

ST. JOHN TOWN COUNCIL REGULAR MEETING
St. John Municipal Building Main Meeting Room

July 15, 2004

Mr. Fryzel called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll call was taken with the following members present: Michael Fryzel, President; Jerri Teibel, Vice-President; Gregory Volk, Member; Charles Pearson, Member; Tim Kuiper for Attorney Dave Austgen; Steve Kil, Town Manager and Sherry Sury, Clerk-Treasurer. Mark Barenie, Member was absent. Also present were Police Chief Frego and Bob Pharazyn, Public Works Director.

OLD BUSINESS – None

NEW BUSINESS

Initial Presentation for “The Gates of St. John” by Mr. Duane Linden - Mr. Pearson motioned to amend the agenda to move item A after items B, C and D. **Seconded by Ms. Teibel. Motion unanimously passed.**

DeYoung Interiors – Letter of Credit in the amount of \$65,000.00 (favorable recommendation from Plan Commission) - Mr. Kil suggested that this item be removed from the agenda, as the Letter of Credit was not received in time. Item deferred to next weeks' meeting.

Resolution #04-07-15, a Resolution declaring the Town's interest in acquiring certain real property for the purpose of constructing a Municipal Complex Facility – Mr. Volk recommended that a list be put together with other options first and then present to the public. He wanted to address ideas brought up in the past such as the homes at the end of Civic Drive, etc. and ensure this is the right location. Discussion ensued. Mr. Pharazyn stated that he believed the options Mr. Volk addressed to be studied already have been done. **Ms. Teibel motioned to adopt Resolution #04-07-15. Seconded by Mr. Pearson. Motion carried with three ayes and one nay by Mr. Volk.**

Resolution #04-07-15A, a Resolution designating the Town Manager as Purchasing Agent for the purpose of acquiring land or structures in the connection with a Municipal Complex Facility – Mr. Pearson motioned to adopt Resolution #04-07-15A. **Seconded by Ms. Teibel. Motion carried with three ayes and one nay by Mr. Volk.**

Initial Presentation for “The Gates of St. John” by Mr. Duane Linden – On behalf of Mr. Lotton and the BLB St. John, LLC, Mr. Linden provided an over view of the proposed development. Boundaries are Joliet Road, 109th Avenue, Cline Avenue, and Parrish. The development is approximately 680 acres with a proposed total of 1,450 units of which 12% would be town homes. Included are common parks in the neighborhoods plus a central park of approximately 32 acres. There will also be bike and walking paths, lakes and ponds for detention. The central point of the development includes a school, church and a Park Place of St. John. Also included will be a commercial area. The Homeowners Association would maintain the areas. The housing products include: cottage homes, townhomes both ranch and two story, neo-traditional housing. The homes would be designed as starter and second homes, and luxury homes designed for second and third time home purchasers.

Mr. Linden stated that Mr. Lotton wanted input from the Town as to how this development would fit into St. John and explained that there would be 100 cottage and 186 town homes, 120 luxury

homes, with the balance of single family lots being approximately 1,044. Development would take 7-8 years to complete. It was suggested that a committee comprised with members of the Boards be formed to work out the details of the plans.

Discussion followed about the number of cottage and townhomes, lot sizes, and lot frontages. Concerns were also expressed about saturation, impact on the other developers and how it is the responsibility of the Town Council to manage development.

Mr. Kil provided some background information on the initial annexation proposal from Mr. Lotton and stated that Mr. Muenich would be legal counsel.

Mr. Michael Forbes questioned whether such a committee as described is allowed; and recommended they go ahead with the annexation process.

Reports & Correspondence

Town Council

Ms. Teibel stated that she gave Mr. Faberbock information from NIRPC regarding monies available for road improvement, he is checking into the Town's eligibility for those funds. She also spoke with Mr. Kil to discuss the possibility of getting railroad crossing gates at 93rd Avenue. Mr. Kil stated that there are 100% funds available from NIRPC as well as the 80/20 money.

Mr. Pearson commended Jan Duncker and Debbie Fryzel, as well as Jim Funk, Chairman of the Special Events Committee, for the great job they did on the Farmer's Market this past weekend.

Mr. Volk asked Mr. Kil about the time line for the Comprehensive Plan Study and when the mailing survey will go out. Mr. Kil stated that they are being distributed by the Clerk-Treasurers' office and is on the town website. Mr. Volk stated that he would like a mailing to everyone in the town. Discussion ensued regarding the size of the questionnaire and whether the survey can be made smaller.

Clerk-Treasurer – None

Staff

Mr. Pharazyn spoke on behalf of the Utility Board and stated their concern of the strain the Lotton Development would have on the system.

Chief Frego – None.

Mr. Kil stated that the new park superintendent will start on the 19th and the Town needs to provide him with a vehicle to use while at work. He suggested giving him a public works vehicle and getting a new one for public works. Mr. Kil received quotations and recommended purchasing a Ford F250 from Joe Hennessey's River Oaks Ford for \$30,030.21 that includes a snowplow. Discussion ensued. Mr. Volk asked if the park superintendent would take the vehicle home daily. It was agreed that the vehicle would not be a take home vehicle and would be available after hours for town use. **Ms. Teibel motioned per the Town Manager's recommendation to purchase a truck for the St. John Public Works Department for \$30,030.21. Seconded by Mr. Pearson. Motion carried with three ayes and one abstention by Mr. Volk.** Mr. Kil stated that the cost for the purchase would be borne by the MVH and the water and sewer utility funds.

Public Comment

Tina Szczepaniak, 14244 West 90th Avenue – stated that she had several issues of concern:

- 1) She asked the disposition of the animal control facility. Mr. Kil stated that a whole new facility is being planned.
- 2) Ms. Szczepaniak stated that over the Fourth of July holiday she called the Police Department twice regarding the fireworks in the Edgewood Subdivision. They were professional fireworks and the police did nothing. The fireworks never stopped while the police were there. Ms. Teibel stated she had the police scanner on during that time and assured her that the police were working non-stop. Discussion ensued.
- 3) She stated that the garbage collection service is terrible; the garbage is all over the street. Mr. Fryzel told her to call public works and they will stop the truck at the spot.
- 4) Also stated of major concern, was the speeding traffic and failure to stop at 90th and Calumet Avenue. Ms. Szczepanik expressed her concern for the young children in the area and stated that the street is now like a drag strip. Chief Frego will have the officers watch the area.

Adjournment – Mr. Pearson motioned to adjourn the meeting. Seconded by Ms. Teibel. Motion unanimously passed. Meeting adjourned at 8:25 p.m.

Attest:

Sherry P. Sury, Clerk-Treasurer