

## **Island Manager Report January 8, 2011**

### **Administration:**

**Backup Office Manager Position:** Chris Rushmeier, island member, has been selected as our backup office manager, and began her training on Friday, January 7, 2011. Please extend your congratulations to her and look for her to be in the office training soon. thanks to all who applied. The decision was made all the more difficult by the well qualified candidates on Herron Island.

**2010 Audit Report:** The auditor's final report on 2010 financial activities should be available within a week.

**Standby Deck Hand:** We have had a second resignation from the ranks of our standby deck hands, and will be recruiting soon to fill these positions. An announcement will appear on the HMC website. If you are interested, please contact the Island Manager.

### **New Herron Island Map:**

The new map has been slightly revised again to make a few address changes. Color copies are available in the office for the usual copying charge, and the new map will also be placed on the web site, where it can be downloaded and printed at no cost.

**Mainland Mooring Lines:** Immediately following last month's meeting, we received a "Notice and Order to Correct" regarding the three mooring lines on the HMC mainland parking lot beach. The Notice requires that we rectify the violations by February 8, 2011. Failure to comply can ultimately be punished with a fine and/or jail time.

The mooring lines are installed on the beach for the benefit of the members who own them and not for general member use. We and the owners have been unable to locate any written permission given by HMC to owners of the lines allowing them to use the mainland property, and the location of the lines has probably just been "customary" for many years. Application for permits for the one allowed anchor buoy per parcel would cost the general membership \$3510 in permit fees, \$440 in environmental review fees to obtain a Shoreline Conditional Use permit from Pierce County. Applications and approval would also be needed from the state Departments of Ecology, Natural Resources and potentially others, such as the Corps of Engineers. To pursue this permit, HMC would probably incur shoreline consultant fees and potential legal costs. These agencies might well require biological evaluations of shoreline impacts, a survey and hydraulic permit. If the application encountered resistance from mainland property owners, the process could become even more protracted and expensive.

Unless the Board wishes to make application for the permit, we recommend that the owners of the three lines be given until January 20, 2011 to produce evidence that they have nonconforming/grandfather rights to place mooring lines (pulley devices) on the beach (proof prior to 1971). If they do not, then they should arrange to have the lines removed by February 8, 2011. If the lines have to be removed at HMC expense, the member should be billed for the cost.

**Derelict Vehicles:** Removal of vehicles on West Herron seems to have stalled, and we are in touch with Pierce County Code Enforcement regarding when it will resume. We will begin another round of contacting members about derelict vehicles later this month.

**Water System Replacement/Upgrade:**

Steve Chapin has prepared a committee report to the Board on Tuesday's very productive committee meeting. The committee met to discuss the evaluation of RFI responses and see more specific information on potential construction and member repayment costs.

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 at [memberinput@herronisland.org](mailto:memberinput@herronisland.org) or Island Manager at [hmcmanager@herronisland.org](mailto:hmcmanager@herronisland.org).

**Part I: The USDA Loan Application:** The wetlands report has been received and forwarded to USDA, which should complete our supplemental information submittal. The project will then go to engineering review within USDA. Although the amount of federal funds for the program is unknown until Congress adopts a new budget, we know that we have a good proposal and USDA is very interested in funding it at an interest rate of 4.0- 4.25%, repaid over a 40 year period.

**Part II: The "Retain or Transfer" Vote:** The Water Project Committee is urging the Board to distribute the RFI Ballot Measure Information to all members via the Beachcomber, web site or email so that members can begin to evaluate the information available to guide their decision, once it has been approved in final form. The tentative schedule calls for approval of the ballot measure by the Board at its February 12, 2011 meeting, with mailing of ballots shortly thereafter.

In addition, the Committee has suggested that the Board may want to schedule a special member meeting February 26 to discuss all the information available and respond to member questions regarding the options to replace and upgrade the water system. In order to stay on a schedule that closely matches that of USDA, another special meeting (March 19?) may be set to count ballots, rather than waiting for the regular Board meeting.

**Water Maintenance and Operation:** We've received notice from Washington Water that some fees will increase February 1, 2011. It does not appear that these increases will have much of an impact on HMC. The biggest impact would arise from service calls, where the two hour minimum rate is rising from \$99.00 to \$120.00. Fees for routine monthly testing remain unchanged, as does the per connection monthly charge of \$1.60.

All coliform and other chemical samples taken by Washington Water since the inception of the contract have been satisfactory and no follow-up testing has been required. The most recent test on which we have results was taken November 17 at 314 W. Herron Lane.

A fuel pump leak was reported in the pump house generator. Tacoma Diesel came over Thursday to check the leak and reported it was a simple fix. To avoid wasting time while on the island, the mechanic also checked the engines on the Charlie Wells and made another quick leak repair.

Sunrise Pest Control has been setting traps around the well house after rat droppings were reported. We'll continue to do this for another month or two, and explore preventative measures to reduce rodent access to the well house.

**Emergency Preparedness:** Regular meeting scheduled for Tuesday, January 11 from 9:30 to noon.

**Fire Department Liaison:** A meeting has been set with FD#16 next week to plan for emergency responder access to the island when the ferry is out of service.

**Land Use:** No report.

**Legal Liaison:** Three delinquencies are being resolved by the island's collection attorneys : Marcinko, Ruckstein, and Tchochiev. There are eight others: Dennis, Dwyer, Jez, McNally, Smith, Vogel, Wiebe and Worden.

**Parks:** Committee Report

**Roads:** Committee Report

**Rules:** Committee Report.

**Transportation:** Eric Helpenstell will begin training on January 11 as a standby captain. Please welcome him when you are on the ferry. Terry Kraft will also be training later this month as a standby captain; he has already completed deck hand training.

The marine survey has been completed and forwarded to our insurance broker. The overall good condition of the boat, and a change in its estimated value should result in a reduction in insurance premiums this year.

**North Beach Marina:** The ballot measure has been mailed to members, and returned ballots will be counted at a special meeting January 8, 2011. Members need to be certain that their signature appears on the envelope, not a return address sticker. Unsigned ballots will not be counted. A copy of the engineering report and recommendations has been posted to our website.

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

**Technology:** Eric Bergson plans to call a meeting of this committee soon to bring the various options together. We are also contacting the owners of similar ferry operations to see if they have any interest in partnering in development costs. The manager of the Guemes Island ferry has indicated an interest in possibly partnering in development costs.