

# **FREMONT TOWNSHIP BOARD MEETING AGENDA**

Regular Board Meeting: November 6, 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 October 9, 2023, Regular Board Meeting.

**5. CORRESPONDENCE**

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**7.1 Proposed 2024 Board Meeting Schedule**

**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**

- Approve Minutes from 10-9-23 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 October 9, 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 Dollenmaier, Trustee Shanahan, Trustee Voss, Supervisor O’Kelly

**ELECTED OFFICIALS PRESENT**

Clerk McCann, Highway Commissioner Dodd, Assessor Herchenbach

**OTHERS PRESENT**

John Ryan – Weland Mitigation, Christine Seidner

**3. PUBLIC COMMENTS**

None

**4. APPROVAL OF MINUTES**

- Trustee Shanahan moved, and Trustee Dollenmaier seconded the motion to approve the minutes of the September 11, 2023 Regular Meeting.

**All in favor, motion carried.**

**5. CORRESPONDENCE**

None

**6. OLD BUSINESS**

None

**7. NEW BUSINESS****7.1 Health Insurance Renewal**

- Trustee Voss moved and Trustee Shanahan seconded the motion to approve renewal of Blue Cross/Blue Shield health insurance plan at an increase of 9.53%.

**All in favor, motion carried.**

**7.2 Entranceway Remodel Landscaping**

- Trustee Voss moved and Trustee Dollenmaier seconded the motion to approve \$18,255.00 for landscaping improvements for the front entranceway including plantings, signage, retaining wall, labor, etc.

**All in favor, motion carried.**

**8. PARKS REPORT**

Parks Manager Herb Riedel reported the following:

- Parks staff helped with the setup of Annual Recycle O Rama. Parks and highway crews hauled (20) pallets of electronic recycling to Grant Township after the event.
- Parks staff completed re painting of Restroom facility at Behm Park
- Ivanhoe fall baseball programs are wrapping up. Football practices are now being held at Ivanhoe field so that they can take advantage of the field lights. Ivanhoe Field gates will remain open until football season has ended. Normally sometime into early November.
- Parks staff picked up and delivered (4) new file cabinets for the Assessor's office.
- Irrigation systems will be winterized by Parks staff on Oct. 15th.
- The Lake County Lightning Baseball Group will be closing down their baseball fields at Behm Park on Oct. 23rd. Parks staff are scheduled to prep baseball clay areas for winter the following week.
- Parks staff season will most likely end Oct. 29th.

**9. CERT REPORT**

No Report

**10. COMMUNITY GARDEN REPORT**

No Report

**11. ELECTED OFFICIAL REPORTS****Assessor**

Assessor Herchenbach reported the following:

- Office is very busy. The number of appeals so far is 293. Hearings at County start on Friday.

**Clerk**

- Responded to two FOIA requests. One from a data company seeking vendor information and another requesting information pertaining to processing appointments and replacement of elected officials.

**Highway Commissioner**

Highway Commissioner Dodd reported the following:

- West Shore Park storm sewer underground work was completed by Berger. Remaining work includes prep for paving and landscape restoration
- Arrow Road Construction was the lowest bidder for the West Shore Paving work. Paving is expected to begin in two weeks. Scope of work is all of block 1 of West Shore Park and West Shore Drive
- Oak Terrace paving work scheduled to begin on October 11
- In-housework includes mowing, boom mowing, widening areas of West Shore Park for paving, brush chipping and de-icing training
- Acorn road properties had embankments stabilized, shrubs and plugs planted, no mow walking path and grass cover crop

- Took delivery of new Redi-haul trailer ordered in 2022
- Meeting with DCEO about 2021 application for funding – projects have changed since application, and we requested to change scope

**Supervisor**

Supervisor O’Kelly reported the following:

- Liheap Applications started for seniors.
- We are making appointments for the Ship Counselor.
- The railings will be ready 10/20/2023.
- 132 passports were issued at the passport event.
- The outside of the building and doors have been painted.
- The parking lot at admin has been seal coated and marked.
- The recycling event was a great success. Thanks to Cert, our staff and board for working it.
- I attended the public hearing on the property on Route 60 across from CIT.

**Trustees**

- Trustee Voss said the shredding event went well and he attended the Del Webb craft event.

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

The following statistics were reported for September 2023:

- No GA clients
- 2 EA clients
- 108 residents received food pantry assistance
- 3 Farmer’s Market Co-op
- No Benefit Access application
- 2 NiCor Sharing
- No RTA Passes
- No IDHS/SNAP Medicaid
- 13 Diaper Bank
- 2 License Plate stickers
- 1 School Supplies

**13. PUBLIC COMMENTS**

John Ryan from Wetland Mitigations LLC asked if there were any questions regarding transfer of the wetlands to Fremont Township. There were none.

