

COMMISSIONER REPORTS – December 7, 2022

Beach Commissioner Report – Patty Mayer

The French drain project was completed Nov 12, 2022

Power & Water lines were marked by TJ Parker.

Don Mayer purchased 80' of permeated drain pipe from McLendon Hardware.

An 80' trench was dug by Sam Vetter & his back hoe.

Steve Bright delivered 2 1/2 yards of drain rock & 80' of permeable landscape fabric.

Don Mayer, Jim Horton & Dan Downey completed the project, with the assistance of Jerry Bennett.

Let it Rain !!

Cabana Update

A preplanning proposal was submitted to Mason County for Cabana requirements repairs & updates as suggested by Jessfield Construction in September. Mason County reported back stating a pre-planning permit is not required, as long as the footprint remains the same. Saving a cost of \$300.

Jessfield Construction & Millions Landscaping inspected the Cabana & gave suggestions for an update.

A design plan was developed by Greg Arnold Consulting to create a structure to add to the charm of our community beach and an inviting space for social gatherings.

Don Mayer & Greg Arnold collaborated design, space, elevations, measurements to consider for future project bids for our next budget planning session.

The plans were forwarded to the Board.

The 2022 budget includes funds of \$2,400 for a design plan. The invoice for Greg Arnold Consulting is \$1,000.

Bridge Commissioner Report – Dan Downey

1. On 11/6 southern guardrail hit by delivery van. No casualties. Island rock sign tipped over otherwise undamaged. Estimate to replace damaged parts and reset stone sign underway, paid by driver's insurance
2. Bridge rail painting project paused until weather permits painting upper rail rung with paint-on cold galvanizing product
3. Bridge maintenance program - dimensions of best-practice preventative maintenance are expanding. Minimum of in person inspection every two years, and underwater inspection soon and every 5-6 years
4. Lighting bridge. Low priority. String on north railing operational but liable to weathering. There are numerous hardwired low intensity nightlights currently in place whose junction box might be amenable to upgrade to far brighter hardwired LED fixtures.

Dock Commissioner Report for October and November 2022- Jim Horton

Hoses have been picked up and taken to the beach shed for winter storage. Water next to the pier and the perimeter road has been turned off.

We received approval during the month from the Washington State Dept. of Natural Resources for our dock piling and pier replacement project.

Permitting Status, Our Dock Piling and Pier Replacement Project

It has been close to six months since our TICC members approved Phase I (design and permitting) of our dock piling and pier replacement project. We are pleased that much progress has been made in the permitting process. We have received permit approvals from the Washington Departments of Fish and Wildlife and Natural Resources. We have also received our Mason County Determination of Nonsignificance informing us an Environmental Impact Statement will not be required. On December 1, we received our Mason County Shoreline Exemption Permit. Upon receipt of this permit, Marine Floats began preparation of our engineering drawings. This is all good news.

We have also been informed The National Marine Fisheries Services (NMFS) is requiring us to write and implement a Marine Mammal Monitoring Plan. Southern Resident Killer Whales and Humpback Whales, both endangered species, are sensitive to the sound of piledriving. The monitoring plan is to warn us of their presence so we may stop piledriving until they leave our quadrant (an area roughly from the middle of Harstine Island to the north end of Case Inlet). The US Army Corps of Engineers is required to consult with the NMFS as part of their permitting process, so no Corps of Engineers' issued permit until we do so. Marine Floats has written our plan and submitted it to the Corps of Engineers and the NMFS. The additional cost to us to write and implement the MMMP will be \$7,000 - \$10,000. The cost range is caused by unknowable requirements at this time – how many required spotters (likely 2 or 3); shore based, water based or a combination and how many days of piledriving (likely 1 or 2). Fortunately, we budgeted \$12,000 for unexpected requirements in our Phase I planning.

Because of the MMMP requirement, we know the Corp of Engineers has our permit application and is acting on it. That is a bright spot.

Roads Commissioner Report – Diane McCoy

Before we repair the cracks in the road we need to fix what causes the cracks on the road edges first.

Finally, the road drainage problems will get fixed. Dave Parker who's experienced in roads and drainage, agreed to do this project after many attempts to find companies interested in this project.

Here's what will be done.

There are two separate projects that are similar in scope.

1) Project east Treasure Island Drive will be performed on the west side. The existing storm pipe will be removed and disposed of. A new ditch line will be established and graded to provide positive drainage. One additional catch basin will be added to accommodate the radius in the ditch line. The ditch will be lined with geo fabric, 8" ADS perforated double wall storm pipe will be installed and 1 1/2 drainage rock. There will be a three foot shoulder created that will be topped with crushed rock.

The purpose of this repair is that the existing 8" existing storm pipe is damaged and its flow is restricted due to damage and plugged with dirt. During heavy rains the ditch overflows runs across the road and flooding occurs on the neighbors. This project will include 150' of new storm pipe.

2) Project east side of Treasure Island Drive.

This project will entail removing existing culverts and grading the flowline. The storm drainage will be 8" ADS double wall perforated storm pipe the storm pipe will be connected to an existing catch basin on the north end of project and connected to an existing concrete culvert on the south end. The ditch line will be lined with geo fabric and back filled with 1 1/2 drain rock. The established shoulder will be topped with crushed rock.

Water Commissioner Report for October and November 2022– Sarah Voss

There was limited activity on my part during the month of October 2022 from surgery.

Northwest Water System representative did water sampling on Oct 11 and Nov 10 2022. The samples came back in compliance with Dept of Health standards. We have no issues with our drinking water.

I did an inspection of all the pump houses and water station on Nov 29, 2022. They are clean and functioning properly. They all have water shut off keys and the heaters are plugged in and on low.

I have been familiarizing myself with our system by reviewing our 20-year master plan and looking at water line as-builts. I am trying to identify each man water shut off for any water line emergency.