

Town of Long Beach
Special Council Meeting w/ Revisions
June 23, 2023
10 AM

All Council members were present-Lemay, McFadden, Kocher, J.Wall, and Johnstone. Clerk-Treasurer Perry, Police Chief Swistek, Town Atty. Chris Willoughby were also present along with ALCO and Marilyn Jones of Marilyn Jones & Associates. The meeting was also available via Zoom and there were many public attendees.

The Pledge was said by all.

Lemay stated that this meeting was to discuss the Public Safety Building, the Long Beach Building Corp., and Holladay Construction Group, contractor for the project.

Change of order in the agenda: First, LaPorte County Health Dept. Re: septic system, and last on agenda, the Holladay Construction Group's pending invoice.

Sound is a little complicated some of the minutes will be vague but the full meeting can be viewed on our town's website www.longbeachin.org.

Amanda of the La Porte County Health Department addressed the council. She gave the timeline of the septic permit applications by Larry Wall. At this point in time, she states, the building will be on pump and haul until all final permits from state and local departments are approved. John Wall gave his scenario of septic options that could be taken. Perry wanted to speak but Lemay announced Perry was not a member of the council.

Public comments:

Tim Perry, 1802 LSD, and Clerk-Treasurer, asked Amanda about the possible chance that these options are denied, are there additional means for other accommodations. He spoke about the financial aspects as well.

Anita Remijas, 2300 Florimond, commented on Perry's comments. Suggests taxpayers view previous council meetings. She comments about the full council "taking charge of matters".

Tom Znavor, 2305 LSD, reminds the council what their responsibilities are and who they represent, the people. Fiduciary responsibilities need to be met and if obligations are not fulfilled, the council will see more financial struggles.

Paul Applegate, 2210 Fairway Dr., and CPA for 48 yrs. Speaks in support of the LBVFD. Mentions his Son and daughter and son-in law on the department.

Mary O'Neil, 1532 LSD, says the meeting is extremely difficult to understand. Talks about doing all this project the proper way; with septic permit in hand first. Gave examples of possible other locations to put this building. Mentioned the attorney's caution of "this double-track and now it is converging". There should be other viable plans ready.

Nolah Gertner, 2302 Fairway Dr., are furniture and fixtures including in the total cost we've committed to or is it something additional? If so, costs of those? This is the busiest weekend of the summer; and the material and building delivery would be a detriment for parking and access to the building on the 4th of July weekend. Audio, also, is not clear.

Bob Boyce, 2926 LSD, he believes the project is being done backwards. Normally, a plat of survey, a building permit application with a fee, all easements set, and a septic permit are in place before commencing a project. Asked if easements or vacating of streets had taken place before tearing up asphalt. Asked who the project manager is? There are no final plans yet.

Vicky Znavor, 2305 LSD, spoke but very inaudible.

Meg Collins, 2400 Florimond Dr., comments that infrastructure costs money, and the need for this project is immeasurable.

Resident, 2019 Somerset Rd., - inaudible, couldn't hear her comments.

Jim Neulieb, 2201 Florimond Dr., spoke about rumors he heard of the building corporation members are receiving \$100,000.00. He's been told there is a whole gym facility being built in it. He's heard it could cost up to \$8,000,000.00.

Members of the public building corporation were introduced by John Wall. Ed Gausselin was not able to attend but Cory Soller was present although Dan Moon had to leave early. They are volunteering their time to be involved in the Building Corp.

The design team was introduced-Tom Znavor, Tom Yemc, and Megan Applegate. The Low bidder construction company was Holladay Construction Group and present are Clayton Trueblood, of Holladay, and Laura Small, architect.

Megan Applegate, of LBVFD and a CPA with Applegate & Co CPA's, gave a presentation and gave handouts to council.

1 BEFORE THE
2 LONG BEACH TOWN COUNCIL
3 LONG BEACH, INDIANA
4
5

6 IN RE: Special meeting of the)
7 Town of Long Beach Town Council;)
8 _____
9
10
11

12 EXCERPT OF PROCEEDINGS

13 The excerpt of proceedings as held before the
14 Long Beach Town Council, on Friday, June 23, 2023,
15 commencing at or about 10:00 a.m. at Long Beach Town Hall,
16 Long Beach, Indiana, and Zoom videoconference, and as
17 reported by Rebecca Lempa, Associate Reporter.
18
19
20
21
22

23 MARILYN M. JONES & ASSOCIATES
24 COMPUTER-ASSISTED REPORTERS
25 P.O. BOX 1103
 MICHIGAN CITY, INDIANA 46361
 (219) 879-4077

BOARD MEMBERS PRESENT:

Bob Lemay (President)
Mary Lou McFadden
John Kocher
John Wall
Mike Johnstone

ALSO PRESENT:

BRAJE, NELSON & JANES, LLP
BY: CHRISTOPHER WILLOUGHBY
126 E. 5th Street
Michigan City, Indiana 46360
(219) 872-2100

Appearing on behalf of the Long Beach Town Council

Mark Swistek, Chief Marshal/Town Administrator

Tim Perry, Clerk/Treasurer

Marilyn M. Jones, CLVS, CCV, videographer via Zoom

(Members of the general public in person and via Zoom.)

---o0o---

1 Friday, June 23, 2023 --

2 (Board members and general members of the
3 public present in person and via Zoom
4 videoconference at or about 10:00 a.m. Prior
5 proceedings reported but not transcribed
6 herein.)

7 . . .

8 MS. APPLGATE: Good morning. My name is
9 Megan Applegate, captain of Long Beach Fire
10 Department, and I'm also a CPA at
11 Applegate & Company CPAs. Ironically, Assistant
12 Chief Yemc, Lieutenant Applegate, and I had
13 planned on taking this morning off, but not to
14 attend this meeting, but instead to give a tour to
15 the same group of special needs children that
16 visited our station last year and are currently
17 there right now. Unfortunately, we're missing
18 that tour and the joyous expression on their faces
19 as they get to hold the fire hose, try on a fire
20 helmet, or sit in a fire truck. So, I ask the
21 Town Council to make today a very positive outcome
22 and worth us missing that experience.

23 So, real quickly, I just wanted to show you
24 guys. These are some of the pictures from last
25 year's visit and then the drawings they made us,

1 as well. Hand that to you. So, we're more than
2 just a fire department. We do community outreach,
3 and I'll get into more of that a little bit later.
4 Those are the pictures that we had from them from
5 out visit last year. I'm hoping Mark takes some
6 or remembers to take some today. And then also
7 the drawings, which were thanking us, that they
8 sent to our department.

9 Additionally, I want to thank the Town
10 Council for their continued positive efforts in
11 moving this project forward. We know that there
12 has been substantial time spent from each of you
13 for this building.

14 I've been on the department since 2008; in
15 that time, I've consoled spouses and family
16 members during a time of need. I've been a
17 familiar face or shoulder to cry on; I've been up
18 from midnight until 6:00 a.m. fighting a fire to
19 then go to my day job at 8:00 a.m., during tax
20 season. And the best part of all of this is that
21 we all do it for free. All of our members.

22 I've had people come up to me at the 4th of
23 July with extreme gratitude for showing up at
24 their house at 3:00 a.m. to lift them off the
25 floor. Long Beach Fire Department is a crucial

1 part of this community that we serve.

