

Old Town Township
22034 E 1000 NORTH ROAD
Bloomington, IL 61736
<http://www.oldtowntownship-il.gov>
Trustee Meeting Minutes
December 18th, 2023

Meeting Call to Order and Roll Call

Supervisor McCready called the Old Town Township Trustee Meeting to order at 7:00 p.m.

Township Officials Present:

Larry Durbin, Trustee
John Haushalter, Clerk
Kathy Johnson, Trustee
Brent McCready, Supervisor
Phil Reynolds, Road Commissioner
Joe Rogus, Trustee
Jim Walters, Trustee

Township Officials Absent:

Terry DeHaan, Contract Tax Assessor

Pledge of Allegiance

Pledge recited by Old Town Township elected officials and guest.

Guest(s) Introductions/Public Comments

Jack Walker, Old Town Township Webmaster

Administrative Agenda

Joe Rogus made the motion to approve, with corrections, the meeting minutes from the November 2023 Trustee meeting. A second motion was made by Larry Durbin. **The motion presented was approved by unanimous vote of the trustees present.**

Kathy Johnson made the motion to approve the December 2023 Treasurer's Report. A second motion was made by Jim Walters. **The motion presented was approved by unanimous vote of the trustees present.**

Jim Walters made the motion to approve the December 2023 Authorization of Expenses - Town. A second motion was made by December. **The motion presented was approved by unanimous vote of the trustees present.**

Joe Rogus made the motion to approve the December 2023 Authorization of Expenses - Road. A second motion was made by Kathy Johnson. **The motion presented was approved by unanimous vote of the trustees present.**

TREASURER'S REPORT

Monthly Expenses & Fund Balances **12/18/2023**

Township is requesting payment of bills in the amount of: Town Fund **\$16,083.37**

Road District is requesting payment of bills in the amount of:

General Fund	\$3,589.89
Permanent Road Fund	\$15,206.64
Joint Bridge Fund Equipment and Building Fund Total	\$0.00
Equipment and Building Fund	\$0.00
Total	\$18,796.53

Ending Bank Balances - Heartland Bank

Old Town Township - Road Fund Checking	\$925,554.38
Old Town Township Fund - Town Fund Checking	\$213,984.05

Road Fund Balances	Checking	CD	Total
Equipment and Building Fund	\$126,514.35	\$245,000.00	\$371,514.35
General Road Fund	\$282,628.90	\$1,775,000.00	\$2,057,628.90
Joint Bridge Fund Permanent Road	\$281,177.82	\$590,000.00	\$871,177.82
Permanent Road	\$235,233.31	\$25,000.00	\$260,233.31
Total	\$925,554.38	\$2,635,000.00	\$3,560,554.38

Town Fund Balances	Checking	CD	Total
Town Fund Balance	\$213,984.05	\$300,00.00	\$513,984.05

ROAD COMMISSIONER'S REPORT: Phil Reynolds

No report.

ASSESSOR'S REPORT:

Assessors 2023 Annual Report

Highlights of the Assessment Process for 2023 are as follows:

First for the McLean County:

There were several significant personnel changes during 2023. Robert Cranston, long term Assessor for Normal passed away and Ken De Lew replaced Rob. Board of Review member Gina Medernach stepped down and Joe Stevens has stated he will not seek reappointment.

So, the Board of Review has two vacancies, one republican and one democrat. Anyone interested in serving on the board of review should consider making an application and complete the BOR training.

The Assessment Office conducted three information and listening sessions: LeRoy, Lexington and Bloomington. The sessions all included County Treasure Rebecca McNeil and County Clerk Kathy Micheals. The sessions were well attended and well received, and they plan to continue doing these in 2024. I believe Brent attended one of the sessions.

The BOR held its last hearing on December 29th due to the late submission of their assessment data by the City of Bloomington and a couple other townships. The BOR processed 856 dockets of which 663 were taxpayer complaints. The total loss of assessment from the complaints was approximately 39,000,000, about 1% of the county total assessed value. Double the yearly average.

