



MORTON

Community Unit School District 709

1050 South Fourth Ave · Suite 200 · Morton, Illinois 61550-2596 · Phone (309) 263-2581

TROY TEATER, Ed. D.
Director of Curriculum
And
Technology

January 23, 2017

Mr. Bill Welk
115 E Ashland
Morton, IL 61550

Dear Mr. Welk:

On January 18, 2017, District 709 received your request for information. Specifically, you requested all documents regarding the purchase of 225 Jefferson with the Village of Morton from 2014 to January 18, 2017 including: emails, taxes, letters, contracts, cancelled check, appraisal of property, and letter of negotiation. You also requested the document that would show the passage by the school board.

Enclosed are the documents you have requested.

Sincerely,

A handwritten signature in black ink, appearing to read 'Troy A. Teater', with a long horizontal line extending to the right.

Troy A. Teater Ed.D.

AGREEMENT

This Agreement is made by and between THE VILLAGE OF MORTON (MORTON) and MORTON UNIT SCHOOL DISTRICT 709 (SCHOOL).

WHEREAS, MORTON will be entering into an Agreement with Apostolic Christian Church of Morton, Morton, Illinois (CHURCH), to acquire property commonly known as 225 East Jefferson Street, Morton, Illinois (PROPERTY).

WHEREAS, pursuant to the Intergovernmental Co-Operation Act, the parties desire to make an agreement regarding the use of the PROPERTY.

IT IS AGREED AS FOLLOWS:

1. SCHOOL will contribute the sum of TWO HUNDRED TWENTY THOUSAND DOLLARS (\$220,000.00) to the purchase price of the PROPERTY.

MORTON will pay the balance of the purchase price (\$405,000.00) and acquire title to the property.

2. SCHOOL will pay TWO HUNDRED TWENTY THOUSAND DOLLARS (\$220,000.00) to MORTON at the time that amount is due by MORTON to the CHURCH, pursuant to an Agreement between MORTON and CHURCH.

It is expected payment shall not be later than April 6, 2017, but could be earlier but in no event before September 1, 2016.

3. SCHOOL may use the parking lot on the PROPERTY for its employees, students and invitees. School buses may load and unload there, but cannot be parked overnight.

4. MORTON shall be solely responsible for all maintenance and repairs to the parking lot.

5. SCHOOL shall be responsible for removing snow or ice from the parking areas it desires to use.

6. In the event SCHOOL ceases to use the property commonly known as Jefferson School, which is bounded by Jefferson, Third, Adams and First Streets, then MORTON shall refund to SCHOOL as follows:

A. If the cessation of use is before 12:00 A.M., November 1, 2035, the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00).

B. If the cessation of use is on or after 12:00 A.M., November 1, 2035, the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00).

7. This Agreement shall be effective upon execution by both parties.

VILLAGE OF MORTON

By *RR Winson*
Its President

**MORTON UNIT SCHOOL
DISTRICT 709**

By *Lindsey Hall*
Lindsey Hall, Superintendent
of Schools

MORTON UNIT SCHOOL DISTRICT 709

October 20, 2015

Corrected

Minutes of the Regular Meeting of the Board of Education of Morton Unit School District 709 held October 20, 2015, at the Morton Education and Administration Center.

PUBLIC HEARING

Call to Order and Roll Call –

President Michelle Bernier called the Public Hearing to order at 7:15 p.m.

Members present: Mrs. Michelle Bernier, Mr. Clint Heinold, Mr. Shaun Bill,
Dr. Shad Beaty, Mr. Tom Neeley, Mrs. Kelly Scarfe, Mr. Jeff Schmidgall

Mrs. Bernier declared the Hearing open under the provisions of the Bond Issue Notification Act to receive comments from the public regarding a proposal by the Board of Education to sell working cash bonds in the amount of \$2,350,000.

There were no comments or questions from the audience.

Motion by Dr. Beaty, second by Mr. Schmidgall, that the Public Hearing be closed.

