

11

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

ORDINANCE NO.: 1721

AN ORDINANCE ESTABLISHING A ROAD IMPACT FEE FOR THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, FOR THE PURPOSE OF PLANNING AND FINANCING ROAD INFRASTRUCTURE IMPROVEMENTS TO SERVE NEW DEVELOPMENT IN THE TOWN

WHEREAS, the Town Council of the Town of St. John, Lake County, Indiana, (hereinafter "Town Council"), has determined that it is reasonable and necessary to promote and accommodate orderly growth and development and to promote the general public, health, safety, and general welfare of the residents and citizens of the Town of St. John (hereinafter "Town") by establishing an equitable program to fund the capital costs of new and improved road infrastructure necessary to serve newly developing areas of the Town; and

WHEREAS, the Town Council has further determined that it is reasonable and necessary to promote the orderly development of the Town by establishing standards by which the Town may require that new development shall pay a town road impact fee, in accordance with Ind. Code §36-7-4-1300 *et seq.*, (the "Impact Fee") representing the development's proportionate share of capital costs of new and improved road infrastructure necessary to serve new development in the Town; and

WHEREAS, the Town Council has further determined that new development should not be required to pay a fee for the capital costs of such new road and street infrastructure greater than the development's proportionate share of the capital costs of such new and improved road infrastructure which is needed to serve such development; and

WHEREAS, the Town has caused to be prepared a 2021 Road Impact Fee Study and Zone Improvement Plan, prepared by The Arsh Group Inc., and dated December 2020 (the "Zone Improvement Plan"), which Zone Improvement Plan was duly adopted as an amendment to the Town Comprehensive Plan on December 2, 2020, pursuant to Town Resolution 2020-12-02; and

WHEREAS, the Town has caused to be prepared and approved a Roadway Asset Management Plan, which details the costs required to maintain and improve the Town roadway system, prepared by First Group Engineering, Inc., and dated December 1, 2019, as amended (the "Asset Plan"), which Asset Plan is attached to and incorporated within the Zone Improvement Plan as one of the technical compendium documents; and

WHEREAS, the Town Council has previously appointed members to the Town Impact Fee Advisory Committee ("Committee"), and said Committee, as its meeting held on November 5, 2020, considered the findings, information and analyses contained in the Zone Improvement Plan and the adoption of this Ordinance in accordance with Ind. Code § 36-7-4-1312; and

WHEREAS, the Town Council has further determined that the Zone Improvement Plan supports and should result in the implementation and establishment of an Impact Fee

FILED

2021-003979

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

2021 Jan 14

8:56 AM

1

25
#039010

TS

JAN 14 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

which meets the requirements of applicable Indiana law; and

WHEREAS, the Town Council has been informed that the Plan Commission of the Town of St. John, Lake County, Indiana (hereinafter "Plan Commission"), pursuant to Ind. Code §36-7-4-1311, held a duly noticed public hearing in a public meeting of the Plan Commission on the advisability and necessity of enacting this Ordinance establishing an Impact Fee; and

WHEREAS, the Plan Commission, at the conclusion of the public hearing held on December 16, 2020, approved a motion to make a favorable recommendation of this Ordinance establishing an Impact Fee with accompanying Certification, each dated December 16, 2020, certifying its favorable recommendation to the Town Council for the adoption of this Ordinance; and

WHEREAS, the Town Council has determined and now declares that the purpose of this Ordinance is not to deter growth, remedy existing infrastructure deficiencies, or pay for maintenance or other "non-capital costs"; and

WHEREAS, the Town Council, having reviewed the Zone Improvement Plan and Asset Plan, the separate recommendations of the Town Impact Fee Advisory Committee, as well as the Town Plan Commission, the provisions of this enabling Ordinance, and all other applicable law, now determines that it is advisable, necessary, and in the best interests of the residents of the Town of St. John that an Impact Fee be established by the Town Council for the statutory term of five (5) years.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS FOLLOWS:

SECTION ONE: Limitation on Imposition of Impact Fee. This Ordinance shall be effective for a period of five (5) years following its effective date, and shall expire and become void five (5) years after said effective date pursuant to I.C. §36-7-4-1340, unless the Town Council adopts a replacement impact fee ordinance to replace this Ordinance in accordance with applicable Indiana law.

