

June 7, 2022

TOWN OF GRIFFITH TOWN COUNCIL MINUTES

Council President Rick Ryfa called the June 7, 2022, meeting to order at 7:02 p.m.

PLEDGE OF ALLEGIANCE

POLICE OFFICERS KILLED IN THE LINE OF DUTY:

Officer Adrian Lopez, Sr.
Deputy Sheriff Thomas E. Baker, III

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
Andy Raab – Director of Public Works - Absent

APPROVAL OF MINUTES:

Council Member Tony Hobson made a motion to approve the minutes of the May 17, 2022, as presented, seconded by Council Member Melissa Robbins, Motion Carried.

APPROVAL OF CLAIMS:

Claims \$1,259,466.23(Various funds) Council Member Jim Marker made a motion to approve the claims as presented, seconded by Council Member Larry Ballah, Motion Carried.

ANNOUNCEMENTS:

1. The next Town Council meeting will be on Tuesday, June 21, 2022, at 7:00 p.m., there will be a study session before the meeting at 6:30 p.m. and one will follow if necessary.

COMMUNICATIONS:

1. **Pop Warner Sign Request:** They are looking to place 1-2 lawn signs at Central Park on the corners of Broad St. to promote registration sign up dates for Football and Cheer season this fall, asking permission to place the signs and remove after 6/25/2022, Council Member Melissa Robbins made a motion to allow them to put the signs up, second by Council Member Tony Hobson, Council Member Melissa Robbins amended her motion to allow them to put up and have them down by 6/23/2022, Council Member Tony Hobson second the amendment, Motion Carried.
2. **Park Full of Art:** The Griffith Art Fair Committee is in the process of planning it's annual "A Park Full of Art", they are once again requesting monies from the Tourism Fund to help publicize our event, Council Member Melissa made a motion to give them \$500.00 to help pay for the advertising, second by Council Member Tony Hobson, Motion Carried.
3. **Griffith Historical Society:** They are requesting if we can offer any type of funding to continue their digitization and other efforts they are doing. Council President Rick Ryfa stated typically we have given them anywhere from five to ten thousand dollars a year, he suggested we look at four thousand dollars for this year. Two Thousand would come the tourism funds and Two Thousand from the economic development

funds. Council Member Jim Marker gladly made that motion, second by Council Member Larry Ballah, Motion Carried.

REPORTS:

- **Director of Public Works** – No Report
- **Police** – Chief Mance wanted to address the public regarding the school shootings that have taken place. He wanted to give some assurance that the schools and the police department work very closely together. We have continuously monitored the safety of the school, checking doors etc. We have a great safety director at school we work very closely with; he is a former police officer in Schererville. We have meetings planned for this July, doing some tabletop exercises that we hope to incorporate, all aspects of our Town whether it be Public Works, Vest, EMS, to make sure everyone is aware of their function, if God forbade that would ever happen to our community. We also have some technologies in place
- **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. **Franklin Center – Precision Control:** Council President Rick Ryfa stated we were to have someone from Precision Control present this evening, we will have someone at the next meeting. Mr. McDermott does quite a bit of the overseeing of the maintenance at the building, we had an issue there on Friday and some other upcoming issues, Mr. McDermott was asked by Council President Rick Ryfa to give a brief synopsis of what we are looking at right now, we will have a much more detailed report from Precision Control when they present to us. Mr. McDermott stated on Friday we had a major AC issue, closed and busted a water line on the second floor of the Franklin Center, not the first time this has happened, it flooded a room and then the rain came down on a room on the first floor, we had to have emergency services come out to clean up, we had Precision Control come out to turn off supplies to get it all under control. Cost was over \$8,500.00 just to clean up the mess that does not even include to fix anything. The unit alone is going to be 5-7 thousand dollars, just to repair, among many other issues that need attention. What is sticking out right now is over \$50,000.00 just to bring everything back to a working order of the 1973 remodel, not replacing anything with new that is just repairing. Council President Rick Ryfa stated what we had asked, and we have done some initial reports from Precision Control quite a few months ago at least on the HVC system was between 4-6 Million Dollars and that is just to replace not even a total replacement. Mr. McDermott stated each unit has what a self-operating unit, when we got a price not too long ago was over \$30,000.00 but already that unit alone is now 40-50 Thousand Dollars, as everything else jumps in price it has jumped in price also. Council President Rick Ryfa stated he has asked Precision Control to put together some hard numbers together. He apologized thought Precision would be here this evening but should be available for the next meeting on the 21st. Council Member Tony Hobson

