

# Minutes Board of Town Trustees

STATE OF ILLINOIS,  
COUNTY OF LAKE  
TOWN OF FREMONT

The Fremont Township Board of Trustees met at Behm Homestead Park, Grayslake, IL on August 15, 2013 to conduct a **Special Meeting.**

## **ELECTED OFFICIALS:**

<u>Diana O'Kelly</u>	<u>Supervisor</u>
<u>Christina McCann</u>	<u>Town Clerk</u>
<u>Bill Grinnell</u>	<u>Highway Commissioner</u>
<u>Ed Sullivan, Jr.</u>	<u>Assessor</u>
<u>Trustee Atleson</u>	<u>Town Trustee</u>
<u>Trustee Forman</u>	<u>Town Trustee</u>
<u>Trustee Martin</u>	<u>Town Trustee</u>
<u>Trustee Shanahan</u>	<u>Town Trustee</u>

### **1. CALL TO ORDER - PLEDGE OF ALLEGIANCE**

### **2. ROLL CALL**

**BOARD MEMBERS PRESENT** - Supervisor O'Kelly, Trustee Atleson, Trustee Forman, Trustee Martin, Trustee Shanahan

**ELECTED OFFICIALS PRESENT** - Clerk McCann, Highway Commissioner Grinnell

**OTHERS PRESENT:** Nick Tonkery, Fred Weinberg, Steve Rymsza, Fred Kast, Lenny Fox, Nancy Krolak, Dan Prezell, Kevin McKay, Ed & Betty Tauscher

### **3. PUBLIC COMMENTS - None**

### **4. PARKS PLANNING - GENERAL DISCUSSION**

#### **4.1 Parks Committee Appointments**

Supervisor O'Kelly appointed the following individuals to the Fremont Township Parks Committee: Nick Tonkery (Chair), Chic Martin, Connie Shanahan, Dan Prezell, Fred Weinberg.

#### **4.2 Budget Planning (amount of reserves)**

Supervisor O'Kelly reported on funds currently available for park development: \$373,987.23 for Behm Park development, and \$50,078.70 for Ivanhoe Park.

#### **4.3 Storage Space**

The Supervisor reported that storage space is maxed out at the Township Center, and the Parks and Highway Departments. Park maintenance trailers are currently stored outside at Behm, taking up valuable parking spots. Highway equipment, shared with Ela Township, is stored at Ela and other equipment is stored outside which is not optimal for quality control. All sheds are full of equipment. The Supervisor and Highway Commissioner met with the County to explore options to build an additional storage building at Behm Park, and to discuss impervious

surface limitations at the Township Center which currently restricting us from constructing additional storage buildings at that site. This is a growing concern that both the Supervisor and Hwy. Commissioner feel needs to be addressed. Supervisor O'Kelly asked the Board for approval to hire an engineer to study a possible building expansion at Behm Park.

- **Trustee Martin moved and Trustee Forman seconded the motion to hire an engineer to provide plans to add a storage building and expand the parking lot at Behm Homestead Park. All in favor, motion carried.**

#### **4.4 Equipment Needs (mowers and small equipment)**

Park's Manager Herb Riedel reported that current parks equipment is adequate. Trustee Martin supports purchasing a larger mower capable of cutting an eleven foot path in one pass versus the smaller mowers we currently use. He feels staff time would be better utilized if it took less time to mow the grass. Trustee Atleson supports the purchase if it allows the job to be completed faster and frees up park staff to move on to other maintenance jobs. The matter is referred to the Parks Committee who will report to the Board at a later date.

#### **4.5 User Group Lease Agreements/Insurance**

The Supervisor and Parks Committee will review all user agreements to ensure the contracts are uniform and that expectations are clear. Insurance coverage will be included in the review.

#### **4.6 Trees**

Trustee Martin proposed a long term tree planting program to provide shade at both parks. A tree dedication program is a possibility. Bids are currently being sought to plant additional trees at Behm Park.

### **5. BEHM HOMESTEAD PARK**

#### **5.1 Field Conditions (grading/fertilization)**

Annual cost for fertilizing Behm is \$2,000 to \$2,500 per year. Current field conditions are excellent with user groups contributing to continued maintenance and improvements.

#### **5.2 Walking Trail**

Township staff will soon begin the job of extending the walking trail. The motion, approved at last night's Regular Board Meeting, provided \$10,000.00 to \$15,000.00 in funds to complete the project. Total costs will depend on the amount of refuse that needs to be dumped.

#### **5.3 Pavilions/Shelter**

Trustee Forman reported that due to a lack of shade/shelter, ambulances have been called to the park to treat ball players for heat exhaustion. There is currently no place for people to get out of the sun and find relief from the heat. Constructing pavilions would solve the problem, and also provide shelter from frequent spring and summer storms. The Board discussed various shelter options including kits that would be delivered to the park and assembled by park staff. This matter is referred to the Parks Committee who will report to the Board at a later date.

#### **5.4 Picnic Tables**

The Parks Manager reported that an additional 10 to 15 tables are needed. It is the consensus of the Board that additional tables be purchased and installed at the park.

#### **5.5 Horse Shoes/Shuffle Board**

The Parks Manager reported that the horse shoes/shuffle board area is seldom, if ever used, and recommended it be removed to provide space for a different activity.

**5.6 Pickle Ball/Basketball Court**

Supervisor O’Kelly reported that she has received numerous requests for pickle ball courts to be installed at the park. This is a growing sport with particular interest from the senior citizen community. It’s possible the courts could be installed at the location of the existing basketball court, however to do so may require removing the basketball court which was built to accommodate requests from residents. This matter is referred to the Parks Committee who will report to the Board at a later date.

