

Island Manager Report
November 12, 2016

Administration.

Thanks to all who assisted while the ferry was out of service, keeping a spot open at the dock. And to the volunteers who helped bring in the small boat docks, and complete the barricade at Maple and East Herron.

Thanks to the BOOSTERS for the paint job on the Herron Island sign. It looks great. Would someone like to pour cement around the base of the "Herron Island Ferry" sign on the mainland side, and improve its posture? Let the office know, please.

Another group of volunteers took advantage of the ferry's absence to prepare envelopes for future mailing by stamping them, and catch up on office filing of property records.

Electronic Voting Process: Recently I participated in an online process for the election of board members in another organization. Each member was sent an electronic ballot with a unique identifier. A copy of the ballot proposals was linked to the ballot. For our membership, the cost would range from perhaps \$800-\$1200. HMC spends at least that much on elections, in the purchase of ballot envelopes, inside envelopes, printed ballots, and stamps. In addition, considerable staff and volunteer time is consumed in the creation of the ballots and counting ballots on election day. We'll continue to gather information on this process and costs to see if it might benefit HMC.

Water Operations: Charles Smith will report.

Broken Hydrant: Northwest Water Systems will take the lead in replacing the broken fire hydrant on Maple Drive. They will be engaging Caseco, subcontractor on the water distribution system, to do the dirt work and replace the hydrant. We should have a start date on this soon. The company responsible for the hydrant breakage will pay the costs of replacement.

It is a good idea to use the 811 Call Before You Dig utility locate service prior to doing any excavation.

The Exceptions Report/Leak List - If a Member is on the Leak List for September and the Member is NOT in residence on the Island, the HI Water Department will be turning the Member's water service off at the meter and contacting the Member via leak list letter. The water service will NOT be locked by HI Water Department. This is an effort to conserve water resources and help prevent damage at properties that will not be occupied during the winter.

HI Water Department recommends that if a Member is not going to be in residence on the Island for a period of time, that Member should turn off the water service at the meter. It is up to the Member to provide a lock for the valve at the meter box unless requested of the HI Water Department by the Member. It's also a good idea to provide a spare key to a trusted neighbor just in case someone needs access.

Water Committee Report: Charles Smith will report for the committee.

Fire Department Liaison: No calls while the ferry was out of service.

Parks:

The small docks are aging and in need of some extra repairs including rusted bolts holding on the floats and the failure of some of the floats themselves. As previously discussed, deck coatings are on island and will be applied before the docks go back out. The small boat docks were removed when we received news of the pending storm, which turned out to be much lesser impact than forecasted. The docks are now on the beach awaiting maintenance.

There is a rainwater runoff issue at the SW corner of Goodpastor Park near the sign. A great spring project would be to work on drainage there to keep erosion from occurring on the hillside and make that corner less mushy all year round.

The storm did cause damage to the beachfront at North Beach, undermining some of the benches and causing erosion damage. Volunteers reset the benches, and maintenance plans are in the works for the beachfront landscaping. Lots of volunteer opportunities!

Expect a survey link in your inbox soon. The committee will be meeting to explore how to best use all our public spaces and we want your input! If you do not receive emails from the HMC office, be sure to get on the list!

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Peninsula Light will no longer maintain the lights at the small boat docks, as they utility has no equipment on the pole. Future maintenance will be HMC's responsibility.

Roads: Committee Report.

Due to Steve Kramer's absence from the island, some projects are delayed. The committee is in search of a nearby contractor who might be able to fill in until Steve returns. A barrier was built at the corner of East Herron and Maple, as a warning to motorists. Bids are being taken on resurfacing and leveling Ferry Hill Road. So far the bids are ranging around \$35,000.

Rules: There are now four outstanding Rules complaints; one scheduled for hearing November 12.

Herron Island Ferry:

Fall Ferry Inspection: The ferry returned sooner than expected after biennial maintenance and Coast Guard inspection. John Farris will report. The shaft seals installed four years ago have apparently reduced wear and tear on the propeller shafts, which has reduced the frequency of shaft replacement. This is good financial news. The Seattle location caused considerable additional expense in housing the crew and mileage reimbursement. It was no easy task for the crew to coordinate transportation. Thanks to the family members who were available to help with the long drives. When all the costs are in, the Board will review them to evaluate the impact of the change of location and effect on the crew.

Dolphin Replacement Project: HMC has leased tidelands under the ferry terminals and at the small boat docks since 1980. This lease expired long ago, but automatically carried over. Renegotiating the lease was a low priority for DNR. Twice this Island Manager has met with DNR staff and provided information for a renegotiation. DNR was not motivated to renegotiate the lease terms during the small boat dock project, or the ramp painting, but the dolphin project caught their attention in July, and caused an immediate stop to our July bid process and dolphin replacement construction in December/January. Now we have a draft lease, but they will not review it internally until we have all our permits in order. The permit horizon (USACE, NMFS and WADFW) is perhaps 45-90 days out. Add the DNR process to that, and there may not be a dolphin replacement in 2017. Meanwhile, our interim lender has been waiting two years, and USDA project approval occurred over a year ago. Our Engineers are meeting with the three permit grantors to try to expedite the process, but we will not know the outcome until past the date we planned to go to bid – mid December. The permit agencies have also indicated that we may be required to complete a marbled murrelet or marine mammals monitoring plan for the project.

Final building and demolition permit approval from Pierce County is also pending. There are two permits for each side, mainland and island.

In addition, DNR is requiring soil contamination tests at three locations. They must approve the locations and review the test results before construction can occur. The Board has approved this additional work, at a cost of \$30,000, and it will begin immediately November 14. Additional financial security and other requirements are contained in the new 39 page draft lease agreement.

As a result of all this activity, we requested, and received, an extension of time from USDA to December 31, 2018 to complete and close out the project.

Electronic passenger logs: Training occurred on Friday in the use of an electronic passenger log using iPads. Next week the crew will begin using the iPads to record passenger and vehicle traffic, which records should be uploadable to the office, reducing the possibility for error.

Ferry Crew: Dan Morgan will complete training soon as a standby deck hand. We have a third candidate who lives in Longbranch, and a fourth who is an island resident. In addition, we have a standby captain candidate who is waiting to train. Our standby captains are two – one is frequently out of town, and the other is Steve Wiggins, who has been able to fill in recent vacancies.

Health Care: All five covered employees are scheduled for a health assessment that should result in a lowering of this year's premiums by 7.5%. Employees participating will receive a \$100 gift card.

Transportation Committee: Members of the Transportation committee will meet with the Board concerning the White Paper later this month. Training with the Ferry crew on the new Ferry application "KISS" will take place this Friday. This should help eliminate errors and help streamline the data flow between the ferry and the office.

Technology: No report.

Legal Liaison: We currently have 10 delinquencies, four of which are with the attorney for collections. Delinquency rate 2.6%. Last year at this time we had 12 delinquencies. Currently, HMC has 381 Assessable Units and 397 Water customers.