

Minutes of the Troy Township Board Meeting
Monday, January 26, 2026
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 Township Assessor, Kim Anderson.

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 Dylak	

- Highway Comm. Thomas R. Ward was unable to attend but submitted a report.

GUESTS AND CITIZEN COMMENTS:

Supervisor Baltz opened the meeting for the introduction of guests and citizen comments. After asking for a third time, and hearing none, he closed the meeting to guest and citizen comments.

APPROVAL OF MINUTES:

Supervisor Baltz presented the minutes from **December 15, 2025, Regular Board Meeting**, for approval. No further discussion or items were presented, and a motion was made by Trustee Wheeler; seconded by Trustee Greenwood to approve the minutes from **December 15, 2025, 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 **December 31, 2025**, was placed on file by Supervisor Baltz. A motion was made by Trustee Kopman; seconded by Trustee Nudera to accept the **Treasurers Report for the month ending December 31, 2025**, as presented.

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:

- A card/letter from Jean Roach with regards to the recent Christmas Luncheon held at the Community Center on December 14th. Mention of the decorations, table settings, service from the Staff & Elected Officials, etc. A huge thank you for the wonderful Senior Luncheon.
- Monthly periodicals included Plainfield/Shorewood Area Chamber of Commerce, TOI Dec. 2025.

REPORTS OF TRUSTEES / COMMITTEES:

TRUSTEE JOHNNIE GREENWOOD – No report.

TRUSTEE BRYAN W. KOPMAN – No report.

TRUSTEE JERRY NUDERA – No report.

TRUSTEE BRETT WHEELER – No formal report but referred to the nice turn-out for the Single Waste Hauler “Open House” on Saturday, January 24th.

HIGHWAY DEPARTMENT REPORT: Clerk Ryan presented the following on behalf of Highway Comm. Ward:

- The recent string of snow events with small accumulations (nuisance snows) are requiring more salt than a 6” snowfall. In between these snow events, the crews have been reorganizing the shop to make it more efficient for repairs and servicing equipment.
- Extended a thank you to Jen Dylk & Cindy Stasell for the “Open House” set-up and commented on how well it seemed to go. Most inquiries have referred to the potential costs of the program.
- On County Line Rd. corridor, a “solar farm” is moving ahead on the west side of the road, and just north of Mound Rd. With the help of Admin. Dylk, we have begun to draft a Road Use Agreement in preparation for heavy equipment being moved on our roads. Admin. Dylk had commented on a “Chatham Agreement” implemented by the Village of Shorewood on a similar type of project. This agreement sets forth requirements of the development prior to annexation or commencement of construction. Examples may include road widening or similar provisions.
- I recently attended a Minooka Planning Commission meeting last week. There were motions in support of special use permits & pre-annexation agreements for another solar farm. Pending more approvals, this will be located at the NE corner of Shepley Rd & I-80.

ASSESSOR’S REPORT: Assessor Kim Anderson presented the following:

- Distributed a spreadsheet illustrating the Will County Board of Review (BOR) findings and adjustments for accounts requesting \$100,000+ in assessed valuation. Stipulation agreements, complaint withdrawals & adjustments, and unsuccessful complaints with BOR are spelled out. The Troy Staff prevailed in all residential appeals and received one BOR commercial change.
- The Assessor’s Office tentative Budget for 2026-27 was distributed. Any review, discussion and questions will be conducted at the upcoming Finance Committee meeting.
- Attended the annual Supv. Of Assessment meeting on December 8, and the “final factor” increase is estimated at 1.089%.
- The Will County Supv. Of Assessments staff will be present at the Community Center on April 28th, from 10am-2pm for their annual “exemption event”. Increases in senior citizen low-income freeze limits are as follows: 2026 Tax year=\$75,000 / 2027=\$77,000 / 2028=\$79,000. This information will be outlined on the website and in the upcoming newsletter.
- Residential information in the new AIMS system is being audited to ensure accuracy when compared to the prior system. Quadrennial assessments are slated for the upcoming year, and updates in the system will allow for efficiency when reviewing all 40,000+ properties.
- Announcing that April 3, 2026, I will be retiring. Will be submitting a retirement/resignation letter at the February 23rd Board Meeting. Recommending Nick Surges as a replacement, since he is well versed in commercial, industrial, and residential property assessments. His role as Chief Deputy Assessor in Plainfield Twp. will allow him to easily adapt to the Troy Twp. Assessor position. Nick Surges introduced himself and gave a little background on his work history, work designations, education history.

