

**ST. JOHN TOWN COUNCIL REGULAR MEETING  
ST. JOHN MUNICIPAL BUILDING MAIN MEETING ROOM  
10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, INDIANA  
MARCH 20, 2008 - 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; Gregory Volk, Member; Mark Barenie, Member; Michael Forbes, Member; David Austgen, Attorney; Steve Kil, Town Manager and Sherry Sury, Clerk-Treasurer. Also present were Fred Frego, Police Chief; and John Mainwaring, Code Enforcement Officer. Absent were Fred Willman, Fire Chief; Bob Pharazyn, Director of Operations and Chip Sobek, Parks Superintendent.

**Public Hearing** (continued from the February 28, 2008 meeting)

**Ordinance #1467, an ordinance establishing a Residential Refuse Garbage Collection Fee in addition to regulations pertaining to collection and disposal of refuse and recyclables**

**Opening Remarks**

Town Council Comments – Mr. Barenie summarized the financial overview that has been done, provided a financial briefing and thanked the department heads, their staff and the Town Council for this undertaking. He stated that they looked at the operating budget, financial records, anticipated capital projects and recommended that the town make a long-range financial plan similar to the private sector and requested an RFP for financial forecasting. He recommended that the garbage fee be put on hold as there is more work to do and stated that staff has identified areas to make budget adjustments this fiscal year. They have assured the council they can balance the budget this year without imposing the garbage fee and continue to be cost conscious.

Mr. Fryzel and the other Council members thanked Mr. Barenie, Ms. Sury, and everyone that helped in this process.

**Ms. Teibel motioned to deny Ordinance #1467 and not impose a garbage fee at this time. Seconded by Mr. Barenie. Motion unanimously passed.**

**Open to the Floor** – Mr. Fryzel opened the meeting to the floor. (Exhibit A)

Ms. Pam Vana, 9142 West 98<sup>th</sup> – Asked how much the long range planning would cost. Mr. Barenie stated that an RFP has been sent out. Mr. Kil stated that they start with the firm they use right now, H. J. Umbaugh and go from there. He added that there are about three firms in the state that are really good with municipality finances. Discussion ensued.

Mr. Paul Muskin, 9014 Lancer Drive – complimented the work Mr. Barenie did, he emphasized the need to be on implementing the plan and running the town like a corporation. He added that inflation is part of life and recommended making the long-range plan and implementing it.

Mr. Fryzel closed the meeting to the floor.

**Old Business – None**

**New Business**

**Ordinance #1468, an ordinance amending Master Traffic Ordinance - Ms. Teibel** motioned to adopt Ordinance #1468. **Seconded by Mr. Barenie. Motion unanimously passed.**

**Consider annual CF-1 Form for J. L. Shandy Transportation, Inc. – development at 10115 Ravenwood Drive** – Mr. Kil stated that he reviewed the CF-1 Form and found that the actual values exceed the estimates and finds them in substantial compliance. **Ms. Teibel motioned to accept Form CF-1 as presented and to authorize the Town Council President to sign. Seconded by Mr. Barenie. Motion unanimously passed.**

**Consider annual CF-1 Form for Meyers Development Inc. – development at 8400 Wicker Avenue** – Mr. Kil stated that the actual values are slightly below than their estimate was but this project was substantially larger than the other ones. They've done their best to come into compliance, and finds that they are in compliance with their general goals. **Ms. Teibel motioned to accept Form CF-1 as presented and to authorize the Town Council President to sign. Seconded by Mr. Barenie. Motion unanimously passed.**

**Consider annual CF-1 Form for Perm Industries, Inc. – development at 9660 Industrial Drive** – Mr. Kil stated that their project actual value exceeds their estimates, and are in substantial compliance. **Ms. Teibel motioned to accept Form CF-1 as presented and to authorize the Town Council President to sign. Seconded by Mr. Barenie. Motion unanimously passed.**

**Consider Surrender of Lease for Suncrest Christian Church property** – Mr. Kil stated that approximately 4 years ago the town entered into a lease with Suncrest for about 20 acres of property that was going to be the future soccer field. In that lease agreement, the town would maintain the twenty acres (mowing, etc.). With the development of The Gates subdivision, the soccer fields are being constructed in there. The Pastor realized the town would not need the property anymore and offered to have the town surrender the lease and the church will maintain the property. The soccer fields at The Gates are being seeded right now and will be ready for fall soccer. He is still working on the parking lots. There will be four fields. **Ms. Teibel motioned to surrender the lease with Suncrest Christian Church and authorize the Town Council President to execute. Seconded by Mr. Forbes. Motion unanimously passed.**

