

Minutes of the Troy Township Board Meeting
Monday, October 16, 2023
7:00 p.m.

A meeting of the Troy Township Board of Trustees was held at the Troy Township Community Center, 25448 Seil Road, Shorewood, Illinois.

Supervisor Baltz called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was led by Collector Dawn Damiani.

Roll call:

Supervisor Joseph D. Baltz – Present	Trustee Johnnie Greenwood – Present
Trustee Bryan W. Kopman – Present	Trustee Jerry Nudera – Present
Trustee Brett Wheeler – Present	

Quorum is established.

Also, in Attendance:

Clerk Larry Ryan	Assessor Kimberly Anderson	Collector Dawn Damiani
	Administrator Jennifer Dylik	

*Highway Commissioner Ward notified the Board – unable to attend.

GUESTS AND CITIZEN COMMENTS:

- A) Doug Pryor, President & CEO, Will County Center for Economic Development (C.E.D.)
Kayla Sorenson, Director of Investor Relations for C.E.D.
- Presented the following key items that the Center coordinates and analyzes:
Real Estate information, Economic Data & Research, Business Incentives, Govt. Access, Advocacy
 - Covered Illinois and Will County rankings in the Midwest Region, National, and International respectively. Reflecting on Will County GDP by industry. Manufacturing led the list at 6.3 billion annually.
 - Illustrated unemployment rates, wage increases, and contrasted these numbers to job openings and new business formations.
 - The real Estate presentation covered residential sales data, lending rates, and reduced inventories steering elevated prices.
 - Troy Township current inventory numbers include:
Industrial – 16.3 million sq. ft. with an 8.8% vacancy rate.
Office – 1.2 million sq. ft. with a 3.3% vacancy rate.
Retail – 3.1 million sq. ft. with a .7% vacancy rate.
E.A.V. – increased 31.4% in the last five years.

APPROVAL OF MINUTES:

Supervisor Baltz presented the minutes from the **September 18, 2023, Regular Board Meeting**, for approval. A motion was made by Trustee Nudera; seconded by Trustee Wheeler to approve the **MINUTES** of the **September 18, 2023, REGULAR BOARD MEETING**.

Roll call vote: Greenwood-Aye; Kopman-Aye; Nudera-Aye; Wheeler-Aye; Baltz-Aye.
5 Ayes, 0 Nays, 0 Absent. Motion carried.

TREASURER'S REPORT:

The **Treasurer's Report** for the month ending **September 30, 2023**, was submitted by Supervisor Baltz, and placed on file. After asking for discussion, no questions were raised, a motion was made by Trustee Kopman; seconded by Trustee Greenwood to accept the **TREASURER'S REPORT** for the month ending **September 30, 2023**.

Roll call vote: Greenwood-Aye; Kopman-Aye; Nudera-Aye; Wheeler-Aye; Baltz-Aye.
5 Ayes, 0 Nays, 0 Absent. Motion carried.

CORRESPONDENCE: Supervisor Baltz reviewed the following correspondence with the Board:

- Clarke Mosquito October 2023 update/report. IL experienced 94 cases of West Nile Virus.
- Thank you from the Lightways Organization (formerly Joliet Hospice), on behalf of former Twp. Bookkeeper Mary M. Lucas who has passed away.
- Will County for Community Concerns 35th Anniversary booklet.
- IL Municipal League October 2023 periodical.

REPORTS OF TRUSTEES / COMMITTEES:

TRUSTEE JOHNNIE GREENWOOD – No report

TRUSTEE BRYAN W. KOPMAN – Reminder of upcoming Finance Committee Meeting on November 1st and extended a “Happy Halloween” to everyone.

TRUSTEE JERRY NUDERA – No report.

TRUSTEE BRETT WHEELER – No report.

HIGHWAY DEPARTMENT REPORT: Administrator Dylik presented the following on behalf of Highway Commissioner Ward:

- Recently purchased a “newer/used” leaf vacuum, and will be selling the older model to the Plainfield Twp. Highway Dept.
- Conducting routine maintenance on equipment, and crews are shifting focus to leaf pick-up efforts.

ASSESSOR'S REPORT: Assessor Anderson presented the following:

- At the close of appeal filings, the Office received 59 total. This was comprised of 23 residential parcels, and the remaining 36 fall into commercial, industrial, or vacant land categories.
- Appeals hearings began on October 16 and will conclude on November 2. Several hearings are scheduled throughout the next few weeks.
- To date, a total of 23 agreements have been reached on both residential and commercial appeals respectively.
- A spreadsheet was distributed that notes all assessed value appeals that exceed \$100,000+.
- The “new construction” deadline was Friday, October 6 and all properties were input.
- Field Staff will gather information on the 2023 permits to prepare for next year.

