

## **FREMONT TOWNSHIP BOARD MEETING AGENDA**

**Regular Board Meeting: September 11, 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 August 13, 2018 Regular Meeting.

**5. CORRESPONDENCE**

**6. OLD BUSINESS**

**7. NEW BUSINESS**

- 7.1** Motion to accept quote from TSR Concrete Coatings to apply 1390 sq. ft of concrete coating at front of Administration Center in the amount of \$14,160.00.

**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 August 13, 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**

Rose Marie Domeny, Judy Hammel

**3. PUBLIC COMMENTS**

None

**4. APPROVAL OF MINUTES**

- Trustee Voss moved, and Trustee Stejskal seconded the motion to approve the minutes of the July 9, 2018 Regular meeting. All in favor, motion carried.

**5. CORRESPONDENCE**

None

**6. OLD BUSINESS**

None

**7. NEW BUSINESS**

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

- Trustee Voss moved, and Trustee Stejskal seconded the motion to adopt Resolution No. 08-13-2018 – A Resolution for Bill Paying. All in favor, motion carried.

Discussion

Supervisor O’Kelly explained the Resolution should be added to the Township’s financial regulations to ensure that time sensitive bills and payroll can be paid between monthly board meetings.

**7.2 Motion to Accept Quote from Northern Air Systems, Inc.**

- Trustee Voss moved, and Trustee Shanahan seconded the motion to accept quote from Northern Air Systems, Inc. to replace 3 air condensers in the amount of \$16,517.00. All in favor, motion carried.

Discussion

Supervisor O’Kelly confirmed the quote for \$16,517.00 would include new systems for the administrative offices, community room and board room which are all original to the building constructed in 1997.

**8. PARKS REPORT**

Trustee Shanahan reported the following:

- A bench dedicated to former Supervisor Pete Tekampe was installed at Behm Park to recognize his leadership in the creation and development of Behm Park. Tekampe family and friends gathered for the dedication on August 6, 2018

**9. CERT REPORT**

Team Leader Pat Stejskal reported the following:

- The CERT quarterly meeting on July 16 will be a team training event with hands-on practice stations
- The October 15 quarterly meeting guest speaker will be Township Supervisor Diana O’Kelly.
- On July 21 the Team helped with traffic control for the Shredding event at the Township which was very well organized
- On July 26 the Team manned an information booth and broadcasted live on WRLR from the Lake County Fair
- On October 13 several local teams are planning a joint CERT training drill

**10. COMMUNITY GARDEN REPORT**

Trustee Atleson reported the following:

- Currently harvesting large volumes of produce for distribution to those in need and community seniors
- Volunteers are welcome to assist with garden duties

**11. ELECTED OFFICIALS’ REPORT****Assessor**

Assessor Joe Herchenbach reported the following:

- Assessor and a Deputy Assessor attended the first day of Board of Review hearings for Fremont Township tax appeals
- Close to 500 Fremont Township property tax appeals were filed
- Approximately 25% of all appeals filed by property owners are successful
- The Board of Review and the Chief County Assessor were happy to see an active presence from Fremont Township at the hearings
- Assessor will continue to attend relevant hearings
- Most sales in Fremont Township are still occurring at prices that are higher than the assessed values

**Clerk**

Clerk McCann reported the following:

- No FOIA requests
- Resolution for Refuse Hauling Referendum filed at County
- Ballot question will appear on ballot in English and Spanish
- Attorney has reviewed and signed off on the Ballot Text Proof and Legal Notice Proof
- County Clerk is responsible for publishing a legal notice stating the Referendum language
- Supervisor O’Kelly will serve as Deputy Clerk in Clerk McCann’s absence at the September 10 Regular Meeting

**Highway Commissioner**

Highway Commissioner Grinnell reported the following:

- Bid opening for Owens Road Drainage project was held on July 10 with the bid awarded to Alliance Construction
- The Wilderness Park drainage project is complete
- Crews are working on culverts and clearing ditches in several neighborhoods

**Supervisor**

Supervisor O’Kelly reported the following:

- Behm Park cell tower tax bill is being processed by Sprint
- The Ivanhoe Park personal injury claim filed on behalf of Curt Adams has been forwarded to TOIRMA
- Received \$350.03 from SWALCO for shoe and textile recycling program
- Registered voters at Del Webb event
- July shredding event was well attended
- Rules of the Road class was popular
- Attended LCCTSC meeting and bench dedication for Pete Tekampe at Behm Park
- Donations for the food pantry will be collected at the Del Webb Car Show on August 19 with a rain date of August 26
- Leftover food products from St. Mary's County Fest were donated to the food pantry
- Received donations of 2 lambs and 5 pigs from the Lake County Fair livestock auction

#### **Trustees**

- Trustee Stejskal attended a TOI education seminar in Rockford on July 19 and was impressed that so many township officials and support staff are committed to serve and helping those in need within their various communities
- Trustee Shanahan inquired about remaining funds for mosquito abatement and wanted to make sure we are actively monitoring for the West Nile Virus in our area. Supervisor O'Kelly stated Clarke Mosquito has not yet invoiced for previous treatments
- Trustee Atleson rode along with Commissioner Grinnell and learned about culvert and asphalt projects currently underway in the township

#### **12. GA/EA/FOOD PANTRY REPORT**

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

- One (1) resident received General Assistance without medical
- One (1) resident received Emergency Assistance
- Sixty-four (64)) residents received food pantry assistance
- Taxi coupon use not reported by the vendor
- Sixteen (16) residents received assistance with RTA pass applications
- Six (6) residents applied for the Benefit Access Program
- Twelve (12) residents received Diaper Bank donations
- Forty-seven (47) children received school supply donations
- Two (2) lamb and five (5) pig were donated to food pantry by local residents who attended the Lake County Fair Livestock Auction

#### **13. PUBLIC COMMENTS**

None

#### **14. APPROVAL OF BILLS**

- Trustee Voss moved, and Trustee Shanahan seconded the motion to audit and approve for payment of Road and Bridge Fund in the amount of \$6,332.18 Permanent Road Fund in the amount of \$88,324.86 and General Town Fund in the amount of \$173,492.37.

