

Minutes of the Troy Township Board Meeting
Monday, August 19, 2019
7:00 p.m.

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

Supervisor Joseph D. Baltz called the meeting to order.

The Pledge of Allegiance was led by Assessor Kimberly Anderson.

Roll call:

Supervisor Joseph D. Baltz – Present	Trustee Bryan W. Kopman – Present
Trustee Larry Ryan – Present	Trustee John Theobald – Excused Absence
Trustee Brett Wheeler – Absent	

Quorum is established.

Also, in Attendance:

Clerk Kristin Cross	Assessor Kimberly Anderson
Collector Jerry Nudera (Arrives at 7:02 p.m.)	

Supervisor Baltz opened the meeting for guest and citizen comment.

After asking two more times, Supervisor Baltz closed the meeting for citizen comments.

Donald D. Walden Veteran's Honor Roll certificate of appreciation was presented to Honor Roll Inductees:

- a) Gerald G. Seeley – Seaman, United States Navy
- b) Peter A. Wagner – Seaman, United States Navy

Motion made by Trustee Ryan; seconded by Trustee Kopman to accept the **MINUTES** of the **July 15, 2019, Regular Board Meeting**. Roll call vote: Kopman-Aye; Ryan-Aye; Theobald-Absent; Wheeler-Absent; Baltz-Aye. 3 Ayes, 0 Nays, 2 Absent. Motion carried.

The **TREASURER'S REPORT** was placed on file by Supervisor Baltz. Motion made by Trustee Kopman; seconded by Trustee Ryan to accept the **Treasurer's Report** for the month ending **July 31, 2019**. Roll call vote: Kopman-Aye; Ryan-Aye; Theobald-Absent; Wheeler-Absent; Baltz-Aye. 3 Ayes, 0 Nays, 2 Absent. Motion carried.

CORRESPONDENCE

Supervisor Joseph D. Baltz reviewed the following correspondence with the Board:

- PTAB Notices:
 - LIT Industrial LP warehouse (filed by Troy 30-C).
- Will County Circuit Clerk Fine Money for the period of June 1, 2019 to June 30, 2019, totaling \$131.28.
- Clark Mosquito July 2019 Status Report

- Will County Center for Community Concerns 2018 Annual Report
- IMRF Fundamentals Summer 2019
- Illinois Municipal League Review August 2019

REPORTS OF TRUSTEES / COMMITTEES:

TRUSTEE LARRY RYAN – No report.

TRUSTEE BRETT WHEELER – Absent.

TRUSTEE JOHN THEOBALD – Absent. Excused.

TRUSTEE BRYAN W. KOPMAN – No report.

HIGHWAY DEPARTMENT REPORT: No report. Not present.

ASSESSOR'S REPORT: Assessor Anderson reported that as of Friday, August 16th she and her staff have assisted 762 residents with their exemption paperwork; approximately 150 – 160 more than usual.

The Assessor's office has been busy with township residents regarding their revised assessments. There is not a current count but there have been plenty her and staff busy. The Thursday evening hours are working out well as six residents have been assisted over the last two Thursdays. Assessor Anderson and staff have been able to work with most of the people who have been in by explaining the process. For those whose values were determined to be fine by our office were advised to file with the County Board of Review. Naturally the biggest complaint has been about the amount paid for property taxes and not so much their assessed values. Market values have continued to rise in our neighborhoods. Once Assessor Anderson and her staff showed them the sales and explained the way property taxes work, residents leave with a much better understanding of what the assessor's office does. Although they are still not happy with their property taxes, they are happy with their value.

The biggest misunderstanding with the assessment notices is that there are no exemptions in the value. It states this on the back of the notice, but it is not noticed by most people. The Troy Township Assessor's office has mentioned in the past that the County should put this statement on the front of the form under the revised market value, but no change has been made.

As of today, two formal complaints have been received from Will County; this will pick up over the next few weeks. Assessor Anderson did get an appraisal from an attorney for Hollywood Casino. This will most likely be handled at a County level, but Assessor Anderson will have input.

With regards to the LIT Industrial PTAB notice, both MCHS and Troy 30-C partnered together to obtain an appraisal which supports a higher value than Board of Review assigned. Therefore, both MCHS and Troy 30-C have filed with PTAB to request a higher value be placed on the LIT Industrial property. For the Board of Review decision, LIT had an appraisal amount at \$29,000,000, Assessor Anderson had them at \$34,000,000, and MCHS and Troy 30-C had an appraisal at \$41,000,000. BOR decided with Assessor Anderson at \$34,000,000. MCHS and Troy 30-C filed with PTAB to try and get the \$41,000,000 value.

