

# Minutes Board of Town Trustees

STATE OF ILLINOIS,  
COUNTY OF LAKE  
TOWN OF FREMONT

The Fremont Township Board of Trustees met at 22385 W Erhart Rd., Mundelein, IL 60060 on October 14, 2013 to conduct a **Regular Meeting.**

## **ELECTED OFFICIALS:**

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

## **1. CALL TO ORDER AND PLEDGE**

Supervisor O'Kelly called the meeting to order at 7:03 P.M.

## **2. ROLL CALL**

### **BOARD MEMBERS PRESENT**

Supervisor O'Kelly, Trustee Atleson, Trustee Martin, Trustee Shanahan. Absent: Trustee Forman

### **ELECTED OFFICIALS PRESENT**

Clerk McCann, Hwy. Commissioner Bill Grinnell

### **OTHERS PRESENT**

Nick Tonkery, Malia Naipo, Mike Hayek, Tim Cardwell, Dan Prezell, Chuck Bartels, Herb Riedel

## **3. PUBLIC COMMENTS**

None

## **4. APPROVAL OF MINUTES**

- **Trustee Martin moved and Trustee Shanahan seconded the motion to approve the minutes of the September 9, 2013 Regular Board Meeting. All in favor, motion carried.**

## **5. CORRESPONDENCE**

The Natural Gas Pipeline Company of America LLC (NGPL) sent an email stating they cannot grant our request to allow parking on their excess property at Behm Park. They have conducted field tests and have determined that the existing amount of cover over NGPL lines does not provide adequate protection for the pipelines for vehicle parking.

## **6. OLD BUSINESS**

None

## **7. NEW BUSINESS**

**7.1 Potential Land Purchase – 22438 W. Erhart Rd.**

Supervisor O'Kelly reported the Township has been exploring possibilities to acquire additional property to meet growing demands for equipment storage and long term expansion. There is currently \$500,000.00 allocated for land acquisition in the budget. Owners of neighboring properties were contacted. The only one willing to sell is Robert Tekampe, owner of the former feed mill located at 22438 W. Erhart Rd. Mr. Tekampe requires a purchase price of \$425,000.00 plus closing costs to be covered by the Township. Two recent appraisals value the property at \$335,000.00 and \$350,000.00. The property is contiguous to the Township and has three garage buildings that could be used immediately for storage.

Previously the Supervisor informed the Board the Township could schedule a Special Town Meeting wherein town electors would determine, by vote, if they want the Township to purchase the land.

The Board previously requested the Supervisor and Hwy. Commissioner provide them cost estimates to make the needed improvements on Township owned property located at 22913 N. Fremont Center Rd. versus purchasing the parcel at 22348 W. Erhart Rd. Their research concluded that it will cost the Township \$215,504.00 to obtain the required permits and install a septic field, well, driveway, fencing, detention and landscaping required by the County to prepare the land for the construction of a maintenance building with bathrooms at the Fremont Center Rd property. Construction costs for a maintenance building are above and beyond the improvement estimates.

Residents in attendance at the meeting asked several questions and voiced their opinions regarding the potential land purchase.

Hwy. Commissioner Grinnell stated three garages on the property are in good condition and would accommodate storage needs for at least five years. There will be expenses associated with utilities and possibly a new roof, but he does not anticipate large expenditures beyond purchasing the property.

Supervisor O'Kelly asked the Board to entertain a motion to hold a Special Town Meeting to allow the electors to vote on the matter. The motion failed.

### **Board Discussion**

Trustee Atleson stated she has concerns about where the Township will find additional funds to maintain the property and she wants a long term facility use plan before considering the purchase.

Trustee Martin said he does not like the current terms of sale because the total closing costs are unknown. He stated he would support bringing the purchase to the electors if the Township received a letter of intent or a contract specifying a total purchase price of \$425,000.00 with each party responsible for their own closing costs.

Trustee Shanahan stated he wants a master plan for the property before it is put before the public.

After further discussion it was the consensus of the Board that they would revisit the issue if the Supervisor can present a signed letter of intent or contract with the stated purchase price being \$425,000.00 with each party paying their own closing costs.

