

Johnson's Island Road Commission

Minutes of Regular Meeting

Saturday, February 11, 2023, 9 AM

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

JIRC Website: thejiroad.com

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| Attendance: Mike Kelty | Present |
| Glenn Beachy | Present |
| Joe Gouker | Present |
| Bob Cailor | Present- <i>On Phone</i> |
| Rick Schulz | <i>Absent</i> |
| Karen Metzker | Present |

Also in attendance: There were 17 island resident guests present, plus 3 island residents on the phone. The attendance list is attached.

Patrick Schwan, Richland Engineering, was also in attendance. He is leading the Engineering effort for this project.

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

The meeting was called to order by Mike Kelty

Mike started the meeting by extending Condolences to the family of Sig Nachman, who died 2 weeks ago.

Mike then welcomed Karen Metzger, who has been named by the Unaffiliated Group as their representative on the Road Commission. Karen made a few comments about her background and history as a property owner and resident of the Island.

Mike discussed the Work Plan document which has been prepared, which defines the financial record keeping and reporting procedures, bidding procedures, and Project Management procedures which will be followed for the causeway project. This document has been signed by representative of JIPOA and BHOA. A copy of this Work Plan has been posted to the "Causeway Project" section of the Road Commission (RC) website.

Revised financial record keeping and reporting will be utilized for this project. As called for in the Operating Agreement, all Special Assessment funds are being collected by the two HOAs on the island. This money will then be turned over to the RC, where it will be kept in a new separate Bank Account separate from any other RC funds. All disbursements from this fund will be by the RC. Monthly reports will be provided to the HOAs beginning in March, 2023, and will continue through the end of the project in accordance with the Work Plan.

Glenn reviewed the Project Budget. It has been prepared with input from Richland Engineering:

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| Engineering: | \$30,000 |
| Project/Construction Management: | \$30,000 |
| Tree Removal: | \$20,000 |
| Construction Contract: | \$1,300,000 |
| Contingency: | \$120,000 |
| Total Project Budget: | \$1,500,000 |

Glenn Reported that the necessary tree removal work has been completed at a cost of less than \$10,000. The remaining funds in the tree removal budget will be added to the contingency budget, which now contains approximately \$130,000. This is indicative ho how the Project Budget will be administered, with funds taken from/ added to the Contingency Budget as needed to cover actual costs.

If Budgeted amounts plus Contingency are not sufficient to cover costs, the constituent groups will be consulted. If the project is completed with funds remaining in Contingency, the constituent groups will also be consulted as to disposition of these funds. This is further defined in the Work Plan.

Joe and Pat Schwan then discussed the execution plan for the Causeway Project:

- Richland Engineering has completed the project design Drawings.
- A draft contract has been prepared and is being commented on by the RC.
- A Project Bid Package is being assembled.
- ODNR and Corps of Engineer permits are in place.
- Special Assessment funding is due March 15.
- The Request for Bids will be sent to contractors in late March.
- Five or Six contractors have expressed interest in bidding this project.
- There will be a Pre- Bid Meeting in mid-April.
- Bids will be sealed, and opened in a public meeting at the end of April.
- The apparent low bid or bidders will be evaluated to insure they understand the scope and nature of the project, and their means and methods will be evaluated to determine what if any impact their work plan has on island residents.
- The contract will be awarded to the bidder that presents the best value to Island Residents in mid-May.
- The goal is that the project be completed by year-end 2023.

Representatives of both HOAs stated that collections for the special assessment are proceeding. BHOA stated that full or partial payments have been received from about 90% of property owners. JIPOA has collected approximately 60% of their funds. Both expressed confidence that they would collect the funds to support this project.

Island attendees asked a number of good questions about the project. However, there were no objections to the plans as presented.

In regular business, Mike discusses that, in continuance of past practice, 2023 will be an “off-year” in terms of a major road upgrade project. A major project was completed on Memorial Shoreway in 2022. Patching of potholes will take place in the spring of 2023. The next major road upgrade project will take place in 2024.

Mike also emphasized that regular road funds will not be co- mingled with Causeway Project funds.

Tom Vickers asked what our plans are for the bad roads in the Shiloh area. Engineering for rebuilding these roads is in place, and no new drainage agreements are needed. Past road work has centered around more heavily traveled segments. And now, we are waiting to see if this road section will be impacted by the access point where water lines are landed on the island. Joe is following the water project and will be monitoring this situation.

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

Respectfully,
Glenn Beachy
Secretary, JIRC

Sign IN

JIRC Quarterly Meeting 2/11/23

John Januto

Alexander Keding

David Miller

DENNIS NOTEK Penn North

MICHAEL KELLY

BRENDA THEURER

LARRY THEURER

Karen Hritz Karen Hritz

Amanda Marchen - Friends + Descendants of JI

TOM VICKERS

Tom Mitchell

Candice Beaver

C. Parson

DAN + MARYJANE HANSON LEE

John UHL

DALE HARWOOD

Karen Metzker

Karen Hannon

Brad Rasenquist

Frank Love II