Supervisor Baltz asked Assessor Anderson about the Hollywood Casino appeal. Assessor Anderson confirmed that the structures that are on the water are not assessed as they are floating. Hollywood is assessed for everything else including the offices, bar, parking structure, campground, hotel, daycare center, vacant land, etc.

Clerk Cross questioned if there was a requirement in the Illinois Statute that the exemptions not be listed on the revised assessment notices. Assessor Anderson is not aware of any. Clerk Cross feels it would be

beneficial to have exemptions listed on the revised assessment notices. With regards to the PTAB filed by Troy 30-C, Clerk Cross also added that Troy Schools is thinking outside of the box and the school has made a conscious decision to go after these entities.

TOWNSHIP CLERK REPORT: No report.

TOWNSHIP COLLECTOR'S REPORT: Collector Nudera reported that on August 25, 2019 at 9:00 a.m. Eagle Scout candidate Jack Ogrizovich will be working on a veterans' memorial at Del Webb (Shorewood Glen). The memorial will be dedicated on September 11, 2019. Troop 256 is chartered by Troy Schools. Both the Troop and the memorial benefit the residents of Troy Township.

SUPERVISOR'S REPORT: Supervisor Baltz deferred to Administrator Dylík's report.

ADMINISTRATOR'S REPORT:

In her absence, Supervisor Baltz read a report from Administrator Dylík:

- The phone system replacement project was completed the week of August 12th. The system is working well. It will take some time to get used to the new phones and to learn all the new features. During the install training was focused on only the basic features of the system (holding calls, parking calls, transferring, etc.). Once staff has some time to use the phones, and the basics become more second nature, ClearVoice will come back out for additional, more advanced training. This project will be complete at approximately \$5,000 under budget.
- The LED light project is also now complete. As reported last month, Twin Supplies was selected as the vendor for our exterior lighting LED project. Their pricing and identified ComEd incentives/rebates far exceeded what any of the other vendors offered. Supervisor Baltz and Administrator Dylík met with Twin Supplies, were able to identify additional interior LED upgrades, and moved forward with converting the interior lighting to LED. All 2x4, 2x2, and 1x8 fixtures were converted to LED with natural light harvesting and motion sensors features. This almost doubled the project cost but also GREATLY increased the incentives offered by ComEd who is covering more than 50% of the project. The total project cost for Troy Township was \$15,488.70; \$1,188.70 over what was originally budgeted for in the 2019-2020 budget. ComEd will be paying the vendor \$16,506.00. This project did go over budget but with the phone system coming in several thousand dollars under budget and the future savings from the LED conversion we believe this project to be worth the investment. We are very pleased with the new fixtures. Trustee Ryan asked if Administrator Dylík can provide a report over the next few months charting the electrical cost to see if there is a decrease. Trustee Kopman asked what the original scope of work was. Supervisor Baltz believes the original scope of work was only for the exterior lighting. The ComEd incentives is what drove the project scope to be expanded.
- The Township is currently taking proposals for the upgraded security project (adding camera surveillance). Once all proposals are received, Administrator Dylík will review them with Collector Nudera. An update for the Board on this project is expected in September. Supervisor Baltz added that one vendor gave a demonstration of the cameras and software. The vendor also informed the Township about an executive order issued by the President banning all cameras in government facilities that are made by a certain manufacture. The cameras are made by a Chinese manufacturer and have a security breach that easily allows hacking on not only the camera but also a direct line into the facility's data systems.
- As a reminder, please let Administrator Dylík know if you plan on attending the TOI annual conference in November in Springfield. Information on the conference was emailed out last month.

- Save the date – the next shredding and medication disposal event will be on Saturday, October 5th.
- The Troy Township Offices, Community Center, and Highway Department will be closed on Monday, September 2nd for Labor Day.

OLD BUSINESS:

Supervisor Baltz asked twice for any old business. No old business was presented.

NEW BUSINESS:

- a) Supervisor Baltz presented **Resolution 19-20R-07 Capitalization Policy** for approval. Supervisor Baltz reported that the audit firm of Mack and Associates suggested updating the Township's Capitalization Policy to increase the minimum capitalization amount for individual equipment from \$2,500 to \$5,000. This was discussed at last month's meeting. Supervisor Baltz and Bookkeeper Lisa Lukasevich both concurred. That is the only change to this policy. Motion made by Trustee Kopman; seconded by Trustee Ryan to approve Resolution 19-20R-07. Roll call vote: Kopman-Aye; Ryan-Aye; Theobald-Absent; Wheeler-Absent; Baltz-Aye. 3 Ayes, 0 Nays, 2 Absent. Motion carried.

