

Johnson's Island Road Commission

Minutes of Regular Meeting
Saturday, May 14, 2022 9 AM
JIRC Website: thejiroad.com

Attendance:	Dave Klugman	Present
	Mike Kelty	Present
	Glenn Beachy	Present
	Sig Nachman	Present
	Joe Gouker	Present
	Bob Cailor	Present
	Rick Schulz	Present

With all 7 members present, we had a quorum.

The meeting was called to order by the president, Dave Klugman.

There were 3 main topics of discussion:

First, Rick and Joe provided an update on the drainage project associated with the road upgrade planned for this year.

- Joe reported that FE has not yet moved the pole that is in the path of the lake drain.
- The tree removal has been completed.
- Bob was on site Friday morning to meet with Willis, the contractor installing the drain lines. There was a discussion about the location of the outfall wall. The design calls for the wall to be about 15 ft short of the water's edge, with a rock lined channel in the final 15 ft. We discussed having the underground drain line extended to closer to the water, to be visually equivalent to the Massey drain. This is the drain line that Burke was shown as we obtained the drainage agreement. We were informed that this change should not exceed \$1,500.

Dave Made a motion that we make this change. Rick Seconded. It was approved 7-0

Willis will be informed of the change.

- Willis will start work at the Outfall on Monday May 16, and work inland. They will work around the pole if needed.
- Road work bids are due on May 24.

Second, Rick discussed the status of the causeway design. There are still outstanding issues related to this design. Our comments and questions to date have resulted in a substantial reduction of the cubic yards of rock required. We would like all 7 members to be present for a

meeting with Richland to discuss remaining issues. This meeting may not occur until the middle of June

One question relates to the ability to perform this work in two stages if that were to be necessary.

It was made clear that any changes must be made with the concurrence of the Engineer, who will need to Stamp the drawings. The design will also need to be approved by the ODNR and the Army Corps of Engineers. This Value Engineering Review process is intended to ensure that we obtain the necessary reinforcement of the causeway high bridge slopes at the minimum possible cost.

We expect that we can resolve these outstanding issues with one more meeting with the consultant.

Third, we discussed the schedule- and overall plan of action- to perform this Causeway Upgrade project.

We must present JIPOA and BHOA and the non- affiliated residents with a budget for this project, broken down to cost per resident, to allow collection of the fees that will provide funding. But we cannot determine the project cost until bids are received. But, financing must be in place before we seek bids, or contractors will not take the process seriously.

This is a dilemma we will need to work around. After much discussion, we decided to proceed as follows:

- We will review the final design drawings with several contractors who have extensive experience with projects of this type and ask them to “ballpark” the in-place cost per cubic yard for the stone that this project requires.
- We will work with the engineer to do the “take-offs” of the volume of stone required by the design.
- We will utilize this information to create a project budget. It will include a contingency for unexpected work.
- We will use the project budget to determine costs for each homeowner.
- When the HOAs determine that sufficient funds have been collected, we will then proceed with the formal bidding process.
- If the bids are within the funding levels, work can proceed.
- If the low bid exceeds the funding available, we will need to: 1) approach the HOAs to increase the per home-owner cost, or 2) “tailor” the project to stay within funding levels. This could include performing the work in stages or seeking further design changes from the engineer.

This is a process typical of many civil-type public works projects, where the costs associated with obtaining, staging, and transporting materials, and the costs of the equipment and manpower necessary to perform the work on a specific site, can only be determined by a

qualified contractor. Each contractor will have different ways of putting the project together, hoping that their effort results in the winning bid.

With this process, there appears to be little chance that work could begin this year. We will work toward this being a 2023 project.

However, tree removal in the project area could be done this year if we have sufficient funds in our 2022 budget. Fall would be a good time to do this work to avoid the Indiana Bat limitations imposed by the ODNR in the spring. A separate tree removal contract also allows us to work directly with this contractor, rather than having this work performed by a sub- contractor to the causeway repair contractor.

On other matters, Bob reported that gate revenue has been running very close to recent years. The gate is functioning well.

here being no further business, Dave moved to end the meeting. All agreed.

Respectfully,
Glenn Beachy
Secretary, JIRC