

ST. JOHN TOWN COUNCIL REGULAR MEETING  
ST. JOHN MUNICIPAL BUILDING MAIN MEETING ROOM  
OCTOBER 26, 2006 – 7:00 P.M.

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; Charles Pearson, Member; Mark Barenie, Member; David Austgen, Attorney; Steve Kil, Town Manager and Sherry Sury, Clerk-Treasurer. Also present were Police Chief Fred Frego; Fire Chief Fred Willman; Bob Pharazyn, Public Works Director; and Chip Sobek, Director of Parks and Recreation. Absent was Member Gregory Volk.

**Approval of the minutes: September 21, 2006 Executive Session, September 21, 2006 Regular, and September 28, 2006 Regular Meeting minutes** – Ms. Teibel motioned to approve the minutes of the September 21, 2006 Executive Session and the September 21<sup>st</sup> and September 28<sup>th</sup>, 2006 Regular Session Meeting minutes. Seconded by Mr. Pearson. Motion passed with a vote of 4 - 0.

### **Public Hearings**

#### **Ordinance #1429, consider annexation petition of Wachter Addition**

Proofs of Publication – Mr. Austgen stated that the Proofs of Publication were in order and that the original publisher's affidavits, the **Post-Tribune** and **The Times**, indicate timely publication one time in each.

Mr. Muenich provided the opening remarks, distributed a handout, and stated that he represents Ray and Marilyn Wachter and Frank E. and Shirley M. Schilling. He referenced a map from the Lake County Tract Book, provided background on the property owners and the relationship of the prayer trail on the property. The area for annexation was described to be like a pie slice triangle and asked for a waiver of the posting of a sign, the parcel is 1320 feet from Rt. 41. Discussion ensued and Mr. Austgen recommended a waiver of this sign posting on the parcel.

Town Council comments – None

Open to the Floor for Public Comment

Michael Forbes, 12466 West 105<sup>th</sup> Place – questioned the zoning, discussion ensued. He stated that he thought it was another parcel and had no remonstrance against this annexation.

Closed to the Floor

**Mr. Pearson motioned to consider Ordinance #1429 on first reading. Seconded by Ms. Teibel. Motion passed with a vote of 4 - 0.**

**Mr. Pearson motioned to grant a waiver to the posting of a sign in the parcel. Seconded by Ms. Teibel. Motion passed with a vote of 4 - 0.**

**New Business**

**Consider Letter of Credit for The Gates of St. John – Unit 11A & 12A in the amount of \$879,193.29** (favorable recommendation from Plan Commission) – **Mr. Barenie** motioned to accept the Letter of Credit in the amount of \$879,193.29. **Seconded by Mr. Pearson. Motion passed with three ayes and one abstention by Ms. Teibel.**

**Consider Grant of Right to install / extend utilities to property located at the northwest corner of Blaine and 101<sup>st</sup> Avenue** (favorable recommendation from the Utility District) – Mr. Fryzel stated that there is a request from Olthof to defer this item to next month. **Ms. Teibel motioned to defer to next month. Seconded by Mr. Barenie. Motion passed with a vote of 4-0.**

**Consider Grant of Right to install / extend utilities to Protestant Reformed Educational Facility** (favorable recommendation from the Utility District) – Mr. Van Drunen addressed the Council. He stated that they are currently underway on construction on the corner of 109<sup>th</sup> and Calumet Avenue. Initially when they were investigating the project, the access to the sewer and water was too far away, it was not feasible. They went after well and septic and have received approval for that. Subsequent to that Silver Leaf subdivision started and brought those utilities closer to them and they believe it is now feasible to connect on to those and is requesting to do that now. Mr. Fryzel asked to see the drawings of the facility. Mr. Van Drunen showed the Council the drawings of the elevations for the proposed buildings. **Ms. Teibel motioned to authorize the extension of utilities and authorize the Town Council President to execute the agreement. Seconded by Mr. Pearson. Motion passed with a vote of 4 - 0.**

**Consider hiring of “temp service” in Clerk’s Office for employee on FMLA Leave** - Ms. Sury stated that one of her clerk’s, Gina Miner, requested family leave. While she is gone Ms. Sury needs to fill the position with a temporary clerk who would receipt in payments, have a cash drawer, post the utility bills and be paid through the utilities. Mr. Fryzel asked how much the temporary agency would charge and how much it would cost if a town resident were hired part time. Discussion ensued regarding the possibility of associated fees to be paid to Wimmer Temporaries, Inc. in the event this individual in this part time position would become full time in January of 2007. Also discussed was the intention of hiring a full time person the beginning of the year and confirmed. **Mr. Pearson motioned to authorize the Clerk-Treasurer to utilize a temporary service company for the 90-day contract. Seconded by Mr. Barenie. Motion passed with a vote of 4 - 0.**