Roll Call Vote: Yea 7 Nay 0

Motion carried. The Public Hearing was closed at 7:16 p.m.

REGULAR MEETING –

President Michelle Bernier called the regular meeting to order at 7:16 p.m.

Members present: Mrs. Michelle Bernier, Mr. Clint Heinold, Mr. Shaun Bill,
Dr. Shad Beaty, Mr. Tom Neeley, Mrs. Kelly Scarfe, Mr. Jeff Schmidgall

Reports –

Administrative –

Recognition of Principals' Day –

President Bernier read a proclamation from Governor Rauner declaring October 19-23 Principals' Week with October 23rd being declared Principals' Day. She expressed her appreciation for the District 709 principals along with the assistant principals and Dr. Smock, Dr. Teater and Ms. Ashby.

Report on October 9, 2015, Inservice Day –

Dr. Smock reviewed the agenda of the recently held Inservice Day on October 9, 2015. Topics covered throughout the day included:

- Special Ed. Teachers – heard a presentation from Lisa Harrod, LMT Consulting, on alignment of special ed. goals and objectives with the new Illinois Learning Standards
- Building-Level Meetings – school improvement planning; JH/HS department meetings; SEL (Socio-Emotional Learning) Screener (Elementary); curriculum mapping
- ECE Teachers – play-based screening
- K-12 Teachers – Elementary – Reading Instruction and SAMR discussion:
 - K-2nd – Jen Crider, IWU Elementary Education Instructor – The 7 Syllable Types for Reading Instruction
 - 3-6 – SAMR Discussion led by Elementary Lead Teachers
- JH/HS-SAMR (substitution, augmentation, modification, redefinition) discussion and Google training:

Support Staff Training/Meetings included:

- Clerical Staff – Google Training
- Selected Instructional Aides – Facilitating Social and Emotional Skills and Sensory Needs in the classroom – facilitated by Social Workers and OT Staff
- All Support Staff – Message from Dr. Hall:
 - Board of Education Goals
 - United Way Campaign

Board Reports –

President Bernier reported that the Board of Education had a very good and informative meeting earlier in the evening with the staff at Jefferson School. Each grade reported on activities taking place in their classrooms. The staff also expressed their appreciation for Principal Kate Wyman.

President Bernier reported that several board members had recently attended the Central IL Valley Division meeting at Tremont High School. During the program each of the Morton school board members were recognized for various accomplishments. Mrs. Bernier thanked the board members for their interest and involvement in the work of the school board.

Mrs. Scarfe reported on the recently held Curriculum Advisory Committee (CAC) meeting. Discussion at the meeting included feedback from the October 9th Inservice Day and SAMR implementation in the classroom. The group also heard a report from MHS Counselor, Deidre Ripka, on the Strong Start program at ICC that the high school plans to implement next school year.

Discussion Item –Financial Scenarios – PMA Securities Presentation, March 2016 Election –

Tammie Beckwith Schallmo, Senior Vice President/Managing Director of PMA Securities, presented two scenarios to the Board – one for issuing \$7.5 million referendum bonds for 7 years and the other for issuing \$7.5 million referendum bonds for 10 years. In summary:

- The sale of **Working Cash Bonds** will not increase the District’s 2016 bond and interest tax rate.
- The increase in the 2016 bond and interest tax rate will be due to the sale of **Referendum Bonds** –
 - \$0.22 tax rate increase for the 7-year scenario
 - \$0.16 tax rate increase for the 10-year scenario

Dr. Hall reminded the Board that the school district has been issuing Working Cash Bonds for many years. To issue this type of bond does not need voter approval and does not raise the tax rate. She distributed information recently received from the ROE comparing tax rates within the region covered by the Tazewell/Mason/Woodford ROE. Dr. Hall pointed out that Morton School District has the 5th lowest tax rate on the list.