**ROLL CALL:** Aye: Trustee Atleson, Trustee Shanahan, Trustee Stejskal, Trustee Voss.

Nay: None. All in favor, motion carried.

- Trustee Shanahan moved, and Trustee Stejskal seconded the motion to audit and approve for payment of the General Assistance Fund in the amount of \$5902.84. 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 7:39 p.m. All in favor, motion carried.

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Respectfully Submitted, Christina McCann, Fremont Township Clerk

Approved: September 11, 2018

7.1



## 844-A-NEW-FLOOR

Mailing Address:  
644 N. Quail Dr  
Lena, IL 61048

Office Address:  
3786 Hawthorne Ct.  
Waukegan, IL 60087

### Customer Information

Diana O'Kelly  
22385 Illinois Route 60  
Mundelein IL 60060

(847)833-1019  
diana@fremonttownship.com

Date: 08/25/2018  
Rep: David Rosengarden

Buyer and seller, in consideration of the mutual promises contained herein, agree to the following:

### CONCRETE COATING PURCHASE AGREEMENT

Diamond Profile for Permanent Adhesion	YES
Diamond Profile Cracks and Imperfections to Prepare for Mender Application	YES
Apply 2 Part Mender Crack and Pit Repair & Diamond Profile Smooth	YES
Apply Polyurea Basecoat Evenly to Surface	YES
Broadcast Generous Amounts of Acrylic Chip	YES
Flake Color	Pecan
Project Size	1390 sq sidewalk and vertical along steps; Pecan
Project Type	Sidewalk, Commercial
Current Floor Condition	Fair
Coating Texture	Add Silica: coating will have more slip resistance but also more difficult to clean
Remove Excess Media Broadcast by Scraping	YES
Apply Polyaspartic Top Coat	YES
Customer Request a 4" Vertical Application Above All Horizontals	YES
Lifetime Warranty on UV Stability	YES
5 Year Commercial Warranty on Chipping, Peeling and Delamination	YES
Warranty Does Not Cover Substrate Failure Via Cracks or Crumbling	YES

#### **\*\*Disclaimer\*\***

Any and all hard surface flooring should be considered slippery when wet. Always use caution and common sense

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**Additions, Notes, Special Instructions:**

This agreement covers all required prevailing wages

**PLEASE NOTE, ANY SERVICES OR ITEMS NOT WRITTEN INTO THIS AGREEMENT WILL NOT BE INCLUDED OR PERFORMED.**

TSR to provide all permits and bonds. All electrical work to be done by others. Remove all job related debris. The process of installation requires the preparation of site and the supply and installation of products described above with all ancillary hardware. The Company shall not be responsible for the moving of any gas, electrical, wiring, plumbing, or telephone installations. You shall at your own cost, make suitable arrangements for such work prior to the time the Company begins work and shall acquire any permits necessary for the Company to perform the work provided herein. You agree to pay cash according to the terms shown below or, if your credit is approved, to sign a note whether or not provided by us for payment of the amount due. You also agree to sign a completion certificate upon completion of the work. If you fail to pay according to the terms below and have not signed a note the entire unpaid amount becomes immediately due and you must pay a collection cost equal to our actual costs of collection, up to 15% of the total amount you owe plus attorney's fees and court costs. In addition, you understand that by failing to pay according to the terms below, the Company may have a claim against you which may be enforced against your property in accordance with the applicable lien laws. Unless otherwise specified it is understood that you are ready for this work to begin. If you refuse to permit the Company or their representatives to proceed with the work herein, or in the event of any other breach of this agreement, for any reason whatsoever, shall cause you to pay to the Company a sum of money equal to 75% (Seventy-Five Percent) of the price agreed to be paid, as fixed, liquidated and ascertained damages, and not as a penalty without further proof of loss or damage.

**You, the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. This sale is subject to the provisions of the Home Solicitation Sales Act and the Home Improvement Act. This instrument is not negotiable.**

Diana O'Kelly

08/25/2018

Date

David Rosengarden

08/25/2018

Date

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**TSR Concrete Coatings**

Mailing Address:  
644 N. Quail Dr  
Lena, IL 61048  
(844) A-NEW-FLOOR

Diana O'Kelly

22385 Illinois Route 60  
Mundelein IL 60060

**PROJECT AGREEMENT**  
Transaction Date: 08/25/2018

(847)833-1019  
diana@fremonttownship.com

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of TSR Concrete Coatings ("Contractor") as listed herein and on the accompanying specification sheet(s), in accordance with the terms and conditions described on the front and reverse of this Agreement and on the front and reverse of the attached project Agreement(s) (collectively, "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

<b>Total</b>	<b>\$14,160.00</b>
<b>Non-Refundable Deposit</b>	<b>\$2,832.00</b>
<b>Payment Due Upon Completion</b>	<b>\$11,328.00</b>
<b>Form of Payment</b>	Cash

Buyer(s) hereby acknowledges that the Lead Poisoning Prevention Program was explained to them which includes the potential risk of lead hazard exposure from renovation activity to be performed in Buyer's home, at the address written above. Buyer(s) was informed of this information on the date of this Agreement, before commencement of work.

Buyer(s) agrees and understands that this Agreement constitutes the entire understanding between the parties, and that there are no verbal understandings changing or modifying any of the terms of this Agreement. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

David Rosengarden

08/25/2018

Date

Diana O'Kelly

08/25/2018

Date

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