

## **FREMONT TOWNSHIP BOARD MEETING AGENDA**

**Regular Board Meeting: September 12, 2022, at 6:30 P.M.**

**22385 W. Highway 60, Mundelein, IL 60060**

**Location: Lower-Level Community Room**

**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 8, 2022, Regular Meeting.

**5. CORRESPONDENCE**

**6. OLD BUSINESS**

**7. NEW BUSINESS**

7.1 Lakewood Grove Wetlands

**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 **\$8,516.36**  
Permanent Road Fund in the amount of **\$81,643.27**  
And General Town Fund in the amount of **\$94,127.59**

**Roll Call**

- Motion to Audit and approve for payment of General Assistance Fund in the amount of **\$6,547.77**

**15. EXECUTIVE SESSION**

**16. ADJOURN**

**TIME: \_\_\_\_\_**



**MINUTES OF THE BOARD OF 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 8, 2022, to conduct a Regular Meeting.

|                  |                      |
|------------------|----------------------|
| Diana O’Kelly    | Supervisor           |
| Christina McCann | Town Clerk           |
| Alicia Dodd      | Highway Commissioner |
| Joe Herchenbach  | Assessor             |
| Jeri Atleson     | Town Trustee         |
| Nick Dollenmaier | Town Trustee         |
| Connie Shanahan  | Town Trustee         |
| Keith Voss       | Town Trustee         |

1. **CALL TO ORDER AND PLEDGE**  
Supervisor O’Kelly called the meeting to order at 6:30 P.M.
2. **ROLL CALL**  
**BOARD MEMBERS PRESENT**  
Trustee Dollenmaier, Trustee Shanahan, Trustee Voss, Supervisor O’Kelly  
**ELECTED OFFICIALS PRESENT**  
Highway Commissioner Dodd, Assessor Herchenbach, Clerk McCann  
**OTHERS PRESENT**  
CERT team members
3. **PUBLIC COMMENTS**  
None
4. **APPROVAL OF MINUTES**
  - Trustee Dollenmaier moved, and Trustee Voss seconded the motion to approve the minutes of the July 11, 2022, Regular Meeting.  
All in favor, motion carried.
5. **CORRESPONDENCE**  
Copied on correspondence regarding legal claim against Lake County Lightning.
6. **OLD BUSINESS**  
None
7. **NEW BUSINESS**
  - 7.1 CERT Recognition Certificates

Supervisor O’Kelly and the Board of Trustees recognized the following individuals for their contributions to emergency management through work at Covid-19 testing and vaccination centers and assistance as Ambassadors at the Highland Park Multi-Agency Relief Center: Jill Hughes, Lou Bruno, Jo and Paul Zillman, Rose Marie Domeny, Fred Swanson Christine Seidner, Mary Beatman, and Anne Walker.

7.2 Motion to Approve Parks Manager to send following equipment to auction:

2014 John Deere 997 Zero Turn

Purchase of new Zero Turn previously approved has finally arrived after supply chain issues.

Ingersol Rand Air Compressor

Previous unit damaged in accident. TOIRMA reimbursing cost for new purchase.

- **Trustee Shanahan moved and Trustee Voss seconded the motion to allow Parks Manager to auction both items.**

All in favor, motion carried.

**8. PARKS REPORT**

Parks Manger Herb Riedel submitted the following report:

- July 8<sup>th</sup> vandalism to the Behm Park Gates has been repaired. Working with Toirma (township insurance provider) for reimbursement. Signs stating what time the park gates close were installed hoping to remind people that the gates close automatically. Parks staff is investigating the costs of solar powered security cameras that can be installed near the entrance of Behm Park. Highly recommended by Toirma.
- Parks staff spent numerous man hours maintaining the native/ no-mow areas around Behm Park. Focus for now was to try and eliminate as many of the unwanted weeds/species as possible. Will continue to work with specialist for the future maintenance of these areas.
- Parks staff continue to replace worn out parts on Behm irrigation system. Approx. 60% of the irrigation heads (rotors) are still original. Replacing, as necessary. Also taking time to plot each irrigation head into our G.I.S. System so that we can locate, record maintenance, and track problem areas. Will hopefully finish this G.I.S. Layer this winter.
- Started to repaint exterior walls and roof of the restroom facility at Behm.
- Summer sport programs are ending and are transitioning over to fall programs.

