

**PARK BOARD**  
**ST. JOHN, INDIANA**  
**April 14, 1993**

**Document Title**            PARK BOARD OF ST. JOHN, INDIANA  
**Document No.**  
**Approval Date**            April 14, 1993  
**Archive Date**  
**Published In**  
**Document Type**            Park Board Minutes

The Park Board of the Town of St. John met on this date with the following members present:

- |                              |                                                |
|------------------------------|------------------------------------------------|
| Attendee 1, Richard Conaway  | Attendee 4, Mary Anne Koke                     |
| Attendee 2, Colleen Hansen   | Attendee 5, David Austgen, Attorney            |
| Attendee 3, Caroline Petrick | Attendee 6, Denarie Kane, Zoning Administrator |

The following members absent:

- |           |          |
|-----------|----------|
| Absent 1, | Absent 4 |
| Absent 2, | Absent 5 |
| Absent 3, | Absent 6 |

The regular meeting of the Parks and Recreation Board began at 8:00 p.m.

SUN MEADOWS PARK – A resident, Ralph Abrahams, approached the Board to inquire as to the plans for Sun Meadows Park. Since his home abuts the parkland in Sun Meadows he was concerned that equipment would be installed too close to his property line. Plans for the section on the southwest corner of the park include some jungle-gym type of equipment to be installed within the next few weeks. Eventually, swings and additional equipment will also be installed in that area. On the northeast corner of the park, long range plans include a covered pavilion and picnic area, perhaps additional playground equipment. Most of the park is expected to be left somewhat passive and natural, with areas cleared and others left as they are.

HUNTERS RUN PARK – The developer’s representative, Jeff Brandt, and attorney, Michael Muenich, attended to discuss disposition of parkland for this development. The site, which lies on the southern border, has been staked to enable the Park Department to physically review the property.

The suggestion of the developer is to either leave the area natural with a patch cleared or to have the entire park cleared, and graded. There is a 10’ easement (in a south-

south direction) bordered on both east and west sides by buildings that is platted for access directly from the development. Access is also available on the west side of the site via Hedwig Drive. The park is directly east of Homestead Park. There is an approximate 60' section to the south of the property between it and a major drainage creek.

The site will be physically reviewed by Park Board members to determine what course of action to take for recommendation of acceptance of the deed for the property.

- Motion made by Colleen Hansen, seconded by Mary Anne Koke to recommend acceptance of a re-issuance of a Letter of Credit in the amount of \$20,000.00, which will include the developer's requirements for improvements on the Hunters Run park site as defined by the Park Board members. Approved 4-0.

SCHILLTON HILLS PARK – The developer's representatives, Donald Shapiro (engineer) and Michael Muenich (attorney) attended the meeting to discuss intentions for park dedication.

Several considerations were requested:

- Recognition that the Planned Unit Development presented is a "concept plan";
- The project will only commence provided market conditions are conducive to its success;
- Should the project not meet expectations, the property may be left undeveloped;
- The proposed park to be used for recreation and/or organized sports with certain restrictions, no night lights and no announcement system;
- The park, which lies on the south side of 93<sup>rd</sup> Avenue, would fulfill all requirements for the entire subdivision.

While the acreage somewhat exceeds ordinance requirements for the entire subdivision as proposed, Board members expressed serious concern with a park site on the south side of a main artery and the safety of youngsters in the subdivision when attempting to cross such a busy street. In addition, there had been a parkland site that met with Board approvals in 1990 on the north side of 93<sup>rd</sup> Avenue at the corner of Farmington and Franklin. Mr. Muenich advised that if the Board did not forward a favorable recommendation for the site on the south side of 93<sup>rd</sup> Avenue as presented, that the smaller site on the north side would be "a done deal" and that only small plots of land would be offered for parkland dedication requirements as the remainder of the subdivision was platted.

Park Board members asked that the developer's representatives relay a message that the Board would very much like to meet with the developers directly, to come to an amicable agreement of what would be in the best interests of all concerned.

However, as it stands now, the board is in complete agreement, that the safety of the children residing in Schillton Hills takes precedence over the size of parkland dedication. In addition, the Board members agreed that there were just too many contingencies on the site as proposed, especially since the entire project could be scrapped and would again need to be negotiated as to where the park would be located. Or, should the park be located on the south side, while the Planned Unit Development project were

scrapped, there would be no access to the site and the Board rejects conditions or restrictions demanded by developers on land that is to become the property of St. John, which already has instituted ordinances regarding parks.

