

September 13, 2021

City of Marion – Regular Meeting

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Minutes of a Regular Meeting of the City Council of the City of Marion held in the Council Chambers at 5:30 P.M. The City Clerk was instructed to call the roll and the response was as follows:

PHYSICALLY PRESENT: COMMISSIONERS PATTON, BARWICK, WEBB, AND STOECKLIN AND MAYOR ABSHER.

The Pledge of Allegiance was led by Tyler Hughes.

PUBLIC COMMENTS

Two Life Scouts, Tyler Hughes, and Peyton Odum addressed the Council seeking approval to start their Eagle Scout projects. Tyler Hughes would like to create a flag display to be used on patriotic holidays. This would include mounting brackets and flag holders to the wreath mounts on the decorative light poles located around the Tower Square. There will be 24 3' x 5' flags total and they will be mounted in all four directions around the Square. The flags will be mounted so they hang in a manner that will not disrupt traffic. Tyler would like to start his project by October 1st so that it will be ready for Veteran's Day. He anticipates the total cost to be between \$3,500 and \$4,000. He will seek donations for flags, materials to build the brackets and tools needed to complete the project. Mayor Absher suggested the City purchase the flags and Tyler solicit donations for the rest of the project costs.

Peyton Odum would like to build a Welcome to Marion sign to be in the diverging diamond area near the I-57 exit 54. He has chosen two possible locations for his sign. Peyton has made a 3D model of the sign and showed it to the Council. The sign will be made from brick, wood, and copper. The left side post on the sign will be a replica of the clock tower. Mayor Absher expressed concern with the location of the sign and possible conflicts with IDOT rules/regulations. Mayor Absher asked Economic Development and Municipal Planning Director Glenn Clarida to help Peyton work with IDOT for compliance with their regulations. Peyton said Stotlar Lumber and Menard's have been generous donors in the past and he hopes to get the sign materials donated for this project. He plans to start the project in late October and finish by late December.

Marion resident Donald Gaddis addressed the Council regarding the importance of truth.

Marion resident Carmen Allen Adeyoe addressed the Council to request improvements be made to the Boyton Street Community Center. Carmen told the Council Mayor Absher's passion about renovating the Citadel building on the Square inspired her to address them regarding her passion for the Boyton Street Community Center. She explained the Center is near and dear to her and she marched for the Center in the 1970's. She told the Council she appreciated the new parking lot at the Center, but thought Marion needed a building worthy of the new parking lot. She said the building needs repair. She said renovation at the Center would not only improve the Center but would provide jobs using union labor. She asked about the status of the ARPA funds regarding repairs at the Center. Mayor Absher agreed the building is dilapidated and grossly underequipped with restrooms. He said an estimate prior to COVID indicated it would take \$250,000 to renovate the building interior and re-side the outside of the building. He said the City also considered adding a half gymnasium to the building. Any movement on this project was stopped due to the COVID pandemic. He is certain costs would have increased from the original estimate. He also doesn't know if the ARPA funds may be used for projects such as renovations at Boyton Street and the Senior Citizens Center. He explained he and his Chief of

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Staff Cody Moake have a call with DCEO next week to try and get their questions answered regarding use of funds. Carmen also asked if revenues generated from the video gaming parlors located near the Center could be used for renovations. Mayor Absher indicated the funds from the increased video gaming terminal fees is used for those purposes. Carmen thanked the Council for their time.

CONSENT AGENDA

Mayor Absher announced there was a change to consent agenda item B 2. The name Zachary Genslinger should be changed to Jaden Ruhe. Mr. Genslinger declined the offer for the position.

Commissioner Stoecklin made a motion to approve the consent agenda as presented with the change to item B 2. Commissioner Webb seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

NEW BUSINESS

PUBLIC AFFAIRS

Mayor Absher announced there were seven bidders for the City Hall project. He explained the City has the statutory right to refuse any bidders based on multiple factors. The bids received were as follows:

Smith Hafeli, Inc.	\$3,827,800
Bruce Unterbrink Construction, Inc.	4,259,635
Ross Construction, Inc.	4,541,500
J&L Robinson	4,067,900
Fager-McGee	4,076,100
Samron	3,972,257
Evrard Strang	3,769,092

The City recommended Smith Hafeli, Inc. for the general contractor for the First Southern Bank Building City Hall project.

