

MINUTES OF STUDY SESSION - DECEMBER 17, 2008
TOWN OF ST. JOHN PLAN COMMISSION
10955 WEST 93RD AVENUE

PLAN COMMISSION:
Jay Dahlin - absent
Joe Wachowski
John Mainwaring
Dan Morang
Todd Trepton
Mike Ryan - absent
Steve Kil

STAFF:
Tom Redar
Pete Faberbock
Attorney Tim Kuiper

CALL TO ORDER:

Vice-Chairman Joe Wachowski called the meeting of December 17, 2008 to order at 7:02 p.m.

ROLL CALL:

It was noted by the Recording Secretary that the following Commissioners present: Joe Wachowski, John Mainwaring, Steve Kil, Todd Trepton and Dan Morang. Jay Dahlin and Mike Ryan were absent. Greg Volk, Town Council liaison, was present. Pete Faberbock, Town Engineer, and Tom Redar, Public Improvements Inspector were present.

NEW BUSINESS:

A. SIERRA POINTE - UNIT ONE - RELEASE OF SURETY BOND #154902 - RICH WOLF

Rich wolf, Petitioner, was not present. Mr. Kil informed the Board that he received a call from the surety bond company requesting release of the very old surety bonds for Sierra Pointe. He asked the Board, Pete Faberbock or Tom Redar if they had any problems with releasing the bonds.

Mr. Kil stated that the same company holds both surety bonds. Mr. Kil stated he had heard of no problems in Sierra Pointe, Unit One, in years. Mr. Faberbock stated that there had been problems that had been fixed. He stated an extra pipe was installed into the pond which alleviated water problems. Mr. Kil stated he had no complaints to present to the Board in Sierra Pointe, Unit One.

Mr. Redar stated there was 320-350 feet of pipe that

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was never installed in the northeast corner of the development. He stated water was being dumped into a field. He stated there was drainage pipe that was supposed to have been installed, along with some inlets. Mr. Redar stated, to his knowledge, this work was not completed in accordance to how it was presented on the prints. Mr. Redar commented that this could become a problem if the Backe property is developed.

(General discussion ensued.)

Mr. Volk informed the Board that this problem had been taken care of. He stated a culvert was installed at 93rd Avenue. Mr. Faberbock stated he would review his notes and see what was done on the 93rd Avenue project and investigate the matter further if need be. He stated that he would have this information available for the January 7, 2009, meeting.

(General discussion ensued.)

Mr. Kil stated that Sierra Pointe, Unit One, would be deferred until the January 7th, 2009 meeting in the event there were any problems that needed to be addressed.

B. SIERRA POINTE SIDEWALK - RELEASE OF SURETY BOND # 155007 - RICH WOLF

Mr. Faberbock stated that the sidewalk had been installed. A sidewalk had been installed by the school on the south side of 93rd Avenue.

(General discussion ensued.)

The Board agreed to defer Sierra Pointe, Unit One, release of Surety Bond #154902 to the January 7th, 2009, meeting to make sure all obligations had been met.

The Board agreed to the release Sierra Point sidewalk Surety Bond #155007, for the sidewalk that was installed on the south side of 93rd Avenue.

Mr. Faberbock asked if this was the surety bond for the letter or credit. Mr. Kil stated that it was.

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Mr. Faberbock stated that once a letter of credit has been released by the Town there is still a two year maintenance bond. Mr. Kil stated that these surety bonds had no connection to the maintenance bonds; he stated these surety bonds were tied to the original letter of credit issued on the development. Mr. Faberbock stated that there would be a fifteen percent (15%) maintenance bond that the developer has to submit to the Town once the letter of credit is released, which is effective for two (2) years.

(General discussion ensued.)

PUBLIC COMMENT:

There was no public comment.

ADJOURNMENT:

(The meeting was adjourned at 7:10 p.m.)

A TRUE COPY

SUSAN E. WRIGHT, RECORDING SECRETARY
ST. JOHN PLAN COMMISSION