



FREMONT TOWNSHIP 2025 ANNUAL TOWN MEETING MINUTES

**APRIL 8, 2025 - 700 P.M.
22385 W. HWY. 60, MUNDELEIN ILLINOIS, 60060**

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/INTRODUCTION OF TOWNSHIP OFFICIALS

Clerk McCann called the 2025 Annual Town Meeting to order at 7:00 P.M.

Elected Officials Present: Supervisor Diana O’Kelly, Clerk Christina McCann, Assessor Joe Herchenbach, and Trustees Jeri Atleson, Nick Dollenmaier, Connie Shanahan and Keith Voss.

Others Present: Dan Prezell, Barb Tonkery, Nick Tonkery, Michael O’Kelly, Lawrence Dolembra, Arnold Weller, Christine Seidner Linda Peskuski, Aaron Peskuski, Lou Bruno, Char Kaufman

Clerk McCann welcomed all and led the Pledge of Allegiance.

2. NOMINATION OF MODERATOR

- Diana O’Kelly moved, and Keith Voss seconded the motion to nominate Dan Prezell to act as Moderator of the 2025 Annual Town Meeting. There were no other nominations.

All in favor, motion carried.

3. ELECTION OF MODERATOR AND MODERATOR’S OATH OF OFFICE

Clerk McCann administered The Oath of Moderator, and Dan Prezell proceeded with the business of the 2025 Annual Town Meeting.

4. APPROVAL OF MINUTES

- Nick Tonkery moved, and Jeri Atleson seconded the motion to approve the minutes of the 2024 Annual Town Meeting.

All in favor, motion carried.

5. PUBLIC COMMENTS

- Barb Tonkery thanked Highway Commissioner Dodd for the fantastic job she did overseeing the dam reconstruction project at Sylvan Lake.

6. SUPERVISOR’S ANNUAL FINANCIAL REPORT

- The FY 2024/2025 Supervisor’s Annual Financial Report was filed with the Clerk and is available on the township website. As required a summary of the Statement was posted at the entrance to the Annual Town Meeting.

- Nick Dollenmaier moved, and Jeri Atleson seconded the motion to approve the FY 2024/2025 Supervisor’s Annual Financial Report for all funds. There was no discussion.

All in favor, motion carried.

7. OLD BUSINESS

Parks Report

Connie Shanahan reported the following:

- Parks Committee worked hard to update and renew “User Group” contracts for the Lake County Lightning, the Lake County Stallions, the Mundelein Soccer Club and the Mundelein Baseball and Softball Association. These contracts will expire in 2027.
- Behm Park entrance gates were updated from Solar power to AC power. Parks Department experienced numerous equipment issues throughout the playing season which led to numerous callouts for staff. Once operating system was converted to AC power, equipment issues subsided, and callouts were nonexistent. Project was completed in April.

- Township Trustees approved the installation of a concrete ribbon around the west, north and east sides of the pickle ball courts at Behm Park. This will help with debris constantly getting onto the playing surface and eliminate the staff having to weed whip along pickle ball court fence line. It also was in prep of the surface coating being replaced in 2025. This project required the existing chain link fence to be removed before concrete could be installed. Once concrete was installed and cured, the chain link fence was reinstalled. Project was completed in May.
- Behm Parks restroom facility started to experience issues with grit getting into the automatic faucet and flush sensors. This issue started in 2023 but got worse in early 2024. Township Trustees approved the installation of a "Whole House" filter system to be installed in the restroom facility. Job was awarded to Hertel Plumbing and was completed in May. This project eliminated all automatic sensor issues for the remainder of the 2024 season. Parks staff changes the filter on a by monthly basis.
- Behm Park walking paths and parking lot areas were seal coated by Pavement Solutions in July. This project took a couple of days due to the park needing to be closed to the public for the work to be completed. Parks staff had to coordinate with the "User Groups" as well and practice and game schedules had to be adjusted.
- Mundelein Soccer Club held a summer camp for their players. This camp was (5) days a week and lasted for (6) weeks. The camp seemed to be a huge success for the club due to a very big turnout. Camp took place during the months of July & August.
- The Lake County Stallions held their first ever "Summer Social" at Behm Park on August 4th. This event saw over 200 people attend for a time of food, games, face painting, dunk tanks and flag football games.
- The Lake County Stallions held their annual "Family Day" at Behm Park on September 15th.

