

NORMAL TOWNSHIP
BOARD OF TRUSTEES MEETING
NORMAL TOWNSHIP HALL
AUGUST 21, 2014
8:16 A.M.

Board Members Present: Randy Schaab, Mel Schultz, Ray Ropp and Richard Farr
Elected Officials Present: Arin Rader, Rob Cranston, Amy Conklin
Elected Officials Absent: Rick Phillips
Others Present: Jennifer Engelman, Seniors Program Director; Dave Burnison,
Farnsworth Group

Randy Schaab moved to accept the minutes of the July 17, 2014 monthly board meeting.
Mel Schultz seconded the motion and the motion carried unanimously.

Mel Schultz moved for approval of the bills for the month of August.
The bills for the General Town account exclude any payroll related expenses but the
other three accounts include payroll reimbursement amounts and are as follow:

General Town -	\$ 2,050.94
General Assistance -	\$ 13,107.14
Senior Citizens -	\$ 15,151.94
Road & Bridge -	\$ 141,252.91

Ray Ropp seconded the motion and the motion carried unanimously.
(Note: Payroll is being met twice monthly as provided for by a Board of Trustees
Resolution. Utility bills that fall within the budget line items are paid according to a
Board of Trustees Resolution.)

In July there were 114 appointments with 83 individuals or couples seeking financial
assistance. June's numbers were 77/60. In July 43 applicants received \$10,546.00 in
General Assistance compared to June's 40 at \$9,955.25. 25 applicants received
\$7,285.84 in Emergency Assistance compared to June's 13 at \$3,925.45. One year ago
the numbers were 89/67 appointments with clients, GA of 42 for \$10,645.00, and EA of
19 for \$4,648.00. Mr. Farr reported that the numbers for August will be about the same
as July as Ameren and NICOR continue to send out notices for disconnection. They have
had several new GA clients make appointments.

Rob Cranston, Assessor reported that he is about ready to turn in his records at the end of
August and it will show about a 1% increase in assessed value or about \$9 million
dollars. He also expects to see about a 1% multiplier from the County Assessor for next
year. He will not get to finish the re-evaluation of apartments in Normal until next year.
Overall he expects the assessment to be up this year due to the new student apartments
and new home construction. Mr Farr then brought up the fact that many of the student
apartments along Main Street are in a TIF district so we will not benefit from the new
construction there.

Amy Conklin, Clerk, had no report.

Arin Rader, Highway Commissioner reported that his new pick-up is on its way to the dealer and he should be getting it next week. He reported that the Northtown project is moving along and that he had to do some additional work to remove some ruts and eliminate standing water near Ropp Road intersection. The ditch work is almost finished and the project should be complete by September 1st.

Jennifer Engelman, Seniors Program Director, reported that they had finished the mailing list address report which showed that 51% went to Normal residents and 41% went to Bloomington residents. The remaining numbers were from mostly nearby McLean County residents. She went on to tell that in September 4 of 5 Bingos are sponsored. There will be a "Matter of Balance" 8 week program to help prevent falls by seniors. She has a new watercolor program with Mary Strange Blossom as the leader and she is hosting a line dance party on the 23rd. Jennifer went on to say that Keller's wanted to have a minimum of 20 people for lunch each day with us paying for any number lower than that. Apparently all of his other places also told him that they would not continue his meals so he dropped the number to only requiring 10 people guarantee. Per requests from several clients she is planning to take a bus trip to Tanner's Orchard in October.

Supervisor Farr presented a letter received from the Economic Development Council concerning their audit of the Bridgestone Plant addition and requirement for hiring additional staff. The report stated that Bridgestone had rehired all the laid off employees and a few in addition to those. The letter did not say if they were in compliance but it is a big turnaround from last month's letter. He went on to tell the Trustees that he had requested a waiver from filing a MS4 certificate with the IEPA by mailing a letter that the McLean County Highway department had written. Apparently this is to cover a small portion of East Raab Road that is not in the Town of Normal and has runoff to Evergreen Lake.

