

Johnson's Island Road Commission

Minutes of Meeting - Final

Saturday, November 11, 2023. 9 AM

Meeting was held in the Danbury Township Hall on Port Clinton Eastern Rd

JIRC Website: thejiroad.com

Attendance:	Mike Kelty	Present
	Glenn Beachy	Present
	Joe Gouker	Present
	Bob Cailor	Present
	Rick Schulz	On Phone
	Karen Metzker	Present

Also in attendance: There were seventeen island resident guests present. The attendance list is attached.

Patrick Schwan, Richland Engineering, was also in attendance.

The meeting was called to order by Mike Kelty. There were four main Agenda Items.

1: Project Review

Mike introduced Pat Schwan. He is the principal Engineer from Richland Engineering, who has been responsible for the evaluation of the causeway revetments and the design of the remedial work.

Pat briefly summarized the project. All primary construction work has been completed by Mark Haynes Construction. The work has been performed in accordance with the contract requirements, in accordance with the project schedule, and within budget. The impact on Island residents was minimal, as traffic control was present during working hours, and each truck delivering stone was unloaded in just a few minutes time.

One significant issue arose early in construction. The County Sewer Authority provided a drawing showing that the sewer line was 6 to 10 ft closer to the causeway than had been indicated by an earlier drawing they had provided. This forced Richland to review clearances with the toe stones, and drawings were revised accordingly. This caused a short delay in construction.

There were comments from island residents complementing the way in which the contract was performed. There had been concerns about interference with school buses or other essential travel. The contractor was very considerate, and any delays were short.

A project walk- down was held on November 7. In attendance were Karen Metzger and Glenn Beachy from the Road Commission, Pat Schwan and Barry Neuman from Richland Engineering, and several representatives from Mark Haynes Construction. The primary project construction work was found to have been performed in accordance with requirements. However, three areas of concern were noted:

1. Several rocks were noted to be projecting above water level off the north- side toe of the embankment. Haynes noted that these may be a result of “casting” rock and muck from the toe stone excavation to a point beyond the toe stone, as the specification required. Pat confirmed this requirement. Further investigation of this issue will be required.
2. Several cracks were noted along the west side of the pavement, on the south revetment. Haynes had changed their rock placement plan on the south side, resulting from front-loaders moving across the edge to dump rock. Haynes will arrange to have these cracks sealed. A longer- term solution will be discussed with them.
3. While walking on the bridge, Barry Neumann observed the significant “thumps” of traffic driving onto the bridges. This is caused by the settlement and erosion of fine materials under the roadbed adjacent to the bridges. This results in impact on the bridge beams. The settlement is due to the erosion of materials from under the roadway. Barry said that repair of these settlement areas would be one of the recommendations which will be included in the 2024 causeway inspection.

Mike presented the project budget. (Copy attached). Not all billings have been received, and there are several outstanding issues as discussed above. However, there has been a substantial cost under- run in the construction budget so far.

2: Disposition of Excess Special Assessment Funds

It appears likely that there will be funds of more than \$450,000 left over when this project is completed. The project agreement signed by the two HOAs and the RC states that any excess funds will be handled in consultation with the HOAs. The HOAs have already indicated that they want these funds returned to them, to refund them to individual residents.

Consultation with accountants has made clear that any funds retained in RC (or HOA) accounts at the end of the year will be taxable at 21%. Therefore, it is necessary for any refunds to the HOAs to take place in time for them to in turn make refunds to 294 residents before Dec 31.

The RC will work with Richland Engineering to define and/ or close out all expenses by early December. Reserves will be established for any work that cannot be performed at that time. The refund plan will be reviewed with the HOAs, with the goal of refunding RC funds to the HOAs by December 15.

3: Review of the 2024 Road Commission Plans

Copies of the 2024 Road Commission budget, which has been approved by both HOAs, were distributed (copy attached). There were no major road projects in 2023, in keeping with our plans to perform larger projects every other year. Approximately \$100,000 will be carried from 2023 to 2024.

Road upgrade plans for 2024 are in limbo. The next project had been planned to be the roads in the Shilo/ clubhouse area. However, this area is likely to be heavily impacted if the water project is

approved. Plans are to include reconstruction of these roads in the water project budget. The RC would then plan to install any drainage systems required for these roads. We will work closely with the water project to coordinate these efforts.

We are also attempting to obtain “Right to Drain” agreements with property owners on several other sections of roadway that need to be upgraded. We plan to install Lake drains as soon as such agreements are obtained. This will allow us to upgrade the corresponding road sections as soon as funding is obtained.

4: Update on The Johnson Island Potable Water Plan

Joe provided an update on the water project. With the election of a new Mayor and several new council members, it is likely that there will be some delays in making decisions related to assessments and other matters. However, the project is on track, and it should be bid and awarded early next year.

We will be working to coordinate road work with sewer line work as it takes place.

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

Respectfully,
Glenn Beachy
Secretary, JIRC

51 Road Commission - Quarterly Meeting

November 11, 2003

Sign-In Sheet

DALE & KARIN HARWOOD

John Kanizeki

Bob Tucker

Rick Kharik

Karen Mitchell

Glenn Beachy (JIRC)

Cardice Beaver

Patrick Selva

AL MAZZO

Alex Hedding

John Uhl

Allen Schultz

R Dana Penwell

Rebecca Boymer

CARL PALMUCCI

PAULA DIDION

Jeff Fisher

JIRC Causway Revetment Project
Financial Report as of November 8, 2023

	Budget		Expenditures	Balance
Construction Contract	\$ 1,300,000.00		\$ 766,277.84	\$ 533,722.16
Engineering	\$ 30,000.00		\$ 29,606.57	\$ 393.43
Tree Removal	\$ 20,000.00		\$ 9,000.00	\$ 11,000.00
Project Oversight	\$ 30,000.00		\$ 4,800.00	\$ 25,200.00
Contingency (Adjuseed)	\$ 90,000.00			
Contingency Expenses	Accounting	\$ 1,800.00		
	Legal	\$ 1,777.00		
	Insurance	\$ 2,000.00		
	Causeway Lease	\$ 602.20		
	Buoy Placement	\$ 1,605.00		
	Contingency Expenses to Date			\$ 7,784.20
Totals as of 11/02/2023	\$ 1,470,000.00		\$ 817,468.61	\$ 652,531.39

Remaining project funds will be used for project closeout expenses, outstanding billings and issues related to the past structural instability of the revetment. Cost estimates are being generated and will be shared with Island Trustees before defining excess assessment funds to be returned for disposition by Island Trustees.