

Minutes Board of Town Trustees

STATE OF ILLINOIS,
COUNTY OF LAKE
TOWN OF FREMONT

The Fremont Township Board of Trustees met at 22385 W. Illinois Route 60, Mundelein, IL 60060 on December 12, 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>Jeralyn Atleson</u>	<u>Town Trustee</u>
<u>Tami Forman</u>	<u>Town Trustee</u>
<u>Chic Martin</u>	<u>Town Trustee</u>
<u>Connie Shanahan</u>	<u>Town Trustee</u>

1. CALL TO ORDER AND PLEDGE

Supervisor O'Kelly called the meeting to order at 10:00 A.M.

2. ROLL CALL

BOARD MEMBERS PRESENT

Supervisor O'Kelly, Trustee Atleson, Trustee Forman, Trustee Martin, Trustee Shanahan,

ELECTED OFFICIALS PRESENT

Clerk Christina McCann, Hwy. Commissioner Bill Grinnell

OTHERS PRESENT

Staff Members: Nancy Lech, Herb Riedel

3. PUBLIC COMMENTS

None

4. 2014/2015 BUDGET PLANNING DISCUSSION

Nancy Lech distributed a handout which included the 2013 levy amount and preliminary allocations (based on the levy amount) for line items in the 2014/2015 fiscal year budget.

Herb Riedel distributed a handout which included anticipated construction and maintenance costs for the Township Administrative Center, Behm Park and Ivanhoe Park. Discussion was held regarding life expectancy and replacement costs for items such as the roof, septic, HVAC, windows, etc. Some items are in need of repair or replacement immediately; others can be done later.

- Trustee Martin moved and Trustee Forman seconded the motion to include funds required for the following items in the 2014/2015 Budget:

Building Summary

- Lower Level/Community Room Ceiling – Needs replaced now. Several tiles and brackets are broken.
- Upper and Lower Level Bathrooms – Tiles on floors and walls need to be replaced.
- Administrative Offices – Carpeting is nearly 20 years old and needs to be replaced.
- Painting – Miscellaneous areas need painted.
- HVAC System – All three AC units are original to the building and need to be evaluated by a professional. Two of three furnaces have been replaced. The older unit needs evaluation.
- Septic System – The system needs to be fully evaluated by a professional.
- Roof – Needs to be evaluated by a professional.
- Windows – Several windows do not open/close properly. Should be evaluated by a professional.
- Landscaping – Ongoing maintenance is required and some items may need replaced.

Behm Park Summary

- New Maintenance Building – The structure is pre-fabricated and will be delivered to the site. Flooring, an outside apron, and electrical will need to be installed.
- Bathrooms – Preliminary discussions are to purchase the structure pre-fabricated and have it delivered to the site.
- Pickle ball Court – Preliminary discussions include installation of three courts which will require site preparation, paving, fencing, surface coating and equipment purchases.

Ivanhoe Park Summary

- Parking Lot – Expansion of the lot will require paving and stripping,
- Fencing – Preliminary discussions include installation of PVC split-rail fencing.
- Dugout Roofs – Roofs will be constructed to provide necessary shade.

All in favor, motion carried.

Trustee Atleson requested the Supervisor prepare a replacement schedule for building equipment such as HVAC, windows, roof, flooring, etc. including age, life expectancy, and anticipated replacement schedule.

Highway Department Summary

The Highway Department needs additional storage for equipment and service vehicles. Recent negotiations to purchase the property adjacent to the Hwy. Department (22438 W. Erhart Rd.) were not successful. Consequently other options need to be explored.

Supervisor O’Kelly reported that she and Highway Commissioner Grinnell recently met with Lake County Building and Zoning to discuss construction of an additional storage facility on existing Township property; however there are obstacles with water drainage and retention. The County indicated it might be possible for the Township to build an additional storage facility if it was engineered to provide for water drainage and retention to be created on Township owned property located at 29913 N. Fremont Center Rd. Variances would also be required. The Board encouraged the Supervisor and Highway Commissioner to continue to work cooperatively with the County to pursue the concept.

Funding for the project could be shared between the Town and Highway budgets. If the concept comes to fruition, initial engineering and preparation work would commence in the 2014/2015 budget cycle. Building construction could occur during the 2015/2016 budget cycle. Discussion was also held regarding future potential for the Township to purchase the property located adjacent to the Administrative Center (22425 W. IL Route 60) which would provide direct access to Township owned property at 29913 N. Fremont Center Rd.

5. **PUBLIC COMMENTS** – None

6. **ADJOURN**

- **Trustee Martin moved and Trustee Shanahan seconded the motion to adjourn the meeting at 11:11 a.m. All in favor, motion carried.**

Approved: _____

Respectfully Submitted, Christina McCann