President Bernier polled Board members for their preference of scenarios for the sale of referendum bonds with all of them preferring the 7-year scenario. Though the 7-year scenario is a slightly higher tax rate, it would be paid off in a shorter time, thus paying less interest.

Action Items –Approve Intergovernmental Agreement with Village of Morton – Property at 225 E. Jefferson –

Dr. Hall reminded the Board that the purpose of the intergovernmental agreement with the Village of Morton is for the school district to contribute \$220,000 toward the Village’s purchase of the property at 225 E. Jefferson St. (Apostolic Christian Church). This will allow the school district the continued use of the south side of the lot for parking for staff and activities taking place at Jefferson School.

Motion by Mr. Neeley, second by Mr. Bill, that the Board of Education approve the intergovernmental agreement between the Village of Morton and Morton CUSD 709 regarding the property located at 225 E. Jefferson.

Roll Call:

Yea 7

Nay 0

Motion carried.

Approve Amendment to Keach Architectural Design Contract –

Motion by Mr. Heinold, second by Mrs. Scarfe, that the Board of Education approve the amendment to the contract with Keach Architectural Design to reflect the updated course of action with facilities.

Dr. Hall explained that the contract approved in July 2015 by the Board of Education needs to be revised due to the reduction in work that is needed in the near future. The amendment covers work at Lincoln, MHS and MJHS, identified by the Board of Education as urgent. The amount of the amended contract is \$229,000 for design work for Lincoln Elementary. The other work will be billed at an hourly rate, with an estimated cost of \$135,000.

Mr. Keach explained the contract as being phased. If the current plans for Phase 1 of the urgent needs are delayed or stopped, the Keach contract can be delayed or terminated during the process.

Roll Call: Yea 7 Nay 0

Motion carried.

Consent Agenda –

Motion by Mr. Bill, second by Mr. Schmidgall, that the Consent Agenda be approved as follows:

- Approve Personnel Report
- Approve Minutes of the October 6, 2015, Committee of the Whole Meeting; Minutes of the October 6, 2015, Regular Meeting; and the Minutes of the October 13, 2015, Committee of the Whole Meeting;
- Approve 2014-2015 Auditor’s Report
- Approve Bills and Payroll

	Bills 10-9-15	Bills 10-16-15	Payroll 10-16-15
Ed. Fund	\$169,655.78	\$13,411.52	\$483,912.47
Bldg. Fund	153,549.95	440.04	34,865.10
Trans. Fund	12,669.41	261.50	14,687.34
Payroll Accts. Pay.	--	--	441,567.58

Roll Call: Yea 7 Nay 0

Motion carried.

Closed Session –

Motion by Dr. Beaty, second by Mrs. Scarfe, that the Board of Education enter into closed session for consideration of appointment, employment, compensation, performance, or dismissal of employees, student discipline, purchase of property, litigation and/or negotiations. (5 ILSC 120/2 115 ILCS 5/18)

Roll Call Vote: Yea 7 Nay 0

Motion carried. The board entered closed session at 8:22 p.m.

Motion by Dr. Beaty, second by Mr. Schmidgall, that the Board of Education return to regular session.

Roll Call Vote: Yea 7 Nay 0

Motion carried. The board returned to regular session at 8:50 p.m.

Dr. Hall reported that Tremont High School may be interested in purchasing the greenhouse at the high school. It has not been used for several years by MHS students. She would like to get the opinion of the school district’s attorneys on the proper procedure for sale of school district property of this type. The board agreed that she proceed ahead in gathering information.

Dr. Hall reported that Mr. Jim Vernon will be recognized along with the MHS Golf Team and MHS Band at the November 3 meeting.

Adjournment -

Motion by Mr. Heinold, second by Dr. Beaty, that the meeting be adjourned.

Voice Vote: Yea 7 Nay 0

Motion carried. The meeting adjourned at 9:02 p.m.

Respectfully submitted,

Shaun Bill, Secretary

Michelle Bernier, President