**Consider award bid for Public Works Sweeper/Vacuum** – Mr. Fryzel stated that considering the fees for the Town and everything financially that is going on, recommended this would not be the time to purchase a vacuum sweeper. The other council members agreed, (Exhibit B – re-bid of March 18, 2007). **Mr. Forbes motioned to reject all bids regarding the street vacuum sweeper. Seconded by Ms. Teibel. Motion unanimously passed.**

## **Reports & Correspondence**

### Town Council

Mr. Volk stated that he received a couple of complaints from the residents by Schafer Drive (90<sup>th</sup> Court and on Marquette) pertaining to litter blowing out of the garbage trucks when they dump, he does not know if its recycling or garbage. He also noticed on his street, Mallard, there is quite a bit of hydraulic fluid that has been leaking out of the trucks. He asked Mr. Kil to speak to the contractor.

Mr. Forbes stated that he received a complaint from a Weston Ridge resident regarding the website. The events page brings up an event from March 2007, an incorrect date for the Easter Egg Hunt. Discussion ensued. Ms. Teibel stated that she would take care of the corrections.

Clerk-Treasurer – Ms. Sury stated that she received the final settlement of the Town's tax money and noted the disbursements received in the amount of \$2,456,295.20. The settlement received indicated a collection rate of 98.29% for the general fund and stated that we did not have to borrow any funds externally.

Staff – None

### **Public Comment**

Ms. Patty Byars, 9111 Cline Avenue, Crown Point – read her statement into the record that included three questions, (Exhibit C).

Mr. Fryzel addressed the first question that referenced the annexation and time frame. He stated that there is no documentation on that and Mr. Kil confirmed that no formal action towards annexation has been taken on the east side of town. Discussion ensued. Mr. Kil responded to question two and stated that he has no interest in the property at all. In response to the third question, Mr. Kil stated that they were not contiguous to the town and did not meet the requirements of law to annex. Ms. Byars referenced the 40 acres of property. Discussion ensued. The Grant of Rights approved that included the signed waiver not to remonstrate against annexation was explained. Mr. Fryzel stated that property that is annexed would also increase the services the town must provide and the cost involved in those services. Discussion ensued. Mr. Kil stated that the tax money from the annexation would not pay for the additional costs incurred. More tax money would be gained from commercial development. Mr. Volk referenced his earlier proposal of moving forward on annexing the smaller area. Discussion ensued. Mr. Fryzel asked Mr. Kil to do an analysis of the cost to the town if the property was annexed based on Mr. Volk's recommendation of the smaller area. Mr. Forbes stated that he agrees with Mr. Volk's proposal.

Mr. Pete Monix, 9364 Belmont – asked where is the MVH money going and said that something must be done on 93<sup>rd</sup> from Blaine to Sheffield. Mr. Kil stated that there is no MVH money, it is the worst budget they have in the community. MVH is way behind in money from the State. Mr. Fryzel added that during the review of the town finances Mr. Barenie suggested that whatever money they have be used on road repair.

Mr. Bill Dravesky, 9038 Howard Court – stated that 93<sup>rd</sup> Avenue needs to be fixed right, and asked if the town can get a guarantee for the work. He asked if there are restrictions regarding semi's driving done 93<sup>rd</sup> and would like signs that say "turn on red after stop". Discussion ensued.

Ms. Rebecca Dykstra, 6931 West 90<sup>th</sup>, Crown Point – addressed the signage when pulling out of Strack & Van Til and mentioned that the police are not setting a good example when they do not follow the driving rules and use their sirens to go through the light. Discussion ensued.

Ms. Brenda Bagherpour, 8347 Heron Lake Road – stated that she would like a police patrol there when kids get out of school. Mr. Fryzel stated that the police are there and stated that he will have one go to her area. Discussion ensued. She also thanked the Council for not implementing the garbage fee.

**Adjournment** – Ms. Teibel motioned to adjourn the meeting. Seconded by Mr. Forbes. Motion unanimously passed. Meeting adjourned at 8:07 P.M.

Attest:

/s/ Sherry P. Sury, Clerk-Treasurer