

Water Committee

August 11, 2016

9:30 AM

Community Building

Meeting called by: Charles Smith

Type of meeting: Committee

Facilitator: Charles Smith

Note taker: Charles Smith

Timekeeper: Charles Smith

Attendees: Charles Smith, Janet Podell, Kathy Deuster, Frank Harrison, Ted Jensen, Fred Fath

Please read: N/A

Please bring: N/A

Minutes

Agenda item: Water Projects for 2015-2016

Presenter: Charles Smith

Discussion:

October 2015 we identified several projects that could be done by the Water Department. The following is a listing of projects and their status. It is important to remember that we developed these projects as more of a “look ahead” rather than an immediate need. With the projects that have been completed thus far, we have stayed within budget and have followed available scheduling. We will be developing additional projects at the October 2016 Water Committee Meeting.

1. Cover for Emergency Spill Containment Vault. The Spill Containment Vault is located to the west of the Generator Building. This vault is used to contain any spill of fuel or other liquid within the generator building. The work included removing the existing small storage cupboard that was over the top of the vault, cleaning out the debris and fluids in the vault, and constructing a movable roof over the top of the vault.

Project Status: project complete.

2. Paint Generator Building Floor. Paint Pump Station Building Floor. Paint Well Number 2 Building Floor. The floors of each building were cleaned and prepared for painting. The floors in the pump station and generator building were painted. Since we only had one gallon of paint, we did not complete painting the Well Number 2 floor.

Project Status:

Pump Station Floor complete

Generator Building Floor complete

Well Number 2 Floor – pending

3. Doorway in Old Reservoir. A doorway has been cut through the south concrete wall of the old reservoir. The remnant slab will be used as an entry step into the old reservoir.

Project Status: project complete.

4. Reset Lock in New Reservoir Roof Hatch. Over the years, the area that has held the lock for the new reservoir roof hatch has been damaged. We opened the hatch, straightened the hatch rails, repaired the hatch seal and enlarged the holes for the lock so that the roof hatch would no longer be damaged by placing the lock. We replaced the damaged brass combination lock with a key entry lock.

Project Status: project complete.

5. Replace Malfunctioning Meter Setter at 1420 West Herron BLVD. The meter setter on/off valve had been damaged such that the valve would not completely turn off the flow of water. We are not sure when this damage occurred, but since there was a properly functioning yard hydrant on the service line, the water service was not

leaking. The replacement of the meter setter involved turning off the main water line at the intersection of Yew BLVD and West Herron BLVD and the intersection of West Herron BLVD and East Herron BLVD. The previous meter setter was excavated, removed and replaced by a new meter setter. The existing water meter was installed and tested for leaks. No leaks were observed.

Project Status: project complete.

6. Replace Yard Hydrants at North Beach. There are two yard hydrants at North Beach – one located at the boat launch and one located at the pavilion. There have been many reports of these hydrants leaking over the years. The yard hydrant at the boat launch had corroded through the outer casing and had broken away from the base. This yard hydrant was excavated and removed. The new yard hydrant was installed with one-inch nominal sized drain rock and an isolation valve between the yard hydrant and the water meter.

The yard hydrant at the pavilion has not yet been replaced.

Project Status:

Yard Hydrant at Boat Launch: project complete.

Yard Hydrant at Pavilion: Pending

There are several additional projects that are planned for the near future, including annual maintenance of the fire hydrants and isolation valves, sealing the roof of the old reservoir and the Roads Department Material Storage Area.

Conclusions:

Projects will be addressed on a need basis as time and budget permits.

Action items

Person responsible

Deadline

- ✓ None at this time.

Agenda item: Water Billing for August 2016

Presenter: Charles Smith

Discussion:

The water billing for May/June/July went better than the previous attempts at the water billing. Fred has modified the water billing application to be quicker in producing the water service details – instead of taking hours, the process now takes less than one hour.

We did have one issue in this billing. For six members that had bills greater than the base water usage, the first tier calculation for June was not accurate. This calculation issue has been corrected and resolved. Revised bills were sent to the six members. Thanks to Kathy for spotting this issue.

Action items

Person responsible

Deadline

- ✓ None at this time

Agenda item: Water Line Replacements

Presenter: Charles Smith

Discussion:

Steve Kramer has been receiving many (as many as 10 or more) requests to have water service lines repaired or replaced. The water service line is located between the water meter and the house or yard hydrant. Remember to call 811 when requesting work around the water meter. This will notify all of the other impacted utilities (electrical, telephone, etc.) prior to digging. The member is responsible for the water service line and fittings to the house/yard hydrant. The Herron Island Water Department is responsible for the connection to the water meter.

