



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 November 15, 2024, to conduct a Special Meeting for the purpose of Budget Planning.

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 OF ALLEGIANCE

Supervisor O’Kelly called the meeting to order at 11:00 A.M.

2. ROLL CALL

BOARD MEMBERS PRESENT

Trustee Atleson, Trustee Dollenmaier, Trustee Shanahan, Trustee Voss, Supervisor O’Kelly

ELECTED OFFICIALS PRESENT

Assessor Herchenbach, Clerk McCann, Highway Commissioner Dodd

OTHERS PRESENT

Nancy Lech, Herb Riedel

3. BUDGET AND LEVY DISCUSSION

Highway Discussion

Highway Commissioner Dodd reported the following:

Projected budget expenses for 2025 include:

- Repayments to SMC for Sylvan Lake Dam replacement – Amount \$900,000.00.
- Total payments for paving Highland/Sylvan Lake Dr., Countryside Oaks, Erhart (Fremont Center-60), Bacon (alternate), Topanga Trail (alternate) – Amount \$855,000.00 plus \$200,000.00 from MFT contribution for a total of \$1,055,000.00
- Owens Rd., paving – A \$200,000.00 federal grant has been awarded toward this project. Fremont Township’s portion of the grant match will be \$50,000.00.
- Equipment purchases are expected to be approximately \$50,000.00.

Sylvan Lake Dam Replacement Payment Breakdown:

- The approximate cost of the dam replacement is \$2,700,000.00 plus engineering expenses of \$300,000.00 for a total of \$3,000,000.00.
- Payments made in 2024/2025 include: \$500,000.00 from road district, \$300,000.00 from possible Lake County Public Works contributions, 1,300,000.00 from grant, \$55,000.00 from SLIA in 2024 and another \$55,000.00 from SLIA in 2025. This leaves a balance due in 2025 of \$790,000.00.
- Road district will be seeking a loan in the amount of \$600,000.00 from either the township or an outside source to fund payments for Sylvan Lake Dam. The plan is to pay off this loan within three years to keep interest rates low.
- Only outstanding loan is from Town from 2022. The balance on that loan is \$229,416.00 with \$40,000.00 yearly payments.

Equipment Purchases:

- Next large equipment purchase expected in 2026/2027 will be a F550 or LoPro to replace 2014 F550.

Challenges Ahead:

- North Hills Subdivision storm sewer repairs/replacements

Highway Department Facility

- Replacing the current Highway Department facility must be a priority.
- The current facility is aging rapidly. It is no longer advantageous to spend money on repairs.
- The estimated cost to replace and build a new highway facility is \$2,000,000.00.
- The Road District is unable to obtain a mortgage to replace the existing facility without collateral, which it does not have.
- For the past few years, \$200,000.00 per budget cycle has been allocated for a Capital Outlay fund to build a new facility, but at this rate it will take another eight to ten years to reserve enough funds to pay for a new facility.

Town Discussion

Supervisor O'Kelly reported the following:

Budget Planning:

- Reviewed the anticipated revenues and expenses for the next budget cycle.

Capital Outlay Funds:

- Town will allocate \$600,000.00 in Capital Outlay funds for land acquisition and a new building fund in the next budget cycle. Expansion is imminent and funds must be allocated to meet those expenses.
- A Resolution will be added to the 2025 Annual Meeting allowing the township to purchase land.

Operations and Parks Discussion

Operations and Parks Manager Herb Riedel reviewed the status of facilities and recommended the following maintenance projects be prioritized for the FY 2025/2026 budget cycle:

Administration Building

- Water heater replacement
- Water softener replacement
- Injector pump replacement
- Various repainting projects

Parks

- Purchase new picnic tables for Behm Park
- Irrigation controller at Behm Park

- Chain link perimeter fence along south property line at Ivanhoe Park. This would also include garbage enclosures.
- Chain link fence repairs at both Behm and Ivanhoe Parks
- Repair a couple sections of black pvc fence at Ivanhoe Park
- Add “Rubberific” mulch to playground area at Behm Park
- Fix siding on Ivanhoe Park shed and repaint the exterior.
- Repair sod infield of large baseball field at Behm Park
- Repair sod infield and outfield of Ivanhoe Park baseball field.
- Pickle ball court repair at Behm Park

Assessor Department Discussion

Assessor Herchenbach reported the following:

- Budget will remain about the same as last year.
- The Assessor’s Department vehicle is older and may need replacement.
- It is important to note that TOIRMA does not cover employees’ use of personal vehicles.
- Imminent that the department will have to hire an additional staff member. The timing is not specific but if an opportunity comes up to add a qualified staff member, it will be pursued.

4. LEVY DISCUSSION

- Trustee Shanahan believes the Town Levy should remain the same as last year.
- Trustees Atleson, Dollenmaier and Voss believe it’s important to capture the maximum levy amount to plan for future expansion.
- The majority consensus is that the maximum amounts should be levied for both Town and Road in 2024 Levy’s. The Levy Ordinances will be voted upon at the December 9, 2024, Regular Meeting.

5. PUBLIC COMMENTS

None

6. ADJOURN

Trustee Dollenmaier moved, and Trustee Atleson seconded the motion to adjourn the meeting at 12:50 p.m.

All in favor, motion carried.