

ANNUAL TOWN MEETING  
CITY of BLOOMINGTON TOWNSHIP  
Tuesday, April 8, 2014  
6:00 pm

City Hall Council Chambers  
109 E Olive St, Bloomington, Illinois

- 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 2013 Annual Town Meeting
- VIII. Reports and Introduction of Employees  
Supervisor: Deborah Skillrud  
Assessor: Steve Scudder
- IX. Purchase of real estate, Section 2(c)(5). Recommend Approval.
- X. Public Comments
- XI. Setting of Time for Next Annual Town Meeting
- XII. Other Business
- XIII. Adjournment

TOWN OF THE CITY OF BLOOMINGTON TOWNSHIP  
ANNUAL TOWN MEETING  
APRIL 16, 2013

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.

The chair called for further nominations from the Floor. There were no further nominations.

Motion by Stephanie Uzueta, seconded by Steve Stockton 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 25, 2013 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. This was his fourth time to serve as moderator. He recognized Joe Gibson, Township Supervisor and Mike Ireland, Township Assessor, and their staff. This would be Mr. Gibson's and Mr. Ireland's last year in their respective roles.

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 2012 Annual Town Minutes.

Rob Fazzini noted that Ruth Ann Sikora Fraker appeared as Ruth Ann Sikora and as Ruth Ann Fraker. He believed that her name should appear in the Minutes as Ruth Ann Fraker.

Motion by Rob Fazzini, seconded Karen Schmidt, that the minutes be approved as corrected.

Motion carried.

Mike Ireland, Township Assessor, addressed those present. He noted that this would be his last Annual Town meeting report. He report had a new format as this would be his last presentation after forty-five (45) years in office. The assessor's term would end on December 31, 2013. He acknowledged that people/staff made the difference. He noted that Dee Brines had retired at the end of 2012. He recognized current staff members: Cindy Shoultz, Brian Davis, Terri Joyce, Steve Scudder and Gary Harvey. He reviewed the history of individuals whom he had worked with.

Mr. Ireland reviewed the 1970's. He cited residential and commercial development on the City's east side. In 1970, there was a Constitutional Convention. Personal property taxes were abolished. In 1972, State Farm built its corporate headquarters. In 1973/1974, there was a change in Township Assessors; it went from father to daughter. He had served in this role for forty-five (45) years. The Township Assessor's Office had been in his wife's family for over sixty-five (65) years. In 1975, all commercial properties were revalued. Assessments were lowered from fifty percent (50%) to 33 1/3%. In 1979, the quadrennial reassessment received a lot of press coverage. The Dept. of Revenue became serious about assessment levels and McLean County issued the first county wide multiplier. In 1970, the assessed value was \$250 million. In 1979, the assessed valued had grown from \$330 million. Taxable parcels were over 13,000.

In 1980, the Assessor resigned and Mr. Ireland was appointed. In 1981, property tax records were computerized. SOLiR offered small on line research. In 1985, the first personal computer (PC) arrived. There was Dbase III and NCSS, a statistical package. Township Assessor's staff became self taught in Dbase. Data conversion was completed without IT, (Information Technology), staff. He recalled the Unity Building fire in 1988. Dee Brines had taken the backup tape home that evening. The Township Assessor's Office relocated to 200 W. Front St. He noted the growth of technology. On line data was made available via a bulleting board service. On line data had been available since the late 1980's. In 1986/1987, annexations exceeded one percent (1%) of EAV (Equalized Assessed Value) of the rural Bloomington Township. In 1988, rural Bloomington Township passed a referendum not to allow property to be annexed to the City Township. The assessed value had grown from \$330 million (1980) to \$505 million (1989) in nine (9) years. There were over 17,000 taxable parcels. The on line bulletin board continued. The Assessor's Office staff reinvented themselves into data technicians, statistical analyst and automated valuation model experts.

In 1996, Windows arrived. The Appellate Court ruled on a ten (10) year court case regarding the stoppage of automatic annexations. Five (5) additional rural townships had been added to the lawsuit dating back to 1986. The City Township entered into an Intergovernmental Agreement with Normal Township. He addressed the next nine (9) years of growth, the assessed value in 1990 was \$539 million and in 1999 was \$849 million. There were 17,700 parcels. State Farm Corporate South was built with over one (1) million sq. feet and had 11,000 employees.

The lawsuit continued. Taxpayers in Old Farm Lakes realized they were subject to double taxation, (City Township and rural Bloomington Township).

In 2000, a referendum passed to consolidate the six (6) townships operating independently in the City into a single township. Although approved the lawsuit was not settled. A mediation process to settle was reached in 2002. It was a ten (10) year settlement agreement. The Assessor's Office performed all assessments, tracked annexations and property values. This large, unpleasant task was handled by Terri Joyce. He extended his appreciation to her. There had been ten (10) years of tracking annexed properties. In 2001, a new direction was set. Ruth Ann Fraker, then Township Supervisor, built a new Township building. In 2005, the Township Supervisor and Township Assessor offices moved into one building. In 2004, Evergreen Cemetery began its transition back to the Township from the City. GIS (Geographic Information System), changed the work flow. It is used to track property assessments. GIS was used to develop maps. It was a great tool. 2007 was a quadrennial reassessment year and marked the recession. There was a sixty-five percent (65%) increase in appeals. He cited the impact of the national news. 2008 - 2010 brought a slow down to assessed value. Assessed value in 2008 was \$885 million and \$1.94 billion in 2009. Taxable parcels exceeded 24,000.