Further discussion between Park Board members, Attorney Austgen and Zoning Administrator Denarie Kane, that a deed of dedication for the proposed acreage on the north side of 93<sup>rd</sup> Avenue should be requested from the developers, along with a boundary survey and their presence at the Plan Commission study session on April 21<sup>st</sup>.

CANDLELIGHT PARK – Wile ownership of the park remains with the developer, Mr. Austgen recommends that the deed be accepted. The Town Council has returned the deed to the developer, Michael Muenich, in December of 1992, based on several restrictions on the land: no organized sports activities, no organized functions (i.e. town festival), and a reversion clause that would return the property to the developer should these restrictions be broken. It is the legal opinion of the attorney that it is better to hold the deed and own the property.

FAIRWAY PARK – Richard Conaway received a letter from a resident in that subdivision concerned with the safety of the children regarding the pond to the north. An inquiry was made as to the possibility of installing a chain-link fence. A discussion took place regarding the possibility of a survey. Since a survey is already being prepared in order to complete an undated Master Plan, it was suggested by Colleen Hansen that perhaps an added questionnaire could be included for residents of Fairway to determine if there is a consensus for such a fence.

EAST PARK COMPLEX – Richard Conaway advised that 12 acres need to be seeded to meet our goals of providing fields for baseball, softball and soccer. Based on using the expertise of the Public Works Department, costs are expected to be about \$18,000.00.

- Motion made by Mary Anne Koke, seconded by Caroline Petrick to commission the Public Works Department for establishing turf on the 12 acres, perform all the work for the softball fields, employ a professional firm to prepare the Babe Ruth field up to the point of laying the sod and the purchase of the seed, sod and related materials (screenings, fertilizer, etc.) to do so and to maintain the lowest cost possible, which is not to exceed \$18,000.00. Approved 4-0. Funds for this project are to be taken from the Escrow Account.

CENTRAL PARK – A meeting took place in March with the Fabians, owners of the majority of property on the site (just south of Kolling School on U.S. 41) commonly referred to as Central Park. The property owners are willing to sell the land, but are citing prices much higher than current appraisals recently commissioned by the Park Board. Much of the discrepancy in price expectation is based on access from U.S. 41 and engineering costs.

Caroline Petrick will make an appointment with Frank Derisi of the Indiana Department of Transportation to request a definition of exactly what engineering and construction would be required for access to the site. Once that data is received, it will be presented to the Fabians for further negotiations.

In the meantime, members will pursue other suitable sites that remain with the Board's budget. A minimum of 15 acres of flat, usable land is necessary.

PATNOE PARK – Mr. Matt Tonkavich has agreed to participate in the Arbor Day / Earth Day tree-planting project with help from the St. John Scout Troops. A date and time will be set with Colleen Hansen.

SUN MEADOWS PARK / FAIR OAKS MANOR – The proposed greenway between the two subdivisions with access to the park will not take place.

LARIMER PARK – Two new flags, an United States and Indiana State, have been placed on the flag poles.

PAYMENT OF BILLS

Motion made by Caroline Petrick, seconded by Mary Anne Koke to pay the bills:

#5908	St. John Municipal Utilities - water	\$7.40
#5907	Nipsco - gas	\$42.62
#5906	Larry Zych – adult basketball	\$40.00
#5904	Pam Zych - aerobics (140), volleyball (80) gymnastics (125) and necessary paperwork	\$351.25**
#5905	Liz Feeney – aerobics assistant	\$35.00
#5903	St. John Girls Softball - sponsor	\$200.00*
#5902	St. John Youth Baseball - sponsor	\$250.00
#5901	Officer Friendly Olympics - trophies	\$750.00

\*Another \$50.00 to be donated during the season

\*\* This program has been quite successful with a large number of residents participating and an income exceeding cost.

- Income - \$865.50
- Costs - \$420.00
- Net Profit - \$436.50

RECOMMENDATIONS – The following recommendations were offered by Attorney David Austgen:

- The Park Board should be precise in its language to avoid the possibility of ambiguity in its recommendations or rejections, or preferences for park land dedications.
- The Board should employ a recording secretary to remove that detail from a sitting Board member, so that all attention can be devoted to the matters at hand rather than in the recording process.
- Prepare a format for certification language.
- Design criteria for acceptance of park land.

- Precision of language in monthly minutes and approvals.

ADJOURNMENT

Motion made by Mary Anne Koke, seconded by Caroline Petrick to adjourn at 12:15 a.m. Approved 4-0.

Respectfully submitted,

By: /s/ Colleen Hansen  
Secretary