

FREMONT TOWNSHIP BOARD MEETING AGENDA

Regular Board Meeting: July 10, 2023 at 6:30 P.M.

22385 W. Highway 60, Mundelein, IL 60060

Location: 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 June 12, 2023, Regular Board Meeting.

5. CORRESPONDENCE

6. OLD BUSINESS

7. NEW BUSINESS

7.1 Highway Loan Agreement

- Motion to approve updated loan Agreement between Fremont Township and Fremont Township Road District.

7.2 Synthetic Mound Behm Park

- Motion to approve purchase of synthetic mound for Behm Park in the amount of \$5,125.25

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 **\$8,501.61**
Permanent Road Fund in the amount of **\$310,435.47**
And General Town Fund in the amount of **\$100,626.03**

ROLL CALL

- Motion to Audit and approve for payment of General Assistance Fund in the amount of **\$4,978.27**

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 June 12, 2023 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 Atleson, Trustee Dollenmaier, Trustee Voss, Supervisor O’Kelly

ELECTED OFFICIALS PRESENT

Clerk McCann, Assessor Herchenbach, Highway Commissioner Dodd

OTHERS PRESENT

Rose Marie Domeny

3. PUBLIC COMMENTS

None

4. APPROVAL OF MINUTES

- Trustee Voss moved, and Trustee Dollenmaier seconded the motion to approve the minutes of the May 8, 2023 Regular Meeting.

All in favor, motion carried.

- Trustee Voss moved and Trustee Dollenmaier seconded the motion to approve the minutes of the May 8, 2023 Fremont Township and Fremont Township Road District Budget Hearings for Ordinances No. 290 and 291.

All in favor, motion carried.

5. CORRESPONDENCE

None

6. OLD BUSINESS

None

7. NEW BUSINESS

7.1 Septic System Required Repairs

- Trustee Dollenmaier moved, and Trustee Atleson seconded the motion to approve acceptance of proposal from Lake Cook Trenching to repair septic system in the amount of \$7,677.23.

All in favor, motion carried.

8. PARKS REPORT

Parks Manager Herb Riedel reported the following:

- Severe drought has caused most of the grass areas to go dormant in the last couple weeks. Playing fields are being irrigated so they are surviving.
- Busiest pickle ball season that we have ever seen. Constant groups throughout the morning hours. Still getting complaints about “Dead Spot” in middle court
- All removable dugout roofs have been installed as well as both shade structures. Shade structures were a big request with the hot temperatures.
- A weekend lacrosse tournament brought hundreds of people to Behm Park on Saturday June 3rd, and most likely over 1,000 people on Sunday.
- Lacrosse season is now pretty much over, and flag football starts. Lake County Stallions reported a huge turnout for flag football this year. Flag football runs roughly until the middle of July and then tackle football will start.

9. CERT REPORT

No Report

10. COMMUNITY GARDEN REPORT

- Groups of volunteers from Trane, Ticketmaster and Goodwill worked in the garden as well as large group from Fremont School.

11. ELECTED OFFICIAL REPORTS

Assessor

No Report

Clerk

Clerk McCann reported the following:

- FOIA request seeking FOIA and legal records, etc. Responded with requested information.

Highway Commissioner

Highway Commissioner Dodd submitted the following report:

- Sylvan Dam bid opening on May 26—one bid, Berger Excavating was significantly higher than expected. Will re-bid in winter 2023-24
- Westshore Drive, Circle Dr and Oakdale Lane storm sewer improvement was awarded to Berger Excavating with low bid of \$772,772.89
- Met with Steeplechase, Mundelein Park District, Vince Mosca from Hey Associates, about drainage in Steeplechase and across Gilmer.
- Crew has been doing tree removals, ditching and culvert replacements, roadside mowing, sign improvements and replacements, installed speed cushions on Sylvan Drive, brush chipping, shouldering
- Attended Loch Lomond Lake Committee educational meeting about lake improvements.
- Had a meeting with Eric Rogers and Motivating Healthy Minds group about funding for sidewalks in Oak Terrace.

Supervisor

- 9600 pounds of shredding went into the recycling truck during the May recycling event.

Trustees

- Trustee Atleson rode along with Commissioner Dodd to review current projects. Atleson is also receiving a lot of questions about taxes.

12. GA/EA/FOOD PANTRY REPORT

The following statistics were reported for May 2023:

- No GA clients
- 3 EA clients
- 98 residents received food pantry assistance
- 6 LIHEAP applications
- 7 Benefit Access application
- 1 NiCor Sharing
- 2 RTA Passes
- 3 IDHS/SNAP Medicaid
- 15 Diaper Bank
- 4 License Plate stickers

13. PUBLIC COMMENTS

- Rose Marie Domeny requested Supervisor O’Kelly post information about Lake County burning restrictions in her digital newsletter.

