

FREMONT TOWNSHIP BOARD MEETING AGENDA

Regular Board Meeting: August 13, 2018 7:00 P.M.

22385 W. Highway 60, Mundelein, IL 60060

1. CALL TO ORDER - PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. PUBLIC COMMENTS

4. APPROVAL OF MINUTES

- Motion to approve the minutes of the July 9, 2018 Regular Meeting.

5. CORRESPONDENCE

6. OLD BUSINESS

7. NEW BUSINESS

7.1 Motion to adopt Resolution 08-13-2018 – Resolution for Bill Paying.

7.2 Motion to accept quote from Northern Air Systems, Inc. to replace air condensers in the amount of \$_____.

8. PARKS REPORT

9. CERT REPORT

10. COMMUNITY GARDEN REPORT

11. ELECTED OFFICIALS' REPORT

- Assessor
- Clerk
- Highway Commissioner
- Supervisor
- Trustees

12. GA/EA/FOOD PANTRY REPORT

13. PUBLIC COMMENTS

14. APPROVAL OF BILLS

- Motion to Audit and approve for payment of Road and Bridge Fund in the amount of \$
Permanent Road Fund in the amount of \$
And General Town Fund in the amount of \$

ROLL CALL

- Motion to Audit and approve for payment of General Assistance Fund in the amount of \$

15. EXECUTIVE SESSION - None

16. ADJOURN

TIME: _____

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 July 9, 2018 to conduct a Regular Meeting.

<u>Diana O'Kelly</u>	Supervisor
<u>Christina McCann</u>	Town Clerk
<u>Bill Grinnell</u>	Highway Commissioner
<u>Joe Herchenbach</u>	Assessor
<u>Jeri Atleson</u>	Town Trustee
<u>Patricia Stejskal</u>	Town Trustee
<u>Connie Shanahan</u>	Town Trustee
<u>Keith Voss</u>	Town Trustee

1. CALL TO ORDER AND PLEDGE

Supervisor O'Kelly called the meeting to order at 7:00 P.M.

2. ROLL CALL

BOARD MEMBERS PRESENT

Trustee Atleson, Trustee Shanahan, Trustee Stejskal, Trustee Voss, Supervisor O'Kelly.

ELECTED OFFICIALS PRESENT

Clerk McCann, Highway Commissioner Grinnell, Assessor Herchenbach

OTHERS PRESENT

Lake County Clerk Carla Wyckoff, Karen Brush, Ron Cooper, Bob Rogers, Elizabeth Nagel, Barb Tonkery, Nick Tonkery, Tom Powell, Janice Powell, Dan Washburn, Cristy Zupancic, Owen Pulver, Teri Pulver, Kevin Nealis, Erin Nealis, Gary Goldblatt, Adrian Dodd, Daniel Prezell

3. PUBLIC COMMENTS

Lake County Clerk Carla Wyckoff thanked Highway Commissioner Bill Grinnell and the Highway Department for hosting early voting for the 2018 Primary. She also thanked Supervisor O'Kelly for offering to host early voting at the township administrative facility for the 2018 November General Election. Wyckoff presented the Township and Highway Department with the "Annual Good Citizen Award for outstanding contributions to the democratic process by generously and enthusiastically opening the doors of the Township and Township Highway Department facilities to serve as an early voting site for Lake County citizens".

4. APPROVAL OF MINUTES

- Trustee Shanahan moved, and Trustee Voss seconded the motion to approve the minutes of the June 11, 2018 Regular meeting.
- Trustee Shanahan moved, and Trustee Atleson seconded the motion to amend the June 11, 2018 Regular Meeting minutes as follows: Under "Parks Report" change "victory garden" to "memorial garden" and under "Correspondence" add letter from the United Way of Lake County. All in favor, motion carried.
- Trustee Voss moved. and Trustee Shanahan moved to approve the June 11, 2018 minutes as amended. All in favor, motion carried.

5. CORRESPONDENCE

None

6. OLD BUSINESS

None

7. NEW BUSINESS**7.1 Refuse Collection and Disposal Referendum for November 6, 2018 Ballot**

- Trustee Voss Moved and Trustee Stejskal seconded the motion to adopt Resolution 07-09-2018, A Resolution to Submit Refuse Collection and Disposal Referendum to Electors of Unincorporated Areas of the Township of Fremont.

Discussion

Supervisor O'Kelly met with many township HOA's to discuss using a single hauler to improve refuse and disposal services for unincorporated residents. O'Kelly anticipates contracting with a single hauler will cause less road wear and tear, there will be fewer safety issues related to garbage collection and collectively the township can seek improved services at more competitive rates. O'Kelly noted that residents in other townships under contract with single haulers are receiving more services with lower fees.