Mayor Absher made a motion to approve the general contractor bid of \$3,827,800 for the First Southern Bank/City Hall project. This bid includes the four alternate bids for Lightning Protection, Window Inserts, Metal Screen and Bi-polar ionization. Commissioner Patton seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Mayor Absher told the Council five bids were received for asbestos abatement for the First Southern Bank/City Hall project. The bids were as follows:

General Waste Services	\$133,250
CENPRO Services	283,000
Brock Industrial	174,100

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Midwest Service Group	218,850
Owens Abatement	210,200

Mayor Absher made a motion to approve the low bid of \$133,250 from General Waste Services for asbestos abatement for the First Southern Bank/City Hall Project. Commissioner Barwick seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Mayor's Chief of Staff Cody Moake told the Council Farmer Environmental Services, LLC will work as a consultant and will test the air quality in the bank building during the asbestos abatement. They will be paid \$75 per hour for their time. Cody anticipates the total cost will be \$8,000 or less.

Mayor Absher made a motion to approve oversight/air monitoring services from Farmer Environmental on the abatement portion of the First Southern Bank/City Hall project. Commissioner Stoecklin seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Mayor Absher told the Council and audience the project labor agreement with the Egyptian Building Trades is a renewal of an existing agreement. It has been a three-year contract in the past. This is a five-year contract. Mayor Absher also explained the estimated project cost amount had increased to \$150,000.

Mayor Absher made a motion to approve Ordinance 3741 authorizing a project labor agreement with the Egyptian Building Trades. Commissioner Barwick seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Mayor Absher stated Ordinance 3742 amends regulations for massage establishments. He called City Attorney Wendy Cunningham to the podium to explain the changes.

Wendy explained there has been an increase in criminal activities at some of the message establishments in town. The increase in concerned activities has caused the increase in regulations. This Ordinance is to try and better regulate these establishments. She explained the State of Illinois requires all massage therapists to be licensed.

Mayor Absher made a motion to approve Ordinance 3742 amending regulations and requirements for massage establishments. Commissioner Webb seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

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PUBLIC WORKS DEPARTMENT

Public Works Superintendent Brent Cain addressed the Council regarding the asbestos removal bids and the demolition bids for the old water treatment plant. He explained these are budgeted items that need to be completed so necessary work at the water plant can take place. He told the Council the old water treatment plant building is in disrepair and is no longer used. The removal of the building will make room to replace the 12-inch watermain that leave the high service pumps. The new lines will allow the plant to feed water to the City in two directions should a main break ever occur. Public Works Superintendent Brent Cain told the Council he received two bids for demolition of the old water treatment plant. The bids were as follows:

RCRA, Inc. (Earth Services)	\$81,100
McVicker Excavating, Inc.	89,750

Brent recommended the Council accept the low bid of \$81,100 from RCRA, Inc. (Earth Services) which is below the budgeted estimate of \$120,000.

Commissioner Stoecklin made a motion to approve the low bid of \$81,100 from RCRA, Inc. for the demolition of the old water treatment plant. Commissioner Webb seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Public Works Superintendent Brent Cain told the Council he received two bids for asbestos removal at the old water treatment plant. The bids were as follows:

A & A Abatement, LLC	\$11,680
Cenpro Services, Inc.	16,300

Brent recommended the Council accept the low bid of \$11,680 from A & A Abatement, Inc.

Commissioner Stoecklin made a motion to approve the low bid of \$11,680 from A & A Abatement, Inc. for asbestos removal at the old water treatment plant. Commissioner Barwick seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Public Works Superintendent Brent Cain told the Council the fence surrounding the water tower at the water plant needs to be replaced to secure the plant. Four bids were received. They were as follows:

Allegiance Fence	\$8,259.30
Freedom Fence Co.	10,445.00
Terrace Fence Company	10,711.00
Ranger Fence Co.	10,900.00

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Brent recommended the Council accept the low bid of \$8,259.30 from Allegiance Fence.

Commissioner Stoecklin made a motion to approve the low bid of \$8,259.30 from Allegiance Fence to replace the fence surrounding the water tower at the Water Plant. Commissioner Webb seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Public Works Superintendent Brent Cain told the Council there were issues with the Elevated Storage Tank project costs that caused the project to be put on hold after it was bid the first time two years ago. He indicated current project costs have increased from an anticipated \$3,200,000 to \$4,214,000. The City has received a Rebuild Illinois grant of \$2 million. This will cover nearly 50% of the project cost. These funds must be used on shovel ready projects and cannot be used for any other project. The intent for the use of these funds is to stimulate the economy. Brent has been working with Treasurer Hale on plans to refinance a current 10-year bank loan by issuing 20-year bonds which will fund this project and others. Brent told the Council only one bid was received from CB&I for \$3,974,000. He told the Council City Engineer Brian Ziegler has put together a project summary and bid tabulation that is included in the agenda packet.