The Supervisor will attempt to obtain a signed contract for \$425,000.00, with each party handling their own closing costs, and if successful in doing so, contact the Board to schedule a special meeting to entertain a motion to bring the matter before the electors at a Special Town Meeting.

## 8. COMMITTEE REPORTS

### 8.1 Parks

Nick Tonkery reported the Parks Committee met earlier this evening to discuss ongoing parks maintenance.

- **Trustee Martin moved and Trustee Shanahan seconded the motion to accept a bid in the amount of \$5,167.00 from Electronic Entry Systems, Inc. to install an electronic gate at Ivanhoe Park. All in favor, motion carried.**

Supervisor O'Kelly reported on the following park projects:

- The walking paths at Behm Park have been completed.
- A special needs swing was ordered and installed at the Behm playground.
- The Lake County Lightning purchased and installed storage sheds at Behm Park.
- The plans for construction of a maintenance building at Behm Park have been put out to bid. The bid opening is on October 22<sup>nd</sup> at 10:00 a.m. at the Township Administrative Center. The site borings have been completed and a site development permit will be approved by the end of the week.
- All buffer zoning landscaping is completed at Behm Park.
- Parks staff constructed a shed around the irrigation controls at Ivanhoe Park.

### 8.2 Well & Water

Tim Cardwell reported the Well and Water Committee is currently working with the Forest Preserve to identify uncapped abandoned wells on Forest Preserve properties. After work is completed with the Forest Preserve the Committee will attempt to work with private land owners to cap abandoned wells.

## 9. CERT REPORT

None

## 10. ELECTED OFFICIALS' REPORT

10.1 **Assessor** - none

10.2 **Clerk**

Clerk McCann reported the next Regular Meeting will be on November 4, 2013 due to the TOI conference being held November 10-12 in Springfield and that the Board will have preliminary discussion on the Town and Road Tax Levy at the November 4 meeting.

10.3 **Highway Commissioner**

Commissioner Grinnell reported on the following projects:

### Forest Lane Paving

Paving is completed on this project.

### Sylvan Lake

It was the intention of the Hwy. Department to complete this project during the summer and/or fall. Funds have been allocated for the project in the Hwy. Department budget, however the required permits are still outstanding. The project will begin as soon as the permits are approved.

10.4 **Supervisor** – See Parks Report.

10.5 **Trustees**

Trustee Shanahan reported that he has been moved from the Well and Water Committee to the Parks Committee.

**11. GA/EA/FOOD PANTRY REPORT**

In the month of September there was one (1) resident on General Assistance (GA) with medical, one (1) on GA with no medical and four (4) residents received Emergency Assistance. Fifty four (54) residents received food pantry assistance. LIHEAP applications for assistance were submitted for sixteen (16) residents. Four (4) applications were submitted for RTA reduced rate fare passes. One (1) resident qualified for NiCor Sharing. One (1) resident qualified for Salvation Army assistance. Thirty (30) residents recently received school supplies donated by community residents and businesses.

**12. PUBLIC COMMENTS**

None

**13. APPROVAL OF BILLS**

- **Trustee Shanahan moved and Trustee Atleson seconded the motion to audit and approve for payment of Road and Bridge Fund in the amount of \$7821.95, Permanent Road Fund in the amount of \$423,896.37, and General Town Fund in the amount of \$100.858.39. All in favor, motion carried.**

**ROLL CALL:** Yeah: Trustee Atleson, Trustee Martin, Trustee Shanahan. Absent: Trustee Forman.

- **Trustee Shanahan moved and Trustee Martin seconded the motion to audit and approve for payment of General Assistance Fund in the amount of \$5,679.64. All in favor, motion carried.**

**14. EXECUTIVE SESSION**

None

**15. ADJOURN**

- **Trustee Shanahan moved and Trustee Martin seconded the motion to adjourn the meeting at 8:22 P.M. All in favor, motion carried.**

Approved: \_\_\_\_\_

Respectfully Submitted, Christina McCann, Fremont Township Clerk