

ANNUAL TOWN MEETING
CITY of BLOOMINGTON TOWNSHIP

Tuesday, April 16, 2013
6:00 p.m.

City Hall Council Chambers
109 East Olive Street, Bloomington, Illinois

AGENDA

- I. Call to Order: Tracey Covert, Town Clerk
- II. Pledge of Allegiance
- III. Introduction of Town Officers
- IV. Nominations for Moderator
- V. Election and Swearing in of Moderator
- VI. Remarks by Moderator on Conducting the Meeting
- VII. Approval of Minutes of 2012 Annual Town Meeting
- VIII. Reports and Introduction of Employees
Assessor: Michael Ireland
Supervisor: Joe Gibson
- IX. Public Comments
- X. Setting of time for Next Annual Town Meeting
- XI. Other Business
- XII. Adjournment

TOWN OF THE CITY OF BLOOMINGTON TOWNSHIP
ANNUAL TOWN MEETING
APRIL 10, 2012

The Meeting was called to order by the Town Clerk, Tracey Covert. She asked that everyone rise and join her in the Pledge of Allegiance to the Flag.

The Town Clerk announced that the nominations for Moderator would be in order.

Stephanie Uzueta nominated David Stanczak as Moderator.

The chair called for further nominations from the Floor. There were none.

Motion by Stephanie Uzueta, seconded by Rich Buchanan that David Stanczak be elected Moderator by acclamation.

Motion carried.

The Chair announced that Dave Stanczak had been elected as Moderator.

Dave Stanczak came forward and was given the Oath of Office as Moderator by the Town Clerk.

Mr. Stanczak opened the Town Meeting. He referred the Annual Town Meeting Agenda. The meeting would be conducted in compliance with the Open Meetings Act. The Annual Town Meeting Agenda was approved by the Township Board at their March 26, 2012 meeting. The meeting notice had been published. The Annual Town Meeting was a meeting of the electors i.e. registered voters.

He stated that it was a privilege and honor to serve as Moderator. He enjoyed serving in the role of Moderator. He described the City Township as a successful unit of local government. He recognized Joe Gibson, Township Supervisor and Mike Ireland, Township Assessor, and their staff.

The Moderator directed the Town Clerk to read the "Notice of the Annual Town Meeting."

Tracey Covert, Town Clerk, read the Notice as published.

The Moderator requested all present to sign in. Records prepared for the Annual Town Meeting were available.

Town Clerk, Tracey Covert, presented the 2011 Annual Town Minutes.

Motion by Steve Scudder, seconded Karen Schmidt, that the minutes be approved as presented.

Motion carried.

Joe Gibson, Township Supervisor, welcomed those present. He introduced the Board who were present: Mayor Steve Stockton, Aldermen Bernie Anderson, Mboka Mwilambwe, Karen Schmidt, Steven Purcell, Rob Fazzini and Jim Fruin. He thanked them for attending.

He also acknowledged the General Assistance staff members who were present, (Gwen Donnelly, Cathy Hadden, Stephanie Uzueta, Patti Fitzgerald and Dianne Beverly). He added that the following staff members were unable to attend: Tammie Turner, Tom Maruna and Angela Coombs. The Township had excellent staff. The Township was a wonderful place to work. Financial statements for both the Town Fund and General Assistance Fund had been prepared. These reports had not been subject to audit. He presented the Annual List of Meetings.

Mr. Gibson reviewed what services Township government provided: 1.) General Assistance; 2.) Property Assessment; and 3.) Road and Bridge Maintenance. He noted that the City Township was a coterminous urban township. Its boundaries match the City of Bloomington. The City Township has no road and bridge responsibility. There were only twenty (20) coterminous townships in the state. He added the Evergreen Cemetery was a township cemetery. It has a separate board.

Mr. Gibson addressed the General Assistance (GA) program. This program provided assistance to families and individuals. Orientation sessions began in October 2004 have been continued to date. He described these sessions as informational. The idea for orientation sessions was copied from the state's Office of Rehabilitation Services. Individuals are given a folder during the thirty (30) minute meeting. Orientation was held for (4) times a week.

