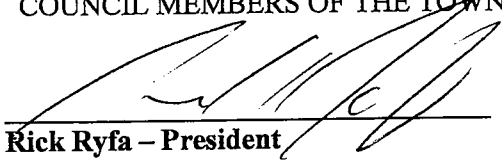




playground, there is still maintenance once we hear that then we need to maintain it to a certain level. Council President Rick Ryfa stated that is something we can discuss as far as decommissioning.

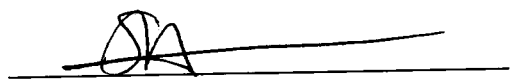
**There being no further business to come before this Council, the meeting was adjourned at 7:24 p.m.**

COUNCIL MEMBERS OF THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA

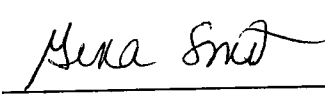
  
Rick Ryfa – President

  
Lawrence Ballah – Vice President

  
James Marker

  
Tony Hobson

  
Melissa Robbins

  
Attest: Gina Smith - Clerk Treasurer

2. **Police Department/Town Hall Project – Construction Manager:** Council President Rick Ryfa stated we had formed an evaluation committee that would review the construction manager documents. We had put out a public bid for construction managers, we received 5 bids from very qualified construction managers, Chief Mance chairs that committee. Chief Mance stated two of the firms through our research we found there is one that currently has litigation, the other with negative press. The other 3 were very impressive however Core and Tonn & Blank their presentation was extremely professional and impressed the committee however in further evaluation of their proposals and their presentation Tonn & Blank stood out to the fact that they really articulated how they can overcome supply chain issues and demand power issues that are currently out there. They have a facility 85,000 square foot that they are able to build certain components in, in the event they are delayed certain aspects of the building they can continue to build on site. They can build components that can be purchased elsewhere but if those supply chains become an issue they can build those in house, they also are a construction firm that can bid on certain projects, they gave an example of one where a certain contractor could not follow through with a project they are going to step in and complete. The committee agreed that Tonn & Blank would be the preference and the recommendation that we make to the Town Council. Council President Rick Ryfa asked the council if there were any questions for the Chief, none. Council Member Tony Hobson made a motion to award the construction manager to Tonn & Blank, seconded by Council Member Melissa Robbins, Council Member Tony Hobson amended the motion to allow the Town Council President to sign the agreement with Tonn & Blank, seconded by Council Member Melissa Robbins, Council Member James Marker thanked the committee for their effort in putting this together, Council President Rick Ryfa stated this was very professionally done, well thought out. Council Member Larry Ballah abstain from voting, Motion Carried.

#### **PENDING ITEMS:**

1. **Sidewalk replacement Program:** Talked about the sidewalk replacement program under the Public Works Report. Council President Rick Ryfa stated it has already started and will ready to be full force as soon as the weather breaks in the Spring, hoping to get one neighborhood out this fall.
2. **Airport Advisory Committee:** No Report
3. **Hammond Water Works** preliminary reports for the water true up, which is the new water rate that started January 1, 2021, we will have to pay Hammond around \$107,000.00 to make up for what the rate increases were that took effect on January 1<sup>st</sup> but not yet implemented. We still have not received those final rates and charges or the invoices yet, once we do we will proceed with the payment to Hammond.
4. Council Member Tony Hobson stated the Clerk Treasurers let the Council know that for the next 3 Fridays the Clerk Treasurers office will open at 1:00 pm due to training..

#### **PUBLIC COMMENT:**

Marilyn wanted to thank Chief Mance and his department for their exposure through her subdivision on Halloween, everybody really appreciated seeing all the police cars coming through, Chief Mance commented and added Vest as well helping. Council President Rick Ryfa asked if there were a lot of the kids in the neighborhood trick or treating, Marilyn stated record year 28 kids.

Tim Diamond asked regarding the Franklin Center is it just the building or entire property with the parking lot and playground, Council President Rick Ryfa stated yes to all above, we did our best to try to see if we could bring in some developers, someone that could use the existing building, next step to deed it over to the Redevelopment Commission then they could take the next steps necessary. Tim stated regarding the parks that inherited the

Member Tony Hobson stated to put this in perspective the Ready School is newer than Franklin and the chiller system over there was almost \$800,000.00 for a new system. We do not want to get new tenants in the Franklin Center then to be forced to spend money if those boilers go out. Motion Carried. The Redevelopment meets the 4<sup>th</sup> Tuesday of the month, we will get updates from them at our Town Council meetings. It may be similar to what we will be doing with the golf course, we are in process of preparing the documents to put a public offering. There is approximately 15 to 25 acres that could be developable, there is a lot of work involved in that as far as the mitigating for any of the wetland's floodplain issues, the ground will need to be raised eight feet. We have had engineering completed over the years and have a package ready to send out through the Redevelopment Commission, which actually owns that property. We anticipate by the end of the year we should see a public offering coming, appraisal will be ordered at the next meeting. Any developers interested in the property we will have all the contact information, please contact Town Hall, once we have the public offering we will post on the Town website.