**9. CERT REPORT**

Team Leader Lou Bruno submitted the following report:

- Thank you to all team members who served as Ambassadors at the Highland Park Multi-Agency Resource Center. The work was trying but emotionally rewarding. Also, thanks to the team members who worked at the Covid-19 testing/vaccination centers.
- This year, Round Lake CERT will hold training sessions for new recruits instead of Fremont holding their own sessions. Anticipated training dates are Oct. 7<sup>th</sup> 6-9 pm, Oct. 8<sup>th</sup> 8am-5pm, Oct. 9<sup>th</sup> 8am-5pm, and Oct. 15<sup>th</sup> 10am-3pm.
- September 14<sup>th</sup> team meeting at township lower level at 6:30 pm
- September 19<sup>th</sup> Library informational session at 7pm
- September 24<sup>th</sup> Fremont township shredding event
- October 7<sup>th</sup> training sessions begins

**10. COMMUNITY GARDEN REPORT**

Volunteers continue to contribute working in the garden to provide produce for needy in our community.

**11. ELECTED OFFICIAL REPORTS**

**Assessor**

No Report

**Clerk**

Clerk McCann reported the following:

- Daily Herald FOIA for staff and EO salary and benefits.

**Highway Commissioner**

Highway Commissioner Dodd reported the following:

- In housework – Replaced culverts and added storm sewer along Prospect, Pierre, and Kenmore, replaced culverts along Iride and Trinity, mowed roadsides
- Met with Lake County Public Works regarding their Confined Space Training and Equipment
- Met with site engineers and Berger Excavating about South Sylvan S reconstruction. Expected start date of August 15. Alicia will be communicating updates via email to affected residents
- Met with Sylvan Lake resident and HOA president about their request for speed bumps to slow traffic
- Attended Highway Commissioner’s Meeting

**Supervisor**

- Gave a tour to the religious ed students at St Mary’s and accepted donations to the food pantry.
- Met with Trustee Keith Voss, Highway Commissioner Alicia Dodd, Attorney Jim Hartman, and Army Corp Rep Kathy Chernich regarding the wetland property.
- The AARP class was held on July 26 and 27.
- Met with Meade Electric regarding a Com Ed grant for lights at Ivanhoe Park.
- The Passport event is on Saturday, August 13.
- The Del Webb Car Show is on Sunday, August 14.
- The Recycle-o-rama event is September 24.
- Continued school supply disbursement to our families in need.

**Trustees**

No Reports

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

The following statistics were reported for July 2022:

- No GA clients
- No EA client
- 70 residents received food pantry assistance
- 6 Benefit Access applications
- 0 SafeLink phone applicant
- 2 RTA Pass applicants
- 0 IDHS/SNAP & Medicaid applicant
- 17 Diaper Bank donations/distributions
- School supplies distributed

**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 **\$11,538.08**  
Permanent Road Fund in the amount of **\$66,464.39**  
and General Town Fund in the amount of **\$90,766.40**

**ROLL CALL:**

Aye: Trustee Dollenmaier, Trustee Shanahan Trustee Voss.

**All in favor, motion carried.**

- Trustee Dollenmaier moved, and Trustee Shanahan seconded the motion to audit and approve for payment of the General Assistance Fund in the amount of **\$6680.27**

**All in favor, motion carried.**

**15. EXECUTIVE SESSION**

None

**16. ADJOURN**

- Trustee Voss moved, and Trustee Shanahan seconded the motion to adjourn the meeting at 6:52 p.m.

All in favor, motion carried.

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Respectfully Submitted, Christina McCann, Fremont Township Clerk

Approved: September 12, 2022

# **MAGEE HARTMAN, P.C.**

## **ATTORNEYS AT LAW**

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**Robert J. Magee**  
**James C. Hartman**

**WAUKEGAN OFFICE**  
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One North County Street  
Waukegan, IL 60085

August 29, 2022

John H. Mays  
Gould & Ratner LLP  
222 N. LaSalle Street, Suite 300  
Chicago, IL 60601

**Re: Fremont Township / Lakewood Grove LLC**

Dear Mr. Mays:

As you may recall, I represent Fremont Township. Enclosed please find the original Quit Claim Deed (“Deed”) that was tendered to my client by Kurt Wandrey on behalf of Lakewood Grove LLC. I am directing this letter and the Deed to your attention, as you prepared the Deed. The Township does not accept the Deed. It is apparent that neither Wetlands Mitigation of Illinois, LLC, nor Lakewood Homes, Inc., performed any restoration, development, or maintenance activities of any kind on the parcels at issue, in violation of both the 2008 agreement with Fremont Township and the permit issued by the Army Corps for the Squaw Creek Mitigation Bank.

Until such time as such restoration, development, or maintenance work is actually performed on the property, or until such time as the parties agree on the appropriate level of compensation to be provided to the Township by Wetlands Mitigation of Illinois, LLC, and/or Lakewood Homes, Inc., for the Township to perform such work, the Township will not accept these parcels, and they will remain the responsibility of Lakewood Grove, LLC.

Please do not hesitate to call if there are questions.