He began his last term on January 1, 2010. 2011 was the first year that home prices showed the first measurable downward trend. He announced his retirement in December 2011. 2012 showed the first decline in the tax base. In closing, he recognized Cindy Shoultz, Document Processing. She had been with the Assessor's Office since 1985. Brian Davis, Commercial Appraiser, had been with the Assessor's Office since 1995. Mr. Davis had been with Champion Federal. Gary Harvey, SRA, Consulting Appraiser, had provided advice, training, etc.

Mr. Ireland provided some final numbers. He noted Downtown issues. Taxable parcels were up, over 26,655 but value was down, (\$1.9 billion in 2012). In 2013, the Township became coterminous with the City. Soon there would be a new Assessor. The Annual Report would be placed on the Township Assessor Office's web site. He thanked the Board for their support. It had been a pleasure to serve the Township all of these years.

Mr. Stanczak expressed his appreciation for the condensed history. Mr. Ireland had done a great job as Township Assessor. He noted the positive outcomes. The City/Township's coterminous status had been preserved. The Township was fortunate to have quality elected officials and staff. He thanked Mr. Ireland for his efforts. He noted transparency.

Joe Gibson, Township Supervisor, addressed those present. He had been with the Township for seven (7) years. He had served as Township Supervisor for four (4) years. The General Assistance, (GA), Office was served by an excellent staff. He introduced same. Angela Coombs, Receptionist, was not present. Diane Beverly, Intake Coordinator, and Ms. Coombs served as front line people. Tom Maruna, Work Coordinator, developed relationships and jobs. Mr. Maruna also served as a Township Trustee. Cathy Hadden, Controller, handled the Township's finances. Tammie Turner, Case Worker, had been with the office for six and half (6½) years. Patti Fitzgerald, Case Worker, also was not present. Gwen Davis, Medical Case Worker, had been with the office for twenty-nine (29) years and served as a GA mentor

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throughout the state. Stephanie Uzueta, Scott Health Case Worker, was an integral part of the office. Ms. Uzueta and Ms. Coombs both spoke Spanish which was an asset to the office.

Mr. Gibson addressed what services were provided by the coterminous Township: GA, property assessments and operating a cemetery. Expenditures had remained flat from Fiscal Year 2010 – 2013. Township staff took expenditures seriously and felt an obligation to the taxpayers. He addressed the types of GA. Emergency Assistance was available every two (2) years. He presented information regarding the average costs of GA from 2009 - 2013. He noted the number of GA clients. He cited the steady decline in the cost of prescription drugs during the same time period. Generic drugs were the key in order to obtain the lowest costs. The Tax Levy had seen a slight decrease from 2008 – 2012. The Township provided community funding grants to various organizations. The listing of services included youth, senior, medical, and legal. These services provided connections to clients. Day care services for clients who find work. Funding was provided for a pharmacy technician at the Community Health Care Clinic, (CHCC). In addition, there were counseling services and referrals at the McLean County Center for Human Services, (MCCHS).

Scott Health was a unique organization and a source of pride. Judge Scott left funds to the community. He believed the best years were ahead. Four (4) years ago, there was \$5.5 million in the trust. \$5 million must be retained. The budget had been bare bones. He cited collaboration. Today, there was \$9.3 million in trust. There was \$1 million available to run the program. The Eye Clinic was seven (7) years old and there had been 10,000 referrals. A Dental Clinic had been on Saturday, April 13, 2013. Scott Health recently provided funds to the CHCC. It collaborated with the McLean County Health Dept. and the United Way to provide counseling services at the MCCHS.

The goal was employment. Success was celebrated. Training was provided. The GA Office was involved in drug and recovery court. GA clients faced challenges. Often they were the last hired and the first fired. The economy presented challenges. Illinois has planned Medicaid changes. The impact of the ACA, (Affordable Care Act), was unknown. The state's budget impacted all local social service agencies.

He addressed the GA client population. Fifty-one percent (51%) of all clients were over the age of fifty (50). This number was up from forty percent (40%) from last year. These individuals were low income, in poor health and had no computer skills. Forty percent (40%) of GA clients were pending SSI.

There was a new web site: [www.cityofbloomingtontownship.org](http://www.cityofbloomingtontownship.org).

It had been an honor to serve the citizens. He expressed his appreciation for anyone who runs for/holds public office. The GA Office had competent, caring staff. He will miss the people. Serving as Township Supervisor had been a good experience. He appreciated the opportunity.

Mr. Stanczak stated that the Township was an efficient/effective unit of government. It had been well run. He cited the work of the Township staff and extended his appreciation.

PUBLIC COMMENT:

Steve Stockton extended his appreciation to Mr. Ireland and Mr. Gibson. He cited Mr. Gibson's efforts on the budget. Mr. Ireland's monthly reports provided clear property analysis. He congratulated both on successful careers and wished them the best.

Jack Porter addressed those present. For thirty-five (35) years, he was employed at Prairie State Legal Services. He cited his interactions with the Township Supervisor's Office. He expressed his appreciation to the GA staff and Mr. Gibson, Township Supervisor, and Ms. Fraker, former Township Supervisor. He added his active role with Illinois Peoples Action. This faith based organization had addressed pay day lending. He expressed his interest in GA staff's experience with predatory lending. He was interested in how to approach this subject and expressed his willingness to learn.

Mr. Stanczak noted that the next Annual Town meeting would be held on Tuesday, April 8, 2014 at 6:00 p.m.

Motion by Rob Fazzini, seconded by Steve Stockton to hold the Annual Town Meeting on Tuesday, April 8, 2013 at 6:00 p.m.

Motion carried.

Motion by Mike Ireland, seconded by Steve Stockton to adjourn. Time: 7:10 p.m.

Motion carried.

Tracey Covert  
Town Clerk