The US Coast Guard inspects the ferry annually and provides information valuable for the current biennial dry docks. The last dry dock was 2020, after scanning the steel and finding poor margins in many areas, the USCG required extensive steel replacement in voids, on the hull and a good deal of the car deck. The next dry dock is September 2022.

The ferry is in good shape for its age, however, HMC should consider future planning for this major asset. There will come a time in the next decade or so where the repairs will not provide a return on investment thus meaning now is a good time to begin looking at costs and reserves necessary for a new ferry.

For information purposes there is a public ferry project happening on the Guemes Island Ferry in Skagit County where all of the planning, bidding and contracting information can be found, that website is: [Ferry Replacement Project - Guemes Island Ferry](#) This ferry will service over 20 vehicles and will be either a hybrid electric ferry or all electric.

Other HMC information:

Applause to all HMC volunteers! All of these things (and more) happen because of you:

- White Boards • Community Center upkeep • Parks projects • Roads projects • Water projects • Policy updates • Website • Events • Tech support • Service provider arrangements • Water truck deployment • Errands

HMC runs two highly regulated departments – the passenger ferry, and the water system. This and regular business, bring the office in contact with a large number of Federal and State regulatory agencies.

Internal Revenue Service - Federal Communications Commission - U. S. Coast Guard - Army Corps of Engineers - State and U.S. Departments of Ecology - State and U.S. Departments of Natural Resources - Washington Secretary of State - Department of Licensing - Employment Security - Labor & Industries - Department of Health

Pierce County-

Planning, Public Works - Noxious Weeds - Assessor-Treasurer – Sheriff - Fire District  
16 - Code Enforcement - Tacoma-Pierce County Health Department

Over the past year the office processed:

- 3,600 ferry receipts to reconcile (by trip, by day);
- billing and processing payments for 3,676 accounts annually Water and HMC combined;
- Over 1,900 auto decals are produced annually (thank you volunteers!);
- Sale of 700+ Books of Ferry Tickets;
- Review and renewal of nine insurance policies; covering the ferry, docks and piers, water system, general liability, employment practices liability, vehicles and director's & officer's liability;
- Review and renewal of employee health and dental policies.
- An average of 45-50 pieces of mail a day
- 26 payrolls for up to fifteen employees, with variable schedules;
- 275 bank deposits;
- Over the past year were 31 property transfers so far this year, a significant increase year over year.