

May 23, 2022

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 Mayor Absher.

PUBLIC COMMENTS

There were no public comments this evening.

CONSENT AGENDA

Commissioner Webb made a motion to approve the consent agenda as presented. Commissioner Barwick seconded the motion.

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

NEW BUSINESS

PUBLIC WORKS DEPARTMENT

Public Works Superintendent Brent Cain told the Council a solar energy partnership with a private entity allows the City to purchase energy at half the cost of electricity. Ross from Affordable Gas + Electric and Corey Miller from Solential Energy addressed the Council to explain the Solar Power Purchase Agreement with Solential Energy and Madison Energy Investments. Solential's proposal includes a 25-year Power Purchase Agreement whereby the City agrees to purchase 100 percent of the solar kWh output from privately-owned solar systems hosted on City property at a rate of 4.76 cents/kWh with a zero percent annual escalator. There is no upfront payment required from the City and no maintenance costs to the City. Madison Energy Investments will construct, operate, and maintain the system. This arrangement is advantageous for both the City and Madison Energy Investments. Since the City is a tax-exempt entity, it cannot take advantage of state tax credits and incentives available to producers of solar energy. Madison Energy Investments can take advantage of those credits and incentives and the City will not be responsible for construction, operating and maintenance costs. The City could expand and have solar energy at other City-owned facilities. This would require additional Power Purchase Agreements for each facility. Mayor Absher and the Commissioners had questions for Ross and Corey. After lengthy discussion, Mayor Absher called for a vote.

Commissioner Stoecklin made a motion to approve the Solar Power Purchase Agreement with Solential Energy via Madison Energy Investments, LLC contingent on a rate of 4.76 cents (or better) per kWh and contingent upon the City Attorney's review of the agreement in full. Commissioner Webb seconded the motion.

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

Commissioner Stoecklin made a motion to approve payment to Ameren to extend electric service along South Market Street to the new lift station on Golf Course Road at the initial payment of

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\$52,137.86 with the City receiving pay back of \$10,246.15 from power usage sales. Commissioner Barwick seconded the motion.

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

TREASURER'S OFFICE

Treasurer Steve Hale told the Council the change to the City's Investment Policy allows the City to buy bonds or tax anticipation warrants from any other municipality or county in Illinois. Mayor Absher explained this will permit the City to purchase its own public works bond instead of selling it to the public. The general fund will be able to purchase the public works bond from the sewer fund.

Commissioner Patton made a motion to approve an amendment to the City of Marion Investment Policy, adding language under section VII. Authorized Investments allowing the City to hold bonds or tax anticipation warrants from units of government within the State of Illinois. Commissioner Stoecklin seconded the motion.

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

POLICE DEPARTMENT

Commissioner Barwick made a motion to approve the recommendation of Commissioner Barwick and Chief Fitts for the department to purchase ten (10) Armis tactical vests to replace current expired vests at a cost of \$30,025.00. This is a budgeted item. Commissioner Webb seconded the motion.

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

Police Chief David Fitts told the Council the body armor the Police Department is purchasing is not everyday body armor. It is armor for the Emergency Response Team. It is heavy duty, level three and includes armor plates and neck, shoulder, and groin pads. Commissioner Barwick explained the vests worn by the police officers have an expiration date and these vests will replace expired ones. Chief Fitts told the Council the manufacturer of the vests will not warranty the vests after five years. Commissioner Stoecklin asked what is done with the old vests. Chief Fitts said the vests could be purchased by a department who does not have any, but he isn't sure they would want to use them after the expiration date. Mayor Absher asked Treasurer Hale if the City should create a special fund and start budgeting money each year to pay for new vests in five years. Treasurer Hale said the City could create a capital replacement fund to budget for future purchases. Money could be transferred into the fund each year. He explained this could be done for any department.

ECONOMIC DEVELOPMENT AND MUNICIPAL PLANNING

Mayor Absher explained Ordinance 3808 vacating an alley in M.C. Campbell's addition is off North Market Street near Goodall Street. The alley is located in the middle of a new development.