Gary Goldblatt, a member of the Sylvan Lake Board of Directors, agreed that it is good to reduce wear and tear on the roads, potentially decrease leaf burning and save money, but stated that he lived in Buffalo Grove and under a single hauler program his rates increased. Goldblatt questioned how new homeowners would know who the contracted hauler was, the length of a hauler contract and how quickly problems are resolved with the guarantee of a multi-year contract.

Walter Willis from SWALCO distributed "Residential Hauling Franchise Handout for Fremont Township". The handout provided information about single haulers including potential benefits and potential concerns and/or impediments and what is the track record in Lake County and does it really work? Warren, Ela and Lake Villa Townships have implemented franchises with varying rates. Avon and Shields Townships have also expressed interest in pursuing a referendum on this issue. Willis recommends Fremont Township continue a dialogue with residents and conduct a survey of current costs. If a Referendum passes, Willis said the franchise execution process would be as follows:

1. Develop a Request for Proposals (RFP) and draft a hauler contract (SWALCO assistance)
Issue RFT
2. Review proposals (bids), conduct interviews, and select hauler (SWALCO assistance)
3. Determine date for implementation
4. Work with hauler to ensure smooth transition and to educate residents about new collection program
5. Enter into agreement with Lake County and SWALCO to share in recycling revenue

Nick Tonkery from Sylvan Lake voiced his support for a single hauler. Tonkery said truck traffic is multiplied by the number of haulers servicing a neighborhood. In Sylvan Lake, safety is a concern because various haulers come on different days of the week which means cans are clogging already narrow streets and increasing the potential for accidents. In his opinion, a single hauler would also reduce the amount of chemicals and other leakage from garbage trucks.

Dan Prezell from Oak Terrace distributed "Pro's for Single Hauler Contracting". In his opinion, a single hauler reduces damage to township roads, decreases emissions from multiple trucks, contracted service may reduce costs to each resident, contracts lock residents into guaranteed pricing over a number of years, reduced confusion for those unaware of who is the waste hauler, township control of minimum insurance requirements, potential to work in a consortium with other local governments, and potential for additional services, low volume discounts, additional services such as leaf pick-up and a senior citizen discounted rate. Prezell also stated that a performance clause should be included in the township/hauler contract.

Cristy Zupancic on Blackhawk Trail experienced problems with a single hauler at another home they own. She is concerned if residents are not happy with the contracted hauler, they must wait five years for change. She would also like an option for residents who do not need service to opt out of the program.

Willis (SWALCO) responded to Zupancic's concerns, stating that after eleven years of local governments contracting with haulers, no contractor has been kicked off a contract for bad service. He said there is some potential to add a limited number of no-service homes into a contract, however single hauler program costs are kept low precisely because a specific number of residences are guaranteed.

Adrian Dodd on Baker Lane inquired if there is a hauler in the area with one-pass recycling and can that service be included in the contract. Willis stated there is one hauler in Lake County with one-pass recycling.

Supervisor O'Kelly said If a ballot referendum passes, the township would form a committee comprised of residents to determine needs and formulate the Request for Proposals (RFP). If the township board is not satisfied with the bids submitted by haulers, they will not be obligated to contract with anyone.

Bob Rogers feels there is enough competition among the six haulers already serving the township. He likes to make his own choices and move from one hauler to another if he so chooses. Rogers said if neighborhoods don't want multiple trucks coming through, they already have the option to contract with a single hauler. He does not feel residents should have to pay for services they may not want.

Adrian Dodd said they tried to do a single hauler contract in his neighborhood, but they could not get everyone on the same page, so the idea was dropped.

Teri Pulver said having all residents pay for the service is a standard practice. Pulver said a lot of people don't have children in the school system, but we all pay to support the system because that's what makes it financially stable.

Lake Villa Township Supervisor Dan Venturi spoke to Lake Villa Township's experience with a single hauler program. It's been a good experience there with few complaints. It's kept heavy garbage trucks off township roads which limits wear and tear and it's made sense from an economic perspective because the contracted rates are consistently lower than individual rates. Their current rate is \$20.12 per home for a 96-gallon garbage can and there's an option to upgrade the recycling container to a 96 gallon can. They also provide unlimited "At Your Door" pick-ups for household chemicals and electronics. Medical needles can be dropped at Township and hauler picks them up from there. Lake Villa Township monitors neighboring municipality rates to make sure their bids are competitive. They provide leaf pickups with a fee per bag. Seniors have the option to have a smaller can and pay a lower rate. They have just executed a new contract and added the larger garbage can option and florescent bulb disposal.