14. APPROVAL OF BILLS

- Trustee Voss moved, and Trustee Dollenmaier seconded the motion to audit and approve for payment of Road and Bridge Fund in the amount of **\$8,497.53**
Permanent Road Fund in the amount of **\$107,995.01**
and General Town Fund in the amount of **\$103,764.75**

ROLL CALL:

Aye: Trustee Atleson, Trustee Dollenmaier, Trustee Voss.

All in favor, motion carried.

- Trustee Atleson moved, and Trustee Voss seconded the motion to audit and approve for payment of the General Assistance Fund in the amount of **\$5,269.61**

All in favor, motion carried.

15. EXECUTIVE SESSION

None

16. ADJOURN

- Trustee Voss moved, and Trustee Atleson seconded the motion to adjourn the meeting at 6:49 p.m.

All in favor, motion carried.

**INTERGOVERNMENTAL AGREEMENT BETWEEN FREMONT TOWNSHIP,
LAKE COUNTY, ILLINOIS AND THE FREMONT TOWNSHIP ROAD
DISTRICT, LAKE COUNTY, ILLINOIS
(Loan)**

This agreement is made by and between the Fremont Township (“The Township”) and the Fremont Township Road District (“the Road District”) by and for the mutual benefits and purposes as set forth below.

RECITALS

WHEREAS, The Township is a unit of local government established and governed by the Illinois Township, 60 ILCS 1/1-1, *et seq.*; and

WHEREAS, the Road District is a unit of local government established and governed by the Illinois Highway Code, 605 ILCS 5/6-101, *et seq.*; and

WHEREAS, The Township and the Road District are empowered to agree to cooperate and share each party’s statutory powers under both the Illinois Constitution, Article VII, Section 10 and the Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*; and

WHEREAS, Article VII, Section 10 of the Illinois Constitution permits governmental units which participate in intergovernmental agreements to use their credit, revenues and other resources to pay costs and to serve as debt relating to intergovernmental activities; and

WHEREAS, Section 6-107.1 of the Highway Code, 605 ILCS 5/6-107.1, expressly authorizes the Road District to borrow funds from the Township for a period not to exceed ten years; and

WHEREAS, the Road District, prior to August 1, 2023 will purchase a **2023 Kenworth T480** [“Vehicle A”]; and

WHEREAS, the governing board of the Fremont Township and the Highway Commissioner of Fremont Township Road District have determined that it is in the best interests of the Township and the Road District to enter into an agreement providing for the Township to loan the Road District money to purchase Vehicle A to save the costs of interest charged by a lending institution;

NOW, THEREFORE, the Township Board of the Fremont Township and the Highway Commissioner of the Fremont Township Road District agree as follows:

SECTION I: PURPOSE: The purpose of this Agreement is to provide for funding for a loan not to exceed \$190,664.88. from the Township to the Road District. Said loan to be extended to the Road District in separate installments as described hereinafter.

SECTION II: DURATION: This Agreement shall continue for a period of ten (10) years from February 28, 2022 or until the Road District has repaid the Township in full, whichever shall occur first.

SECTION III: FIRST INSTALLMENT LOAN TO ROAD DISTRICT: On or before August 1, 2023 Fremont Township, at the request of the Road District, shall lend the Road District \$190,664.88. The Road District shall use these funds to purchase Vehicle A.

SECTION IV: REPAYMENT: The Road District shall make payments to the Township twice each year. The first payment shall be due on or before November 15 of each year and the second payment shall be due on or before May 15 of each year. Payments shall be in an amount not less than 1/20th of the total amount of the total funds provided to the Road District as of date of payment, plus accrued interest. Interest shall be charged at **a rate of .5% per year** and shall be calculated using the Simple Interest Method. The Road District may choose to pay additional amounts at its discretion.

The Road District Commissioner shall pay any and all outstanding amounts due under this Agreement on or before February 14, 2032.

SECTION V: INDEMNIFICATION: The Road District agrees to indemnify and hold harmless the Township and any of its employees, officers or agents from any and all claims, demands, liability, loss, damages, fines, penalties, attorney's fees and litigation expenses arising out of injury to, including the death of, persons and/or damage to property, to the extent caused by the acts or omissions of the Township or any of its officers, officials, employees, contractors or agents related to this Agreement. The Road District assumes the entire liability for its own negligence and that of its officials, officers, employees, contractors or agents.

SECTION VI: EFFECTIVE DATE: This Agreement shall be effective after the Township Board and the Highway Commissioner have approved it by proper resolution.

IN WITNESS WHEREOF, the Fremont Township and the Fremont Township Road District have caused this Intergovernmental Agreement to be executed by duly authorized officers thereof on the dates indicated below.