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Mayor Absher made a motion to approve a Petition to Vacate and Ordinance 3808 vacating an alley in M.C. Campbell's addition within the corporate limits of the City of Marion. Commissioner Stoecklin 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 adopt Resolution 2022-14 for an IDOT utility permit to construct, occupy and maintain a 12" water main along Illinois Route 13 for the water tower project. Commissioner Stoecklin seconded the motion.

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

Mayor Absher asked City Engineer Brian Ziegler if the supplemental Engineering Services Agreement including Holcomb Foundation Engineering Co. on the DeYoung Street from State Street to Fair Street Sidewalk Project will cost the City additional money. Brian explained it adds cost but is necessary. The City will be obligated to pay the 20 percent local share. The project is a state let project and requires the concrete on the sidewalks to be tested. Brian had not included this in the original cost estimate.

Mayor Absher made a motion to approve supplemental Engineering Services Agreement for the DeYoung Street from State Street to Fair Street sidewalk project to include Holcomb Foundation Engineering Co. Commissioner Webb seconded the motion.

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

Mayor Absher told the Council there was a public meeting Thursday night at the Civic Center to show residents the plan for the Westminster Drive Project. He said all residents living along Westminster and those living in Hunter's Run were invited to attend. He said it was not well attended. The main feedback received from the residents who attend was their concerns for increased speed due to the improvements. Commissioner Barwick stated the Police Department had placed a temporary radar on Westminster so motorists could see how fast they were driving. Mayor Absher asked about speed limit sign placement. Street Department Superintendent Doug Phillips commented that stop signs with flashing lights had been placed along Westminster Drive and motorists were running those.

Mayor Absher made a motion to approve the Westminster Drive Project bid to E.T. Simmonds Construction for \$2,486,732; \$1,583,086 paid for through State reimbursements, remaining \$903,646 to be paid through the Project Fund. Commissioner Patton 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 adopt Resolution 2022-15 appropriating \$645,000 in MFT funds for the 2022 resurfacing program. 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 approve Ordinance 3809 approving the second amendment to the Marion Hub TIF District Redevelopment Project Area, Plan and Projects. Commissioner Stoecklin seconded the motion.

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

Mayor Absher made a motion to approve Ordinance 3810 approving the fourth amendment to the Marion TIF District V Redevelopment Project Area, Plan and Projects. Commissioner Barwick 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 approve Ordinance 3811 a Residential TIF II Redevelopment Agreement with Main Street Marion, LLC and Suncap Property Group, LLC. Commissioner Stoecklin seconded the motion.

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

PUBLIC AFFAIRS

Mayor Absher told the Council and audience the City can save some money by one fund issuing a bond and another fund purchasing the bond. Commissioner Patton explained the City has enough funds to take advantage of this opportunity. The bond market is leaning toward an interest rate of four percent. With the volatility of the bond market, bond counsel Jeff Schuppel suggested the City consider allowing the general fund to buy the bond at a reduced interest rate of three percent and in doing so, the general fund would guarantee a three percent return on the investment and the water/sewer funds would not pay as much in interest. Treasurer Hale confirmed the general fund would be purchasing the water/sewer fund bond. Commissioner Webb asked if the \$1.7 million would leave the reserve funds all at once. Treasurer Hale explained it would and the bond would be repaid over 16 years.

Commissioner Patton made a motion to approve the purchase of the Public Works Department bond issuance of \$1.7 million at three percent over 16 years using reserve funds. Commissioner Barwick seconded the motion.

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

Mayor Absher told the Council they had previously approved a change order for the City Hall Project approving another pane of glass to be added to the inside of the existing windows. That was done instead of approving to replace the windows. Mayor Absher told the Council the windows in the new City Hall aren't in great shape as was initially thought. Installing new windows instead of an additional pane of storm glass to each existing window will be more energy efficient and save money.

