

Johnson's Island Road Commission

Minutes of Regular Meeting
Saturday, November 12, 2022 9 AM
JIRC Website: thejiroad.com

Attendance: Mike Kelty	Present
Glenn Beachy	Present
Sig Nachman	<i>Absent</i>
Joe Gouker	Present
Bob Cailor	Present
Rick Schulz	Present

Also in attendance: There were no guests or visitors.

With 5 of 6 members present, there was a quorum.

The meeting was called to order by Mike Kelty

Joe discussed the role that the RC will play in the pending water project. As the owner of the roads, we will need to prepare the necessary easement agreements for placement of the water lines and laterals on the road Right- of- Way. And, being responsible for the condition of the roads, we will want to insure that any construction activities are designed to minimize impacts on the roads. This includes tunneling or punching the lines below the road surface to the extent possible. Since a certain number of road cuts or crossings are inevitable, we will provide the specifications and require performance bonds as necessary to ensure the roads are returned to present (or better) conditions.

Joe also discussed the possibility that the RC could recommend that the number of laterals under the road be decreased by “pairing” them. This would mean that one lateral, aligned to hit the property line between two lots on the far side of the road, would have a “Wye” to serve the two lots. While this may serve the interests of the RC to minimize road crossings, it would in many cases increase the length of the water line to be installed by the homeowner. It could also decrease their flexibility in determining where the water line enters the house. After much discussion, we decided not to take a position on this issue at this time. Actual locations of same- side or far- side laterals will be determined later in the project.

Joe also reported that the water project could include funds for upgrading certain sections of road, especially where the road is already in very poor condition. Such work would likely not include any side drains, especially where drainage to the lake is required. We will work with the Engineer to understand what is possible. We will also investigate the possibility of the RC installing drains in road sections that the water project upgrades, if they are necessary.

Bob reported on the gate, which has been functioning well. Through November, revenue is \$10,666. This is about 10% below the past several years.

Rick provided a wrap- up report on the major road project just completed. Total costs, including the pavement placed on the Phase III section, were approximately \$190,000, which was within our budget. This project went very well, and the results are good. **Many thanks to the Burke Family for providing the Drainage Agreement and working with us through the construction process!**

We also discussed the Causeway project. The project is being reviewed by the ODNR, and a final permit has not yet been issued. Engineering is proceeding. We are on schedule to bid this work early next year. We cannot, of course, award the contract until funding is in place. The two Island HOAs are proceeding with preparations to collect the funds.

We discussed third- party inspection services, especially for the underwater placement of the toe stones. This is a critical step, so we need to have assurance it is done properly. We will contract for these services as necessary.

We also discussed requiring Performance Bonds for the causeway construction contractor. While this may be a small project for many contractors, we need to be sure that the successful bidder has the financial stability to complete the job. Requiring that they be bonded should provide us with the assurance that the project will be completed.

We plan to award a separate contract for removal of trees which are in the construction zones of the causeway. A specification for this work will be prepared. The removal work must be completed before April 1, 2023, to avoid the nesting season for the Indiana bat. And the trees will need to be lifted out as they are cut, to avoid falling in the water. This means the work will be staged from the roadway, blocking one lane. Traffic control will be required.

Mike reported that JIRC is reviewing its Directors and Officers (D&O) Insurance and its General Liability Insurance. While we presently have coverage, we need to understand if coverage is adequate in view of the scale and scope of the 2023 Causeway project. Mike is discussing this with several insurance brokers and will have recommendations soon.

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

Respectfully,
Glenn Beachy
Secretary, JIRC