TOWNSHIP CLERK REPORT: Reflected on comments by the C.E.D. with regards to Labor shortages and turnover. Recently attended a seminar where roundtable discussions involved employees leaving for immediate wage increases. This trend ignores current and forecasted employee training. Step increases in wage structure were also overlooked by departing employees. Staffing in all sectors will combat these trends.

TOWNSHIP COLLECTOR'S REPORT: No report.

SUPERVISOR'S REPORT: Supervisor Baltz presented the following:

- Baltz commented on the vast number of happenings at the Township. Including the upcoming Decennial Committee Meeting for the Road & Bridge prior to the next Board Meeting in November.

ADMINISTRATOR'S REPORT: Administrator Dylik presented the following:

- Extended a "thank you" to everyone who assisted at the shredding event on Saturday, October 7th. There were 272 cars that passed through the event.
- The surplus items auctioned with GovDeals closed on Thursday, October 12th. While there are still items to move, we will be working on another resolution in November for sale of items on Ebay.
- On September 28, Admin. Dylik, Cindy Stasell, and Dawn Damiani attended the Township Symposium put on by Metro Twp. Association (MTA). Topics included finances, social media, legislation, and legal issues.
- Grant Application paperwork for the \$270,000 capital improvements is wrapping up. This is secured by State Representative Larry Walsh, Jr. and is aimed at recent renovation projects.
- Willett Hofmann supplied Shepley Road Bridge updates highlighting the following: IDOT report review, Phase 1 & 2 designs, and utility location design from NICOR. They also gave progress updates on the Ron Lee Estates Storm Sewer design. Advertisement for bids will be forthcoming.
- Assessor Anderson and Admin. Dylik are reviewing employee handbook policy with the Twp. Attorney on the "Paid Leave for All Act" 2024.

OLD BUSINESS:

Supervisor Baltz asked for any items to be addressed under old business. After asking for a third time, no old business was presented.

NEW BUSINESS: Supervisor Baltz submitted the following:

- A) Approval of the **Intergovernmental Agreement (IGA), between the Shorewood-Troy Public Library District and Troy Township** for the installation, maintenance, and operation of a "Community Book Drop". Motion was made by Trustee Nudera; seconded by Trustee Wheeler to approve an **IGA between the Shorewood-Troy Library District and Troy Township for operation of a Community Book Drop.**

Roll call vote: Greenwood-Aye; Kopman-Aye; Nudera-Aye; Wheeler-Aye; Baltz-Aye. 5 Ayes, 0 Nays, 0 Absent. Motion carried.

APPROVAL OF BILLS: Supervisor Baltz submitted the following bills:

Motion made by Trustee Greenwood; seconded by Trustee Nudera to accept the **TOWN FUND & ASSESSOR'S BILLS** for **October 16, 2023**, as presented totaling **\$13,820.67**. After review, no other questions were presented.

Roll call vote: Greenwood-Aye; Kopman-Aye; Nudera-Aye; Wheeler-Aye; Baltz-Aye.
5 Ayes, 0 Nays, 0 Absent. Motion carried.

Motion made by Trustee Kopman; seconded by Trustee Greenwood to accept the **GENERAL ASSISTANCE BILLS** for **October 16, 2023**, as presented totaling **\$4,250.78**. After review, no questions or discussions were presented.

Roll call vote: Greenwood-Aye; Kopman-Aye; Nudera-Aye; Wheeler-Aye; Baltz-Aye.
5 Ayes, 0 Nays, 0 Absent. Motion carried.

Motion made by Trustee Wheeler; seconded by Trustee Nudera to accept the **ROAD AND BRIDGE BILLS** for **October 16, 2023**, as presented totaling **\$48,061.94**.

Roll call vote: Greenwood-Aye; Kopman-Aye; Nudera-Aye; Wheeler-Aye; Baltz-Aye.
5 Ayes, 0 Nays, 0 Absent. Motion carried.

CLOSED SESSION: No items presented for closed session.

ANNOUNCEMENTS: Supervisor Baltz presented the following announcements:

- A) Finance Committee Meeting – Wednesday, November 1, 2023, 5:45pm.
- B) Road District Decennial Committee Meeting – Monday, November 20, 5:45pm.
- C) Next Board Meeting – Monday, November 20, 2023, 7:00 p.m.

ADJOURNMENT:

Motion made by Trustee Nudera; seconded by Trustee Wheeler, to adjourn the meeting at approximately 7:54 p.m.

Roll call vote: Greenwood-Aye; Kopman-Aye; Nudera-Aye; Wheeler-Aye; Baltz-Aye.
5 Ayes, 0 Nays, 0 Absent. Motion carried.

Respectfully submitted,


Larry Ryan, Clerk