2 I have some additional photos, as well. The
3 first one is when there was a group of young girls
4 in our community that hosted a bake sale and
5 lemonade stand to raise money for Long Beach Fire
6 Department. That's this photo. During COVID, we
7 had birthday drive-bys with the fire trucks for
8 little kids who couldn't have birthday parties
9 with their friends, so we tried to raise their
10 spirits and drive by with the fire trucks, so
11 that's what this next picture is. We have
12 Bart De La Barre that goes to the Long Beach
13 summer camp and sprays the kids with the deck gun
14 and they enjoy it in the middle of summer. This
15 is the next picture with Bart and Cristina, who
16 met with the kids last year.

17 The next picture is a picture of myself at my
18 sister's elementary school's second grade class
19 showing them what it means to be a volunteer
20 firefighter, but then also a CPA professional
21 during the day and what that means. And then
22 next, I have a picture of our ice skating rink
23 that Bart and Mike and some of the others put up.
24 That is no easy task thanks to the help of the
25 Street Department bringing over the liner that we

1 use. Unfortunately, it was a mild winter this
2 year, so didn't get to enjoy it as much, but
3 here's a picture some kids on the ice cream -- or
4 ice rink, excuse me.

5 And then, as you know, we have our ice cream
6 social coming up on July 3rd that we always invite
7 everybody to attend. So, in working with
8 Holladay Construction, we have finalized the
9 plans, which gave us the total cost of
10 construction, based on the invoice from
11 Chief Swistek, the Long Beach Fire Department,
12 surrounding neighbors, the Town Council members
13 and residents. Like others have said in the
14 public comment, we live in a beautiful community
15 with architecture from John Lloyd Wright and
16 historical structures that we have worked hard to
17 preserve and keep esthetically pleasing, including
18 this town hall. So, now we work hard to keep that
19 same theme by constructing an appealing,
20 well-built public safety building, not only based
21 on the needs of the town today but the future, as
22 well.

23 We were very excited about the look and curb
24 appeal of this building, as you can see with the
25 pictures behind you. We have drawings here today

1 for everybody to get an idea of what it will look
2 like, but there have been some changes that have
3 been made. Some of those changes include the
4 Versetta Stone samples that are here today.
5 Clerk Perry, would you mind holding that up,
6 please, sir? Thank you.

7 That's the Versetta Stone that will be the
8 facade on the building. It's gorgeous.
9 Additionally, we have reinforced framing of the
10 roof that will allow us to make this building a
11 green building with a potential for solar panels
12 in the future. We want our town residents,
13 employees, and Council members safe when using
14 this building, so a fire suppression system is now
15 included for the safety and well-being of those
16 individuals.

17 Police Chief Swistek built the Michigan City
18 Police Department, so he has experience in this.
19 He's added some technology to the Long Beach
20 building, so all of those you -- of you that are
21 complaining on Zoom, hopefully this will resolved
22 this time next year, you'll actually be able to
23 hear this meeting. Or hopefully they will want to
24 be here, actually, to be honest.

25 So, we also have a security system that will

1 mirror that of the town hall to make sure the
2 safety of the people using the building. And then
3 the parking lot has been designed with safety in
4 mind with curbing, handicap accessibility, and a
5 thoughtful design to control the traffic in that
6 area.

7 But, unfortunately, changes come with
8 additional costs. And as we're all aware, our
9 country, and others around the world, are facing
10 inflation that continues to grow at a rapid rate.
11 This project began in December of 2022, and some
12 of those prices for construction we were able to
13 lock in, which is fantastic; however, for some, we
14 were not as fortunate, and we are experiencing
15 some price increases because of that.

16 As a CPA, I work with many clients, some of
17 which include businesses with sales of over 350
18 million dollars and then some are various
19 nonprofit clients in the area. In working with
20 them, I've had vast experience reviewing and
21 formulating budgets for various projects my
22 clients have. And, with that said, I've reviewed
23 every line item on the spreadsheet that I'm about
24 to hand out to you detailing the cost, the change
25 in scope, and variance for this building project.

1 And I feel confident that the final number --
2 final numbers on that spreadsheet here are
3 accurate.

4 We recognize the financial commitment our
5 town and its residents have made to this building,
6 and the fire department wants to assist with our
7 own fundraising dollars and contribute \$50,000
8 towards the additional cost that are required for
9 the changes that I mentioned before.

10 Additionally, we have received commitment of
11 \$30,000 from residents in Long Beach who are
12 strong supporters of our first responders in our
13 town to assist with the changes in the building
14 cost. So, based on the finalized pricing from
15 Holladay Construction, we respectfully request the
16 town assist with the remaining variance in the
17 change of scope of \$295,000 to move forward with
18 the changes and create an esthetically pleasing
19 long-living building that will be the focal point
20 of our town for many years to come.

21 So, now I'm going to hand to you a detailed
22 outline spreadsheet which shows the original cost,
23 the variance, and the change in scope, and then
24 some notes. So, I'm happy to go over this line
25 item by line item with each council member in case

1 you have questions.

2 So, at the very top, what you're seeing are
3 multiple columns. The first column it says,
4 "Original Cost." The next, then, is the revised
5 cost, which is dated May 15th, and then the
6 variance would be the difference between the two.
7 And the two far-right columns, we have a change in
8 scope, and then we have some town responsibilities
9 where we're hoping that the town will be able to
10 help us on some of these because it's ultimately
11 gonna better the town and the building for its
12 residents and neighbors. So, up top, we've got
13 some design fees that were added at an additional
14 \$7,000. Some of that's related to the redesign,
15 specifically for some of the earthwork. We have a
16 new waterline off of St. Lawrence main to feed the
17 fire suppression system that we find is very
18 important based on the size of this building.

19 MS. McFADDEN: Where are you Meg?

20 MS. APPLEGATE: On the top page.

21 MS. McFADDEN: Okay.

22 MS. APPLEGATE: So, right there. So, --

23 MS. McFADDEN: Oh, okay.

24 MS. APPLEGATE: Yep. So, here's the change
25 of scope and then the -- so, those are some of the

1 additional costs.

2 MS. McFADDEN: Okay.

3 MS. APPLGATE: Additionally, we've got some
4 elevation changes. So, if you look at where we're
5 at right now, and you look at the fire station and
6 then go back further, there's some elevation
7 changes when you look at those two spots. So,
8 because of that, it's gonna require additional
9 curbing, some retainment, which we know
10 retainment, I know personally, is not cheap.

11 In addition to that, we have the
12 Versetta Stone. Versetta Stone is not free, but
13 it's -- Mr. Perry held up, it's beautiful
14 stonework that's going to add very esthetically
15 pleasing facade for our town. It will go well
16 with the other buildings in the town. We've got a
17 professional designer that helped with that
18 choice. So, unfortunately, it did not come at no
19 additional cost.

20 What's very interesting is that the cost of
21 the steel structure building, since this whole
22 project started, it has increased -- the price of
23 it has increase by 26 percent. So, that is why
24 today, like Mr. Znavor said, we have to crank this
25 out or the clock keeps ticking and the prices keep

1 going up with inflation. So, that steel structure
2 has now gone up. In addition to that, we've had
3 to do some reinforced steel in order to feed the
4 fire suppression system, but on top of that, to
5 reinforce the roof for the solar panels that came
6 at no -- or that came at an additional cost, as
7 well.