FREMONT TOWNSHIP

By: _____
Township Supervisor, Fremont Township

Attest: _____
Township Clerk

Date: _____

FREMONT TOWNSHIP ROAD DISTRICT

By: _____
Highway Commissioner

Attest: _____
Township Clerk

Date: _____



Advanced Turf Solutions

SALES QUOTE #387135

Quote Date: 7/05/2023

Quote Expires: 7/19/2023

CUSTOMER INFORMATION | SALES REP INFORMATION

Account: FREMONT TOWNSHIP
PO #:
Contact Name: Herb Riedel
Phone:
Email: herbriedel@fremonttownship.com
Pay Type: NET 45
Ship Type:

Name: Andrew Weadge
Email: aweadge@advancedturf.com
Phone Number: (630) 418-2678
Warehouse: 820 | ATS - Wheeling

Delivery Dates Requested: -

BILL TO ADDRESS | SHIP TO ADDRESS

22385 HIGHWAY 60
MUNDELEIN, IL 60060

HERB RIEDEL, 22222 BEHM PARK LN.
GRAYSLAKE, IL 60030

COMMENTS

PRODUCT NAME	SKU	QTY	PRICE	TOTAL
SAF CUSTOM	BFI1000-EA	1	\$5,125.25	\$5,125.25
Comments: Perfect Mound Youth				

Unit Total: 2
Product Total: \$5,125.25
Shipping Charges: \$827.00

Quote Total: \$5,952.25

*This quote is not your final invoice, and may not reflect taxes, shipping, or other charges.
Prices are subject to change based on market conditions.*

Parks Report for July 2023

Severe drought has caused us to irrigate non-stop to keep our playing fields alive. This has caused some stress to the irrigation system. Numerous irrigation heads have needed replacement. Repairs done completely in house.

Since mowing has really slowed down, we have moved onto the preparation and quoting process to renovate infield area of the small baseball field (Field 2). In 2020 we renovated the infield clay on this field. We will now focus on the infield grass and pitching mound. We will contract out the infield grass portion of this job. For approx. \$3,000, a company will come in and strip off the current grass, re laser grade the topsoil and then replace the grass with wide rolls of sod. We are coordinating this project to fit in between the Lake County Lightning's summer and fall seasons. Fingers crossed!! We will either rebuild current mound or purchase a new synthetic mound based on board approval.

We will also be replacing some grass on the main football field. Excessive use from lacrosse season and the lacrosse tournament has left some heavily damaged areas on this field. The same company will come in, strip the grass, re laser grade, and then replace with wide rolls of sod. Approx. cost is \$1,000.

Have started to evaluate the walking paths and parking lots for crack sealing and also Sealcoating. Will almost definitely not have enough money budgeted to complete this project this year but will try and develop a plan for this fall and also next season.

Due to constant complaints in regard to the north side fencing of the pickle ball courts, we have reached out to a fencing contractor and asked their opinion on what options we have. The complaint is that pickle balls go underneath the fence along the north side. Will report back when we have a solution.

Also have started to build a new door for the garden shed. Current door is rotting along the bottom edge. New door will be built out of cedar. Should be done in the next week or so.

Assessor Report (July 2023)

- The revaluation for the quadrennial reassessment is nearly complete. My office has been extremely busy trying to balance the overall increases within the township to the appropriate neighborhoods. Unless there has been an unusual reduction during the previous quad, most homeowners fall in the range of a very minimal change up to a 20% increase with most changes hovering in the 9% range. These numbers simply reflect the market activity that continues because of the pandemic-driven market.
- Our goal remains to submit our final valuations to the county by July 15th in order to move through the County vetting process so they are able to publish our final value changes and mail the blue assessments notices in early August.

FUND SUMMARY ON BOARD AUDIT REPORT

GENERAL TOWN \$80,698.83
GENERAL ASSISTANCE \$2,003.31
ROAD & BRIDGE \$8,501.61
PERMANENT ROAD \$282,981.36
\$374,185.11

FUND SUMMARY ON PAYROLL REPORT

	<u>TOTAL</u>	<u>TOWN</u>	<u>GA</u>	<u>PERM ROAD</u>
PAYROLL 6/16/23	\$19,885.88	\$4,748.38	\$1,487.48	\$13,650.02
PAYROLL 6/30/23-MONTHLY	\$10,979.99	\$10,979.99		
PAYROLL 6/30/23-BI-WEEKLY	\$19,490.40	\$4,198.83	\$1,487.48	\$13,804.09
TOTAL	\$50,356.27	\$19,927.20	\$2,974.96	\$27,454.11

TOTAL FUND SUMMARY

GENERAL TOWN \$100,626.03
GENERAL ASSISTANCE \$4,978.27
ROAD & BRIDGE \$8,501.61
PERMANENT ROAD \$310,435.47
\$424,541.38

FIRST MIDWEST - FOOD PANTRY ACCOUNT

FOOD PANTRY \$2,592.85
GARDEN DONATIONS EXPENSES \$55.52