Sincerely,

**MAGEE HARTMAN, P.C.**

James C. Hartman

cc: Diana O’Kelly  
Kathleen Chernich

## Parks Report for September 2022

Prep work continues for the repainting of the exterior walls for the Behm Park restroom. A “Anti” graffiti coating was applied to the restrooms 2018 after some minor vandalism. This product however did not prevent the paint underneath from fading. In order to repaint the walls, the “anti” graffiti coating has to be removed. This has proved to be quite a challenge. Hoping to have all of the coating removed by the end of business on Sept. 9<sup>th</sup>. Hoping to be able to repaint the walls during the week of Sept. 12<sup>th</sup>. Anti graffiti coating will not be used moving forward.

Parks Dept successfully auctioned off (2) old pieces of equipment through Obenauf Auction services. A 2014 John Deere 997 Zero Turn auctioned off for \$7800. And a damaged air compressor auctioned off for \$445.00

All “Emergency Location” signs are scheduled to be replaced this fall at both parks. Signs are currently in hand, just need to be installed.

Due to the large number of football games over the last weekend of August and the first weekend of September, Parks staff has been quite busy park prep and park cleanup.

The Ivanhoe Community Club Shed was severely damaged during the wind/hail storm on Monday Aug. 29<sup>th</sup>. Parks staff was made aware of the damage on Tues. Aug. 30<sup>th</sup>. Parks staff is currently working with Toirma (township insurance provider) for repairs or replacement of the shed.

Due to high rises in the cost of propane, Fremont Township will be switching propane providers this season from Hicks Gas to Conserv FS.

Township is currently working with ComEd and Lead Electric on a LED light upgrade for the Ivanhoe Community Club Park. As of Sept 7<sup>th</sup>, additional info was needed for ComEd’s approval process. Info was provided to ComEd and Lead Electric on Sept. 7<sup>th</sup>. Currently waiting final approval. Project would most likely happen this fall.

## **CERT Report: September 2022**

The fall is a busy period for us. We are recruiting for a new training class and have 4 applications so far. There will be a Team meeting on the 14th of the month to prepare for the planned events this month.

September 19- 7:00pm Fremont Township Library presentation on Preparing for floods. We will give a Team update and recruiting pitch. Representatives from the Lake County Stormwater Management Commission will provide information and flood management advice. Refreshments will be provided.

September 24- The Team and other local Cert Members will support the Township Recycling event.

October 7- Training weekend in cooperation with Round Lake Area Cert.

We may also be present at local Fire Department Open Houses in October.

As always we are ready to provide assistance as needed.



Thursday, September 8, 2022

## Sept 2022 Highway Notes

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- Full reconstruction work began on Sylvan S on Aug 15 by Berger Excavating. Full curb replacement, under drain, storm sewer and new asphalt. Completion date expected by end of Sept.
- Replaced large culvert under Martin Drive, did layout for some road align changes in WSP, WSP and West Shoreland are ready for paving Sept 2022
- Crew painted intersection road markings, roadside tree trimming, brush pickup from storm damage, stump grinding
- Our dept participated in the Touch a Truck event on Sept 13 hosted by Rep Bos and Senator McConchie with our truck with hook lift.

**FUND SUMMARY ON BOARD AUDIT REPORT**

GENERAL TOWN \$72,693.73  
GENERAL ASSISTANCE \$1,137.87  
ROAD & BRIDGE \$8,516.36  
PERMANENT ROAD \$41,632.06  
**TOTAL \$123,980.02**

**FUND SUMMARY ON PAYROLL REPORT**

|                 | <u>TOTAL</u>       | <u>TOWN</u>        | <u>GA</u>         | <u>PERM ROAD</u>   |
|-----------------|--------------------|--------------------|-------------------|--------------------|
| PAYROLL 8/12/22 | \$17,741.15        | \$2,864.80         | \$1,803.30        | \$13,073.05        |
| PAYROLL 8/26/22 | \$18,815.53        | \$3,603.04         | \$1,803.30        | \$13,409.19        |
| PAYROLL 8/31/22 | \$11,957.50        | \$11,957.50        |                   |                    |
| PAYROLL 9/9/22  | \$18,340.79        | \$3,008.52         | \$1,803.30        | \$13,528.97        |
| <b>TOTAL</b>    | <b>\$66,854.97</b> | <b>\$21,433.86</b> | <b>\$5,409.90</b> | <b>\$40,011.21</b> |

**TOTAL FUND SUMMARY**

GENERAL TOWN \$94,127.59  
GENERAL ASSISTANCE \$6,547.77  
ROAD & BRIDGE \$8,516.36  
PERMANENT ROAD \$81,643.27  
**GRAND TOTAL \$190,834.99**

**FIRST MIDWEST**

**FOOD PANTRY \$1,512.09**