8 Chief Swistek's AV, data, security, all of
9 that came at an additional cost that we did not
10 originally include in the drawings. Like I said,
11 there's a fire protection system; that was not
12 included in the original drawings. We've got
13 great overhead doors that will make our department
14 look very nice. Those prefinished doors, they're
15 very big. We added the back police door, as well.
16 That was not in the original scope. And with that
17 prefinished door, we saved a little bit on the
18 painting, so that was kind of a plus and minus.

19 I know I'm going through this really quickly,
20 but I want to make sure that: A, I highlight the
21 items which I already said in my narrative; but,
22 B, if you have questions as you're going through
23 this, you can ask myself. You've got the
24 construction team here, or John Wall, as well.

25 If you take the total additional variance as

1 a percentage of the contract, the total contract
2 price, it's less than ten percent of the
3 difference that we're asking for. So, -- Go
4 ahead, Mr. Johnstone.

5 MR. JOHNSTONE: Thanks, Meg. Great
6 presentation. Just some clarifications and some
7 reconciling some of these numbers.

8 MS. APPLGATE: Uh-huh?

9 MR. JOHNSTONE: When I do the simple math,
10 and I look at 3.1 million --

11 MS. APPLGATE: Correct.

12 MR. JOHNSTONE: -- then I see the original
13 2.5, the difference of \$627,000. And you've got
14 over here on the far right town's responsibilities
15 of \$455,000.

16 MS. APPLGATE: Uh-huh.

17 MR. JOHNSTONE: Now, is the balance, then,
18 coming from other sources?

19 MS. APPLGATE: Negative. So, I worked with
20 Mr. Cender on this. So, as you recall, we
21 included a small contingency already. So, what
22 was included in the original bond issuance was
23 2.84 million dollars. We had cost of issuance
24 that have been deducted, so that leaves a
25 remaining 2.75 million dollars currently sitting

1 in the bank account to pay this project. So, then
2 I backed out the \$50,000 that we are going to pay
3 as a fire department on top of the \$30,000, but
4 we've already received five of \$30,000 from the
5 residents. We have another \$25,000 that's coming
6 based on commitment from another resident, which
7 leaves the 294,970. So, it's actually less than
8 the 405. We're looking at it because of that
9 amount is already in the bank account. So, that's
10 related to the bonds. I have the bond schedule
11 here, too, if you want it, Mike.

12 MR. JOHNSTONE: So, part of that
13 reconciliation is we went to 2.9 million for
14 finance charges and for contingencies. You're
15 including that contingency number, which was never
16 really given to us as a separate number.

17 MS. APPLGATE: Right. It was actually 2.84.
18 But, yeah.

19 MR. JOHNSTONE: I'm rounding.

20 MS. APPLGATE: Yeah. So, correct, that
21 money is already in the bank account. So,
22 Mr. Cender included --

23 MR. JOHNSTONE: So, what was the contingency
24 money?

25 MS. APPLGATE: I think if we did 2.5 less

1 than -- so 340,000, but we've got the cost of
2 issuance, so it's probably around 260, 270 that
3 was a contingency already.

4 MR. WALL: We also -- We're hoping that the
5 town's gonna pay the pre- -- the interest on the
6 first year's note that should have come out of the
7 town, essentially, because that's not construction
8 costs. It was financed; that was the first year's
9 payment that the U.S. Bank required us to put into
10 an escrow that, essentially, should have come out
11 of town funds because that's part of the first
12 year's payment.

13 What happened was that -- that did not happen
14 based on the clerk's efforts, so the additional
15 first year's prepaid interest came out of the
16 construction -- or rather the loan proceeds. That
17 reduced it a little bit further, but we always had
18 that couple hundred thousand dollars worth of
19 contingency money in the original planned
20 financing.

21 MR. JOHNSTONE: All right. Just -- Just to
22 kind of go back to our December 27th date, when
23 the Town Council unanimously approved this project
24 at a total cost of 2.5 million dollars. For those
25 of you that weren't at that meeting, that approval

1 was done subject to if there were any increases in
2 that cost, that it would be brought back to the
3 Town Council, and the Town Council would then have
4 to approve that amount of money. You know, when
5 we did our 2.8 million, it was not really at that
6 point defined as to what was contingency money
7 versus financing.

8 And, in fact, I have a communication that
9 John and I shared and went back and forth on that
10 at that point in time confirming that our
11 construction costs were still 2.5 million dollars.
12 So, for anybody in this audience that thinks that
13 we approved an open-ended amount on December 27th
14 of 2022, that is incorrect. We approved 2.5
15 million dollars. So, when we're sitting here
16 talking about this day -- and by the way, I also
17 sit on the Budget and Finance Committee. I also
18 sit on the Fire Commission Committee, so I've been
19 involved, at least on a monthly basis, getting
20 updates as we go forward. This is the first
21 time -- now, we're almost seven months into the
22 project -- where we have delineated numbers that
23 actually specifically say what this project's
24 going to cost.

25 So, when we did our analysis in the Budget

1 and Finance Committee, John and I created a
2 five-year capital plan two years ago, for the
3 town, not just for volunteer fire department, but
4 for all items that the town is facing down the
5 road, in terms of expenditures. And then -- And
6 that was prepared by our accounting firm on our
7 behalf. And then also included a debt servicing
8 of any of those items going out into the future as
9 to how we're gonna pay for them.

10 Now, this project was done at two and a half
11 million dollars with almost minimal impact on our
12 taxes. We believe that we have excess revenue
13 coming from that, substantial enough to pay that
14 2.5 million dollars, which was approved. Now
15 we're looking at a project of 3.1 million dollars.
16 And so, we have to understand that this is an
17 important decision on the part of the Town
18 Council. And there's been comments made that we
19 really don't know what we're doing; that's not at
20 all -- true at all. We actually know what we're
21 doing. And we've looked at these numbers, and
22 this is the first time we've sat down and actually
23 know now the specific costs this project which we
24 approved at 2.5 million dollars on December 27th.

25 MS. APPLGATE: Correct. And if I recall,

1 there was a later meeting where I think
2 Mr. Cender had said you should build in some
3 contingency, and that's where the 2.84 came in.
4 So, when I give you the number, what I'm thinking
5 about is, "Okay" -- like you know, Mike -- "What's
6 the additional out-of-pocket cost"; right? So, we
7 can't issue additional bonds; that's not an
8 option. So, \$295,000, that is the golden number
9 to make this building, based on the changes that I
10 have listed, which were not included in the
11 original cost, to make it what this town not only
12 wants, but deserves. So, I agree, it is no small
13 number, this project.

14 I will tell you right now, I have a picture
15 of -- Center Township, they recently built a fire
16 station. It was actually -- They started that
17 project before the pandemic. So, the picture I'm
18 gonna show you, this was pre-pandemic construction
19 costs, and this building that you're looking at,
20 and I'll show you, cost 2.4 million dollars. So
21 there's that. So, when you look at what they
22 received for 2.4 million dollars -- and, yes, 3.1
23 million dollars is no little number -- I have the
24 bond schedule here based on the 2.84.