Action items

Person responsible

Deadline

- ✓ None at this time

Agenda item: Pump Station Alarm

Presenter: Charles Smith

Discussion:

The well pump alarm at the pump station was going off on 01 August 2016, Monday. I'm not sure how long the alarm had been sounding, but it was going off until I arrived at the pump station at 4:00 PM.

After resetting the alarm and inspecting the pump station, it is likely that this was a false alarm and that everything is still working properly. The issue of concern is – no one called the Water Department or the Office to report the alarm.

If you travel by the pump station and the red light is flashing and/or if the siren is going off, please call the Water Department at (206) 707-4645 and report so any issue can be addressed in a timely manner.

Action items

Person responsible

Deadline

✓ None at this time

Agenda item: Listing of Leak Detection Companies and Plumbers

Presenter: Charles Smith

Discussion:

As more people are on the Island and as we bill for water usage, there seems to be a need developing for Leak Detection Companies and Plumbers to be available to address issues on Herron Island. In October of 2015, The Water Department assembled the following list of plumbers. If you have worked with a plumber on Herron Island and are satisfied with their service and want to add them to this list, please email Herron Island Water Department at HMCWater@herronisland.org.

[Express Service Plumbing](#)

7610 Goodman Dr Nw
Gig Harbor, WA
(253) 858-8858

[American Leak Detection](#)

8112 304th Ave Se
Issaquah, WA
(425) 222-5438

[Leak Masters LLC](#)

Seattle, WA
(206) 270-8000

[Clearwater Leak Detection](#)

Tacoma, WA
(253) 405-2356

[Simply Leak Detection](#)

9594 1st Ave Ne, #142
Seattle, WA
(206) 316-8646

[Pat's Plumbing](#)

Po Box 4447
Federal Way, WA
(253) 946-5999

[Leak Masters](#)

408 Mcgraw St
Seattle, WA
(206) 270-8000

[Simply Leak Detection](#)

Enumclaw, WA
(360) 615-9413

[24/7 Plumbing](#)

Milton, WA
(253) 737-0076

[Simply Leak Detection](#)

5700 100th St Sw, #330-107
Lakewood, WA
(253) 617-7273

[American Leak Detection](#)

8106 Bracken Pl Se
Snoqualmie, WA
(425) 292-3610

[24/7 Plumbing](#)

Federal Way, WA
(253) 245-3257

[Tacoma Plumbing](#)

1308 Commerce St
Tacoma, WA
(253) 238-4475

[Leak Finder West](#)

P.O. Box 62
Seabeck, WA
(360) 895-2431

[Rescue Rooter](#)

Federal Way, WA
(253) 237-1686

Agenda item: Sanitary Survey

Presenter: Charles Smith

Discussion:

On 28 July 2016, the Washington State Department of Health was on the Island to inspect the Pump Station and Water Distribution Facilities. This inspection is held every three years and is where the Department of Health indicates if there are any issues to be addressed or revisions to regulations that need to be enforced.

We did well with our inspection. We did not have any violations. The inspector did make some recommendations and these will be addressed. I have included the meeting minutes from the inspection in these meeting minutes.

Action items	Person responsible	Deadline
✓ None at this time		

2016 Sanitary Survey Field Meeting

Minutes

JULY 28, 2016

9:00 AM

PUMP STATION/ COMMUNITY BLDG

Meeting called by	John Ryding – Washington State Department of Health
Type of meeting	Sanitary Survey Field Review and Regulatory Briefing
Facilitator	Charles A Smith, PE, CESCL, WDM1 – Herron Island Water Department
Note taker	Charles A Smith, PE, CESCL, WDM1 – Herron Island Water Department
Timekeeper	Charles A Smith, PE, CESCL, WDM1 – Herron Island Water Department
Attendees	John Ryding – DOH, Kevin Odegard – NWS, Sean Burns - NWS

Agenda topics

Field Notes

ALL

Discussion	Need to be cautious about materials stored within the 100-foot radius of the water supply wells. Spills and containing those spills is an essential part of being in compliance with the regulations.	
Conclusions	Over the next week or so, will work to address each action item.	
Action items	Person responsible	Deadline
1. Remove paints and other such items from the storage shed	Charles A Smith	Completed
2. Relocate generator spare fuel storage tanks from storage shed to inside generator building.	Charles A Smith	Completed
3. Recommended: Clear start of bee nest/comb from roof hatch of new reservoir.	Charles A Smith	Completed
4. Recommended: Test spill containment vault for water tightness. Add a hydrocarbon/ petrochemical resistant sealer to the interior brick surfaces.	Charles A Smith	31 AUG 2016

Rules and Regulatory Revisions

JOHN RYDING

Discussion		
1. Number of Connections: There are about 380 water service connections (less than 400), of which about 90 are fulltime residents. The maximum number of connections has been recorded as 525 in previous permitting and documentation.		
2. ADU – Accessory Dwelling Unit, Buildings such as out-buildings, “Mother-In-Law” buildings and separate garages that have a water service can be considered an additional connection to the water distribution system.		
Action items	Person responsible	Deadline
None at this time.		