He addressed total expenditures for GA for the past five (5) fiscal years. Staff had performed due diligence and remained within budget. There had been a slight increase to same.

He reviewed the Types of Assistance. The monthly grant was \$265. This amount was set. The individual had a choice of how to use these dollars. Vouchers can be issued and there are also benefit cards. GA provided medical, dental, and vision services. GA operated like an insurance policy. The GA staff must determine eligibility. He noted that medical services can be very expensive. The medical service providers must accept the public aid rate. Emergency Assistance is offered. An individual is eligible once every twenty-four (24) months. The individual must present an eviction notice or a utility shut off. There were additional allowances to assist GA recipients with employment. He added that there was one (1) time travel assistance for transients.

He presented figures for the average cost per recipient for FY 2009 (\$411), FY 2010 (\$398), and FY 2011 (\$410) and FY 2012 (\$386). The average cost included medical costs and transportation. Information was provided regarding the annual number of GA recipients FY 2009, FY 2010, FY 2011 and FY 2012. He noted that the number of clients had increased and cost per client had decreased.

Mr. Gibson addressed an area of concern: prescription drug costs. Costs for same were provided for FY 2009, FY 2010, FY 2011 and FY 2012. This cost had been better managed this fiscal year. The GA staff has worked with BroMenn and the pharmacies to address cost. Prescription drug costs have declined since 2009.

There was a slight decrease in the Tax Levy this year. Under former Township Supervisor Ruth Ann Fraker, the Tax Levy had seen its largest decrease, eleven percent, (11 %).

Mr. Gibson addressed the John M. Scott Health Resources Center. There was an intergovernmental agreement between the City and Township. The Township managed this program as part of the GA Office. This program worked with low income workers (McLean County residents) who do not have health insurance. The GA Office also partners with other governmental units. He cited the McLean County Health Department to address vision issues. This program was not supported with tax dollars. A list of programs was presented: prescriptions, medical office visits, indigent patient program, McLean County Eye Referral Network, Maternal/Child/Cancer Patient Transportation, Gary S. Johnson Dental Clinic, Community Health Care Clinic, (CHCC), and Peace Meals grants. This year, a milestone was which in the Eye Referral Network. 10,000 individuals have been served in seven (7) years.

Dental clinics were held twice a year. The clinics were held on a Saturday and there was no charge for services rendered. The next clinic would be held on Saturday, April 14, 2012 at the office of Drs. Doran, Capodice, Efaw & Ocheltree, located at 109 N. Regency Dr.

Mr. Gibson addressed Community Agency funding. There were three (3) key areas: 1.) General Assistance Client Service Funding; 2.) Youth Services; and 3.) Senior Services. The McLean County Center for Human Services provided access to counseling services for GA clients with no health insurance and/or medical card. The CHCC was a newer program. The grant dollars allowed the CHCC to hire a part time pharmacy technician. He reviewed the list of programs. Youth Services included the Baby Fold and Bloomington Day Care Center. Senior Services included Bloomington Parks & Recreation Miller Park Senior Center, Peace Meal Sr. Nutrition Program, and Prairie State Legal Services. The YWCA medi-van was a matching grant.

He noted the collaboration between the McLean County Health Department and the United Way to fund a psychiatric nurse at the McLean County Center for Human Resources.

The primary goal for GA was to assist individuals in their effort to return to work. There were employers who took a chance on GA clients. There have been successes and disappointments. The focus was on education and training. He cited Heartland Community College's Skills for Success program. This twelve (12) week course provided four (4) weeks of computer skills and eight (8) weeks of job readiness. This program was approximately six to seven (6 - 7) years old. A GED was a requirement if a client lacked a high school diploma. A Basic Life Skills Class was offered at the GA office. GA clients were also involved in drug court and a food sanitation program.

The GA office faced a number of challenges. He cited the economy, unemployment, medical cost, and the state budget. He cited the Medicaid crisis and reductions to Medicaid funding. Changes to unemployment meant that caseload numbers also changed. Medical costs needed to be managed. State program cuts impacted GA clients. He noted that GA clientele was aging, (forty percent of GA clients were over the age of fifty). He noted the limited skill set and medical issues of these individuals.

