

FORD COUNTY BOARD MINUTES

JANUARY 29, 2018

A. CALL TO ORDER:

The County Board of Ford County met pursuant to adjournment in the Ford County Board Room of the Ford County Jail in Paxton on Monday, January 29, 2018 at 7:00 p.m. The meeting was called to order by County Board Vice Chairman, Robert Lindgren.

B. ROLL CALL:

The roll call showed the following board members in attendance: Dr. Bernadette Ray, Jon Clark, Jason Johnson, Randy Ferguson, Gene May, Tom McQuinn, Chase McCall, Tim Nuss and Vice Chairman Lindgren. Mr. Hastings, Mr. Otto and Chairman Berger were not in attendance.

C. PROCLAMATION:

Vice Chairman Lindgren

D. PLEDGE TO THE FLAG AND INVOCATION:

Mr. Clark

E. APPROVAL OF THE BOARD AGENDA:

Mr. Lindgren made the motion to revise the Agenda by moving Executive Session under New Business and by removing the update from Mr. Rock due to not being able to attend tonight's meeting. Dr. Ray made a motion to approve the revised Agenda. Mr. Ferguson seconded it.

Voice Vote – Carried

F. Vice Chairman Lindgren stated the purpose of this meeting is to get a better understanding of how the assessment process works. Mr. Lindgren also thanked Mr. Ferguson for his efforts in creating this meeting. Mr. Ferguson stated there have been lots of questions and concerns in the last few days that he could not answer therefore he set up this meeting to get a step by step process of assessments. Supervisor of Assessments Patricia Langland started by drawing pictures of different houses with different assessed values. SOA Langland also explained about "Chasing Sales" and equity in the sale. Throughout the explanation process questions were raised by concerned citizens that were in attendance. SOA Langland went on to explain her method of how she arrives as the assessment. That she and a Multi-Township Assessor went to each property and got the square footage of each property. SOA Langland went on to describe how the CAMA system once completed will be able to factor information for the assessment process. Langland stated the current system Pro-Val is outdated. Mr. Ferguson stated we used it last year and it worked. SOA Langland stated she has done all the work by hand because of the outdated Pro-Val system. Mr. Ferguson asked why aren't you (Pat) using the Pro-Val system? SOA Langland responded because it's not doing what I want it to do.

Mr. Ferguson asked several times throughout conversation, why aren't you using the Pro-Val system? The system always has worked in the past. SOA Langland stated many times that the Pro-Val system is outdated. Langland stated that most of the 102 Counties in Illinois are using the CAMA system the others figure assessments by hand like she does. Mr. Ferguson asked Langland if there weren't enough sales in the area you reassessed could you pool together other sales to help evaluate better? Langland answered not necessarily and there were only 5 useable sales. Mr. Ronald Bork, Chairman of the Board of Review stated there were 31 useable sales to use in those townships and Pat had that information. Mr. Bork stated that when properties were looked at, they look at sales ratios, Pat was somewhat right that some smaller towns look at 2

different things, CDU's and the Grade of the property. When working with Candice Short the former Assessor, the Board of Review would report what they found on a property but, Pat is forgetting siding, basements, roofs, central air and other outside buildings. When Pat was going by square ratings she did not look at siding, basements, roofs, central air and other outside buildings. We have used the same system all of these years. Mr. Ferguson stated the computer program should take into account a 10 year old house for example, a shed and the condition they're in. Mr. Ferguson feels that until we get the new system, we should have been using the current system and keeping it updated. SOA Langland responded she almost ruined her hands by hand figuring all the cards and even if she used the old system she still would have gotten the wrong answer. Mr. McQuinn asked Mr. Bork, you've had concerns on the way Pat did her assessments? Mr. Bork asked Pat, what was your net eval over the reassessments? Pat did not answer. Mr. Bork stated that assessments went up \$1,000,000.00 with no sales up north to prove it and Gibson City and Paxton are under assessed, in theory Pat did some right but, she did not look at multiple things on a property, she just used the square footage. Mr. Bork asked Pat, am I correct, you just went by the square footage? Pat did not answer. Mr. Bork stated according to the State of Illinois, the north has been over assessed, if you go by the sales it should have gone down. The state uses the sales Pat turned in. Pat threw out more sales than they accepted. Pat stated she doesn't know anything until she turns everything into the state. Mr. Bork stated Pat you sent me the report before you turned it into the state, Paxton and Gibson are always 33 1/3% and the others have increased. Someone asked Pat why did you start in the north? Pat responded you have to start somewhere. Mr. Nuss asked Pat who was sale chasing – Candice? Pat answered, yes. Mr. Bork stated over time properties were brought up because the owner felt The property value was higher. Mr. Bork also stated he would love to have the state come in and see that sales chasing was not done in the past. Jeffrey Orr Village of Piper City President asked Pat if she was assessing on a fair market value? Pat answered that is considered to be maintenance by the state. The board then opened the floor to concerned citizens to ask questions.

G. EXECUTIVE SESSION:

At 9:18 P.M. Mr. Nuss made the motion to go into Executive Session 5 ILCS 120/2(c)(1) for personnel reasons. Mr. Ferguson seconded the motion.

At 10:45 P.M. Mr. Ferguson made the motion to come out of Executive Session.
Dr. Ray seconded it.

There was a discussion on the Windfarm Resolution. After discussion it was decided that Clerk Frederick will add a revised Windfarm Resolution to the upcoming Finance Meeting to allow more time to update the original resolution. There was a discussion on options of how to determine the process of assessments used by SOA Langland.

H. ADJOURNMENT:

Mr. May moved to adjourn; Dr. Ray seconded the motion.
The meeting ended at 11:31 P.M.

I. PROCLAMATION

The next monthly meeting will be Monday, February 12, 2018 at 7:00 P.M.

Respectfully Submitted,
Amy Frederick, County Clerk

Approved _____