CERT Report

CERT Team Leader Reported the following:

- The CERT equipment trailer is parked outside and open for touring
- The equipment bay in the garage has been reorganized and inventoried
- Team member backpacks have either been disposed of or updated depending on condition
- Working with township on CERT budget and spending procedures
- This year the team is planning to do more outreach events at the Fremont Library, Lake Forest Hospital (Grayslake), and Mundelein July 4 celebration
- Held an adult education seminar in February 2025 and have another planned in the fall
- Annual training for CERT will be held in October 2025 in conjunction with Mundelein CERT and Round Lake CERT.
- Have a wonderful group of new CERT volunteers and all members of the team are hugely engaged and involved with team functions
- The team will be assisting with traffic management at the May 31st recycling event at the township
- Coordinated with the township to get new tires on the CERT trailer
- Continuing to receive frequent requests for assistance with care at local emergency shelters
- Team members participated in an active shooter drill at Great Lakes Naval base with local emergency management personnel participating
- An active shooter drill is scheduled to be held at Great America soon
- Working to update the CERT Rules and Procedures manual
- Working with the township to establish an ordinance allowing CERT volunteers to file for tax credits

Community Garden Report

Community Garden Coordinator Char Kaufman reported the following:

- The total number of man-hours in 2024 came to 2,254 (this is estimated to be 90% of total hours because some volunteers come on their own time and may not log hours)
- Continue to receive enormous response from corporate volunteers. Some of the larger corporate groups include Goodwill, which sends a team of 6 volunteers weekly, ComEd, Grainger and Ticketmaster
- We have also received enormous support from community groups including: The University of Illinois Master Gardeners, Fremont Schools, Aptakisic Schools, Local scout groups, Mace Group, North YoPro, Aim2Care, Homeschool groups, GTL, Integrated Project Management and many other individual volunteers
- Thanks to grant funding and generous donations, we were able to purchase new tools, plants, seeds, a gazebo, outcropping stones, and other materials to support new projects and maintain several areas of the garden
- New projects in 2024 included:
 - Creation of new compost areas
 - Shed repairs
 - Addition of a gazebo area for community gatherings and additional shade
 - Implementation of a Food Forest which demonstrates diverse planting of edible plants that attempt to mimic the ecosystems and patterns found in nature

- With the support of the University of Illinois Master Gardeners, we redesigned the White Memory Garden and its surrounding area, and created a new Longevity Garden in front of the hoop house to highlight the benefits of nutrient-dense foods
- We successfully supplied fresh produce to our own food pantry. Due to our abundance, we were also able to support other local communities in need including Low-income seniors in Mundelein, The MHS Food Pantry and the Chapel Food Pantry.
- Looking forward to 2025 includes:
 - Working with the University of Illinois Master Gardeners since January to start seeds indoors and they will continue to work with us through the season
 - We had a booth at the 2025 Seed Expo at the College of Lake County which welcomed over 2000 attendees. We distributed seed packets and shared gardening advice. As a result, several new volunteers – both individuals and small groups – have already reached out for opportunities this season
 - We will also have a booth at Mundelein’s Spring into Summer event this May, hosted by the Mundelein Beautification Committee. This event encourages residents to find creative ways to beautify their homes and community spaces for the upcoming season.
 - Returning Corporate Groups for 2025 include: Goodwill (team of six weekly starting in May), Grainger, Ticketmaster and ComEd
 - Local Groups committed for 2025 season include: Kindness Group, School groups, Scout groups, Aptakisic School, Homeschool groups and individual volunteers. We anticipate more groups will join us as the weather improves.
- Projects planned for 2025 include:
 - Planting and completion of the Food Forest
 - In collaboration with the University of Illinois Master Gardeners, we are developing a sensory garden. This new feature is designed to engage all five senses and will hopefully be an enjoyable addition for both our young visitors and all of our volunteers.
 - Continued education for volunteers, community members and corporate groups
- One grant proposal has already been submitted to the Lincolnshire Garden Club to support the completion of the Food Forest. Additional grant applications will be submitted as new opportunities arise.