SECTION TWO: Establishment of Impact Zone. There is hereby established one (1) road and street impact zone, as defined by Ind. Code § 36-7-4-1307 (the "Impact Zone"), the boundaries of which are co-terminus with the existing corporate boundaries of the Town, and such boundaries shall automatically be extended from time to time through annexation, and over which boundaries the Town exercises planning and zoning jurisdiction. In this regard, the Town Council specifically finds that: (a) there is a functional relationship between the components of the roads and streets, as set forth in the Zone Improvement Plan and Asset Plan; (b) that the roads and streets, and the improvement recommendations for same set forth in the Zone Improvement Plan, provide a reasonably uniform benefit to all citizens and residents throughout the Impact Zone as of the date of adoption of this Ordinance; and (c) that all areas within the Impact Zone are contiguous, as required by I.C. §36-7-4-1316. Except as provided herein, this Ordinance shall apply uniformly to all developments within the Impact

Zone for which the Town may require a structural building permit. This Ordinance shall not apply to:

- (a) developments meeting the requirements set forth in Ind. Code § 36-7-4-1322(g);
- (b) improvements that do not require a structural building permit;
- (c) improvements that do not create a need for new or additional road and street infrastructure, including but not limited to the erection of a sign, fences or other similar structures, or the alteration, renovation or expansion of an improvement where the use, or intensity thereof, as not changed; and
- (d) the replacement of a destroyed or partially destroyed improvement, provided, however, that the replacement improvement does not create a need for new and additional road and street infrastructure over and above the infrastructure needed for the original improvement prior to the destruction or partial destruction thereof.

SECTION THREE: Zone Improvement Plan. Prior to the adoption of this Ordinance, the Town Council undertook preparation and update of the Asset Plan, which Asset Plan is incorporated in and made a part of the Zone Improvement Plan by reference therein as one of the technical compendium documents. The Town Council now finds that the Asset Plan and Zone Improvement Plan, together, provide sufficient information and data to satisfy the all elements required pursuant to Ind. Code § 36-7-4-1318. Specifically, the Town Council finds that the Zone Improvement Plan, as previously adopted by amendments to the Town Comprehensive Plan, contains the following information:

- (a) a description of the nature and location of existing road and street infrastructure in the Impact Zone;
- (b) a determination of the current level of service;
- (c) establishment of a community level of service;
- (d) an estimate of the nature and location of development that is expected to occur in the Impact Zone during the following ten (10) year period;
- (e) an estimate of nature, location, and cost of road and street infrastructure that is necessary to provide the community level of service for the development described in subsection (d) above, including the proposed timing and sequencing of such infrastructure installation;
- (f) a general description of the sources and amounts of money used to pay for road and street infrastructure during the previous five (5) years;
- (g) a schedule for completion of the road and street infrastructure that is necessary to raise the current level of service to the community level of service with the following ten (10) year period;
- (h) the nature, location, and cost of road and street infrastructure that is necessary to raise the current level of service to the community level of service; and
- (i) the revenue sources and estimates of the amount of the revenue sources that the Town intends to use to raise the current level of service to the community level of service for existing development.

SECTION FOUR: Establishment of Impact Fee. Based upon the findings and analysis contained in the Zone Improvement Plan and the Asset Plan incorporated therein,

and based on the recommendations of the Committee, the Town Council finds, determines, and establishes that the twenty-four (24) hour net cost per trip within the Impact Zone is \$338.09, and that the equivalent single family residential Impact Fee during the statutory five (5) year period after the effective date of this Ordinance shall be as follows:

<u>Period</u>	<u>Net Fee</u>	<u>Trip Rate</u>	<u>Single Family</u>
Effective Date to December 31, 2021:	70%	\$236.67	\$2,463.68
January 1, 2022 to December 31, 2022:	80%	\$270.47	\$2,815.64
January 1, 2023 to December 31, 2023	90%	\$304.28	\$3,167.59
January 1, 2024 to December 31, 2024	100%	\$338.09	\$3,519.55
January 1, 2025 to December 31, 2025	100%	\$338.09	\$3,519.55
January 1, 2026 to Statutory End Date	100%	\$338.09	\$3,519.55

