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 26, 2026, to conduct a Special Meeting for the purpose of Budget Planning.

Diana O'Kelly	Supervisor
Charmaine Kaufman	Town Clerk
Alicia Dodd	Highway Commissioner
Joe Herchenbach	Assessor
Jeri Atleson	Town Trustee
Christine Seidner	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 11:30 A.M.
2. **ROLL CALL**
   BOARD MEMBERS PRESENT
   Trustee Atleson, Trustee Seidner, Trustee Shanahan, Trustee Voss, Supervisor O'Kelly
   ELECTED OFFICIALS PRESENT
   Assessor Herchenbach, Clerk Kaufman, Highway Commissioner Dodd
   OTHERS PRESENT
   Nancy Lech, Herb Riedel, Tony Nett
3. **BUDGET PLANNING**

Highway Report

Highway Commissioner Dodd reported the following:

- Additional Revenue Sources for 2027-2028
  - $250,000 Federal Funding from Community Project Funding
  - $240,000 Township Bridge Fund for Lakeview
- Expenditures for 2027-2028
  - $900,000 Paving Owens, Owens Ct, Milton, Summerhill Estates, North Hills
    - Two years' worth of paving done in one year
  - $200,000 F-550 Purchase to replace the old F-550
  - $300,000 Lakeview Ave Bridge Repairs
- Reserves at the end of fiscal year 27-28
  - $1,700,000 – New Building
    - Cost for a new building is currently estimated at six million.

Town Report

Supervisor O'Kelly discussed the following:
Budget Planning:

- Town will continue to accumulate Capital Outlay funds for a new building and remodeling of the administration office in the next budget cycle. Expansion is imminent and funds must be allocated to meet those expenses.
- Health insurance expense is up 4.2% over last year.
- Discussion was held regarding the property at 22425 W. Il 60. Sometime in December the Supervisor, Assessor, Commissioner, and Administration staff will walk through to assess immediate uses for the House. Internet will need to be added to receive credit for the solar panels.
- We need to be prepared for an increased head count of half to one person in the next budget. Administration help is needed.

- The architect expansion/improvement plan was not useful. The administration building will need an addition in the future.
    - We will prepare accumulation resolutions for Town and Highway for capital improvements.

Operations and Parks Report

Operations and Parks Manager Herb Riedel discussed the following:

- There are not a lot of new projects, Parks is mostly focused on maintenance.
- Overall, Parks has come in under budget.
- Ball field renovation and trading in the old trailer should fall under the current budget.
- New playground equipment and repaving of the parking lot are big expenses to be considered for future budgets.
- According to the manufacturer the poles used to support equipment can remain, so some expense can be saved there, but other pieces of equipment can be quite expensive. Will continue to explore this project and report more in the future.

Administration Facilities & Equipment

- Maintenance is needed on the administration building.
    - The administration building needs tuck pointing and door repairs/replacement.
    - The parking lot needs sealcoating and striping next year.
    - Other maintenance items will be considered once we know how we're expanding.
- The well steel casing is deteriorating causing damage to the water softener each year. This year the water softener was professionally updated to hopefully avoid this issue. The well's casing will need replacing in the future.
- Furnaces are in good shape.
- Seal coating and re-striping the administration parking lot will be performed next year.

Assessors Facility

Assessor Herchenbach discussed the following:

- The Assessor's office will need an additional employee, especially since Joe Jenkins retired.
    - The Assessor Office could use the additional personnel immediately, but an additional person should be added within the year.

4. LEVY DISCUSSION

Road District Levy

- Clerk Kaufman reviewed the calculations for the 2026 Road District Levy.
- Consensus of the Board is to seek the maximum levy for the Road District to capture any new growth. It was determined the 2026 Road District Levy should be in the amount of $2,286,274.81.

Town Levy

- Clerk Kaufman reviewed the calculations for the 2026 Town Levy
- Consensus of the Board is to seek the minimum levy for the Town District and capture any new growth. It was determined the 2026 Road District Levy should be in the amount of $1,541,153.05.
- Clerk Kaufman stated both Town and Road District Levy will be reviewed and then presented to the board for adoption at the Dec 14, 2026 Regular Meeting.
- Future Township Boards will need to do Truth in Taxation if money comes from the data center.

5. PUBLIC COMMENTS

None

6. ADJOURN

Trustee Shanahan moved, and Trustee Atleson seconded the motion to adjourn the meeting at 12:42 p.m.

All in favor, motion carried.

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Respectfully Submitted, Charmaine Kaufman, Fremont Township Clerk **Approved: November 2, 2026**