

ST. JOHN TOWN COUNCIL REGULAR MEETING  
St. John Municipal Building Main Meeting Room  
October 21, 2004

Mr. Fryzel called the meeting to order at 7:01 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; Mark Barenie, Member; David Austgen, Attorney; Steve Kil, Town Manager; and Sherry Sury, Clerk-Treasurer.

**Approval of the minutes of the September 16, 2004 Regular Meeting and September 23, 2004 Regular Meeting** – Mr. Pearson motioned to approve the minutes of the September 16, 2004 Regular Meeting and September 23, 2004 Regular Meeting. Seconded by Ms. Teibel. Motion unanimously passed.

### Public Hearings

**Preliminary Determination Hearing for St. John Building Corporation. Resolution #04-10-21, a resolution making a Preliminary Determination to enter into a Lease and establishing its intent to reimburse itself** – Mr. Austgen stated that the Proofs of Publication were in order and appeared in the **Times** and **Post Tribune** on October 1, 2004. The matter has been properly advertised.

Mr. Kil provided the opening remarks and stated that the Town is constructing a new Public Safety Building that will house the Police and Fire Departments, the expansion and remodeling of the Town Hall, a new Public Works facility and the construction of baseball fields. A PowerPoint presentation showed the existing buildings and problems within each that included lack of workspace, storage, inadequate electrical wiring, cramped computer space and more. The cost of the proposed facilities was discussed and Mr. Kil compared this cost with other communities; this project compares favorably. The community survey results were reviewed. A preliminary site plan was presented and the proposed total project cost is \$8.75 million dollars; law mandates some of the design requirements.

Mr. Steve Carter, Financial Advisor for the town from H. J. Umbaugh & Associates, stated that the Building Corporation would lease the property back to the town. Bonds will be sold to pay for the construction and will be paid back over twenty-two or twenty-three years. They are trying to keep the cost to the homeowner at seven cents per \$100.00 of assessed value, a \$150,000.00 assessed home would be about \$6.50 a month, a \$250,000.00 assessed home would be just over \$12.00 a month, a \$350,000.00 assessed home would be about \$18.00 per month.

Questions were taken from the floor during the presentation. Topics addressed by residents included the projected growth of the town, the tax amount charged to each home, survey information, the proposed fire station at the SE quadrant of town and the status of the K-Mart building and Ice Arena in relation to this project. A representative from the St. John Youth Baseball thanked the Town and offered support for the project stating that the baseball facilities are in the same similar condition as the town buildings. (Public Hearing Attendance Sign in Sheet attached.)

Tom Busch, 10178 Walsh Street – questioned the purpose of the project being handled through the Building Corporation. Mr. Kil explained the need for the Building Corporation and its purpose.

Alex Monanteras, 9823 E Oakridge – stated that he supported the new Town complex and praised the council for their efforts in working so diligently on this project.

Mr. Fryzel **closed the floor to public comment.**

Mr. Volk stated his concern that the \$9 million dollar price tag may be a burden on some taxpayers; he suggested that perhaps the baseball field can be eliminated or have elements of the project phased in or even extend the length of the bond.

Mr. Barenie stated that he strongly supports the entire project as it is and feels it will ensure continued superior services for the town and the residents. It will promote community pride as well as preserving the opportunity for the children to enjoy recreational sports as the town grows. Some items will be a financial burden on some residents but a dollar amount cannot be placed on building friendships and lifetime memories.

Mr. Fryzel stated that the council has been very conservative with this project compared to other communities.

Mr. Kil read Resolution #04-10-21, a resolution making a preliminary determination to enter into a lease and establishing its intent to reimburse itself.

**Ms. Teibel motioned to adopt Resolution #04-10-21, a resolution making a preliminary determination to enter into a lease and establishing its intent to reimburse itself. Seconded by Mr. Pearson. Motion carried with four ayes and one nay by Mr. Volk.**

Mr. Fryzel stated the Public Hearing was over.

A five-minute break was taken from 8:05 p.m. to 8:10 p.m.

**Bid Opening – Joliet Street Storm Sewer Project** – Mr. Austgen stated that the Proofs of Publication appeared to be in order subject to receiving the publisher's actual affidavit and that it was published the same day as the **Post Tribune's**. He reviewed the bids and stated that they were in order.

|                             |              |
|-----------------------------|--------------|
| Grimmer Construction        | \$161,015.50 |
| Hasse Construction          | 143,600.00   |
| Gatlin Plumbing and Heating | 95,427.75    |
| DeBoer Corporation          | 163,546.00   |
| Gough, Inc.                 | 167,013.61   |

Mr. Fryzel referenced the bid amounts and stated that they should have come in at \$75,000 and inquired if the bid was presented properly. Mr. Pharazyn recommended that the bids be taken under advisement so he can review the bids with the Town Engineer.