For all land use development other than single family residential, the determination of Impact Fee shall be made in accordance with the Zone Improvement Plan and the equivalent service unit for road and street impact fees, also known as the equivalent dwelling unit (EDU), for type of land use development based upon the latest version of the Institute of Transportation Engineers (ITE) Trip Generation Manual, as published the ITE. The Town Council hereby makes as part of the record of these proceedings, all the data collected, calculations made, and conclusions reached by the First Group Engineering, Inc. and The Arsh Group Inc., in the process of developing the Zone Improvement Plan and Asset Plan, and specifically directs the responsible employees and officials of the Town to make such data available to the public for review during regular business hours, together with any other information that is part of the public record created as a result of the process involved in enacting this Ordinance.

In the event that any parcel of real property considered in the creation of the Zone Improvement Plan undergoes a change in use, redevelopment, or modification that requires an improvement location permit, and creates a need for new road and street infrastructure, an Impact Fee shall only be assessed for the increase in the burden on such infrastructure.

SECTION FIVE: Credit in Lieu of Payment; Exemptions. A fee payer is entitled to receive a credit against an Impact Fee under certain circumstances pursuant to I.C. §36-7-4-1335. In accordance therewith, any person or entity obligated to pay an Impact Fee pursuant to the terms of this Ordinance shall have the option of financing, constructing, and dedicating road and street infrastructure or other improvements that are intended to be used relative to road and street infrastructure, to be owned and operated by the Town for the public benefit, that are not a type of improvement that is uniformly required by law for the type of development on which the Impact Fee has or will be imposed, that is or will be public property, that is beneficial to existing development and future development in the Impact Zone and is not beneficial to only one (1) development, that either allows for removal of a component of infrastructure planned for the Impact Zone or is reasonably likely to be included in a future Zone Improvement Plan, and that is constructed, furnished or guaranteed by a bond or letter of credit under a request by the Town or required to be constructed or furnished under a written commitment, instead of paying all or part of the Impact Fee that may be due, so long as such financing, construction, and dedication are accomplished pursuant to the Town

Comprehensive Plan and in accordance with the road and drainage specifications for such road infrastructure to be improved. A person or entity providing such infrastructure or improvement shall be given credit for the actual costs of planning, financing, and constructing such road and street infrastructure or other improvements dedicated to the Town, which actual costs shall be verified by certification from a registered engineer, architect or contractor. Such certification shall be presented prior to the issuance of any building permit. In the event that the actual cost of such planning, financing, and construction does not equal the amount of the Impact Fee, the remaining balance shall be due in accordance with the provisions of this Ordinance.

Credits against an Impact Fee otherwise due shall be allowed pursuant to this Section Five for all infrastructure improvements constructed or furnished in accordance with Ind. Code § 36-7-4-1313 and 1335, respectively. In addition, a person or entity responsible for installing infrastructure or improvements may designate in writing a method of allocating its credits to future Road Impact Fee payers who may be successors in interest to such credits, as part of the certification described above.

Any person or entity otherwise obligated to pay the Impact Fee whose property was totally or partially destroyed by fire, storm, or other casualty beyond the person or entity's control, shall be exempt from the Impact Fee if the person or entity repairs or replaces the destroyed structure without creating a burden on the existing road and street infrastructure greater than the burden originally imposed on such infrastructure by the destroyed structure. In the event of such additional burden, the Impact Fee shall be calculated based only on the increased burden created by the new structure.

SECTION SIX: Impact Fee Due Upon Issuance of a Building Permit. The Impact Fee imposed pursuant to the terms of this Ordinance shall be due and payable upon the issuance of a building permit by the Town. It is understood that the term "building permit" is synonymous with the term "structural building permit" as that term is used in Ind. Code § 36-7-4-1323, in that the issuance of a building permit authorizes the applicant to commence construction activities, structural or otherwise. The entire Impact Fee calculated pursuant to the terms of this Ordinance shall be due at the time of building permit issuance unless the amount of the Impact Fee is greater than Five Thousand Dollars (\$5,000.00), in which case an installment payment plan may be requested by the applicant in accordance with the terms set forth in Ind. Code § 36-7-4-1324.