25 So, like I said, you know, the town -- or,

1 excuse me -- Mr. Cender figured in what the town
2 can afford based on the 2.84, which included that
3 contingency as well as the 2.5, which was
4 approved. So, at this point, like I said, the 295
5 is where we would have to look at some additional
6 funds. Some ARP money, you know, some of that is
7 additional waterworks, so is that something where
8 we can -- because of the water main coming in, the
9 hydrant for the fire suppression system, which
10 ultimately benefits the town, can we take some
11 money from the water budget on top of the fact
12 that there's additional street work that has to be
13 done, the retainment, the curbing, the sidewalks,
14 the street department budget.

15 So, I guess I would encourage the Town
16 Council to not just look at the number and get --
17 the number, but more so have an open discussion,
18 "How can we afford this? Can we afford it?"
19 Which I believe we can, based on the budget of
20 this town, and move forward so we can keep the
21 progress of this building going. Because as this
22 drags on more and more, not only is it going to
23 delay the project, it's going to be incurring
24 additional costs. On top of that, inflation. And
25 these people want to get paid. I wouldn't do work

1 until I get paid, either. So, you can't blame
2 them for being here today wanting their invoice
3 paid.

4 MR. JOHNSTONE: It's understood. Again, the
5 number on this page says the town's obligation is
6 an additional \$405,000.

7 MS. APPLEGATE: Correct. That was based on
8 the original 2.5. So, the additional -- Go ahead.

9 MR. JOHNSTONE: All right. So, you're saying
10 that, even though we didn't know the dollar
11 amount, what we approved for the 2.9, it's been
12 netted out of that?

13 MS. APPLEGATE: Correct. Yeah, so the 2.5 is
14 the original, so that's the difference between the
15 column which is variance, so you've got 2.5 minus
16 3.1 is the 627. That number, town
17 responsibilities, those are numbers that John,
18 Tom, and Tom and I put together in that saying,
19 "Well, you know, what could we ask the town for
20 responsibility? What is some of it related to
21 ours?" So, that's where we're coming in with the
22 original 2.5, which included a contingency in the
23 2.84 in the bank.

24 And so, if I back out all these funds, the
25 money that's in the bank, the money that's coming

1 from us, the money that's coming from the
2 residents, we are only asking the town for an
3 additional 295. Bottom line. Not the 405. The
4 405 is purely us netting together some of those
5 numbers. The true variance, Mike, is that 627.
6 That's based on the original versus what the end
7 result is.

8 MR. JOHNSTONE: Well, we did not approve a
9 specific dollar amount with that 2.9, because that
10 was not broken out, it was not reconciled at that
11 time.

12 MS. APPLGATE: Correct.

13 MR. JOHNSTONE: It was a combination of
14 finance charges and contingencies.

15 MS. APPLGATE: Contingency, you're right.

16 MR. JOHNSTONE: So, I understand what you're
17 saying. We're now reconciling this project almost
18 seven months into it.

19 MS. APPLGATE: Correct.

20 MR. JOHNSTONE: I want everybody to
21 understand that.

22 MS. APPLGATE: In the time that we had
23 started this project, the building costs went up
24 almost \$83,000. So, that's part of that
25 contingency in my opinion. As far as the change

1 in scope, I think that 295 is related to some of
2 the AV stuff that we chose to do. Beautiful
3 canopies that are on the outside of the building.
4 The prefinished doors, Versetta Stone, you know,
5 some of those changes that weren't originally
6 included in the 2.5.

7 MR. JOHNSTONE: So, of the additional
8 dollars, how much are esthetics? What's the
9 dollar figure on the increase based on esthetics?

10 MS. APPLGATE: I'd say -- I mean, John, you
11 can jump in on this, or -- or, you know, Holladay,
12 by any means. The problem is, is when you -- when
13 we ordered the building, when we added this
14 Versetta Stone, you know, based on the
15 design/build process, you know, that building's
16 coming with the anticipation of putting that stone
17 on there. So, to not put that on there, now
18 you're going to have to find something else or
19 something --

20 MR. JOHNSTONE: I'm just asking for a number.

21 MS. APPLGATE: Okay. So, for the issue of
22 canopies, that's around \$49,000. I'd say that's
23 more esthetics. And then the net cost of
24 Versetta Stone, that's another sixty-four eight.
25 I'd say that's part of it. On top of the fact

1 that the fire suppression system, that's 61,000,
2 that was not included, but that's not esthetics,
3 that's safety. So, if we look at really just the
4 esthetics, I'd say it would really be -- John,
5 correct me if I'm wrong on this -- but the
6 canopies and the Versetta Stone, which is an
7 additional hundred and --

8 MR. WALL: That's correct. And then also --

9 MS. APPLGATE: -- ten.

10 MR. WALL: -- some of the site work
11 improvements, so we could have patched back the
12 asphalt during the project, but we decided to
13 do -- the design team decided we should do better
14 than that. We should make sure that the paving
15 that's around the project and in front of the
16 doors to the fire department is a good, solid
17 paving section. So, what we decided to do is take
18 that down, make sure that the stone aggregate
19 underneath there was adequate, and then put all
20 new asphalt in that parking area. The new parking
21 area and the aprons out in front of the building.

22 So, some of those, as well, not included in
23 the original scope, but they're -- whether you
24 call 'em esthetics or whether you call 'em
25 necessary to make sure that the project is

1 acceptable to the town and holds up for 50 years
2 like we anticipate.

3 MR. JOHNSTONE: Yeah, I'm not defining
4 esthetics; I'm just asking the question as to how
5 much it was. And my last question is: Where is
6 the cost on the septic system?

7 MR. WALL: We don't have the cost of the
8 septic system. We had a permit -- Based on our
9 original application, we had a permit from the
10 State and from the County. But as you probably
11 know, or most people are aware, that there was a
12 group of people in this town that decided to
13 harass those two agencies on behalf of whatever
14 their agenda was to try and limit the project.
15 So, we --

16 MR. JOHNSTONE: So, what is the cost --

17 MR. WALL: Well, let me finish, please. So,
18 we wound up having to go back to square one on the
19 septic permit, which we've done now on two
20 different occasions, since those efforts were
21 fruitful on the part of the people that tried to
22 do that. So, now we're back to square one on the
23 septic. We can give you definitive numbers on the
24 septic as soon as we design it. We've already
25 contacted McQuestion, who is the soil scientist

1 for the County. He's doing the analysis at two
2 locations.

3 One would be the addition of -- potentially,
4 but we don't know yet for sure -- potentially
5 another mound on the Long Beach Holding Company
6 property and the other one would be a potential
7 drainage field over there at the community center.
8 So, you're right, Mike, those costs are not
9 necessarily in this yet. There was some money in
10 there, but not all of it because we, again, got
11 turned back, so we have to start again on that
12 process.

13 Again, as Amanda has stated, and she can't go
14 much farther than exactly what she said, but right
15 now, we have alternative solutions for the septic
16 situation. What those exact costs are, we
17 don't -- we haven't identified yet.

18 MR. JOHNSTONE: So, there's an additional
19 cost that has not been included in --

20 MR. WALL: That's true. And if turns out
21 that there's an Indian burial ground out there or,
22 you know, the soils fall apart, there could
23 potentially be some other costs, yes. There are
24 some risks any time you do a construction project.

