

## **Island Manager Report October 9, 2010**

### **Administration:**

#### **Island Security:**

With help from Mark Anderson and Gary Wanzong, we purchased a security camera and warning signs, but were unable to successfully place them and make them operational during the ferry's absence. We are looking for a longer term solution involving parking lot lighting and installation of the camera, probably with cooperation from mainland residents who would also appreciate a reduction in crime and vandalism at the parking lot. One important element may be a survey, to clearly stake out the dimensions of the mainland parking lot.

**Law and Order:** One member witnessed the theft of large rocks from the South Beach shoreline, and reported it to us. Another member then provided additional detail, as follows:

*While waiting for the ferry for the 6 p.m. run, September 23rd 2010, I noticed a young man getting out of his car and into a boat with his two dogs fitting the description of the person seen on the south beach. He drove a white ford sedan with the license plate: 766-SKT, 4 Door and the skiff had a Mercury outboard motor. I wasn't able to make out the make of the boat, because it was time for me to board the ferry. He must have transported his boat by car. I noticed a homemade wooden rack on his car. One of his dogs was a pit bull the other a small dog with dark coat. He was parked on the beach over where they have the big logs and he was going along the shore near the Herron Bridge towards Dutcher's Cove.*

The Sheriff's Department has informed us that the suspect in this case has a criminal record, and they encourage anyone who sees him at South Beach or elsewhere to report it to 911. The case number is 102650624, (Deputy Kreis).

**Addressing:** In filing the online crime report, we discovered why members may have had difficulty reporting. Each island address needs to have "KN" at the end of the street name. This notation is critical to entering addresses to Pierce County databases, such as LESA. Online maps have been changed, and we encourage members to be sure to add this to their addresses.

**Derelict Vehicles:** Thanks to work by Dick Mowry, we have a plan to remove trailers and boat trailers in the next few weeks. Pierce County Code Enforcement will also be visiting the island soon to check on the West Herron property with several derelicts, and others. Two properties have been cleaned up, and others are making progress. However, there are others that will require some action.

#### **Water System Replacement/Upgrade:**

Information gathered on behalf of the membership will be in the Island Manager report, in the Beachcomber, or on [www.herronisland.org](http://www.herronisland.org), the community's official web site. If members have questions regarding the project, we urge them to contact the Board or Island Manager directly, rather than rely on unofficial sources.

**Part I: The USDA Loan Application:** While we are preparing the Request for Information, designed to put all available options before the members in an objective and impartial manner, we are only completing the outstanding work on our USDA application, i.e., the environmental review. Both the wetlands report and the cultural/archaeological survey should be completed this month.

Northwest Water Systems: PER & ER (not to exceed contract)	\$ 14,500
C3 Habitat Company: preliminary wetlands review	4,650
Statistical Research, Inc.: background research	8,500
Total to Date	\$27,650

## **Part II: The “Retain or Transfer” Vote:**

As explained previously, Northwest Water is drafting a Request for Information intended to elicit from potential proposers some of the information that will inform members as to the advantages, disadvantages and possible consequences of 1) retaining ownership of the HMC Water System; or 2) transferring ownership of the system to an outside organization. The RFI is also designed to gather more estimates on construction costs, from various parties. The Water Project Committee recently met to review a draft of the document, and will meet again October 14 to finalize its comments on the draft.

This is a complex issue, and a very important one, and we will do our best to put the issues forward in a fair and objective manner.

**Water Maintenance and Operation:** Members experiencing water problems should telephone WASHINGTON WATER SERVICE COMPANY at 253-851-4060. This is a 24 hour number.

**Emergency Preparedness:** Happily, there were no incidents during the ferry’s absence that required Fire District #16 to respond. We will continue to work with Deputy Chief Guy Allen to develop a plan that can be put in place during the next occurrence. By planning ahead, we may be better able to secure the resources needed to respond.

**Fire Department Liaison:** We will set up a followup meeting with FD #16 to develop a plan for the next ferry out of service period.

**Land Use:** There have been no offers to purchase any HMC properties. The Committee is working on encroachment issues affecting HMC rights of way.

**Legal Liaison:** Currently, five delinquencies, three of which are with the attorney: Marcinko, Ruckstein, Tchotchiev, Meier and Wiebe.

**Parks:** Committee Report

**Roads:** Committee Report

**Rules:** Committee Report. Two complaints will be heard on Saturday afternoon. The Committee desperately needs new members, since all are volunteers and many times they are simply not available to participate in hearings. A plethora of members to serve on hearings will insure that we continue to have a meaningful, effective tool to maintain the all important rule of law in our community.

**Transportation:** We have not yet heard back from the shipyard about modifications to the muffler system on board the ferry. Information is posted on the web site as we receive it, and we’ve supplied free ear plugs to the ferry for those who need them.

## **Marine Facility Survey:**

We have received a final report with recommendations on repairs to North Beach Marina, the ferry ramps, and dolphins.

**North Beach Marina:** This is the area in greatest need. The marina is more than a valuable recreational asset for the island. It also serves as an evacuation point in case of wildfire or other disaster and is Fire District #16's landing site for emergency assistance when the ferry is out of service.

KPFF has assessed the service life of the existing 29 piles at 0-2 years, recommending immediate replacement of the piles, the 17 oldest of which have an estimated age of 52 years. Because replacement with steel piles will provide greater stability than timber, KPFF has reduced the replacement recommendation to 16 piles, from the existing 29. Two piles were previously used for the swim dock, and are no longer needed. Others can be eliminated because they are redundant, i.e., either a double pile which could be single, or a pile which can be removed entirely when its opposing partner is replaced with steel. When replaced, the piles will have an estimated life of 50 years. This is also an environmentally good move, since it removes creosoted piles from fish habitat.

Steel piles are also the lowest cost alternative. Replacement with steel piles is estimated to cost \$225,000, plus engineering and permitting costs of approximately \$70,000. (The report says \$250,000, but includes a 10% contingency for design, which is duplicated in KPFF's Phase 2 and 3 Proposal.) Engineering design, permitting and regulatory agency review is estimated at 5 to 10 months, so the earliest that work is likely to begin is sometime in mid to late 2011 and perhaps not until 2012. Additionally, work can only be performed annually during a limited period so as not to interfere with salmon migration, between June 15 and the following March 15.

HMC has, over the years, had the foresight to accumulate reserves for this eventuality. Docks and Dolphins reserves now total over \$212,000, and, at the current rate of reserving, should be more than sufficient for this expenditure at the time it occurs in 2011.

We recommend that the Board ask the members to approve replacement of the North Beach Marina piles as soon as possible, using existing reserves and budgeted funds for this purpose.

**Pierce County Wharf Easement:** No action on replacement agreement.

**Technology:** Fred Fath has written the specifications for electronic ticketing, and with Terry Fletcher's assistance, we've begun researching other ticketing systems. On Friday, October 15, I will tour the Steilacoom ferry system, which was developed by a Tacoma company.

So far we have discovered that none of the other single ferry owners in NW Washington are using electronic systems; Skagit County (Guemes Island) ferry management will join us in Steilacoom. The next step will be to gather information about "turn key" systems, and meet with the ferry crew.