The St. John Impact Fee Review Board, as more particularly identified in Section Nine herein, shall establish specific rules consistent with applicable Indiana law for review and approval of installment payment plans. The interest rate on any installment payment plan shall be determined by the Impact Fee Review Board, but in any event, such interest rate shall not exceed the prejudgment rate of interest in effect at the time that the interest accrues. If interest is charged, such interest accrues only on the portion of the impact fee that is outstanding and shall not begin to accrue until the date the building permit is issued for the development or the part of the development on which the Impact Fee is imposed. If all or part of an installment plan is not paid when due and payable, the amount of the installment shall be increased on the first day after the installment is due and payable by a penalty amount equal to ten percent

(10%) of the installment amount that is overdue.

In the event that a fee payer requests, the amount of the Impact Fee on a development shall be assessed not later than thirty (30) days after: (a) the date that the fee payer voluntarily submits a development plan and evidence of proper zoning for the proposed development, which development plan shall be in the form prescribed by the Town's Zoning Ordinance and shall contain reasonably sufficient detail for the Town to calculate the Impact Fee; or (b) the date the fee payer obtains a building permit for the development, whichever is earlier. For purposes of this Section Six, "assessment" means the act of calculating the amount of the Impact Fee which shall be due.

SECTION SEVEN: Lien Rights. Pursuant to the provisions of Ind. Code § 36-7-4-1325, as amended, the Town acquires a lien against the real property subject to an Impact Fee installment plan on the date a building permit is issued. Upon adoption, this Ordinance shall be recorded, and thereafter, it shall constitute constructive notice of the lien rights of the Town with respect to a parcel of real property which is the subject of an installment payment of the Impact Fee. The Town may, in its discretion, file a specific instrument setting forth its lien rights with respect to a parcel of real property that is the subject of an installment payment of the Impact Fee, and such instrument shall constitute actual notice in addition to the constructive notice provided for by the recordation of this Ordinance. Further, the Town shall have all rights as provided by the provisions of Ind. Code § 36-7-4-1325, as amended, to collect any unpaid Impact Fee.

SECTION EIGHT: Form of Receipt. The Town of St. John Clerk-Treasurer shall issue a receipt for all Impact Fees collected. The form of such receipt shall be in a form substantially as follows:

RECEIPT
Office of the St. John Town Clerk-Treasurer

Date: _____

Received from _____

the sum of _____
_____ (\$ _____)

on account of _____

in (full or partial) satisfaction of the Impact Fee due pursuant to St. John Town Ordinance No. 1721 relating to improvements to be constructed on the real property located at _____

and subject to lien rights in favor of the Town of St. John in the event of partial payment with installment payments remaining due. The remaining balance due (if any) is in the following amount:

§ _____.

St. John Clerk-Treasurer

SECTION NINE: Establishment of St. John Road Impact Fee Review Board.

Pursuant to Ind. Code § 36-7-4-1338, the Town Council hereby establishes the St. John Impact Fee Review Board, which shall consist of three (3) citizen members appointed by the Town Council with the following qualifications, namely: one (1) member shall be a real estate broker licensed in the State of Indiana; one (1) member shall be an engineer licensed in the State of Indiana; and one (1) member shall be a certified public accountant. An Impact Fee Review Board Member shall not be a member of the St. John Advisory Plan Commission. The Impact Fee Review Board members shall serve subject to the following provisions:

