



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 July 8, 2024, 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, Highway Commissioner Dodd, Assessor Herchenbach

OTHERS PRESENT

Ray and Christine Sawvell

3. PUBLIC COMMENTS

Ray Sawvell

- Ray Sawvell said his property at 20922 IL Rt. 60/83 is currently on the market listed at \$2.3 million. Sawvell said he spoke with the owner of Campbell Airport and was told her property was originally listed at \$8 million however they have since lowered it to around \$3 million. According to Sawvell, the owner of the airport believes her property is assessed at list value. He also spoke with the Northbrook Gun Club, which is in Avon Township. That owner believes the Avon Township Assessor assesses commercial properties at list price. Sawvell suspects the Fremont Township Assessor is doing the same thing.
- Sawvell said property owners who want to fight these assessment values must hire commercial appraisers at a cost of \$3400.00. Sawvell said there are special qualifications required for someone to be a township assessor and asked if Herchenbach has those qualifications. In his opinion, he believes Assessor Herchenbach should step down from his position.

- Sawvell asked Commissioner Dodd why the Fremont taxpayers will have to pay to maintain the planned sidewalk on the north side of the Rt. 60/83 road widening project from Diamond Lake Rd. to the Target shopping center. He feels a public meeting should be held to give taxpayers an opportunity to give input.
- Sawvell also asked Commissioner Dodd why 20 semi loads of contaminated soil was dumped on township property, where did it come from and how was it disposed of and is the IEPA aware of it. Commissioner Dodd stated that the soil did not qualify as contaminated and that she will follow up with Sawvell on the details.
- Sawvell asked Supervisor O’Kelly if there’s any way the building at Behm Park can be moved to the main township property and the salt and materials storage can be put at Behm. He feels it’s a waste of taxpayer money to have employees driving from one location to another. He would like to see all operations at the same property. He asked how many employees are located at the park’s location. Supervisor O’Kelly noted that one full-time and one part-time employee work at the Park’s Department during the season, but they are also performing duties at the main complex and both parks’ facilities during that time.

Assessor Herchenbach

- To clarify the record, Assessor Herchenbach followed up on Sawvell’s comments from the June meeting about their property value assessment increasing by 500% because it is assessed for “potential” list value. According to the Assessor, none of that is true.
- Per the Assessor, the property has two parcels with a combined assessed value of \$359,678.00 (1/3rd of total market value) for the year 2023, payable in 2024. The total market value for both parcels is \$1,079,142.00 and that is what the property is assessed at. The property was previously listed at \$2.5 million; it is assessed at a total market value of \$1,079,142.00, not at the listing price.
- Assessor Herchenbach also addressed Sawvell’s earlier comment to the board that Campbell Airport is assessed at list value. Citing the public record, the Assessor said the airport is assessed for total market value at \$2,144,366.00, nowhere near the list price. The Assessor stated the airport’s assessed value did double last year as did the assessed value of the Sawvell’s property. He stated the Sawvell’s are welcome to call him anytime at the office or his cell to discuss the matter further.
- The Assessor said he wanted to clarify the record but will not debate the issue further at a board meeting. If the issue is with the assessed value of their property, then it is a matter for the Board of Review. If they have a personal complaint about him, they should speak to the Lake County Chief Assessor because that is who he responds to.

4. APPROVAL OF MINUTES

- Trustee Dollenmaier moved, and Trustee Voss seconded the motion to approve the minutes of the June 10, 2024, Regular Meeting.

All in favor, motion carried.

Motion carried.

5. CORRESPONDENCE

Notice of Aqua Water meeting. Invitation from Senator McConchie.

6. OLD BUSINESS

None

7. NEW BUSINESS

8. PARKS REPORT

No Report

9. CERT REPORT

- Trustee Atleson thanked the CERT members for their help at the last shredding event.

10. COMMUNITY GARDEN REPORT

Commissioner Dodd reported the following:

- Fremont resident Dan Dahl volunteered to build a shed for the garden.
- Some tools were recently stolen.

11. ELECTED OFFICIAL REPORTS

Assessor

Assessor Herchenbach reported the following:

- Preparing to close books
- Blue Cards should be in the mail by the middle of July.

Clerk

Clerk McCann reported the following:

FOIA Requests

- SmartProcure requested vendor data from 3/12/24 to 6/16/24. Information provided.
- Travis Hayley requested FY 2024/2025 budget hearing agendas and minutes, hearing notices and notice publication receipts. Information provided.
- Bonnie Barrington requested the Assessor's salary and number of terms served. Information provided.

Highway Commissioner

Highway Commissioner Dodd reported the following:

- Sylvan Lake Dam Project groundbreaking on June 18. Present included Rep. Jan Schakowsky, Lake Co Board Member Jessica Vealitzek, SMC director Kirt Woolford, 8 IEMA representatives, Fremont Township Board Members Keith Voss, Connie Shanahan and Supervisor O'Kelly as well as numerous Sylvan Lake residents.
- Dam Project progress update – NiCor line was retired, and water main is rerouted. Lake dewatering to begin next week.
- Alicia attended Manitou Creek Watershed Meeting.
- Alicia had a meeting with IDOT engineers to discuss reducing the impact to Diamond Lake during and after the Rt. 60/83 road widening project. Also met with Mundelein Park District about IDOT impacts.
- Alicia met with Oak Terrace Board Members, Countryside Fire and GHA about options to reduce traffic cutting through subdivision during trains.
- Demoed Toro Dingo and Cat 265 Skidsteer.

Supervisor

- Supervisor O'Kelly said the new Employee Manual will be available at next month's meeting.

Trustees

- Trustee Atleson said it was unfortunate there were difficulties with the shredding truck at the last event but was very thankful to CERT for managing traffic during the event.

12. GA/EA/FOOD PANTRY REPORT

June 2024

- 0 GA
- 0 EA
- 86 food pantry assistance
- 1 LIHEAP applications
- 7 Benefit Access applications
- 0 NiCor Sharing
- 5 RTA Pass
- 0 IDHS/SNAP Medicaid
- 20 Diaper Bank
- 5 License Plate stickers

13. PUBLIC COMMENTS

None

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 **\$8,998.87**
Permanent Road Fund in the amount of **\$55,203.71**
and General Town Fund in the amount **\$112,040.19**

ROLL CALL:

Aye: Trustee Atleson, Trustee Dollenmaier, Trustee Voss

All in favor, motion carried.

- Trustee Voss moved, and Trustee Dollenmaier seconded the motion to audit and approve for payment of the General Assistance Fund in the amount of **\$7,154.38.**

All in favor, motion carried.

15. EXECUTIVE SESSION

None

16. ADJOURN

- Trustee Voss moved, and Trustee Dollenmaier seconded the motion to adjourn the meeting at 6:50 p.m.
All in favor, motion carried.

Respectfully Submitted, Christina McCann, Fremont Township Clerk

Approved: August 12, 2024