Water Quality Monitoring Activities

JOHN RYDING

Discussion		
1. There have been changes to the water quality regulations.		
2. Water Distribution Managers (WDM) at Level 1 can still perform many of the required duties. However, more duties have been moved to WDM2 level requirements.		
3. NWS keeps track of the Water Quality Monitoring Schedule and locations. A copy of this document is kept in the Pump House.		
4. Each of the wells needs to be included in the Water Quality monitoring and sampling.		
5. Nitrate, VOC's and radionuclides are due to be sampled in August.		
Action items	Person responsible	Deadline
Update the sampling location map in the pump house to include addresses and the "5 upstream/ 5 downstream" repeat sampling locations.	NWS	31 AUG 2016

Lead and Copper Sampling

CHARLES A SMITH

Discussion		
1. Lead and Copper water samples were picked up today from HMC to NWS.		
2. The 5 sampling locations should remain consistent from one sample to the next. This time, 3 of the sampling locations were the same as previous, 2 sampling locations are new because previously sampled locations did not want to participate in the sampling.		
Sampling Locations: 1. 1008 East Madrona BLVD – Gruber 2. 1320 East Madrona BLVD – Crowley 3. 1306 East Herron BLVD – Wells 4. 621 West Herron BLVD – Anderson 5. 1308 West Herron BLVD - Smith		
Conclusions		
The sampling locations used this time should be consistent for the foreseeable future.		
Action items	Person responsible	Deadline
NWS will submit samples for testing.	NWS	31 AUG 2016

Coliform Monitoring Plan

JOHN RYDING

Discussion		
The regulations for coliform monitoring have been revised and now include: The Ground Water Rule and The Revised Total Coliform Rule.		
The sampling will also include the "raw water" samples from each well, as individual samples and not a "blended" sample from the reservoir.		
Level 1 – is now the terminology associated with the assessment trigger if there is a detection.		

Level 2 – is a confirmed detection that will require additional sampling		
Repeat sampling is now 3 samples instead of 5 additional samples.		
Action items	Person responsible	Deadline
None at this time.		

Observers	None
Resource persons	Claudia Ellsworth - HMC Island Manager, Carolyn Snyder – HMC Office Manager
Special notes	The water quality on Herron Island has been great since the initial construction of the new water distribution system. Initial detections were resolved. There has not been a detection since 2012.

Discussion:

The Water Department and the Roads Department have been working together to install a material storage area at the pump station. This area would provide bins to store gravel, sand, and other roads related materials. The Washington State Department of Health has said that we can go forward with this project as long as we stay out of the 100-foot radius from each of the water supply wells and that we store “clean materials”. Clean materials are defined by the Department of Health as not containing deleterious items or toxins that could migrate into the water supply.

In making the request for a materials storage location, Pierce County defines that area as a “Contractor Storage Yard” and has their own set of requirements. Title 18A.26, Title 18A.10.090.6 Page 125 of 285 and Title 18J as shown below.

Action items	Person responsible	Deadline
✓ None at this time		

18J.15.220 Construction and Contractor Facilities. 

A. **Applicability.** This Section shall apply to all new Construction and Contractor Facilities, and to the expansion area of expanding facilities.

B. **Design Objective.** Provide design criteria for contractor yards and construction services facilities in accordance with adopted policies and in a manner that will protect the health, safety, and general welfare the citizens of Pierce County.