- (a) The term of office of the Impact Fee Review Board members shall commence from the date of their appointment and expire two (2) years from the date of appointment. Each member shall continue to serve until a successor is appointed and qualified.
- (b) At the expiration of the respective terms of each of the Impact Fee Review Board members originally appointed, their respective successors shall be appointed in the same manner as the original appointee, and each such succeeding member shall serve for a term of two (2) years.
- (c) In the event that any person appointed as an Impact Fee Review Board member shall fail to qualify as provided within ten (10) days after the mailing to him/her of notice of his/her appointment, or if any member after qualifying shall die, resign, vacate office, or in the event a member is unable to hear a petition due to a conflict of interest, the Town Council shall fill such vacancy with a new or temporary (in the event of a conflict of interest) member meeting the qualifications of the member being replaced. A new member shall serve out the remainder of the vacated term, while a temporary member shall serve for the period necessary to dispose of the petition giving rise to the conflict.
- (d) Impact Fee Review Board members shall receive no salaries, but shall be entitled to reimbursement for any expenses necessarily incurred in the performance of their duties.
- (e) The Impact Fee Review Board shall elect a member as President and a Member as Vice-President, with each of said Officers to serve from the day of his/her election until the 31st day of January next following his/her election, and until a successor is elected and qualified.
- (f) The Impact Fee Review Board is authorized to adopt by-laws, rules, regulations, and procedures as it may deem necessary for the proper conduct of its proceedings, and the performance of its duties. Meetings and hearings shall be held at such time as it may determine and upon such notice as it may fix, in accordance with the

provisions of the By- laws, rules, and regulations adopted, and applicable Indiana law.

- (g) A majority of the Impact Fee Review Board shall constitute a quorum and the concurrence of such majority shall be necessary and required to authorize any action.
- (h) The Impact Fee Review Board shall conduct its review of the amount of a Impact Fee assessed, the amount of a refund, and the amount of a Road Impact Fee credit in accordance with the procedures established in Ind. Code § 36-7-4-1338(c).
- (i) The Impact Fee Review Board shall be governed by the provisions of Ind. Code § 36-7-4- 1338, and all other applicable provisions of I.C. §36-7-4-1300, *et seq.*

SECTION TEN: Appeals. Any Impact Fee payer against whom an Impact Fee has been assessed may appeal the amount of the Impact Fee to the Impact Fee Review Board. An appeal under this Section Ten must be initiated by filing a Petition for Review with the Town Clerk-Treasurer's Office no later than thirty (30) days after the issuance of the building permit for which the impact fee was assessed, together with a filing fee in the amount of One Hundred Dollars (\$100.00). The filing fee shall be refunded in full if: (a) the Petition for Review is granted and the Impact Fee is eliminated, reduced, or adjusted by the Impact Fee Review Board, by independent action of the Town Council, or by a court of competent jurisdiction, and (b) the reviewing body ordering such adjustments finds that the amount of the Impact Fee, reductions, or credits were arbitrary or capricious.

The Petition for Review shall be in such form as prescribed by the Impact Fee Review Board to inform the Impact Fee Review Board of the nature of the appeal, including: (a) a description of the new development on which the Impact Fee has been assessed; (b) all facts, data and technical information related to the assessment of the Impact Fee and serving as the basis for the appeal of the amount of the Impact Fee; and (c) the reasons the petitioner believes that the amount of the Impact Fee assessed is erroneous or is greater than the amount allowed by the fee limitation set forth in the applicable provisions of Ind Code § 36-7-4-1300 *et seq.*

Upon receipt of a timely filed Petition for Review on the form prescribed by the Impact Fee Review Board, the Town Clerk-Treasurer shall provide a copy to the Impact Fee Review Board, the Town Manager and the Town Director of Planning and Zoning, who shall forward same to the Town Engineer or engineering consultant for review and response. At that time, the Impact Fee Review Board shall coordinate a hearing date with the Town Manager and the Director of Planning and Zoning, who shall then notify the petitioner in writing of such hearing date, which hearing shall be held not sooner than thirty-five (35) days nor later than fifty-five (55) days following the Town's receipt of said Petition for Review.

Not later than thirty (30) days following receipt of the Petition for Review, the Town Manager shall provide to the Impact Fee Review Board a completed Response to said Petition on the form prescribed by the Impact Fee Review Board. The Impact Fee Review Board shall immediately forward a copy of the completed response form to the petitioner. The Town's Response shall indicate: (a) agreement or disagreement with each item indicated on the Petition for Review; and (b) the reasons the Town believes that the amount of the Impact Fee assessed is correct.