8. NEW BUSINESS

- 8.1 Diana O’Kelly moved, and Keith Voss seconded the motion to adopt a Resolution of the Fremont Township Electors Delegating the Power to Purchase, Sell or Lease Property to the Fremont Township Board for a Period of 12 months.
All in favor, motion carried.
- 8.2 Nick Tonkery moved, and Keith Voss seconded the motion to adopt a Resolution of the Fremont Township Electors Delegating the Power to Purchase, Sell or Lease Property to the Fremont Township Highway Commissioner for a period of 12 months.
All in favor, motion carried.
- 8.3 Diana O’Kelly moved, and Joe Herchenbach seconded the motion to adopt a Resolution of the Fremont Township Road District Electors Authorizing the Sale of Certain Road District Real Property to the Illinois Department of Transportation (IDOT).
DISCUSSION:
Diana O’Kelly reviewed and shared a plat of survey and explained the dimensions for two small parcels near Acorn and Rt. 60/83 that IDOT will be purchasing from the Road District for the planned widening of Rt. 60/83.
Votes were tallied by a show of hands - Aye: 16, Nay: 0. Motion carried.

9. ELECTED OFFICIAL REPORTS

Supervisor

Supervisor O’Kelly reported the following:

- I would like to personally thank our board for their leadership and support, our clerk for her attention to detail and always keeping us on task, the assessor for his thankless job and our highway commissioner for all the work she has done for Fremont Township. I also want to thank our dedicated staff. We couldn’t do our jobs without them!
- Thank you also to our Cert team. They are always here to help, and they provide a great service to Fremont Township residents.
- Our Fremont Township office is here to help those in crisis by providing emergency assistance, general assistance, and referrals for critical services. We value our close relationship with local law enforcement and school social workers to identify families in crisis.
- Our food pantry is stocked with donations from residents, churches, schools, businesses, and neighborhood clubs to ensure our most vulnerable population can access assistance in time of need. The fresh organic vegetables our garden supplies each summer are so important for our residents. Last year we served 1053 residents. We are so lucky to have a wonderful supportive community that truly cares about their neighbors in need.

- It is important to us that every child has access to school supplies and this year 154 children in need were given new backpacks and school supplies. This is the best part of the job!
- Our involvement in the diaper bank allows us to provide diapers for children and adults, and this year we served 219 people.
- We are thankful to our community and Jewel for their help in supplying 144 Thanksgiving dinners and 54 Holiday Dinners this year to our most vulnerable families. 117 were remembered through the adopt a family program, and 172 of our seniors were also adopted
- We are proud of our outreach to our senior community, and we serve many senior citizens through Li Heap, Benefit Access, Nicor Sharing, Adopt a Senior, our Food pantry. Our Ship Counselor helped 127 seniors during Medicare open enrollment and many others throughout the year needing to access Medicare.
- We still have a population that does not use a computer, and we are here to help them as well.
- Our residents appreciate our community room that is used for early voting, scout meetings, school team meetings, homeowner meetings, AARP Classes, Passport events, Bridge and Card Games, free hearing tests and more at no cost to our residents.
- We continue our green efforts by having a convenient location to recycle, clothing, shoes, bedding and towels for local animal rescues, eyeglasses and hearing aids for the Lion's Club, American Flags, and yarn. We also host shredding and recycling events.
- Communication and transparency are important to us, and we are reaching 4500 people with our email newsletter and over 3000 on social media. We continue our once-a-year paper newsletter to connect with our community not on email.
- We are a small staff that serves so many in our community with vital services not provided by any other agency.