C. **Standards.**

1. **Hours of Operation.** Hours of operation shall be limited to 6 a.m. to 9 p.m. except where specifically addressed in a use permit decision or where specifications for a governmental Public Works project requires work outside of these hours. When a contractor obtains a contract requiring after-hours operations, the contractor shall post a sign on the property identifying the contract and the dates and time periods involved to serve as notice to the surrounding property owners.
2. **Emissions.**
 - a. Dust, dirt or other particulate matter shall not be emitted in quantities as to adversely affect adjacent residential property or degrade water quality of adjacent lakes or streams. Reasonable precautions shall be taken to prevent particulate matter from becoming airborne.
 - b. No use shall emit odorous gasses or other odorous matter or generate ground vibration which is perceptible without instruments at or beyond the site lot lines except for vehicles entering and exiting the site.
 - c. Noise originating from the site shall comply with the standards set forth in Chapter [8.76](#) PCC, as now existing or hereafter amended.
3. **Lighting.** Exterior lighting shall be directed and shielded in a manner which minimizes its visibility at the site's boundaries. Exterior lighting shall not be used in such a manner that it produces glare on public streets and neighboring residential property. Arc-welding, acetylene torch cutting or similar processes shall be performed so as not to be seen from any point beyond the property line of the use creating the glare.
4. **Impervious Surfaces.** Impervious surface coverage shall be determined by the underlying zone classification.
5. **Setbacks.**
 - a. All buildings and other structures shall be set back a minimum of 30 feet from exterior lot lines when the use or activity occurs on property that is adjacent to property improved with a residential use, public and private road right-of-way, or a MSF or HRD zone classification, except where increased setbacks are required pursuant to PCC [18A.15.040](#) B.3.
 - b. Outdoor storage and stockpiling of construction materials and equipment shall maintain a minimum setback of 50 feet from exterior lot lines.
6. **Interior Fencing and Screening.**
 - a. Outdoor storage areas must be secured by a surrounding fence or other enclosure. Within an urban growth area, the fence or enclosure shall be sight obscuring and shall meet the standards set forth in PCC [18J.15.040](#) H.5.
 - b. Loading areas should be located to the side or rear of buildings to minimize views of this activity and shall be screened from adjacent properties and streets.
7. **Exterior Screening.**
 - a. A visual screening buffer shall be required along the site's exterior boundaries when the use or activity occurs on property that is adjacent to property improved with a residential use, public and private road rights-of-way, or a MSF or HRD zone classification.

b. The required visual screening buffer(s) shall not be less than 30 feet in width and shall provide a site-obscuring screen within three years. If existing flora does not provide the required sight-obscuring screen, supplemental plantings and/or sight-obscuring fencing shall be required. When supplemental plantings are proposed, irrigation must be provided meeting the standards set forth in PCC [18J.15.110](#). One access way, not wider than 30 feet, will be allowed to cut through the designated visual screening buffer area. No other cutting of trees will be allowed within the designated visual buffer area for the life of the approved project, except as provided for dangerous or diseased trees.

D. **Standards – Rural 10 Locations.** For property zoned Rural 10, construction and contractor facilities are not allowed on any land that is within 1,000 feet of any State Route 16 interchange. For purposes of this Section, an interchange shall be defined as the point at which the centerline of the highway intersects the centerline of any street or road crossing under or over the highway

The Water Department notes and comments on the zoning requirements:

Section C - 1: The hours of operation will conform to those stated in the Bylaws for Herron Island. I believe they are 9:00 AM to 9:00 PM.

Section C - 4: We are not planning on providing or constructing impervious surfaces at this time. The brick debris and (possible) gravel driveway will be constructed as to be well draining and not impervious.

Section C - 5: It will not be possible for us to maintain a 30-foot setback from the property lines for the planned construction of the materials storage bins. The 30-foot setback and the requirement for 100-foot buffer from the wells would not leave any remaining area on either lot to construct any facilities. For example, the generator building, pump station, old reservoir and new reservoir are all less than 30 feet away from the property lines. If we are to construct any additional facilities on these lots, we will need to obtain a waiver from this requirement based on the construction of the previous facilities and the size of the lots.

Section C - 7: I brought up the subject of exterior screening before and was quickly shot down on the basis of "what are you hiding?" comments from the Water Committee and several members. We will need to make a decision to comply or not with this section. Note that we are a much smaller community than what these regulations are aimed at and will have other considerations when we strive to meet with and comply with these regulations. Maintaining the "2-foot vegetative buffer" or the flora providing visual screening will require additional maintenance and budget for the Water Department.

I am not bringing these items up to say we can't comply, but rather to keep HMC management informed as to the consequences of compliance. It is likely that we will need to adjust the 2017-2018 budget to add the items necessary for compliance.

Other Information

Observers:

N/A

Special notes:

The next meeting of the Water Committee is scheduled for 9:30 AM, 04 October 2016 in the Community Building.

06 February – 1:00 PM

05 March – No Meeting

02 April – 10:00 AM

03 May – 9:30 AM (Remainder of meeting times and dates will be determined as we go)

04 June – 10:00 AM

02 July – No Meeting

11 August – 9:30 AM

03 September – No Meeting

04 October – 9:30 AM

05 November – To Be Determined

03 December – To Be Determined