Mr. Stanczak recognized Mr. Gibson's efforts. He noted the impact of Scott Health Resources.

Mike Ireland, Township Assessor, introduced the Assessment Office staff, Brian Davis, Cindy Shoultz, Dee Brines, Terri Joyce, and Steve Scudder. He added that Gary Harvey was unable to attend.

Mr. Ireland presented his 2011 Annual Report. This thirty-six (36) page report will be posted on his office's web site. He addressed the assessed value of the township. He presented an eleven (11) year history of same. He noted the growth in Equalized Assessed Value, (EAV), during this time frame. The current EAV totaled \$1.9 billion.

He addressed the 2011 Board of Review Summary Report. There had been 606 appeals filed. The total value of the reductions was \$11.4 million. He noted that after the multiplier was applied the EAV totaled \$1.9 billion. There was a slight decrease to total EAV. He added that there would be a growth to EAV. The parcels which were subject to the township lawsuit would be returned to the tax base. This growth would include commercial property which included State Farm Corporate South.

Mr. Ireland presented the top ten (10) Principal Taxpayers in 2011. Their total tax payments equaled thirteen percent (13%) of the total due. He added that State Farm paid almost nine percent (9%).

He noted that assessments reflect the local market. He cited the median sales price versus the median assessed value. He noted the question of falling home values. He addressed what had been happening, higher priced homes were selling. This market decline was first measured in 2011. There had been median price changes at various price points. He noted the decline in sales in the \$100,000 - \$200,000 range. This range had seen the largest decline. He also addressed what impacted the median. These changes impact 2012 assessments.

He presented a study by the Illinois Department of Revenue regarding equalization. Assessments were perfect at 33.33 on a three (3) year average. He noted the change from 2009 33.41 to 35.33 in 2011. This figure was over the 33.33. The state holds that the figure must be 33.33. This impacted school aid. The multiplier was .9740.

He believed that there would be a 2.5% decline in the 2012 tax year assessed tax base. His office would perform the assessment work. Home builders noted that home values were declining but property taxes had not. He noted the median change in value from 2006 to 2011. He cited the decline. There had been growth in same until 2011. There was a real market

decline in 2011. This decrease had been slight, one percent, (1%). He also cited the 35.55 ratio. There would be an impact over the next three (3) year period.

Building Permits for single family homes were addressed. He noted the dollar value from 2006 – 2011. There had been a decline of \$80 million. In 2011, the total value was \$29 million.

Foreclosures were also addressed. He noted distressed properties. He recalled the bubble markets. Growth had been twelve percent (12%) per year. The City did not have a bubble. The figures presented were for actual recorded foreclosures from 2006 – 2011. The number of n Pendens was higher. This document was an intent to foreclose. Only one third (1/3) of all Lis Pendens end up in an actual foreclosure. Short sales have been tracked since 2011. These numbers were limited. He planned to continue to track and monitor foreclosures.

Mr. Ireland restated that the full report with an addendum would be placed on the Assessment Office's web site.

Jack Porter, 1504 W. Locust St., addressed foreclosure mediation training. He believed that this would have an impact. He believed the loan value would be reduced.

Mr. Ireland stated that the number of foreclosures was limited, under 100. There were over 25,000 parcels in the township. These foreclosures have had a limited impact on neighborhoods. By statute, the limit was a twenty-five percent (25%) foreclosures. Generally, these homes were not in the best condition. Foreclosure impacted the property's value. The home generally requires rehabilitation. The Assessment Office makes adjustments.

Mr. Stanczak thanked Mr. Ireland for his understandable report.

PUBLIC COMMENT:

No one came forward.

Mr. Stanczak noted that the next Annual Town meeting would be held on Tuesday, April 16, 2013 at 6:00 p.m.

Motion by Ruth Ann Sikora, seconded by Karen Schmidt to hold the Annual Town Meeting on Tuesday, April 16, 2013 at 6:00 p.m.

Motion carried.

Motion by Bernie Anderson, seconded by Rob Fazzini to adjourn. Time: 6:47 p.m.

Motion carried.

Tracey Covert, Town Clerk