#### **REPORTS:**

- **Director of Public Works** - We received the initial bids for the water meters we are in the process of reviewing and we will have recommendations to the Town Council probably by the next meeting. We have started the sidewalk project, doing a test run between Cline and Broad off of Wirth, Woodlawn and 40<sup>th</sup> sidewalks removed ¾'s of that one side of the street right now. We are focusing on that little area that may be all we are going to get done possibly unless the weather cooperates. We want the impact to be as little as possible for our residents. Oak Street should be completed by the middle of November. The Reder Road extension we have started around the road itself, keeping that project rolling along. Council President Rick Ryfa stated the water quality will dramatically improve in the Trail Creek Turnberry area once that main is installed. One thing regarding the water meters the contractors depending who we award, are all indicating about a January 1<sup>st</sup> start date, there will be a huge communicating from the Town from the contractors once they begin. We can't emphasize enough that if any resident has an estimated bill (you will see an E after the numbers on your bill) please read your meters or call in to Town Hall and someone will come out to read your meter.
- **Police** – No Report
- **Fire** – No Report
- **Building Commissioner** – No Report
- **Finance Report** – No Report

**PUBLIC COMMENT ON AGENDA ITEMS: NONE**

**BUSINESS FROM THE COUNCIL:**

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

1. **Salary Ordinance 2021-55:** Council Member James Marker stated there are 2 minor changes: Addition to the Clerk Treasurer's office for a Clerk Treasurer Assistant bi-weekly at \$2,000.00, second referring to page 8, there is a stipulation stating employees that are paid within a salary range any increase or raise will need to be approved by the Town Council, normal this would be a first reading however Council Member James Marker made a motion to suspend the rules, seconded by Council Member Larry Ballah, Roll Call, all in favor, the rules are suspended. Council Member James Marker made a motion to approve Salary Ordinance 2021-55, seconded by Council Member Larry Ballah, Motion Carried.

**November 2, 2021**

## **TOWN OF GRIFFITH TOWN COUNCIL MINUTES**

Council President Rick Ryfa called the November 2, 2021 meeting to order at 7:00 p.m.

### **PLEDGE OF ALLEGIANCE**

### **POLICE OFFICERS KILLED IN THE LINE OF DUTY:**

Police Officer Tyler Timmins

#### **ROLL CALL:**

James Marker  
Lawrence Ballah  
Rick Ryfa  
Tony Hobson  
Melissa Robbins

#### **ALSO ATTENDING:**

Gina Smith- Clerk Treasurer  
Greg Mance – Chief of Police  
Steve McDermott – Building Commissioner  
Sheri Bradtke McNeil – Attorney for the Town  
Roy Schoon – Fire Chief - Absent  
Andy Raab – Director of Public Works

### **APPROVAL OF MINUTES:**

Council Member Tony Hobson made a motion to approve the minutes of the October 19, 2021 as presented, seconded by Council Member Melissa Robbins, Motion Carried.

### **APPROVAL OF CLAIMS:**

Claims # 36009-36177 \$1,025,330.38 Council Member James Marker made a motion to approve the claims, seconded by Council Member Larry Ballah, Motion Carried

### **ANNOUNCEMENTS:**

1. The next Town Council meeting will be on Tuesday, November 16, 2021, at 7:00 p.m. There will be a study session before the meeting at 6:00 p.m. and one will follow if necessary. For the study session before we will be reviewing the studies for the storm and sewer systems here in town.
2. The New construction for Central Park will begin next week, Gariup Construction will be there ready to roll.

### **COMMUNICATIONS:**

Precision Control Systems took a look at the Franklin Center, particular the HVAC units. We have had to do a decent amount of work to the units. Council Member Tony Hobson read the letter addressed to Mr. McDermott. (attached to minutes) Replacing the existing HVAC equipment cost estimated at \$3.4-\$3.7 Million. The building is not worth all the work that would need to be completed. Council Member Tony Hobson made a motion to begin the process of transferring the Franklin Center to the Redevelopment Commission, seconded by Council Member Melissa Robbins, Council Member James Marker stated absolutely agree, Council President Rick Ryfa stated we thought years ago once the YMCA pulled out we had a lot of high hopes that we could do many things there. We brought people in and it wasn't going to work, we had someone wanting to put in a hotel but after they came in with their engineers they had decided this would not work. The building is not functional for this to happen. Taking in tenants is going to make the town liable for up to \$4 million plus if something were to go wrong with a long-term lease. The original part of the building is a small portion of the building. Council