

Johnson's Island Road Commission

Minutes of Meeting

Saturday, August 12, 2023. 9 AM

Meeting was held in the Johnson Island Clubhouse

JIRC Website: thejiroad.com

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

Also in attendance: There were 13 island resident guests present. The attendance list is attached.

Patrick Schwan, Richland Engineering, and Ted Srokowski, Mark Haynes Construction, were also in attendance.

With all 6 members present, there was a quorum.

The meeting was called to order by Mike Kelty

Mike started the meeting by introducing Pat Schwan. He is the principal Engineer from Richland who has been responsible for the evaluation of the causeway revetments and the design of the remedial work.

Pat reviewed the evaluation and design work they have done, and the reasons why remedial work is necessary.

Ted represented the winning bidder for this project, Mark Haynes Construction.

He reviewed the plan of work for this project:

- On- site work will begin on Tuesday, August 5, which is the day after Labor Day.
- They plan to start on the North side of the tall bridge, working four days per week (Mon- Thurs), 10 hours per day.
- The gate will be raised during work hours.
- Traffic control will be placed to alert traffic going north over the bridge, and traffic coming south from Bayshore Rd.
- Traffic will be delayed for a few minutes as each truck backs into the dump zone and dumps its load. Haynes expects to utilize 4 trucks each making 6 trips per day to deliver 24 loads per 10-hour shift.
- The first days will include removal of guardrail, protection of the cable mounted on it, and ensuring that the sewer line is marked and properly defined on their GPS systems.

- Placement of rock to construct a dump zone at the lower end of the road slope, and then a temporary road along the base of the revetment, will then begin.
- Rock placement will be guided by the GPS systems on their equipment.
- Haynes expects the total project will take 8 to 10 weeks.
- Safety for both construction personnel and drivers crossing the causeway is paramount. Both Pat and Ted requested that island residents be informed of the work, and the need to follow traffic guidance in the work areas.
- Pat and Ted left the meeting at the end of this discussion.

Bob reported on the progress the HOAs have made in the collection of the \$5,000 fee from each property owner:

- BHOA has 96 property owners, and has collected from 100% of them, for a total of \$480,000.
- JIPOA collects road fees from 198 island residents, which should result in \$990,000 being collected. However, to date, they have collected \$973,500, a shortfall of \$16,500.
- Small Claims Court suits have been filed against the non-payers.
- Total collections should be \$1,470,000 but now total 1,453,500. While less than our \$1,500,000 budget, there is sufficient contingency to allow work to proceed.
- The collected funds have been turned over to the RC, per the project agreement signed by all parties. The funds are in an insured investment account and are earning approximately 5% interest. The interest will be added to project funds.

A general discussion of the project followed, which included questions/ comments from a number of visitors:

- The budget for the causeway contract portion of the project is 1,300,000. The low bid from Mark Haynes Construction, which was accepted, is \$1,154,830. The difference, 145,170, will be added to the project contingency.
- With the various draws and additions to the project contingency, which was budgeted at \$130,000, it is now approximately \$250,000.
- This is a Time and Materials contract, in which the cost will be adjusted based on the actual tons of rock and other materials that are used. The final cost could be over or under the initial contract value. The actual cost will not be known until the project is completed.
- This type of contract is almost always used for civil projects of this nature, where there are many variables (actual vs measured profiles, under water quantities which are difficult to estimate, changes since the slopes were surveyed) which cannot be initially defined.
- The RC is confident that available funds will be sufficient to cover the final cost of the project.
- Any funds not needed for the project will be returned to the HOAs per the Project Agreement.

Rick reported that the 2024 Budget is being finalized, and will be submitted to the HOAs by August 31, as required. The annual road fee will be increased by 5%, to \$463. There was no major road project this year, so it is expected that approximately \$90,000 will be carried to 2024, allowing for a major project for next year. However, we are unable to finalize plans for 2024 for several reasons. First, we need to ensure that these funds will not be needed to meet any overage in the causeway project. Second, we need to know more about how the water project will proceed. We will coordinate our road work plan with the water project, which may include the rebuilding of road sections most impacted by water main installation. Joe discusses this below.

Joe reported on what is known about the water project. He expects all permits to be in place by the end of the year, allowing bidding to proceed. Work would then begin in the spring of 2024.

It appears likely that the Johnson Island portion of the project will receive 30-year, Zero Percent financing. Since this loan will be 100% paid by islanders, it may be possible to include some sections of road upgrades in the water project, especially where the construction will essentially destroy the existing roads. The Shiloh area, and several sections of Memorial, may be in this category.

It may be necessary for the Road Commission to work with the water project to install the drainage in these road sections. If we could work in this way, we would be able to rebuild significantly more roadway than if we worked alone. This is the major reason why we are unable to finalize plans for 2024 now.

We also need 3 more drainage agreements to complete all the road upgrades on the island over the next few years. We will be approaching property owners in the areas where drainage is needed. When we get an agreement, we will install the drainage as soon as possible to help alleviate water issues in those areas before the road is upgraded.

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

Respectfully,
Glenn Beachy
Secretary, JIRC