**Mr. Barenie motioned to take the bids under advisement. Seconded by Ms. Teibel. Motion unanimously passed.**

#### **Old Business**

**Ordinance #1353, an ordinance amending Ordinance #537 (Second Reading)** – Mr. Austgen recommended that this ordinance not be a joint ordinance with the Sanitary District and suggested that it be deferred until next month. **Mr. Pearson motioned to defer this item to next month. Seconded by Ms. Teibel. Motion unanimously passed.**

## New Business

**Ordinance #1363, an ordinance prohibiting non-storm water discharges in the storm water collection system** – Mr. Kil stated that this is an IDEM requirement for MS4. **Ms. Teibel motioned to consider Ordinance #1363 on first reading. Seconded by Mr. Pearson. Motion unanimously passed.**

**Mr. Pearson motioned to adopt Ordinance #1363. Seconded by Ms. Teibel. Motion unanimously passed.**

**Ordinance #1364, an ordinance implementing Park and Recreation program fees** – Mr. Austgen stated that this would bring the fees current to that of the Park and Recreation program fees. **Ms. Teibel motioned to consider Ordinance #1364 on first reading. Seconded by Mr. Barenie. Motion unanimously passed.**

**Mr. Barenie motioned to adopt Ordinance #1364. Seconded by Mr. Pearson. Motion unanimously passed.**

**Weston Ridge – Unit One – Letter of Credit reduction to the amount of \$46,025.10 (favorable recommendation from the Plan Commission)** – Mr. Pearson motioned to reduce the letter of credit to \$46,025.10. **Seconded by Mr. Barenie. Motion unanimously passed.**

**Weston Ridge – Unit Four – Letter of Credit reduction to the amount of \$170,864.65 (favorable recommendation from Plan Commission)** – Mr. Barenie motioned to reduce the letter of credit to \$170,864.65. **Seconded by Mr. Pearson. Motion unanimously passed.**

**Weston Ridge – Unit Five – Letter of Credit reduction to amount of \$17,050.00 (favorable recommendation from Plan Commission)** – Mr. Pearson motioned to reduce the letter of credit to \$17,050.00. **Seconded by Mr. Barenie. Motion unanimously passed.**

**Lake Hills – establishing a Letter of Credit in the amount of \$500,000.00 (favorable recommendation from Plan Commission)** – Mr. Pearson motioned to accept the letter of credit in the amount of \$500,000.00. **Seconded by Mr. Barenie. Motion unanimously passed.**

**Resolution #04-10-21A, resolution transferring funds with a category of Appropriations** – Mr. Kil stated that this transfers funds within the administration budget, the PD budget, and the Building and Planning budget. It is a normal housekeeping matter. **Mr. Pearson motioned to adopt Resolution #04-10-21A. Seconded by Ms. Teibel. Motion unanimously passed.**

## Reports & Correspondence

Town Council – None

Clerk-Treasurer – None

Staff – Mr. Kil stated that he would like to add three reduction letters of credit for approval that received a favorable recommendation from the Plan Commission that were delivered to his office today. They were approved by the Plan Commission last night. They include:

Weston Ridge Cottage Homes in the amount of \$41,236.00

Weston Ridge II in the amount of \$37,881.44  
Woods of Weston Ridge in the amount of \$37,271.20.

**Mr. Barenie motioned to approve the letters of credit as read by the Town Manager. Seconded by Mr. Pearson. Motion unanimously passed.**

Mr. Fryzel stated that the DNR has granted approval for the Target and Strack's project, they will begin working at the site in the next two days.

**Payment of Bills - #8637 - #8685 in the amount of \$875,783.81 for the Corporation – Mr. Pearson motioned to approve bills #8637 – #8685 in the amount of \$875,783.81 for the Corporation. Seconded by Ms. Teibel. Motion carried with four ayes and one nay by Mr. Volk.**

Public Comment – None

**Adjournment – Ms. Teibel motioned to adjourn the meeting. Seconded by Mr. Pearson. Motion unanimously passed. Meeting adjourned at 8:28 p.m.**

Attest:

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Sherry P. Sury, Clerk-Treasurer