Venturi answered questions from residents and then the discussion concluded.

Supervisor O'Kelly called for a Roll Call Vote for the motion on the floor.

ROLL CALL

Aye: Trustee Atleson, Trustee Stejskal, Trustee Voss. Nay: Trustee Shanahan. Motion carried.

8. PARKS REPORT

Trustee Shanahan reported the following:

- Most of the vandalism at Behm Park has been repaired and a coat of graffiti resistant paint was applied on the bathrooms
- The memorial garden at Behm Park is being cleaned up and other vegetation will be removed

- Signage has been added

9. CERT REPORT

Team Leader Pat Stejskal reported the following:

- Helped Mundelein CERT with Community Days events including the 5K run on June 30 and parade and WRLR booth on July 1st.
- Summer Schedule of future events includes:
 - Monday, July 16 – CERT quarterly meeting will be a team training event
 - Saturday, July 21 – Shredding event at Township
 - July 25 -29 – Lake County Fair (Thursday, July 26=Fremont CERT)
- The Team is working with other area CERTS to plan a joint training drill in Volo in the fall 2018.

10. COMMUNITY GARDEN REPORT

Trustee Atleson reported the following:

- The hoop house, which was paid for through a grant, is up and a lot of vegetables are growing inside of it
- Always looking for volunteers
- Corporate employees/groups can volunteer and get credit toward community service hours

11. ELECTED OFFICIALS' REPORT

Assessor

Assessor Joe Herchenbach reported the following:

- All property owners received their blue cards
- With approximately two weeks left to file appeals, about 100 have been filed, which is significantly fewer than the 500 or so appeals filed last year
- Property values have increased but there was only a modest multiplier applied to the township so Herchenbach believes the general realization is that increased assessed values are acceptable
- Assessor's office is proactive with assisting residents and Herchenbach welcomes residents to contact him if they have any concerns regarding property values

Clerk

No Report

Highway Commissioner

Highway Commissioner Grinnell reported the following:

- Schwerman Road paving project, including side streets is complete. This was a grant project between Hawthorn Woods, Fremont and IDOT.
- Countryside Lake Dr, Lakeview, and side streets paving project is complete
- Bid opening for Owens Road Drainage project will be held at 10 a.m. tomorrow morning
- A pre-construction meeting for the Wauconda Lake Michigan water line will be held tomorrow morning

Supervisor

Supervisor O'Kelly reported the following:

- The General Assistance manual has been approved by the Supervisor
- Attended General Assistance training in Rockford
- Attended LCCTSC meeting
- Went on vacation

Trustees

- Trustee Stejskal will attend TOI training session in Rockford on July 19 and is interested in information about the November TOI conference in Springfield
- Trustee Atleson is working to organize a medication seminar for local seniors
- All Trustees thanked residents for coming and expressing their opinions on the Refuse Hauling Referendum

12. GA/EA/FOOD PANTRY REPORT

The following statistics were reported for the month of June 2018:

- One (1) resident received General Assistance without medical
- One (1) resident received Emergency Assistance
- Sixty-one (61)) residents received food pantry assistance
- Zero (0) residents applied for Liheap assistance
- Taxi coupon use has not yet been reported by the vendor
- Sixteen (16) residents received assistance with RTA pass applications
- Five (5) residents applied for the Benefit Access Program
- Fourteen (14) residents received Diaper Bank donations

13. PUBLIC COMMENTS

None

14. APPROVAL OF BILLS

- Trustee Shanahan moved, and Trustee Stejskal seconded the motion to audit and approve for payment of Road and Bridge Fund in the amount of \$10,720.05, Permanent Road Fund in the amount of \$146,232.16 and General Town Fund in the amount of \$83,775.92.

ROLL CALL: Aye: Trustee Atleson, Trustee Shanahan, Trustee Stejskal, Trustee Voss. All in favor, motion carried.

- Trustee Shanahan moved, and Trustee Voss seconded the motion to audit and approve for payment of the General Assistance Fund in the amount of \$5,374.36. All in favor, motion carried.

15. EXECUTIVE SESSION

None

16. ADJOURN

- Trustee Stejskal moved, and Trustee Shanahan seconded the motion to adjourn the meeting at 8:02 p.m. All in favor, motion carried.