Commissioner Stoecklin made a motion to approve the bid of \$3,974,00 from CB&I for the new elevated storage tank on Broeking Road. Commissioner Webb seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

BUILDING & CODE SERVICES

Mayor Absher made a motion to vote to affirm the Zoning Board's approval of the Request for Special Use Permit for a commercial establishment with drive-thru accommodations at 928 W. Main Street, PIN 06-13-453-002 (Taco Bell). Commissioner Webb seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Mayor Absher made a motion to affirm the Zoning Board's approval of a request for a Variance at 1307 Morgan Avenue, PIN 06-13-126-015 to install a fence on the west side up to the property/easement line. Commissioner Webb seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

ECONOMIC DEVELOPMENT AND MUNICIPAL PLANNING

Mayor Absher made a motion to approve the purchase of 1250 South Midway Court. Commissioner Webb seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

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Mayor's Chief of Staff Cody Moake explained Ordinance 3743 is a TIF redevelopment agreement with Dr. Justin Settle for an addition to his dental office. Ordinance 3744 is a TIF redevelopment agreement for renovations to Dennis Waller's personal property. Ordinance 3745 and Ordinance 3746 are TIF redevelopment agreements with Dane and Tammy Castellano to build duplexes.

Mayor Absher made a motion to approve Ordinance 3743 a Residential TIF Redevelopment Agreement with Justin Settle, DMD, P.C.; to approve Ordinance 3744 a Residential TIF Redevelopment Agreement with Dennis Waller; to approve Ordinance 3745 a Residential TIF Redevelopment Agreement with Castellano Properties, LLC; and to approve Ordinance 3746 a Residential TIF Redevelopment Agreement with Castellano Properties, LLC. Commissioner Barwick seconded the motion.

ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

COMMISSIONER REPORTS

Commissioner Webb reported the Street Department continues to work on sidewalks. They recently worked on some roads in Johnson County that are being transferred to the county from the City. He reported the asphalt overlay is completed, and they have been paving and sealing parking lots. He told the Council the Cemetery Department had 11 burials and sold five lots during August.

Commissioner Stoecklin read the Water Department report for August. He complimented Ed Davis and his committee on the Veterans on Parade event. He also gave a shout out to Brent Cain and employees for all the Water and Sewer Department projects they have been working on.

Commissioner Barwick read the Animal Control, Police Department, Narcotics Unit and Fire Department reports for August. He also reported MABAS contacted the Fire Department to request help from Marion for hurricane Ida relief in Louisiana. The Fire Department sent four firefighters: Chad Schmid, Aaron Pritchett, Grayson Palmer and Anthony Stotlar along with one fire engine to St. Charles Parrish Louisiana.

Commissioner Patton reported he had received the most recent sales tax revenue amount from Treasurer Hale and Marion continues to hold their own.

Mayor Absher reported ISP Master Sergeant Brian Lawrence suggested helping Louisiana residents collect items for hurricane relief. Mayor Absher had a member of his staff call to find out specifically what items are needed in Louisiana. The Civic Center, Hub Recreation Center and Black Diamond Harley Davidson are collecting donated items through September 24. Marion High School football coach Kerry Martin and members of the football team will help

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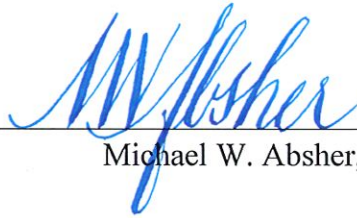
load a trailer provided by Black Diamond Harley-Davidson to send with the donated items. Mayor Absher asked the Council and audience to spread the word regarding these efforts.

Mayor Absher announced there was no need for executive session this evening.

Commissioner Stoecklin made a motion to adjourn the meeting. Commissioner Barwick seconded the motion.

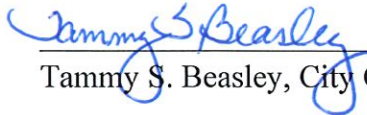
ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Meeting Adjourned at 7:09 P.M.



Michael W. Absher, Mayor

ATTEST:



Tammy S. Beasley, City Clerk