

Supervisor Tekampe called the meeting to order at 7:30 P.M. The Pledge of Allegiance was recited.

**ROLL CALL** Present – Trustees Gustafson, Martin, McCann, Shanahan Absent – None  
**ELECTED OFFICIALS** Supervisor Tekampe, Clerk Tonkery, Highway Commissioner Grinnell  
**OTHERS PRESENT** Nick Tonkery

**Gustafson moved and Martin seconded the motion to move agenda item, Purchase of Property, to follow Public Comments.** There was no discussion. **All in favor, motion carried.**

#### **PUBLIC COMMENTS**

None

#### **Purchase of Property**

Trustee Martin and Highway Commissioner Grinnell met with Robert Tekampe November 2, 2009 regarding the proposed purchase of property at 22438 West Erhart Road, Mundelein IL 60060. Mr. Robert Tekampe's proposal: the price of said property \$350,000; a stone-pillared sign with **Tekampe Commons** in 6-8" letters; under the sign a rock would be placed with a plaque engraved with "**This area is dedicated to the early settlers of Fremont Center. Here are some family names: Hertel, Diebold, Behm, Lenzen, Obenauf, Titus, Tekampe.**" The plaque would be engraved in ¾-1" letters. This sign would be located in the center of property at 22438 W. Erhart Road.

Discussion:

- Mr. Robert Tekampe was implicit that if the proposal did not include signage, the price of said property would be between \$350,000 and \$392,000. The Board estimated the cost of the sign would be \$10,000+. Any change in the sign would have to be negotiated with Mr. Robert Tekampe.
- Trustee McCann – Listing family names places the Township in a troublesome situation should a family be over-looked. Typically property is named to honor a family after passing or if the property was donated to the Township. Many entities have policies governing the naming of property. \$350,000 can be justified but any more cannot.
- Trustee Shanahan – In the onset of the discussion it was Mr. Shanahan's opinion to take the offer as it stands and move on. However, his opinion was changed to propose \$350,000 with a sign reading Fremont Commons and plaques honoring pioneer families beneath it.
- Trustee Gustafson – Accept what Mr. Robert Tekampe proposed and add names to the plaque that are forgotten.
- Trustee Martin – The piece of property only has value to the Township and because of this value paying more for it is defensible. He also has difficulty with placing the names of pioneer families on the plaque. He suggests raising the offer on the property and calling it a day; this certainly would get rid of the negativity associated with names being attached to the property.
- Commissioner Grinnell – Agrees to raise the offer and exclude the sign. He thinks Robert Tekampe is holding the Township hostage for more money. Pioneer families may feel snubbed if all are not treated equally. He also questions if a public Hearing is required by statute before purchasing property.
- Supervisor Tekampe received the opinion of Frederick Rawles regarding a Public Hearing – A public hearing is not necessary. Pursuant to Board powers listed in 60 ILCS 1/85 –10c no hearing is required when the Board is purchasing property for the Township. All that is required is that the Board, in open session, pass a resolution approving the contract to purchase and authorizing what is necessary to close the purchase
- Clerk Tonkery – The proposed sign gives the impression that the entire property is identified as Tekampe Commons, not Fremont Township Commons.

**Shanahan moved and Gustafson seconded the motion that the signage on the property at 22438 W. Erhart Road will be Fremont Commons and the offer will remain \$350,000.** Trustee McCann clarified that the letters on the plaque would be ¾-1". Trustee Gustafson reasoned they should be 1". **All in favor, motion carried.**

Because of health reasons, Trustee Shanahan left the meeting.

### **MINUTES**

- **Gustafson moved and Martin seconded the motion to approve the minutes of the October 12, 2009 meeting of the Fremont Township Board of Trustees as presented.** There was no discussion. **All in favor, motion carried.**

### **COMMITTEE REPORTS**

**Plan Commission** – No meeting

**Well and Water** – Connie Shanahan – will meet November 3, 2009

### **CORRESPONDENCE**

- E-mail – TOI Commentary Oversight Act Legislation – asking that we ask our legislators to oppose this bill
- TOI – certificate acknowledging that Peter J. Tekampe has fulfilled 10 workshop credit hours in Professional Development and is hereby recognized for the commitment and dedication to continuing education for Local Government Officials
- Frederick D. Rawles – opinion regarding the Behm Estate Tax Bill - The Behm's receiving monies from the lease is a private purpose and has nothing to do with "Township purposes". Therefore, the Lake County Treasurer has a right to assess and tax that portion of the Township property pertaining to the phone tower and issue the Behm's a real estate tax bill.
- Letter – IEMA – announcing the availability of funding to support local Citizen Corps Council. Our Council is eligible to receive up to \$5,500.
- Letter – Daniel W. Hynes, Comptroller – Fiscal Responsibility Report Card assessing the overall fiscal health of local governments in the State of Illinois

### **OLD BUSINESS**

**CERT** – Chris McCann

- Mundelein, Libertyville and Fremont CERT Teams are meeting to look into the possibility of forming a joint alliance that could share in training, outreach and activities. Details of such a partnership need to be worked out.
- Because of time restraints, Trustee McCann is seeking someone to assist with the various leadership responsibilities of coordinating the CERT program.