Old Business –

Mr. Farr then introduced Dave Burnison with the Farnsworth Group who went over the expanded plans for the senior center and particularly the matter of finishing the new second floor area. It was his idea that if we were to ever do it now is the best time. After some discussion the consensus was that we should include another \$106,500 in the base bid and concrete the floor space and put up two walls along with putting in the second stairwell to the second floor. Other changes that he will look at are widening the 6 foot hallway along rooms 105 and 106 so we can have an 8 foot track through the entire building. This would also mean removing the two double doors that were put in to lock off the exercise area from people roaming through the entire building. After reviewing many pages of the plan it was the opinion of everyone there that the Farnsworth Group should continue to develop the plans towards our being ready to go out for bids.

The subject of moving our offices from the 304 Mulberry to the new building was discussed briefly with Rick Phillips' e-mail being read and Mr. Farr stating that there is a possibility that the City of Bloomington Township might join us as a partner in the senior center and it might not look good for our offices to be there. In addition the space might be available to leasing out as we have two groups that have indicated an interest in joining us at the center. Other uses we might want to consider are to expand into the space by adding a wood working shop, sewing room, ceramics room with kiln and paint booth, etc. No decision was made at this time.

Mr. Farr then brought up the subject of borrowing money for the project. He told the members present of his conversation with Commerce Bank loan officers and the fact that they indicated they were not comfortable with an unsecured loan and their leasing company did not want to get involved with our project so he had told Commerce that we would just move on.

We have finally gotten offers from Morton Community Bank for 3.125% with a \$5,000 fee for the loan and another offer for 2.75% with a \$500 fee from Heartland Bank but Heartland wants us to pay an estimated \$3,000-\$5000 in costs for their loan for attorneys to write the agreement and some other costs. First Midstate has told us that they will help us issue Alternate Revenue bonds or Debt Certificates with interest rates from 2.75% down to 2.5% with all fees being rolled into the premium they sell the bonds at.

After some discussion the Board did not want to make a decision today but knows it is important to get moving on financing so they asked Mr. Farr to e-mail them on the outcomes from his calls to ask Morton if they can match the 2.75% rate; if Heartland will just take a guarantee of the rate with a maximum of \$5,000 fee; and getting a guarantee from First Midstate that they can indeed get the rate down to below 2.75% on the bonds when they are sold.

We will then take formal action at our September meeting on the financing method that we will use.

Mr. Farr then brought up the subject of giving away the flooring at the Beech Street property. He heard yesterday that the basketball group is still interested and are working on obtaining a non-profit status for their group. He showed the property to Normal Parks and Recreation director, Garry Little, who indicated that they have no interest in anything. He was actually looking for some items for the Children's Discovery Museum. Then this Tuesday morning he met with Jenny Hall the Program Director for the Boys and Girls Club who was not sure if they could use any of the flooring but indicated she would like the bathroom stall partitions. As of our meeting today he has not heard back from her as to what they would like to have. Quite a bit of discussion followed with Mr. Ropp expressing his view that we should give the flooring to someone whether they are a non-profit or not since we are going to throw it away and we have not had anyone else approach us wanting the flooring. Mr. Farr indicated that there is no guarantee that anyone can get the flooring up and if they do that it will be useable in another location.

Ray Ropp then made a motion to give the flooring to the basketball group. Mel Schultz made a motion to amend Ray's motion by requiring them to provide us with proof they

are a non-profit organization. This motion died for lack of a second. Randy Schaab then seconded Ray's motion. Mr. Farr then asked for a roll call vote. Clerk Amy Conklin called the roll: Mr. Schultz – present; Mr. Ropp- aye; Mr Schaab – yes; Mr. Farr – yes. The motion carried.

New Business – The trustees discussed the upcoming levy process with the only thing decided was that they did not want to hold a Truth in Taxation Hearing with the General Town levy this year. Mr. Farr told the trustees that we have not raised the highway levy for the last three years so this might be the year to allow an increase.

Mr. Farr then asked the trustees to review a contract offer from Landscape Consultants to remove the dead bushes along the North property fence and replace them with Arborvitae at a cost of \$5,400. In light of Mr. Phillips e-mail and the uncertainty of whether or not we might relocate our office to the senior center building the trustees present did not want to take any action on the subject at this time. They all knew of the dead bushes there.

Randy Schaab made a motion to adjourn the meeting. Ray Ropp seconded it. The motion carried, and the meeting adjourned at 11:01 a.m.

Clerk

Date