The county added 608,265,000, an increase of 12.4% to the county EVA. McLean County total 2023 ending assessed value is 5,514 526,469. The new Wind Farm and Rivian were two significant additions.

The county assessor's office has assumed assessment responsibility for specific countywide valuations.

In 2023 the staff conducted analysis and revaluation for the land values for 31 Mobile Home Parks and 24 Commercial Grain Elevators. No complaints were received about these two revaluations. The staff intends to analyze and revalue commercial Cell Towers in 2024.

The F.S. Evergreen Elevator in Holder was included in the grain elevator revaluation and resulted in a 256,466 assessed value increase. The total 2023 assessed value of the Holder FS Evergreen Elevator is 1,678,596. It is the highest assessed value property in Old Town Twp.

The county's median equalization factor was 1.091, up from 1.051 in 2022 and 1.017 in 2021. Old Town Twp equalization factor was 1.066, significantly below the county median. Home sales have somewhat stabilized, but Sales Ratio's remain low due to short supply and thus application of county equalization factors is expected to continue in 2024.

The Chief County Assessing Officer will be emphasizing to township assessors to turn in their workbooks by the statutory date of June 15th to complete all BOR hearing by December 1st and avoid the late December hearing that occurred in 2023. Every year I have turned in Old Town Twp by June 1st and will be doing so in 2024 also.

Second, Old Town Township:

Old Town had a total of 21 complaints and the BOR accepted and responded to the appellate my recommended assessments values except for one, in which the board established an assessment value.

Of the 21 Old Town complaints, seven appealed to the BOR for a formal hearing which was conducted in the first two weeks of October.

Three of the hearings were for farmland, two for properties in Beecher Trails and two for properties in Old Town Timbers. I attended all the hearings. All properties in Old Town Timbers were reassessed during 2023. The reassessment caused properties that were significantly under assessed to receive a very large percentage increase to their assessed values. Thus, the large percentage increase was the reason for the two Old Town Timbers appeals.

The BOR actions on the four appeals resulted in a net loss of just 25,360 of assessed value.

Old Town Twp total 2023 EVA increase was 12,242,428, a 9.14% increase over 2022. Again, 6.60% of the 9.14 increase was due to the equalization factor applied to all properties other than farmland. The 6.60%

represents 72% of the 9.14% total increase. That means, approximately 8,814,548 of 12,242,428 was due to the 6.60 % equalization.

The total Old Town Twp 2023 ending assessed value is 146,168,390.

In summary, 2023 was another successful year with Beecher Trails being the area of highest new housing activity and I anticipate that 2024 will be similar. Outside of Beecher Trails, it appears that only two or three new housing permits have been issued. Along with a few new pools and home additions, not a lot of activity.

Thank you again for allowing me to serve as the assessor for the residents of the Old Town Township.

CEMETERY REPORT:

No report.

OLD BUSINESS:

Supervisor McCready reviewed the Town Levy.

Joe Rogus made the motion to approve the proposed town budget levied in 2023 and payable in 2024. A second motion was made by Kathy Johnson. **The motion presented and was approved by a 3-2 of the trustees present.**

Voting Results (3 – yea, 2 – nay)

Name	Position	Vote
Larry Durbin	Trustee	Nay
Kathy Johnson	Trustee	Yea
Brent McCready	Supervisor	Yea
Joe Rogus	Trustee	Yea
Jim Walters	Trustee	Nay

Road Commissioner Phillips reviewed the Road Levy.

Larry Durbin made the motion to approve the proposed road budget levied in 2023 and payable in 2024. A second motion was made by Joe Rogus. **The motion presented was approved by unanimous vote of the trustees present.**

NEW BUSINESS:

None

SUPERVISOR'S COMMENTS:

Reviews with architects will continue on the Township building remodel project. Construction bids will be sent out in early 2024. Provide any prospective bidders to Supervisor McCready

AROUND THE TABLE:

None

ADJOURNMENT:

With no further business to discuss, the motion to adjourn was made by Joe Rogus and seconded by Larry Durbin. **The motion presented was approved by unanimous vote of trustees present.** Meeting adjourned at 9:16 p.m.