**14. APPROVAL OF BILLS**

- Trustee Shanahan moved, and Trustee Voss seconded the motion to audit and approve for payment of Road and Bridge Fund in the amount of **\$16,034.81**  
Permanent Road Fund in the amount of **\$409,903.40**  
and General Town Fund in the amount **\$125,192.95**

ROLL CALL:

Aye: Trustee Dollenmaier, Trustee Shanahan Trustee Voss.

**All in favor, motion carried.**

- Trustee Shanahan moved, and Trustee Dollenmaier seconded the motion to audit and approve for payment of the General Assistance Fund in the amount of **\$5,222.38**

**All in favor, motion carried.**

**15. EXECUTIVE SESSION**

Purpose: Approve September 11, 2023 minutes, land acquisition, Litigation

- Trustee Shanahan moved and Trustee Voss seconded the motion to enter into Executive Session at 6:50 p.m.

Roll Call: Trustee Dollenmaier, Trustee Shanahan, Trustee Voss, Supervisor O’Kelly

**All in favor, motion carried.**

- Trustee Shanahan moved and Trustee Voss seconded the motion to reconvene the Regular Meeting at 6:57 p.m.

**All in favor, motion carried.**

**16. ADJOURN**

- Trustee Dollenmaier moved, and Trustee Shanahan seconded the motion to adjourn the meeting at 6:58 p.m.  
**All in favor, motion carried.**

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**Respectfully Submitted, Christina McCann, Fremont Township Clerk**

**Approved: November 6, 2023**

## 2024 Fremont Township Board Meeting Schedule

January 8	Regular Meeting	6:30
February 12	Regular Meeting	6:30
March 11	Regular Meeting	6:30
April 9*	Regular Meeting	6:30
April 9*	Annual Town	7:00
May 13	Regular Meeting	6:30
June 10	Regular Meeting	6:30
July 8	Regular Meeting	6:30
August 12	Regular Meeting	6:30
September 9	Regular Meeting	6:30
October 14	Regular Meeting	6:30
November 4*	Regular Meeting	6:30
December 9	Regular Meeting	6:30

### **NOTES:**

Town and Road District Budget Hearings will be held May 13, 2024 at 6:15 and 6:25 p.m.

Town and Road Levy amounts determined at November 4, 2024 Board Meeting

Town and Road Levy's adopted at December 9, 2024 Board Meeting

\*Other than 2<sup>nd</sup> Monday of the month

## Parks Report for November 2023

Lake County Stallions tackle football is the last remaining program still using Behm Park and Ivanhoe Field. Should end in early November. No Turkey Bowl this year to our knowledge.

Behm Park Parking lot/ Walking Paths were crack sealed and patched on Oct. 17th. Sealcoating and re striping of the paths and parking lot will be completed in 2024.

Warm weather through most of October has kept parks crew busy with grass cutting and field maintenance. Crew still has a laundry list of tasks still to complete this fall yet. Aerating and fertilizing is still on the list for this season. If weather allows, damaged areas of football field, soccer field and multi-purpose field will be repaired. Plan to cut and trim both sides of Behm perimeter fence line which includes buffer area. Need to cut and remove invasive from Behm retention areas and also the irrigation pond. Need to cut and maintain south property line of Ivanhoe Park.

Parks crew is taking steps to prepare park and equipment for winter shutdown. Both irrigations systems were blown out for season on Oct.25<sup>th</sup>. All dugout roofs were removed from baseball field dugouts. *Shade structures will be removed within the next week or so. Pickle ball nets and windscreens will remain up as long as possible. Restrooms will be winterized hopefully by middle of November or so.*

## Assessor Report (November 2023)

- The final number of appeals for our township ended up being 293 (which includes some appeals that included multiple PINs) We are now through with most of our hearings, with VERY few of those appeals receiving any reduction. I will provide a status update when the final figures have been calculated by the county.
- We did have several high-value commercial properties (i.e., the old Medline building and strip mall near Target) that received large reductions due to current and ongoing vacancy issues. It is a standard that the Board of Review has always held to grant some relief to buildings that struggle with maintaining occupants. They often will reduce the building value portion by 50% for a prorated portion of the building that is vacant. It can become a large number when it's a larger building with significant vacancy.
- We have been working with the county in removing unqualified exemptions with a county subscription tool to recapture unqualified exemptions. The assessed values recaptured are significant, with the actual tax dollars received nearly paying for itself, not to mention the value added to all the other taxing bodies that did not have to contribute to the cost of this.