Mayor Absher told the Council there are areas in the new City Hall where there are no exterior windows. The Building and Code Services Department and Treasurer's Office will not have exterior windows to receive natural light. Solatube Skylights will be installed in those areas. The installation of these skylights will allow natural light into those areas. This would help to replace the need for overhead LED lights on sunny days.

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Mayor Absher made a motion to approve Change Order 010 to the Marion City Hall Project in the amount of \$30,968.17 to add Solatube Skylights to various offices. 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 they had originally approved a \$25,000 change order for the windows in order to add the double pane of glass. The \$60,630.15 change order is in addition to the original \$25,000 change order. Mayor's Chief of Staff Cody Moake explained part of this cost is to go back to an original bank design to add the curvature to the top of the glass. He explained the City is trying to preserve the historical significance of some items that have been discovered during renovation. This is one of those items.

Mayor Absher explained it was discovered the original windows have a curvature at the top which is part of the original 1914 design. The glass being quoted for the windows has standard tint but does not have dark tint. The architect does not think tint is necessary due to the UV rating of the new windows. Tint can be added in any color for an additional \$1,650. Mayor Absher told the Council he will be looking at glass samples with the various tint options. He thinks the windows should be tinted since the additional cost is minimal.

Mayor Absher made a motion to approve a change order to the Marion City Hall project replacing windows throughout the building totaling \$60,630.15. Commissioner Patton seconded the motion.

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

COMMISSIONER REPORTS

Mayor Absher reported there will be a memorial commemorating the 40th anniversary of the 1982 tornado. There will be photos and other information set up in the lobby of the Civic Center. This will be open at 2:00 P.M. A short program will start at 3:00 P.M. on the square. There will be a speaker and the clock tower bell will ring 10 times at 3:16 P.M. The ceremony will be live streamed by the Marion Star for those unable to attend.

Commissioner Patton had nothing additional to report. He already presented his information as part of the agenda.

Commissioner Barwick read the Fire Department, Police Department and Narcotics Unit reports for April. He reported there were 1,764 9-1-1 calls; 290 ambulance calls; and 2,177 dispatch calls. He also gave kudos to Officer Sam Ward. On May 19, Officer Ward was called to a residence on Thorn Street where a seven-year-old child was not breathing and turning blue. Officer Ward started CPR until the paramedics arrived. The child is in a St. Louis hospital in ICU and is expected to make a full recovery.

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Commissioner Stoecklin read the Water Department report since the last Council meeting. He reported there were 295 JULIE locates in April. For the trivia question, he asked if a person could save gas mileage by filling their gas tank half full. The answer is yes. He announced there is a fee Cyber Security Seminar on May 25 at the Pavilion from 9:00 A.M. to noon. On Friday, May 27 from 6:00 P.M. to 11:00 P.M. the Rock the Park event will be at Rent One Park. On Memorial Day, there will be a ceremony in Rose Hill Cemetery at 10:30 A.M.

Commissioner Webb reported the Street Department has been repairing sidewalks on East Boyton Street from Virginia Street to Court Street. They have been working on drainage issues on South Vicksburg Street. They installed new tiles on Malden Street, and they continue to demolish properties on Midway Court. He reported the Cemetery Department has been mowing and trimming in preparation for Memorial Day.

MISCELLANEOUS

There were no miscellaneous items to come before Council this evening.

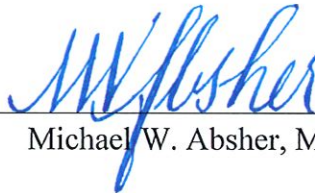
CLOSED/EXECUTIVE SESSION

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

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

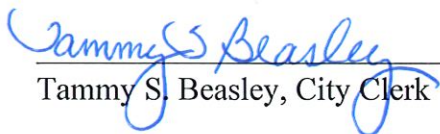
ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Meeting Adjourned at 7:01 P.M.



Michael W. Absher, Mayor

ATTEST:


Tammy S. Beasley, City Clerk