**5.7 MJFL Concessions/Permanent Concessions With Bathrooms**

MJFL Concession Trailer: Trustee Forman reported that a temporary concessions trailer was donated to the program by a MJFL board member last season. Trustee Martin noted he does not oppose use of the trailer if it is parked on the existing concrete pad near the football field and that MJFL pay expenses for an electrical line to be pulled. After further discussion, it is the consensus of the Board to allow MJFL to park the trailer on the existing pad and that terms of its continued use will be clearly defined in the user agreement.

Bathrooms: Supervisor O’Kelly reported that building a permanent flush facility is expensive; however there are other options to be explored. Trustee Shanahan stated the facility at the MPD Diamond Lake Slough is very nice and encouraged board members to visit the site. The Parks Committee will research various options and report to the Board at a later date.

**5.8 Baseball Sheds**

Mundelein Little League wants to purchase and install additional sheds at their expense. The Board agreed to the installation of new sheds as long as maintenance and ownership terms are clearly defined in the user agreement.

**5.9 Entry Gate**

Trustee Martin stated he would like solar and/or electronic entry gates to be installed at both parks. Currently a neighbor is locking the gate at Behm Park each night. There is no guarantee that the arrangement will continue, and plans should be made to secure the parks when they are closed to the public.

- **Trustee Martin moved and Trustee Forman seconded the motion to install a solar powered gate at Behm Homestead Park, as bid at a cost of \$8,827.00. Yeah: Trustee Forman, Trustee Martin, and Trustee Shanahan. Abstain: Trustee Atleson. Motion carried.**

**5.10 Signage**

The Parks Manager will seek bids for signage at both parks and report to the Board at a later date.

**6. BEHM HOMESTEAD PARK LONG TERM PLANNING (2014/2015)**

**6.1 Parking Lot Improvements (seal coating and re-striping)**

Additional parking is needed and the lot needs to be re-sealed and re-striped. See motion under item 4.3 above.

**6.2 Buffer Zone Landscaping**

Supervisor O’Kelly reported that numerous dead shrubs and trees were removed earlier in the season.

### **6.3 Sodded Base Paths**

The Parks Manager reported that he does not recommend installing sodded base paths. Teams currently using the fields state there is no benefit to sodded paths because they cause maintenance issues.

- **Trustee Forman moved and Trustee Shanahan seconded the motion to adjourn the meeting at 11:47 A.M. for a lunch break. All in favor, motion carried.**
- **Trustee Martin moved and Trustee Shanahan seconded the motion to reconvene the Special Meeting at 12:09 P.M. All in favor, motion carried.**

## **7. IVANHOE COMMUNITY PARK**

### **7.1 Field Conditions (irrigation/grading/fertilization)**

The Parks Manager reported that installation of the irrigation system, previously approved by the Board, will be completed tomorrow. Grading work will begin next week and continued fertilization is recommended.

### **7.2 Flag (solar lighting system)**

Supervisor O'Kelly thanked Trustee Martin for donating a new flag pole at Ivanhoe Community Park.

### **7.3 Entry Gate (electronic system)**

Trustee Martin reported the proposed price for an electronic gate system is \$7,814.00, however that bid is connected to the larger bid of \$29,095.00 for iron fencing along the east property line. He requested the current bid be broken down to quote separate costs for installing the gate only, and/or installing both a gate and iron fencing. He also requested that a second bid be sought. The matter was referred to the Parks Committee who will report to the Board at a later date.

### **7.4 Signage**

The Parks Manager will seek bids for signage at both parks.

## **8. IVANHOE COMMUNITY PARK LONG TERM PLANNING (2014/2015)**

### **8.1 Parking Lot Improvements (possible expansion to the north)**

Trustee Martin stated improvements should be made to the existing lot, including possible expansion and paving. Representatives from user teams report that parking only becomes a problem between two games when parents are entering and exiting the lot at the same time. Approximate estimates to pave and stripe the lot would currently exceed \$50,000.00. The Parks Committee will discuss the matter and report to the Board at a later date.

### **8.2 Wind Screening (with logos)**

User groups will be required to pay for the purchase and installation of new wind screens.

### **8.3 New Fencing**

See item 7.3 above. Additionally, the Parks Manager will secure bids to repair damaged areas on the existing fence.

### **8.4 New Storage Shed**

MBSA representative Kevin McKay reported the league wants to install a new storage shed at the park. The Parks Manager suggested the shed be moved to the west side of the property. Trustee Martin suggested the shed be purchased and installed by MBSA and that use and

ownership of the shed should be discussed when the user group agreement is renegotiated. The agreement is due to expire in December.

**8.5 Grading Area on the North**

Discussion was held regarding options to grade and better utilize the northern portion of the park. Additionally, a pavilion could be installed to provide shelter. The Parks Committee will explore installation of a pavilion and report to the Board at a later date.

**8.6 Dugouts**

Parks staff will install roofs over each dugout at a cost of approximately \$1000.00 each.

**8.7 Electrical Lines**

Trustee Martin suggested the utility lines be buried under ground. This matter was referred to the Parks Committee for further discussion.

**9. PUBLIC COMMENTS**

MBSA representative Kevin McKay stated that he appreciates open communication between the Parks Manager, Township Board and MBSA. Additionally, going forward MBSA would like to be on the front end of park improvement and maintenance discussions. He also stated that improvement costs for the fields should be shared between all user groups and the user agreements should be very specific regarding ball park expenses. He would like to discuss the matter further when the MBSA user agreement is renegotiated.

**10. ADJOURN**

- **Trustee Forman moved and Trustee Martin seconded the motion to adjourn the meeting at 1:11 P.M. All in favor, motion carried.**

Respectfully,

\_\_\_\_\_  
Christina McCann, Town Clerk

\_\_\_\_\_  
**Approved**