Respectfully Submitted, Christina McCann, Fremont Township Clerk

Approved: August 13, 2018

FREMONT TOWNSHIP
RESOLUTION FOR BILL PAYING
RESOLUTION NO. 08-13-2018

WHEREAS, the provisions of 60 ILCS 1/80-10(a) require the Township Board to meet and approve bills (other than general assistance, obligations for Social Security taxes as required by the Social Security Enabling Act, and wages that are subject to the Illinois Wage Payment and Collection Act, or other expenses determined by the township board by resolution; and

WHEREAS, the Township Board meets on the second Monday of each month; and

WHEREAS, there are occasions when the Township is required to pay bills prior to a Township Board meeting; and

WHEREAS, the Trustees desire to maintain their judiciary position of oversight for all expenditures of the Township funds while still permitting an economically efficient operation of Township business.

THEREFORE, BE IT RESOLVED by the Fremont Township Board of Trustees that the Township Supervisor is hereby authorized to issue payment on bills that are due prior to the next meeting of the Township in the following limited instances:

1. Expenses that must be paid because of emergency circumstances, including building maintenance, HVAC, supplies, rental of equipment in the event of a natural disaster, storm or flooding;
2. Credit card payments to avoid late fees;
3. Insurance premiums
4. Utility payments
5. Conference/seminar registration or associated fees
6. Bond payments
7. Lease or rental agreements
8. License or permit fees

BE IT FUTHER RESOLVED, that Township staff shall endeavor to use their best efforts to have the Trustees approve any bill prior to paying the bill, and the authority granted by this Resolution is to be used only when there is no reasonable economic alternative to awaiting Board Approval.

BE IT ALSO FURTHER RESOLVED, that any bills paid prior to board approval shall be presented for approval at the next Board meeting.

Resolution No. 08-30-2018

ADOPTED this 13th day of August 2018.

AYE: _____

NAY: _____

Jeralyn Atleson, Trustee

Connie Shanahan, Trustee

Patricia Stejskal, Trustee

Keith Voss, Trustee

RESOLUTION ADOPTED:

Diana O'Kelly, Supervisor

Christina McCann, Clerk

STAMP:

Proposal & Contract

7.2

Residential Commercial Light Industrial



683 E. CENTER STREET P.O. BOX 650
GRAYSLAKE, IL 60030

PH: (847) 223-8877 FAX: (847) 223-9504

PROPOSAL SUBMITTED TO

PHONE

223-2847
223-2858 F.

DATE

7/18/18

FREMONT TOWNSHIP
ATTN: NANCY
22385 W. IL HWY 60
MUNDELEIN IL 60060

JOB NAME

MAIN OFFICE A/C SYSTEM

CASEWORKER@FREMONTTOWNSHIP.COM

We hereby submit specifications and estimates for

EQUIPMENT

- HEIL H4A3 13 SEER 4 TON A/C CONDENSER
- HEIL 4 TON CASD A/C COIL

INSTALL

- REMOVE AND DISPOSE OF EXISTING EQUIPMENT
- SHEET METAL TRANSITION TO MOUNT NEW COIL
- DRAIN LINE
- FLUSH EXISTING COPPER PIPING
- ANGLE IRON WALL BRACKETS
- ELECTRIC WHIP
- LOW VOLTAGE WIRING
- PREVAILING WAGE LABOR
- START UP

NOTE: EXISTING A/C SYSTEMS ARE APPROXIMATELY 22 YEARS OLD
AND ARE AT THE OUTER LIMITS OF THEIR LIFE EXPECTANCY.

TOTAL MATERIAL AND LABOR \$6,230.00

ALTERNATES

- INSTALL A NEW HEIL H4A3 4 TON A/C SYSTEM FOR CONFERENCE ROOM AT SAME TIME - ADD \$5,310.00
- INSTALL A NEW HEIL H4A3 3 TON A/C SYSTEM FOR BOARD ROOM AT SAME TIME - ADD \$4,977.00

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

JOB AMOUNT SIX THOUSAND TWO HUNDRED THIRTY dollars (\$ 6,230.00).

Payment to be made as follows:

TOTAL DUE UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

PRESIDENT

Note: This proposal may be
withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices specifications
And conditions are satisfactory and are hereby accepted. You are authorized
to do the work as specified. Payment will be made as outlined above.

If Northern Air Systems Inc. Files suit to enforce the terms of this contract, then the
undersigned shall be responsible for all attorneys' fees and costs so incurred.
Northern Air Systems Inc. reserves the right to enter the property to remove any equipment and related
parts if not paid per contract.

Signature _____

Date of acceptance: _____

Signature _____