The Impact Fee Review Board shall review the Petition for Review and the completed Response and following the hearing, the Impact Fee Review Board shall determine the appropriate amount of the Impact Fee, which written determination shall be made not later than thirty (30) days after submission of the Response. At the hearing, the petitioner and the Town may submit evidence in person, by affidavit, by agent or by attorney. Upon the conclusion of the presentation of evidence, the Impact Fee Review Board shall make a written determination based upon the facts presented, and may reverse, affirm, modify, or make such adjustments to the Impact Fee assessed, the amount of a refund, or the amount of a credit, as it may determine appropriate under the circumstances, including establishing the amount of a revised Impact Fee, refund, credit, or any combination of revised Impact Fee, refund or credit. The Impact Fee Review Board shall provide a copy of its written findings of fact supporting its decision to the Town Manager and the petitioner involved in the appeal within five (5) days after making its decision.

SECTION ELEVEN: Establishment of the Road Impact Fee Fund. In accordance with Ind. Code §36-7-4-1329, there is hereby established the St. John Road Impact Fee Fund ("the Fund"). The Fund shall be a non-reverting fund and shall receive any and all sums collected pursuant to this Ordinance to be utilized in connection with the purposes set forth herein. The Fund shall consist initially of one (1) account based upon the existence of one (1) impact zone. In the event that an additional impact zone is created hereafter, a separate account shall be maintained for each separate impact zone established within the Town. Interest earned on the Fund, or on any account within the Fund, shall be deposited and maintained within the Fund or the separate account. The Town Clerk-Treasurer shall maintain records of the status of the Fund or any account which may be established therein. The Town Clerk-Treasurer shall make an annual report of the Fund and account(s) to the Town Council and Plan Commission, which report shall include: (a) the amount of money in said account(s) established for the Impact Zone; and (b) the total receipts and disbursements of the accounts established for the Impact Zone. Said annual report shall also be made available to the general public upon request.

Pursuant to Ind. Code § 36-7-4-1332(e), the Town Clerk-Treasurer is hereby designated as the Town official responsible for accepting, rejecting and paying an Impact Fee refund and interest. In order to facilitate refunds when same may be due, the Town Clerk-Treasurer is directed and required to identify the purpose of any Impact Fee paid in order that a refund, if any, may be paid from the Fund or account into which the Impact Fee was originally deposited.

SECTION TWELVE: Road Impact Fee Uses. Any and all Impact Fees collected shall be utilized by the Town only for those purposes specifically set forth in Ind. Code § 36-7-4-1330. For purposes of this Ordinance and in accordance with Ind. Code § 36-7-4-1317, the Town Council is identified as the "infrastructure agency" that is responsible for acquiring, constructing, or providing the infrastructure type included in this Ordinance.

SECTION THIRTEEN: Indiana Impact Fees – 1300 Series. The Town Council specifically acknowledges the existence of Ind. Code § 36-7-4-1300 *et seq.* (the "1300

Series”), which regulates the imposition of impact fees by municipal corporations within the State of Indiana. It is the intent of the Town Council to fully comply with the 1300 Series, and this Ordinance shall be construed in all respects to be consistent with said law. The substantive and procedural requirements of the 1300 Series, as amended from time to time, shall control in the event of conflicts with this Ordinance, which conflicts are unintended by the Town Council in adopting this Ordinance.

SECTION FOURTEEN: Effective Date. Pursuant to Ind. Code § 36-7-4-1340(a), this Ordinance shall take effect six (6) months following its adoption.

SECTION FIFTEEN: Conflicts of Law. That any all other existing Ordinances and Town Code Sections, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are hereby specifically repealed.

SECTION SIXTEEN: Savings Clause. That if any section, subsection, phrase, clause, sentence, word, provision or portion of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and legal effect.

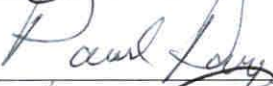

SECTION SEVENTEEN: Recording. The Town Clerk-Treasurer is directed to file this Ordinance in the Office of the Recorder of Lake County, Indiana.

ALL OF WHICH IS PASSED AND APPROVED by the Town Council of the Town of St. John, Indiana, this 13 day of January 2021.

TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

AYE

NAY

	Gerald Swets, President	
	Paul Panczuk, Vice President	
	Wayne Pondinas, Member	
	Michael Schilling, Member	
	Bryan Blazak, Member	

ATTEST:


Beth Hernandez, Clerk-Treasurer
Town of St. John, Indiana