25 MS. APPLGATE: I will say, Mike, just -- you

1 know, when we decided on this 2.5 million, you
2 know, they were 30-percent drawings. You know,
3 we're at a hundred percent now, so, you know, I
4 mean, you've seen multiple -- I'm sure with your
5 experience in making multiple clients come with
6 additional money needed for construction projects.

7 I mean, when I built my own home, you know, I
8 thought it was going to be X, and it ended up
9 being Y. I had to go back to the LaPorte County
10 Health Department and put another lateral in there
11 for my septic. But you know what? You did it,
12 and you keep moving forward, and that's really
13 what we want to do.

14 So, I know that, you know, you approved, as a
15 Council, 2.5 million dollars. That was based on
16 30 percent drawings. We're presenting to you
17 today a hundred percent drawings for this project
18 with a caveat, of like you said, the septic cost.
19 We understand that. Unfortunately, we're in that
20 predicament. But --

21 MR. JOHNSTONE: Now, just to reflect, and I'm
22 sorry for interrupting --

23 MS. APPLGATE: That's okay.

24 MR. JOHNSTONE: -- you, but we should not
25 have done back on December 27th is approve

1 anything at 30 percent drawings. We should've
2 waited. In my opinion.

3 MR. WALL: We can't rewrite history, Mike, as
4 you well know.

5 MR. JOHNSTONE: I'm just telling you reality,
6 John.

7 MR. WALL: Let me address affordability very
8 briefly. The 2022 financials that went into the
9 State on Gateway system showed us with
10 approximately four million dollars in cash on
11 hand. As I relook at what we've got in terms of
12 2022 information from our clerk's office, which at
13 present is not complete. We hope to have by the
14 end of June statements for 2022 that are complete
15 with Cender's efforts, who, by the way, was
16 brought in by the Town Council president, Budget
17 and Finance Committee, to try and straighten out
18 the disaster that our financial system is in
19 currently.

20 And if you look at those numbers, in addition
21 to the Gateway submission that was made in 2022,
22 which we're now finding out may not have been
23 totally correct, but at our last budget meeting,
24 Trista Hudson from Cender informed us that she
25 thinks we don't have any multiple six-figure

1 differences in those numbers; in other words, the
2 cash is a truly in hand, that we have
3 approximately four million dollars, without the
4 water surpluses, by the way. So, let's just call
5 it 3- or \$400,000 in surplus cash that this town
6 currently has. If we take that \$295,000, we're
7 talking about less than ten percent of those funds
8 to use for a very worthwhile project to keep the
9 town moving forward that we can all be proud of.

10 So, just in terms of affordability, we're
11 talking about asking the town for an additional
12 commitment out of their reserve funding of
13 approximately \$300,000. That's less than
14 ten percent of their current reserves, if we
15 believe our own financial information.

16 I'd like to call attention to one other item.
17 The worst-case scenario on the payment schedule
18 for the bonds that we took out to pay for this
19 project is approximately less than \$300,000. The
20 County -- LaPorte County, in its wisdom, the
21 Council approved and passed a increase in the
22 local option tax, which is an income tax on all
23 the residents in the county. That money is
24 earmarked specifically for public safety; meaning,
25 it can only be spent on police and fire,

1 equipment, training, and facilities. So, this
2 town -- this town was gifted with an immense
3 opportunity to pay for annual expenses of -- if we
4 take out the 80,000 we've committed to police
5 salaries out of that public safety funding that's
6 coming as a gift to this town that no one
7 anticipated before the county picked that up, we
8 now are going to be able to pay for 2/3 of that
9 annual payment of 300 with that money that was
10 newfound money, even if we discount it by the
11 amount of money we plan to pay for the police
12 department -- well-deserved, I might add, in terms
13 of their salary increases.

14 So, in terms of affordability, I think
15 we're -- we're where we need to be. I think it's
16 a very easy decision to make that additional
17 \$295,000 commitment.

18 MR. LEMAY: Any other comments?

19 MS. McFADDEN: John -- or Dr. LeMay, I'd like
20 to address that has been put out there on the
21 public -- on Facebook and other things. When you
22 talk about people went down state or they mucked
23 up the process, David Muntz (phonetic), who I
24 think works with Amanda, he had in his e-mails to
25 Larry Wall and Chris Willoughby stating, "The

1 application has been denied because of the
2 misrepresentation of the new building. The
3 application made no mention of meeting rooms,
4 exercise facility, kitchen, and washdown bay."
5 So, no one stirred up anything; the application
6 wasn't accurate. And thank you for your respect.

7 MR. LEMAY: Go ahead.

8 MR. WALL: I just have a little thing I'd
9 like to do at some point, a little presentation,
10 but it doesn't have to be right now.

11 MR. LEMAY: Any other comments, questions?
12 Thanks, Megan.

13 (Applause.)

14 MR. LEMAY: Okay. Next on the agenda,
15 construction timeline update. Metal building
16 arrives the week of June 26th.

17 MR. WALL: So, this project, with the
18 unanimous consent of the Council over the last
19 four or five months has continued to progress
20 thanks to the efforts of the building corporation
21 individuals, the design team, and our construction
22 partner, Holladay Construction. As I told the
23 Council on numerous occasions, that process has
24 continued at a feverish pace because we intend to
25 do it, as we all agreed to do it, and that is to

1 get it done this year. In order to make that
2 happen, there are lots of different variables that
3 we try to accommodate.

4 One was that we didn't want to disturb, once
5 we obviously tear down the old fire station, we
6 have to put the fire equipment somewhere. So, the
7 way we're gonna accommodate that is we intended to
8 put it in the street garage, which displaces some
9 of the street equipment. So, the idea was, "Let's
10 get this thing done this year. Let's have the
11 building shell up." The plan right now is to
12 demolish the fire department right after Labor
13 Day; we didn't want to do that during the summer
14 months if we could help it, but also we also need
15 to get the paving done so the -- the paving plants
16 shut down around October or so, so we wanted to
17 make sure we had that building down and got the
18 parking lots in so we'd be ready for winter. But
19 in order to not disrupt Tom's wintertime
20 activities, when he needs his plows, and that's
21 why we need to stay on schedule. So, we continue
22 to update the Council and we made this thing
23 happen, we kept it moving forward.

24 So, the construction timeline included the
25 building delivery. Right now, there's an invoice

1 outstanding -- I'm moving slightly ahead here, and
2 I apologize, but there's an invoice outstanding to
3 Holladay Construction that's due by January --
4 excuse me -- June 30th that includes the down
5 payment only for the building that the building
6 delivery requires. So, we need to pass that this
7 morning, that invoice, approve that invoice, which
8 was at the Council level at the last council
9 meeting, but some of the Council members denied
10 that -- paying that invoice. Holladay needs to
11 pay that invoice to the building supplier so we
12 can get that delivery, make sure it happens.

13 If this were not to happen next week, if we
14 hold up on that building delivery, there are costs
15 involved. And as you all may be aware and can
16 anticipate, any time you order something and tell
17 somebody it's coming, or agree that it's okay that
18 it comes, and then you get it delivered, it's
19 gotta be paid for. So, we're sitting here with a
20 building that's gonna show up next week. If we
21 choose to delay that process, what happens is
22 you've got two options: It sits at their plant,
23 and they haven't even told us what that would
24 potentially cost us. Or it sits on semitrailers
25 somewhere. Whether we sit it here, find a home

1 for it here, or it sits on some other site that we
2 may have to pay for.