- b) Supervisor Baltz presented **Resolution 19-20R-08 a resolution for improvement under the Illinois Highway Code for Shepley Road Bridge Structure No. 099-4242**. Supervisor Baltz reported that in order to submit the Local Public Agency Agreement between Willett Hoffman and Troy Highway with regards to Phase 1 Engineering for the Shepley Road Bridge project, a resolution must be adopted confirming that funds are set aside or allocated for this project. MFT Funds are being used for this project. The current MFT balance is approximately \$198,000. The resolution states that \$149,811.31 is needed. Motion made by Trustee Ryan; seconded by Trustee Kopman to approve Resolution 19-20R-08. Roll call vote: Kopman-Aye; Ryan-Aye; Theobald-Absent; Wheeler-Absent; Baltz-Aye. 3 Ayes, 0 Nays, 2 Absent. Motion carried.

- c) Supervisor Baltz presented **Troy Township Policy and Procedures Handbook Dated August 19, 2019** for adoption. Supervisor Baltz reviewed the memo provided by Administrator Dylik highlighting the changes to Section XI Family and Medical Leave Act, the addition of Section XV Nursing Breaks, and updates to Section XXXII Mileage and Expense Reimbursement. Motion made by Trustee Ryan; seconded by Trustee Kopman to adopt the Troy Township Policy and Procedures Handbook Dated August 19, 2019. Roll call vote: Kopman-Aye; Ryan-Aye; Theobald-Absent; Wheeler-Absent; Baltz-Aye. 3 Ayes, 0 Nays, 2 Absent. Motion carried.

Supervisor Baltz asked twice for any new business.

Trustee Kopman asked for an explanation as to why the bill for Gallagher Asphalt on Baltz Road had increased from the bid quantity of 520 sq. yards to a billed quantity of 846 sq. yards; equal to a 63% increase. Supervisor Baltz commented that Highway Commissioner Ward likely estimated the bid quantity then when the job started pavement was ground down, two feet were added to each side, and the quantity increased. Trustee Ryan also commented that it could also be due to the desired and proposed slope of the road. Trustee Ryan commented that it is very hard to estimate the quantity needed without getting an engineer involved. Highway Commissioner Ward can speak to this matter at the September meeting.

No new business was presented.

APPROVAL OF BILLS:

Motion made by Trustee Ryan; seconded by Trustee Kopman to accept the **TOWN FUND & ASSESSOR'S BILLS** for **August 19, 2019**, as presented totaling **\$35,633.58**. Roll call vote: Kopman-Aye; Ryan-Aye; Theobald-Absent; Wheeler-Absent; Baltz-Aye. 3 Ayes, 0 Nays, 2

Motion made by Trustee Kopman; seconded by Trustee Ryan to accept the **GENERAL ASSISTANCE BILLS** for **August 19, 2019**, as presented totaling **\$791.86**. Roll call vote: Kopman-Aye; Ryan-Aye; Theobald-Absent; Wheeler-Absent; Baltz-Aye. 3 Ayes, 0 Nays, 2

Motion made by Trustee Ryan; seconded by Trustee Kopman to accept the **ROAD AND BRIDGE BILLS** for **August 19, 2019**, as presented totaling **\$149,565.01**. Roll call vote: Kopman-Aye; Ryan-Aye; Theobald-Absent; Wheeler-Absent; Baltz-Aye. 3 Ayes, 0 Nays, 2

CLOSED SESSION

No items for closed session.

ANNOUNCEMENTS:

The following announcements were made:

- a) Troy Township Offices, Community Center, and Highway Department will be closed on Monday, September 2, 2019 for Labor Day.

- b) Next Board Meeting – Monday, September 16, 2019, 7:00 p.m.

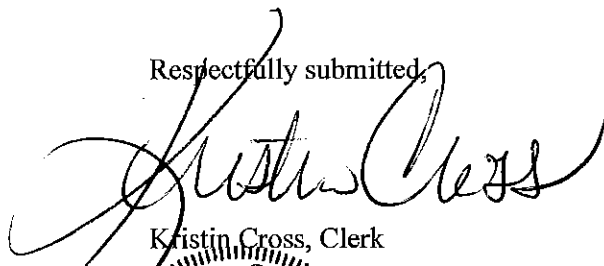
Supervisor Baltz asked for any other announcements.

No other announcements were made.

ADJOURNMENT:

Motion made by Trustee Kopman; seconded by Trustee Ryan to adjourn the meeting at approximately 7:37 p.m. Roll call vote: Kopman-Aye; Ryan-Aye; Theobald-Absent; Wheeler-Absent; Baltz-Aye. 3 Ayes, 0 Nays, 2

Respectfully submitted,



Kristin Cross, Clerk