Assessor

Assessor Herchenbach reported the following:

- At this time of year, the county has provided us with our factor increase for 1/01/2025. Based on the final qualified sales for 2024 our overall township value increase is +9.39% (down from last year's initial increase of +11.06%).
- Even with these large year-over-year increases, we have been seeing a reduced number of formal appeals (with most unsuccessful at getting any reduction).
- We have been busy these past several years capturing the new construction that has been rapidly taking place throughout our township.
- We recently took advantage of market conditions and acquired a new car for the township that is already proving to be more useful than just a car for the assessor and successfully auctioned the old "assessor" car.

Highway Commissioner

Highway Commissioner Dodd submitted to the following report:

- Sylvan Dam Project was completed by V3, except for curb and paving (planned for May-June 2025). This project is jointly funded by Fremont Township Highway Dept, FEMA, Lake Co Public works and Sylvan Lake Improvement Association, with management by Lake County SMC. Approx \$1.1 million is due to Lake Co (who covered construction costs) by the end of 2025.
- All equipment loans were paid off in 2024 except for the 2022 loan agreement with Fremont Town. Balance of that loan is \$229,416. Yearly payments are \$38,488 until 2031.
- In-house work - storm sewer maintenance, sign replacements, shouldering, brush chipping, tree removals, snow/ice events
- Contracted work - Concrete repairs to Countryside Oaks ribbon and Topanga curb in prep for 2025 paving, speed hump replacement in Oak Terrace, Pipelining on Sylvan S
- Alicia worked in conjunction with Ron Salski from Mundelein Park and Rec District and Gewalt Hamilton Assoc to propose alternative drainage options for IDOT's Route 60/83 project to better protect Diamond Lake and surrounding properties. Thank you to Sen Adriane Johnson for coordinating and attending the meeting with IDOT.
- Took delivery of 2024 Volvo Dump Truck with wing and vbox by Bonnell
- Crew attended Tractor mower training, Aerial lift and rigging, Hazardous Communications training

Clerk

Clerk McCann reported the following:

- In 2024 we received 12 official FOIA requests (and many additional unofficial requests) for a variety of documents and information. All were responded to in a timely manner, and no one was denied the information they were seeking.
- The 2024 FOIA Log is included in the meeting agenda packet and is also available upon request.
- Both the 2024 Town and Road Levy have been certified by the County for the amounts requested.

- Budgets for FY 2025/2026 will be posted next week, and hearings will be held prior to the May Regular Meeting at 6:15 pm and 6:25 pm.
- A new Public Information bulletin board has been installed between the front desk and the Assessor’s office. It provides all information the Illinois FOIA act requires to be “posted” and “immediately available” to the public upon request. If we are visited by First Amendment Auditors, they can review the bulletin board to readily gather information they may be seeking.

Trustees

Trustees reported the following:

- Trustee Atleson said she is privileged to be a trustee at Fremont Township. She shared that her grandparents were low-income seniors, and she knows they would have been extremely thankful to have access to the programs and services offered here.
- Trustee Shanahan thanked Nick Dollenmaier for all of his help during his tenure on the Board
- Trustee Voss said he is very grateful for the support of the community
- Trustee Dollenmaier will not be serving another term. He said he has learned and continues to learn a great deal about township government. He thanked everyone for the opportunity to serve.

10. 2026 ANNUAL TOWN MEETING – TIME AND PLACE

- Jeri Atleson moved, and Connie Shanahan seconded the motion to set the date and time for the 2026 Annual Town Meeting for April 14, 2026, at 7:00 P.M.
All in favor, motion carried.

11. PUBLIC COMMENTS


- Clerk McCann verified Christine Seidner from Sylvan Lake was elected to serve as Trustee for the upcoming term. Newly elected and re-elected officials will be sworn in to serve on May 5, 2025.


12. MOTION TO ADJOURN

- Joe Herchenbach moved, and Barb Tonkery seconded the motion to adjourn the 2025 Annual Town Meeting at 7:34 P.M.
All in favor, motion carried.

Respectfully Submitted by Christina McCann

Approved on 14 day of April 2026,


Charmaine Kaufman, Township Clerk


Dan Prezell, Moderator