stated just to reiterate when Precision put together almost a year ago just to make it adequate in the building was 4-6 Million Dollars, the problem that we have is it is still an old school and renting out or leasing a space of an old school and having everything subdivided would cost even more to get good control systems in there and like Mr. McDermott stated its up 20 -30 % now. Council President Rick Ryfa stated one of the bigger issues we have taken potential tenants through there and the fact it is an old school and the block classrooms those are supporting also, unfortunately there is really no room for any build out or expansion outside of those walls, everything must be self-contained, there may be some areas in the new part they may be able to get away with that but makes it very difficult with the layout. Mr. McDermott stated this is only the HVC, not the plumbing, not the electric not the fire system, roof, windows, doors we have problems and repairs needed in all areas, we have an elevator that is need of repair. Council President Rick Ryfa stated we haven't discussed this in months on what we want to do, do we want to spend \$30,000.00 or \$50,000.00 for someone to go through the building and tell us exactly what needs to be done, from all aspects or do we want to rely on everything that we have had already and make decisions from there going forward with what Precision Control and all. Council Member Tony Hobson stated that just the HVC being call it 5-6 Million dollars alone really when you have other items that have to be repaired it almost makes it a non-decision, it's unfortunate but you have to make it accommodable and it is happening with these buildings and a lot of buildings just to bring them up to code you are almost better off building something brand new opposed to fixing what you have, it could be a lot cheaper. Council Member Jim Marker stated even looking at our past work that has been done in the past 5 years it would show the expenses are not worth the investment anymore he feels that spending the money for the evaluation we have historical data, He stated being responsible for taxpayers money our Council responsibility is to really analyze is this a good investment for our tax payer dollars. Council President Rick Ryfa stated that when the YMCA was there, they did provide a lot of onsite maintenance that we participated in some but not all. Council Member Tony Hobson stated it puts out the tenants to, you don't want to have building that is going to keep having pipes burst and water get on their belongings and then we have to pay for and simply the inconvenience, you hate to put more tenants in the building and if you can't put tenants in there then what is the point of having the building, it doesn't really beautify or help the down town business area that we've really strived to do well with. Council President Rick Ryfa asked Mr. McDermott to get a hold of Precision for a more comprehensive description before we make any final decisions.

2. Agreement-Main Street Reconstruction- Wood Street to Colfax Street: The quote is for a total of \$220,950.00, Council Member Tony Hobson made a motion that we go ahead and allow our Town Council President to sign contracts with BFS to begin this engineering, second by Council Member Melissa Robbins, Council President Rick Ryfa asked Jake from BF&S to give a brief summary of what the scope of the project would be, Jake stated this is for the design for the construction of Main street between Wood and Colfax which means taking it down to the base, building of the storm sewers turbine gutters, aprons all the things that are needed so that will last much longer. Complete any segments of sidewalk that are not being completed under the project happening now that has been done through the development and will also repair any inference within the right way within the driveway. The biggest thing will be from the bas restoration all the way up and the curb and gutter of the draining should now be the biggest part. Council President stated that is one of the last few major roads that we have not completely tackled yet. Our approach towards this is to utilize the Community Crossings again by half the roads construction costs through the state programs we are trying to line up to accommodate, Motion Carried.