3 Those costs are identifiable. It's \$3,000 a
4 week for every week that -- that those building
5 materials sit on trailers. So, that's our
6 exposure if we choose not to allow the building to
7 be delivered next week, by virtue of not paying
8 that invoice. So, that's where we sit in terms of
9 the construction timeline update.

10 We also want to get moving on being
11 allowed -- or allowing the contractor to make
12 progress, such that he can put up the fencing
13 around the site and get started on the parking lot
14 asphalt removal and the foundation excavation so
15 we can get this thing put up. Sanitary next
16 steps, we've kinda beat that dead horse. I don't
17 think we need to do too much --

18 MR. LEMAY: Demolition and environmental
19 survey.

20 MR. WALL: So, we have two votes we need to
21 make this morning. I apologize for the fact that
22 some of you feel like this is coming at you a
23 little quick, but the whole thing's coming at us a
24 little quick. And I think we've been pretty
25 transparent with you about how this has to move

1 forward.

2 There's one other item that's a very brief,
3 small item. Any time you knock a building down,
4 you have to pay for environmental assessment. I
5 don't believe we have anything environmentally
6 sensitive over there, but we do have to have it
7 inspected. So, Amereco Engineering -- that's a
8 third decision we have to make this morning. It's
9 a not to exceed of 2500. He comes in on an hourly
10 rate much like the design team, so that's another
11 of what we have to make this morning.

12 If you'll allow me, I'm gonna just make a few
13 quick comments here. Next year, I will have been
14 on this fire department for 45 years. I think
15 it's the heart and soul of this community, as Meg
16 shared those pictures with you. I'll share with
17 you some of the people that I've been involved
18 with over the years. There was a guy named
19 Joe Casey who passed away; he was a good friend of
20 mine. We were in a fire once up in Duneland Beach
21 and it was kind of an eerie scene because the
22 woman was a big doll collector. That was her
23 life; she had dolls everywhere. Well, if you
24 could imagine the worst horror movie you've ever
25 walked into in your entire life, most of them had

1 melted and their faces were very, very eerie. But
2 the best part of the whole scene was -- I'm sad to
3 say, and I apologize to any APCA members in the
4 crowd, but the little poodle had passed away in
5 the fire. My buddy Joe picked that little dog up
6 with its collar on and brought it over to the
7 fence and set it down on the ground and took the
8 collar and hung it on the top of the fence and
9 said, "Stay." And that was one of my favorite
10 Joe Casey's humorous things.

11 One of my first medical calls on the
12 department was Ginny Dowan's (phonetic) son. She
13 was one of our first responders. Her son was
14 maybe seven or eight years old; they was sledding
15 down the driveway over at Stop 17. If you're
16 familiar with that geography, when you come up 17,
17 it's a big loop. That little guy was sledding
18 downhill and some young 17-year-old ran right over
19 the top of him. So, we were down there holding
20 onto his hands, and his mom was there. Sad to
21 say, we did our best, we tried to bring him
22 around, but his poor little chest was crushed.
23 And I just -- that -- some of the calls that stick
24 with you when you do this kind of work. You just
25 never lose those.

1 Suzie Yemc is here this morning. She's
2 Tom Yemc's wife, our design team and our fire
3 chief -- our current fire chief on -- one of our
4 dual fire chiefs on -- When her and her cousins
5 were in their family station wagon on Thanksgiving
6 one evening, they were going back up to
7 Grand Beach, I believe -- I'm not sure where you
8 started, Suz -- that station wagon did a little --
9 it was -- not really the driver's fault, it was
10 nobody's fault, but the precipitation had skimmed
11 over on Highway 12, and that station wagon, kids
12 didn't all have their seatbelts on, just like we
13 all did back then, none of us had seatbelts on,
14 they fishtailed and one little girl wound up
15 getting traumatically injured and she passed away
16 that evening. So, we had to take those kids out.
17 Thank God it was dark enough that they really
18 didn't see what was going on, but that's another
19 one of these things that, you know, you have to
20 realize, we have to support all these people that
21 are at these scenes. You know, we do it because
22 we -- we -- our hearts are in it, and that's the
23 kind of thing that this community benefits from,
24 from a fire department like us.

25 I'll share one other one with you. We had a

1 situation down at Stop -- a couple of 'em I'll
2 share with you. We had a situation at Stop 20
3 once. A little baby, she was -- or it was a boy,
4 I'm sorry -- I don't think it was much more than a
5 year old. It turned all blue and the parents were
6 very, very upset. It's the Daley -- Daley family,
7 right around the corner from where I live. I held
8 that baby in my arms and just was terrified that
9 he was gonna lose his airway. We just kept
10 working on him, working on him. The ambulance
11 came, I held that little baby in the ambulance.
12 And we went all the way to the hospital, and they
13 got him air, and they intubated him, and he
14 survived. But I'm just telling ya, you know, to
15 sit in an ambulance and hold that little baby,
16 this is the kind of thing we do on a daily basis.
17 You know, I've been in situations that you just
18 can't imagine.

19 And Mary Lou McFadden had a tree fall on her
20 house at one point. You know, that was -- I can't
21 even remember, Mary Lou, what time of night that
22 was, but I want to say it was after midnight, it
23 was probably late in the evening. It was a storm
24 night, it was raining --

25 MS. McFADDEN: It was snowing, John.

1 MR. WALL: Snowing?

2 MS. McFADDEN: A 10,000-pound tree --

3 MR. WALL: Yeah, crashed into the house. We
4 all ran over there; we wanted to make sure there
5 wasn't any fire danger, electrical danger, we
6 wanted to make sure we could help them as best we
7 could. We put tarps over the furniture, moved
8 things around the house, if you recall, Mary Lou.
9 That's the kind of department you have in your
10 town. It wasn't a fire, it wasn't a medical call,
11 but that's what we do. We come to help people.

12 MS. McFADDEN: When I called the nonemergency
13 number, it was Mike Justine, and I think he
14 thought it was like a little bitty tree. And he
15 was like, "We don't really do that."

16 I said, "No, I just -- you know, I understand
17 that."

18 And so, he drove by and put a spotlight, and
19 went, "Oh, my God."

20 MR. WALL: You know, we have a police
21 department, also. This building -- thanks to
22 Mike's suggestion -- we call it the public safety
23 building. Because it includes a facility for our
24 police officers, so that they can come in in the
25 dead of night when they're dead tired and they've

1 had a very rough night, they can pull in that
2 garage in that place, get out, work out in the
3 fitness room, relax a little bit, maybe make
4 something in the kitchen, and then get back about
5 their business. Or if they're off duty at that
6 point, they can relax a little bit.

7 I want to tell you a little story about
8 Jason Yagelski. You know, we have some fantastic
9 police officers. I'm so proud of Mark; he's been
10 a wonderful addition to our community, as you all
11 know.

12 (Applause.)