**Behm Homestead Park** – Pete Tekampe

- Football season is over and the field weathered the storm. The field has been fertilized and seems to be in good shape. It has been suggested that an artificial surface be installed along the sidelines.
- The final steps for submission to DNR for the \$400,000 awarded the Township have been completed. An audit of the Park was required and performed by Evoy, Kamschulte, Jacobs & Co. LLP. All documentation will be present to DNR.

### **NEW BUSINESS**

**Parks Committee**

- The responsibility of the committee would be to monitor Township Parks and review and expand on the rules and regulations.
- The committee should consist of five people. Nick Tonkery agreed to chair the committee for the first year; Chic Martin and a representative from Mundelein Junior Football and Mundelein Travel Baseball will also sit on the committee. Another volunteer will be sought.

**McCann moved and Martin seconded the motion to approve the formation of a Parks Committee to oversee the operation of Township Parks.** There was no discussion. **All in favor, motion carried.**

**Newsletter**

- Trustee Martin suggested that the Township publish three newsletters a year.
- Trustee McCann suggested consistency; deadline dates and publishing dates should be established and posted.
- Suggested publishing dates are: end of January, June and the end of September/beginning of October.
- Specific deadlines and dates will be given at the December meeting.

### **2009 Levy Discussion**

After reviewing varying scenarios regarding the 2009 Town and Road Levies and because the percentage of change was greater than the CPI, the Board decided to go through the procedures of the Truth in Taxation Act. The Public Hearing for Road and Town Levies will begin at 7:00 p.m. December 14, 2009

## Transfers

**Gustafson moved and Martin seconded the motion adopting the transfer of appropriation in the General Town Fund – Assessor’s Division whereby \$3,285.00 is transferred from the unexpended balance of the line item Contingency and added to the line item Newsletter in the same fund. There was no discussion. All in favor, motion carried.**

**McCann moved and Martin seconded the motion adopting the transfer of appropriation in the General Town Fund whereby \$2,260.00 is transferred from the unexpended balance of the line item Contingencies and added to the line item Mosquito Abatement in the same fund. There was no discussion. All in favor, motion carried.**

**Martin moved and Gustafson seconded the motion adopting the transfer of appropriation in the Permanent Road Fund whereby \$12,300.00 is transferred from the unexpended balance of the line item Snow Removal Supplies and added to the line item Improvement of Roads in the same fund. There was no discussion. All in favor, motion carried.**

## ELECTED OFFICIALS REPORT

**Assessor** - None

**Clerk** – The proposed 2010 Schedule of Monthly Board of Trustee Meetings was distributed for review.

**Highway Commissioner** – Toured the IEMA building in Springfield, quite a place. Public Work Departments are now first responders in an emergency.

**Supervisor** – A GA client needed to be finger printed in order to do a background check.

**Trustees** – None

## PUBLIC COMMENTS

Chic Martin – While attending a Vernon Township Board Meeting, CTY was discussed; the prices quoted were considerably less than the one given to Fremont. He suggests that we contact the representative and have her re-quote us.

## APPROVAL OF BILLS

After reviewing and initialing the monthly disbursements; and after reviewing the following reports: the FREMONT TOWNSHIP STATEMENT OF REVENUE AND EXPENDITURES--VS. ANNUAL BUDGET FOR 09-MONTH (S) ENDED November 30, 2009, the FREMONT TOWNSHIP BOARD AUDIT REPORT from 10/13/09 to 11/02/09 and the FREMONT TOWNSHIP INVESTMENT REPORT – November 30, 2009 the following motions were made.

- **Gustafson moved and Martin seconded the motion to audit and approve for payment the Road & Bridge Fund bills for \$6,388.69. There was no discussion. All in favor, motion carried.**
- **McCann moved and Martin seconded the motion to audit and approve for payment the Permanent Road Fund bills for \$35,060.99. There was no discussion. All in favor, motion carried.**
- **Martin moved and Gustafson seconded the motion to approve for payment the General Town Fund bills for \$68,590.45. This was no discussion. All in favor, motion carried.**

**The above motions were approved upon roll call vote: Ayes- Gustafson, Martin, McCann  
Nay - None Absent- Shanahan**

- **Gustafson moved and Martin seconded the motion to audit the expenditures in the General Assistance Fund for \$5,396.84. The General Assistance Report for the past month was reviewed. All in favor, motion carried.**

## ADJOURNMENT

**Martin moved and McCann seconded the motion to adjourn at 9:08 P.M. There was no discussion. All in favor, motion carried.**

Respectfully,  
Barbara A. Tonkery