3. **Agreement-PASER Pavement Re-Analysis and MVH review:** This is for the analysis of the roads to qualify for the CDBG funding. This is not to exceed \$26,260.00, Council Member Jim Marker made a motion to authorize President Ryfa to sign off on this agreement to have this analysis done, second by Council Member Larry Ballah, Council President Rick Ryfa stated Jake did such a great job, could you give information about what a PASER rating is, Jake stated it is a scale metric measurement from one to ten, sounds very simple there is a basic classification number. The inventory taken across all municipalities and provided to the state which is a requirement to get the funding to which I have just alluded. This is a review of every mile within the county that is with an associated grading from one to ten, part of asset management, and to receive these state and federal funds there are certain asset management projects like this. President Ryfa asked if most of our roads are at the top end? Jake stated correct, a rating of eight and nine is common around Town. What we want to do is exactly what you tell, stay on top of things before they deteriorate too far before we would have to totally rebuild. The goal is to only must do resurfacing type projects where we are only taking off the top inch and a half that is typically a PASER rating. President Ryfa stated that's part of how we got there was in 2014-2015 when we did a town wide repaving project which we got almost all the roads at that time that needed repaving with the help of our Public Works Director as well as Jake and his firm we will now have a maintenance plan in place where we should keep up. Motion Carried.
4. **Change Order-Erie Lackawanna Trail-Broad St. Trailhead:** Change order from Reith-Riley Construction Company it is for building demolition and foundation slab removal for a total of \$21,060.00, the original contract price was \$556,453.24 with the increase of \$21,060.00 for a total of \$577,513.24. Council Member Melissa Robbins made a motion that we allow President Rick Ryfa to sign this, second by Council Member Tony Hobson, Motion Carried.
5. **2022 Road Construction Materials Contract:** May 17th we received bids from two contractors, Milestone Contractors, and Reith-Riley Construction. Upon review BF&S found both bidders were determined to be responsive and as they have stated very commonly they have recommended that we award the contract to both, Milestone and Reith-Riley, based on their bids they submitted, Council Member Tony Hobson made a motion to take our engineers recommendation and award the bids to both Milestone and Reith-Riley, second by Council Member Melissa Robbins, Council President Ryfa stated the reason why both companies were chosen is there are probably dozens of different unit prices for various materials whether it be asphalt, concrete and while Milestone may have been better in some areas Reith-Riley gave a better price than others so this will give us to follow the State bidding requirements and choose which other company had the lower price for us so it's a good deal all the way around, Motion Carried.
6. **Ordinance 2022-23 Amending Town Code Ch. 14-Second Reading:** An Ordinance amending Town Code Chapter 14 Building and building regulations, article II building code, Division 4 construction requirements, subdivision I.-IN General section 14-89 entitled concrete work, repealing all Ordinances and Town code sections, or Parts thereof, in conflict herewith and all matters related hereto. Council Member Larry Ballah stated this pertains to updating our Town Codes regarding concrete work, sidewalks, driveways, and that type. This brings us more in line with what the state requires. Council Member Larry Ballah made a motion, since it is the second reading, that we adopt Ordinance 2022-23, second by Council Member Jim Marker, Motion Carried.
7. **LEXIPOL-Solutions Proposal:** This is to provide the Police Department with current and up to date policies, host and update the policies, conduct scenario based online training on the policies, and record data related to policy acknowledgment and training of the policies. An annual subscription has been discounted for our police

department and this can be covered by Chief Mance's current funds such as Fed and State Seizures and continuing Education. Council Member Jim Marker made a motion allowing Chief Mance to proceed with Lexipol document portion, second by Council Member Larry Ballah, Council President Rick Ryfa asked if there was a price tag, Council Member Jim Marker state \$11,873.65, no other discussion, all in favor, Motion Carried.

8. **UTILITY-Griffith Police Department Subscription Service:** The quote Lexipol is the maker of body worn body cameras and in car cameras, this system was unanimously selected last year by officers, supervisors, and administrators from their department, Chief Mance stated the total cost to update, and every officer body camera is \$527,395.00. Council Member Melissa Robbins made a motion to allow Chief Mance to sign into this agreement for the subscription service, second by Council Member Tony Hobson, Council President Rick Ryfa asked if this was for the service of the camera, Chief Mance stated this is also for the equipment in the car and then the equipment cameras are actually leased, 5 year. Council President Rick Ryfa stated he believed we would do this on an interest free five-year plan, Chief stated this is the option. Motion Carried.