13 MR. WALL: One night we had a little
14 eight-year-old that fell out of a bunk bed. And
15 this was a family that had a bunch of kids in the
16 house. This little guy was terrified; his parents
17 were terrified. He had a little bit of a gash in
18 his head, but he was gonna be fine. Jason went
19 out to the squad car, and thanks to Mark's effort
20 with his public relations campaign since he's been
21 in here, he brought a little football in for that
22 guy. One of those trashy little plastic footballs
23 that we all know what they are. He brought that
24 little football into that little guy and let him
25 hold onto it and then assured him that -- because

1 here it's a little intimidating; right? We all
2 come flying in with radios, making static, and
3 this policeman's in this uniform. He goes back
4 out to the squad car and brings that little
5 football in. And that's the kind of thing that we
6 do in this community for each other. So, that's
7 why we -- we're asking this of this Council to
8 support us in these efforts.

9 I want to tell you two other quick stories.
10 Pat McDonald was an individual -- I think it was
11 Lou Gehrig's disease, correct me if I'm wrong,
12 Mary Lou. This individual was on the Town Council
13 for many years, very supportive of the community.
14 He wound up in real rough health shape. We were
15 over there every time he came and went with the
16 ambulance. It wasn't a medical call, per se, but
17 Mary McDonald would call me up and say, "You know
18 what? I've gotta get Pat into the house." Six or
19 eight of us would come over there and we'd carry
20 his ambulance gurney up into the house, make sure
21 he was situated. Whenever he had issues, we'd
22 come flying. One of his final things during his
23 final year was his birthday. What Mary asked us
24 for was, "Can you come by with the fire trucks and
25 can you run the sirens so he can be in that house

1 and he can hear you?" So, we did that.

2 I'm gonna tell you one last story. A guy
3 named Robert Scartozzi. Some of you may know him.
4 He's a contractor; he's a builder. He passed away
5 about a month ago. On his deathbed what he wanted
6 most was for the people that were involved in his
7 medical care from our department, he wanted us to
8 come by his house and he wanted to thank each one
9 of us personally. Christina Walsh is in the back
10 of the room. Megan's here. A bunch of us went
11 over there and said good-bye to Robert, and that's
12 the kind of department you have here.

13 And for us to ring our hands and say the kind
14 of things that some people have said on social
15 media and other things just disturbs me.
16 Questioning our fire department's ethics and
17 saying if you can't afford to spend ten percent of
18 your reserves to give us a facility that we should
19 have for our police and firemen who do this on a
20 daily basis and keep this community glued together
21 is just unfathomable that you people could not
22 vote in favor of these things.

23 So, I would make a motion at this point that
24 we vote in favor of three things: One is to spend
25 \$2500 measly dollars on the environmental study

1 for the building; the second is to pay the
2 300,000 -- approximately \$300,000 invoice that's
3 come in from Holladay, which is due at the end of
4 this month. I would like to see it approved this
5 evening, and I would like to make sure that it
6 gets out before June 30th, so that these
7 individuals who have worked so hard to make this
8 project a success don't have to worry about
9 whether they're gonna get paid or not. I've
10 never, in all my years in construction, and I've
11 been doing it for probably 50 years, I've never
12 had a contractor have to worry about getting paid
13 from a municipality because of the bullshit
14 politics.

15 Thirdly, I would like us to authorize this
16 \$295,000 expenditure for the additional wonderful
17 things that we've done as a group of design
18 individuals, which include things like this
19 beautiful brick facade. If you saw it -- you all
20 in the crowd didn't see it. When we passed around
21 the picture of the 2.4 million dollar facility
22 that was Coolspring's Fire Department, it looks
23 like it belongs on a farm somewhere with hogs in
24 it. We want to have a facility that's presentable
25 and matches our community's esthetics. So, we've

1 done that. We worked very hard. It's time to
2 just bite the bullet and get done with this thing.
3 We've done this facility for the parking. We've
4 got this little bullet here so that people don't
5 run through there with golf carts and hurt
6 somebody walking in and out of there in their
7 walker heading to a meeting. Because, as you know
8 in this community, everybody's in a hurry. And
9 we've got this beautiful parking area which
10 hopefully maybe someday the pizza guy goes so we
11 can expand the public property down here.

12 The forethought that we put into this is so
13 that we have a facility and a site that works for
14 this community in the future. Because, as you
15 know, in our community we have all different ages,
16 all kinds of potentials, that's where we want to
17 be. We want to be proud of ourselves; I'm proud
18 of this Council took and bite -- but -- bought the
19 bullet -- "bited" the bullet? And allowed us to
20 proceed. I want to finish this thing; we're at
21 the ten-yard line. Let's finish it, and let's not
22 be --

23 (Applause.)

24 MR. LEMAY: I'll second the motion.

25 MR. JOHNSTONE: John -- John, there's one

1 other approval I believe is necessary, as well.
2 To be consistent with our decision back on
3 December 27th, that we need to approve a dollar
4 amount for the town's obligation on this. Before
5 we leave this meeting today. I believe the
6 number, based on what I've heard, is we have
7 increased it from 2.5, and you're proposing -- for
8 the town's obligation, 2.795. You said 295,000 is
9 the addition?

10 MR. WALL: I'll leave the numbers to Megan;
11 she knows more than I do, Mike. But, essentially,
12 what we're saying is, we're going from a 2.5
13 construction cost to a 3.1 project cost, which
14 includes, if you look at the fourth -- the last
15 column on the page, it includes a lot of items
16 that we feel are town related. Things like
17 beefing up the parking lot, things like having a
18 sprinkler system, which is not required by code,
19 but we feel that the town should be aggressive and
20 step out and say that it's important that we
21 protect those trucks and equipment and the people
22 that are in those buildings for meetings with a
23 sprinkler system.

24 We think it important to have the esthetic
25 items that you mentioned that were -- I think you

1 and I have talked about that number in the meeting
2 we had earlier in the week. It was approximately,
3 what, 270 or something that we came up with, that
4 were esthetic only. So, those are the kind of
5 things we're talking about. The project cost,
6 then, including things that -- like the waterline
7 that comes in for the sprinkler system increased
8 the cost. So, there's --

9 MR. JOHNSTONE: All I'm asking is what are we
10 approving?

11 MR. WALL: Well, I would like to make a
12 motion that we approve the project cost at
13 approximately 3.1, with the clear understanding
14 that there could be potentially some other
15 contingencies that come up as the project
16 proceeds, including things like septic costs. I
17 don't anticipate those being huge, but I don't
18 want to have to face the same nonsense six months
19 from now where we say all of a sudden we're \$3,000
20 over our 3.1 and we have to have another public
21 forum and we have to have another aggravating
22 circumstance where we all carp at each other about
23 a few extra dollars. I think that'd be a little
24 ridiculous.

25 (Applause.)

1 MR. WALL: So, I would say let's have a clear
2 understanding of what we're doing. We're trying
3 to put a three-point-something-million-dollar
4 project together, and if it has to be that this
5 motion needs to say, "There might be a couple
6 hundred thousand dollars swing in there somewhere
7 in the future," then let's make it that, if that
8 makes you happy.

9 MS. APPLGATE: Mike, to be clear, that 295,
10 that is, in my opinion, in crunching the numbers
11 from Karl Cender, that is the additional money
12 that would be needed, outside of the bond
13 issuance, from the Town of Long Beach. The money
14 is in the bank for the other costs, so that is
15 the -- I'm not looking at total project cost, I'm
16 looking at total additional money -- the 2.84,
17 it's gone; it's in the bank account with the
18 holding -- it's out. So, the 295 is something
19 that is outside of the bond issuance that we would
20 ask the Town Council to approve so we can have
21 this beautiful building from the various other
22 available funds within your budget. That's all
23 we're asking.

