

Johnson's Island Road Commission

Quarterly Meeting
Saturday May 13, 2023 9:00am

JIRC Website: thejiroad.com

Commission Members in Attendance:

Mike Kelty, Joe Gouker, Bob Cailor, Rick Schulz, Karen Metzker
Quorum was established

Also in attendance: See Attached Sign-in Sheet

An agenda was available for all attendees.

The meeting was called to order by Mike Kelty at 9:00am

Mike activated the call-in number advertised within the JIRC Website however no one accessed the service during the meeting.

Mike welcomed everyone and noted the good attendance in support of our meeting.

Mike continued the meeting with a description of what the JIRC has been doing since the last meeting held in February.

- Bid documents for the Causeway Revetment were finalized in March.
- The project was advertised and bid documents were distributed
- The Causeway Revetment Project bids were opened April 29th
- Two bids were received

Rick explained that the two bids were extremely close. JIRC through Richland Engineering will be scheduling separate meetings with both bidders to assure that they included all items of the scope of work in the bid documents. At those meetings each contractor will be asked to describe their intended methods and means which would include scheduling, traffic disruption, roadway protection and related affects of access to the Island. Rick mentioned that after these meetings JIRC would be presenting its recommendations to BHOA and JIPOA. He also gave the good news that the bids are under budget!

Bob encouraged the Islanders to access thejiroad.com website which provides bid results and photos, plans and documents posted throughout the 24 month planning phase of the project.

Frank Lovell asked if any of the non-bidders (8 bid packages were distributed) were contacted to determine why there were only two bids? Joe answered that one contractor was not aware that the project was that heavily barge oriented. Joe believed that the required Performance Bond could have eliminated some of the bidders. The Performance Bond will protect the Island and its funds through the awarded contractor and its insurance carrier.

There were no other questions regarding the bid evaluation process.

Mike continued the meeting describing the financial aspect of the Causeway Project. He explained that through the planning process the cost of the project was estimated at \$ 1,500,000 which worked out to \$ 5,000 per owner on the Island. A key portion of JIRC Causeway Repair plan was that prior to entering into an agreement with the awarded contractor that the money for the completion of the work be in place. At present BHOA has collected its full assessment of \$480,000. JIPOA has collected \$ 927,500 against their assessment of \$ 990,000 (94%). Total project wise 96% of assessed funds have been collected. It was noted that JIPOA has already transferred their collection of \$ 927,500 into the Causeway Revetment Account held by JIRC.

Although JIPOA is actively pursuing the Non-Payers, it is likely that they will be unable collect the remaining funds in time for the project's contract signing.

Mike explained the agreement that JIRC would accept Promissory Note by which JIPOA guarantees payment of targeted assessment balance. That note through the Marblehead Bank is in place and will be used to draw on the uncollected balance.

Mike explained the challenge of holding a substantial amount of funds over the life of the project. He has investigated ways to keep these funds safe, available as we need them, and earning interest. He proposed that we enter discussions with Morgan Stanley or other Banks to how this can be best accomplished. Morgan Stanley is offering 4.6% interest on a savings account that is totally insured through FIDC and completely accessible on 24 hour basis. Mike provided hand-outs from Morgan Stanley for attendees to review. JIRC will take the recommendation to the HOAs for to keep them in the loop.

Conventional Projects

Rick brought upcoming road repairs: Gaydos Drive and Confederate and Baycliffs Drive
The damaged areas are to sawcut and milled out and repaired with 4" of compacted asphalt by Maintenance Systems of Ohio. This work will be completed prior to Memorial Day for \$3,078

Rick also noted that when the Water Project is underway that the roadways will be subject to planned and unplanned damage to our roadways. Rick offered that the rebuilding of the Shiloh area would be a portion of that work. Specifications for repair of roadway damaged throughout the Island due to Water Line work would be also be part of that contract.

Rick displayed a drawing of the Island showing the past and future Conventional Road Projects that will be posted on thejiroad.com website. The drawing highlights project dating back to 2009 and list the 1st, 2nd, and 3rd areas of work over the next few years. These are subject to obtaining easements to install drains to the Bay and/or work that could be included in the anticipated Water Project.

Islander Dale Harwood voiced concern over the exposed and dangerous Manhole at Confederate and Baycliffs that extends well above the ground. Rick and Bob will take a look at the best way to fix the problem by either filling around the casting or lowering it based on Ottawa County Specifications.

Dale also talked about the number of cars that find their way into the cul-de-sac at the end of Confederate Drive. He suggested a "No Outlet" Arrow or similar sign be installed to reduce the flow of traffic in and around that location.

Joe noted that in recent years one of the few items that The Village of Marblehead has stepped-up to is installing signs as described by the annexation agreement (1998). Discussion continued that perhaps a

request should be submitted to the Village through the Associations. Dale said he talked with the Village and they sent him back to the Road Commission.

The Gate

Power has been down after Columbia Gas cut through our underground line and we are waiting for the Contractor and Ohio Edison to finalize repair.

Water Project

Joe described the obstacles in front of the Water Project for the Island. He remarked on the need and ability to hold the Village of Marblehead accountable via the upcoming election. Up for grabs is a Mayoral election along with Two Council seats...and that two Island residents will be soliciting to be on the ballot. Voter registration forms were available at the meeting.

Engineering is 90% complete while the obstacle on the table is the permit to cross the bay. Two ways to go across...shallow wetlands permit or a modification of our current submerged land lease which was found by accident. The Village thought the project was dead because they thought we could never get a submerged land lease. In 1997 our existing submerged land lease was modified to accommodate the sewer line (submerged to the west of the causeway). It was also noted that the Shallow Wetlands Permit is up to date complete and all the fees are paid.

From the EPA...we are still in line for Zero Percent financing. We actually received Zero Percent for the engineering of the project...and CT Consultants believe that completely separate from the Village that we are in line for the 30 year Zero Percent Financing.

The Mayor and Council agreed to come to an All Island Meeting in June to discuss the project. They have engaged the services of legal council to handle the assessment component. (Frontage or Equal Benefit)

Joe reiterated that Shiloh Area road reconstruction would be built into the Water Project to take advantage of the Zero Percent Financing. Other areas of Memorial Shoreway could be included. To continue the process the Village of Marblehead needs to step up to complete the assessment...provide public meetings etc.

Frank asked if Marblehead had the capacity to provide the Island and Bay Point. Joe responded that Marblehead indeed has the capacity to make the water but the real issue is volume and pressure. To supply adequate water, CT consultants has told the Village that they need to build a tower. They either have to build a tower or merge with Regional Water.

Bart Leneghan thanked Karen for volunteering to serve on the Road Commission and thanked the Board for their work. He also encouraged Dave Reed to agree to run for Mayor which he in fact announced at the meeting.

There being no further business, we moved to end the meeting. All agreed.

Respectfully,
Bob Cailor
JIRC