9. **Lighthouse Construction-Griffith Animal Shelter Roof Proposal:** We have received two quotes to re-roof the animal shelter, quotes were provided from Korellis Roofing and Lighthouse Construction, Council Member Larry Ballah asked if we needed to run these by our Engineer, Chief stated they appear good to him but if Council would prefer to have them reviewed, Council Member Larry Ballah asked to have an independent look by the engineer BF&S. Council Member Larry Ballah made a motion to forward the quotes to our consulting engineer BF&S to review and respond to Chief Mance. One is less than the other: Korrellis \$83,000.00 and Lighthouse Construction \$ 49,000.00, make sure we have apples to apples here, second by Council Member Jim Marker, Council President Rick Ryfa stated motion to forward the bids and authorize Chief Mance to enter into agreement for the roofing, Council Member Larry Ballah amended his motion, second by Council Member Jim Marker, Motion Carried

PENDING ITEMS:

1. Sidewalk Replacement Program\
 - a. Construction Update: Moving well, ahead of schedule in several areas, \$400,000.00 ahead of budget, significant savings from the initial estimates, which is good not knowing what shape we will run in to in the old part of town
 - b. Restoration: Many people who have already had the sidewalk replaced, Milestone has come and restored they planted seed, Milestone will not be watering the grass, we highly recommend the homeowners to please water your seed, obviously there will be weeds and other things and hoping homeowners will take a little responsibility for that part of the property, it cost us hundreds of thousands of dollars to have a contractor out there every day watering and weeding it and everything else. Milestone will come back towards the fall for areas that need to re-seed, if necessary, anyone has a problem please call Town Hall and we will get you on the list and it will be addressed. Jake, from BF&S stated twenty miles of sidewalks have been completed.
2. PD/Town Hall Construction: Working on the design for construction: Still in the design phase, dealing with supply issues and other issues, we should be in a better position two weeks from now as far as knowing what the costs are going to be and timelines.

3. Water Meter Replacement Program: First phase is almost complete. Phase 1 we had out of 1200 meters in that area about 155 that were not able to replace due to unable to contact, if you have received the letter, please give NECO a call or go online to schedule, quite simple. What is going to happen if they do not get replaced when they leave town towards September then we will either hire another contractor, with a higher expense, in order to get these replaced. We do not want to have to shut off water but at some point, if people refuse to get their meter replaced were going to have to make decisions for them. We had suspended all the water shut offs for now specifically the water meters until we have had more opportunity to contact the residents ourselves. Previously NECO the contractor was doing the final contact before the shut off notices but the last couple of weeks the Town has taken that over and the Clerk Treasurers office are making phone calls and reaching out to people, if you know anyone that hasn't please call and get scheduled, this is going to save us all money we will wind up paying for someone else's negligence.

At this time, 7:34 Water Board Meeting called to order.
The Town Council back to order by Council President Rick Ryfa at 7:34.

PUBLIC COMMENT:

Shelly Gates at the corner of Cline and 45th, no safe way for pedestrians to cross, requesting a pedestrian light.

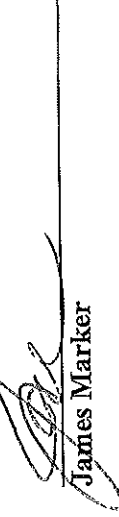
Carlos's removal of a pool, permit required? info sent to County, texted May 23, 2022, to Steve, will look after the meeting, called the office for requests

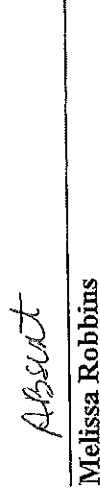
Council President Rick Ryfa stated there is a process, if a resident is not happy with the Building Department, you can appeal directly to the Town Council in writing through the Clerk Treasurers office.

There being no further business to come before this Council, the meeting was adjourned at 7:48 p.m.

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


Rick Ryfa - President


James Marker


Melissa Robbins


Lawrence Ballah - Vice President


Tony Hobson


Attest: Gina Smith - Clerk Treasurer