24 MR. JOHNSTONE: All I care about is what are
25 we approving as a Town Council, which is the

1 town's obligation. And the number I keep coming
2 back to is 2.795.

3 MR. WALL: That's not the number, Mike. The
4 number -- the project total cost is 3.1, as we
5 identified this morning. I'm making a motion that
6 this Council approves a total project cost, with
7 the understanding that we may have other issues
8 that arise, like any other construction project in
9 the universe, there may be some other things that
10 happen to us that we're not aware of today.
11 Including, potentially, a little bit of septic
12 costs if we unearth -- God help us, something bad
13 underneath this construction. We've done some
14 borings, but there may be some other things that
15 could potentially happen to us.

16 So, I would propose that we come up with an
17 approval -- My motion consists of exactly what I
18 stated a few minutes ago. We have to approve that
19 \$300,000 invoice that's currently due by the end
20 of the month. We have to approve \$2500 for an
21 environmental study, and we have to approve a
22 project cost of approximately 3.1 million.

23 MS. McFADDEN: John, Chris had a --

24 MR. WILLOUGHBY: Well, to Mr. Johnstone's
25 point, because I feel like we're just getting lost

1 in the semantics here. You're all saying the same
2 thing. The total cost or the outlay, including
3 the bond, we have 2.8 million, which it's not 8
4 million, it isn't anything that went to the chief
5 or those that are on the building corporation
6 board; right? It's 2.84 that's sitting in
7 U.S. Bank.

8 Subject to the disbursements that have been
9 made that -- the way the system was set up so that
10 every disbursement gets approved by the Town
11 Council passed, present, future, with regard to
12 this project. So, I believe that the motion
13 should at least be, here's the construction cost
14 of 2.5 plus the additional or, overall, it's 3.1.
15 I agree that the total costs, including the
16 financing and the contingencies, Mr. Johns- --
17 you're all saying the same thing.

18 So, I think overall, you need a number, and
19 then you have to decide, as a Council, is it that
20 hard number as you did before or are you going to
21 entertain that it's flexible, but every cost is
22 going to have to come before the Council for
23 approval. And assuming there's proper change
24 orders in place and/or amendments to the contract,
25 et cetera, as necessary.

1 MR. KOCHER: Just so I get it straight, and I
2 think I understand what Megan said, basically
3 we're asking -- you're asking for approval to get
4 290,000 extra that the town's gonna have to pay
5 that wasn't included in all this other stuff.
6 Just so I understand all of that, you can get all
7 bollixed up in the financing, I understood.
8 So, -- But we're a little under 300,000 short is
9 what you're saying?

10 MS. APPLEGATE: Yep. After we've issued all
11 the bonds, which include the contingency,
12 Mr. Johnstone, so the 3.12 is the total project
13 cost that we were looking for total approval of,
14 which would include additional outlay from the
15 Town of Long Beach for \$295,000. We've already
16 got the rest covered from some of us and then from
17 some of the residents and the what's already been
18 issued to the bond, bank account, holding corp.,
19 whatever you want to call it, per Karl Cender.

20 MR. JOHNSTONE: And that's how I would like
21 the motion to be stated, in that dollar amount.

22 MS. APPLEGATE: Okay.

23 MR. JOHNSTONE: And not 3.1.

24 MR. KOCHER: And then there's nothing to
25 prevent us from keep getting donations from all of

1 us in the community, so if --

2 MS. APPLGATE: They're having a party, you
3 know? So, that was where the \$25,000 commitment
4 came from. Brit.

5 MR. KOCHER: So, I think we can all throw up
6 a little extra money out of our pocket and --

7 MS. APPLGATE: There'll be a collection on
8 the way out, so just open your pocketbook now,
9 please.

10 MR. KOCHER: -- check instead of cash, you
11 know?

12 MR. LEMAY: All right. So, there was a
13 motion from John. People had an issue with that.
14 I did second that motion, by the way. Nobody
15 could hear me, but I did. So, we've got an
16 initial motion from John to, basically, pay
17 Holladay's invoice, to pay for the \$2500 for the
18 pre-demolition environmental survey, and then
19 \$295,000 for the additional items, in terms of the
20 costs and what got added. So, that motion is out
21 there; it is seconded. Discussion of that?

22 MR. KOCHER: My questions were answered.

23 MR. LEMAY: Okay. All in favor, say aye.

24 (Ayes in unison.)

25 MR. LEMAY: Opposed? I'm sorry, I didn't

1 hear everybody. All in favor, say aye.

2 (Ayes in unison.)

3 MR. LEMAY: All opposed? Okay. Unanimous.

4 MR. WALL: Thank you.

5 MR. LEMAY: Anything else we need to do?

6 (Applause.)

7 MR. LEMAY: I guess the only question is,
8 with that motion passing, once we get approval
9 hopefully from the Health Department, are we going
10 to be able to put in a septic because I don't
11 believe we approved money for that; right? Are we
12 gonna come back and do this again?

13 MR. KOCHER: Well, we're gonna have to find
14 out what the septic's gonna cost. I mean, it
15 could be very little or it could be a bunch.

16 MR. LEMAY: Okay. So, that would be the plan
17 to come back and do this again.

18 MR. JOHNSTONE: Yes, that would be the plan.

19 (Overlapping speech.)

20 MR. WALL: Yeah, and if we need it for some
21 kind of -- We will never do anything without
22 letting you know what the costs are before we do
23 it, and you have to approve it, and that includes
24 the septic or if we find an Indian burial ground,
25 or God help us, something else happens, you will

1 be the first to know.

2 MR. LEMAY: Any Council comments? I'll
3 entertain a motion to adjourn. I'll make a motion
4 to adjourn; is there a second? Come on, guys.

5 MR. WALL: I'll second.

6 MR. LEMAY: All those in favor, say aye.

7 (Ayes in unison. Meeting adjourned at or
8 about 11:24 a.m.)

9

10

11

12

13

14

---o0o---

15

16

17

18

19

20

21

22

23

24

25

1 STATE OF INDIANA)
) SS:
2 COUNTY OF LAPORTE)

3
4 COURT REPORTER'S CERTIFICATE

5 I, Rebecca Lempa, do hereby certify that I
6 reported by the means of CAT shorthand the proceedings held
7 on June 23, 2023, commencing at or about the hour of 10:00
8 a.m.;

9 That it has been requested that I transcribe the
10 excerpt pertaining to Megan Applegate's presentation to
11 adjournment; and that I have transcribed my shorthand notes
12 of said proceedings into the typewritten form, and that the
13 foregoing and attached pages or parts of pages, numbered one
14 through 52, comprise a complete, true and accurate
15 transcript of said excerpted proceedings;

16 IN WITNESS WHEREOF, I have hereunto set my hand
17 and official seal this 18th day of September, 2023.

18
19
20
21 
22 _____
REBECCA LEMPA

23
24
25 ---000---

Submitted by
Deanna Carlson,
Deputy Clerk

(Was not present at meeting but typed minutes from the recorded meeting on website and included partial transcript from Applegate presentation to meeting adjournment)