TOWNSHIP CLERK REPORT: Larry Ryan presented the following updates on the Single Waste Hauler Committee:

- Specific reference to the open house on Saturday from 11a.m.-2p.m, and the overall layout of the Community Room. Extended gratitude to the Staff (Jen, Cindy, Oriana, Dan) with regards to the

positioning of tables, signage, open-comment table, and beverage table. The layout promoted open discussion and allowed for easy distribution of information. Some attendees voiced opposition and others had support of the potential program. Overall, there was a positive response to the information provided. January 28, 2026, is the next One Troy, One Hauler open house from 5p.m. to 8p.m. Hoping the weather cooperates and attendance is up.

- Board input included Trustee Wheeler commenting on the factors such as cost, continuance of existing services (i.e. branches, leaves, spring clean-up). Presented the Township Services report for this past month.
- Trustee Kopman echoed the previous topics and suggested a formal introduction/speech to open up the session. Clerk Ryan agreed to open the public open house with a call to order & short speech.

TOWNSHIP COLLECTOR'S REPORT: Dawn Damiani commented on the following:

- Open house Community Room layout and accessibility to the information on display.
- Also, attendees at the open house were still complimenting the 2025 Senior Christmas Luncheon.

SUPERVISOR'S REPORT: Supervisor Baltz reported on the following:

- 2026-27 FY Budget presentation will be emailed out on February 16, 2026.
- Finance Committee Mtg. will be coordinated with Chairman Kopman .
- Admin. Dylík added that we are required to present a budget to the public 30 days prior to the official Public Hearing. At the suggestion of OMFm, a Tentative Budget Ordinance may be adopted that will not include the 70 page presentation. The presentation will serve as a supporting document, and this could be adopted at the March meeting.
- Food pantry usage and inventories were discussed (Trustee Greenwood).

ADMINISTRATOR'S REPORT: Administrator Dylík reported on the following:

- Presented the Township Services report for this past month.
- Road & Bridge Tax Objections from 2023 & 2024 have been forwarded to Odelson, Murphey, Frazier & McGrath (OMFM) attorney, Jayman Avery III. OMFm is attempting to have both complaints withdrawn; however, the 2023 objection is set for status update on February 19, 2026.
- Supv. Baltz will be distributing the 2026-27 FY Budget calendar. The final stages of budget preparation should allow for distribution to the Board in early February.
- T.O.I. and the Metro Twp. Assoc. (MTA) have announced the following dates:
T.O.I. Lobby Day will be on Wednesday, April 15 / MTA Lobby Day on Thursday, May 7th.
Please let Jen know if you would like to attend. It is an excellent opportunity to meet with our State Legislators in Springfield.
- One Troy, One Hauler public open house on Saturday experienced a strong turnout. Extended a thank you to the Elected Officials in attendance to meet with and assist any residents with concerns.

OLD BUSINESS: Supervisor Baltz asked for any old business. After asking a third time, and hearing none, Baltz closed the meeting for old business.

NEW BUSINESS: No new business was presented.

APPROVAL of BILLS: Supervisor Baltz submitted the following bills for approval:

A) January 26, 2026, Bill Sheets:

- i. Motion made by Trustee Greenwood; seconded by Trustee Wheeler to accept the **TOWN FUND & ASSESSOR'S BILLS for January 26, 2026**, as presented totaling **\$56,878.61**. 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.

- ii. Motion made by Trustee Wheeler; seconded by Trustee Nudera to accept the **CAPITAL FUND BILLS** for **January 26, 2026**, as presented totaling **\$8,219.05**.
Roll call vote: Greenwood-Aye; Kopman-Aye; Nudera-Aye; Wheeler-Aye; Baltz-Aye.
5 Ayes, 0 Nays, 0 Absent. Motion carried.
- iii. Motion made by Trustee Wheeler; seconded by Trustee Greenwood to accept the **ROAD AND BRIDGE BILLS** for **January 26, 2026**, as presented totaling **\$47,366.48**. 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.

B) APPROVAL of THRIVEWORKS Expenditures

- No formal motion necessary since no bills/invoices were presented to the Board for action.

CLOSED SESSION: No items presented for closed session.

ANNOUNCEMENTS: Supervisor Baltz presented the following announcements:

- A) Single Waste Hauler “One Troy, One Hauler” Public Open House, Wednesday, January 28, 2026, 5:00 p.m. to 8:00 p.m.
- B) Troy Township Office, Community Center, and Highway Department will be Closed as follows:
 - a. Thursday, February 12, 2026 – for Lincoln’s Birthday
 - b. Monday, February 16, 2026 – for President’s Day
- C) Next Regular Board Meeting – Monday, February 23, 2026, 7:00 p.m.

ADJOURNMENT:

Motion made by Trustee Kopman; seconded by Trustee Nudera, to adjourn the meeting at approximately 7:44 p.m. All were in favor (no roll call vote).

Respectfully submitted,

Larry Ryan
Larry Ryan, Clerk