**Consider Grant of Right to install / extend sewer line to property located at 12408 West 85<sup>th</sup> Avenue** (favorable recommendation from the Sanitary District Board) – Ms. Sury stated that this couple (Michael & Diane Pidrak) already have town water, they are requesting to connect to the sewer lines due to special circumstances with their septic system and the costs involved. A representative from Public Works went to the property, confirmed the feasibility for the extension and the \$25.00 fee has been paid. If approved tonight they will pay the remainder of the fees tomorrow. **Ms. Teibel motioned to authorize the extension of the sanitary sewer and authorize the Town Council President to authorize the agreement. Seconded by Mr. Pearson. Motion passed with a vote of 4 - 0.**

## Reports & Correspondence

### Town Council

Mr. Pearson complimented the Halloween Committee for the Haunted House and stated that it was just spectacular. Ms. Teibel stated that they received a lot of compliments and that there was good press. Mr. Pearson also complimented the good job performed by the Public Works employees.

Ms. Teibel stated that as liaison to the IT Department, she has received phone calls inquiring why the minutes of the meetings are not being loaded onto the website. The minutes need to be stored on the local network. After any board or commission approves their minutes they can be uploaded to the town's website. Ms. Sury stated that hers have been stored there and discussion ensued. Ms. Tina Fletcher will contact the individuals to train them to upload to the F drive.

Clerk-Treasurer – None

### Staff

Mr. Kil reported that along with Chief Frego they met with the Dyer Town Manager and Chief of Police, and the Bi-town Animal Control Officer to separate the assets of the Bi-town Animal Control. That meeting was successful; they have since received the final list of the equipment to be distributed to the two communities with the attached values. The list is in the Council member's mail and requested that this item be on next month's Town Council agenda.

Mr. Kil also stated that the Safety Village is up, operating and going very well. Both Mr. Kil and Chief Frego sit on the board. There is an amendment to the by-laws that will appear before the Council in November as well as a request for next year for all the towns to get together and each donate \$5,000.00 for the construction of a Town Hall in the Village.

Chief Frego added that there was a meeting with the Chief's of Police. The Police Station in the Village is now under construction. The exterior has been completed. A meeting will be held next Thursday to discuss the interior design. They anticipate to be fully operational in the beginning of the 2007/2008 school year with 3-4 groups coming through per week for 4-hour sessions. They will meet with Lake Central School Corporation's Curriculum Director to be part of the field trip process.

Mr. Fryzel thanked all the members from the town for taking all the time and making it personal and making sure everything is done right.

Mr. Pharazyn mentioned that a resident from 105<sup>th</sup> Avenue appeared before the council about two months ago. He had some concerns with the amount of storm water that was flowing from his back property. Mr. Pharazyn stated that he corrected the problem with the addition of a couple of manholes. There is still some rear yard grading to redo but they were able to make that repair. Mr. Fryzel asked about the one across the street from Weston. Mr. Pharazyn stated that he met with the excavator that did the rough grading work in that subdivision, Mr. Larry Nelson from Nelson Excavating. He agreed to reinstall a swail in the rear yard that should solve the majority of that problem. Erosion

occurred in the year and a half the area has been under construction. He has not verified that the work has been completed and will do so. They also spent some time with the residents explaining some of the problem could be corrected with some steps they could very simply take that were issues on their property. Between the two things happening, their problems should be solved also.

**Payment of Bills for the Corporation – Ms. Teibel motioned to pay vouchers #9118-#9283 in the amount of \$1,032,905.66 for the Corporation. Seconded by Mr. Pearson. Motion passed with a vote of 4 - 0.**

#### **Public Comment**

Mr. Michael Forbes, 12466 West 105<sup>th</sup> Place – asked what action the Council took in relation to the request of the extension of utilities at 101<sup>st</sup> and Blaine. Mr. Fryzel stated that Mr. Olthof requested this be deferred to next month. Mr. Forbes asked if the extension of utilities for the South Holland School at 109<sup>th</sup> was approved and if there was any agreement in place that they would follow our developmental standards (sewer, water, roads, parking lots, etc.) Mr. Fryzel stated that they went before the utility district for approval. Discussion ensued. Mr. Pharazyn stated they were not told they had to follow these standards; they approached the district at the 11<sup>th</sup> hour for sewer and water once they realized it was attainable and they are within the district, which enabled them to petition.

**Adjournment – Mr. Pearson motioned to adjourn the meeting. Seconded by Mr. Barenie. Motion passed with a vote of 4 - 0. Meeting adjourned at 7:30 P.M.**

Attest:

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Sherry P. Sury, Clerk-Treasurer