

April 10, 2023

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

Commissioner Patton seconded the motion.

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

NEW BUSINESS

ECONOMIC DEVELOPMENT AND MUNICIPAL PLANNING

Mayor's Chief of Staff Cody Moake told the Council Agenda Items 5A, B, C and E are Residential TIF I Redevelopment Agreements with 60 percent reimbursement going to the developers up to eligible project costs and 40 percent of any increment created going to the City. Agenda Item 5D is for the rezoned parcel on South Court Street that will be used for a laundromat. Agenda Item 5E is for 606, 608, and 800 Old Creal Springs Road and 1900 East Boyton Street. This is property located at the corner of Old Creal Springs Road and Boyton Street. All projects are new construction.

Commissioner Webb made a motion to approve Ordinance 3870, a Residential TIF Redevelopment Agreement with Jackson & Schauf, LLC for 605 South Buchanan. Commissioner Stoecklin seconded the motion.

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

Commissioner Webb made a motion to approve Ordinance 3871 a Residential TIF Redevelopment Agreement with Brynnlayne Properties, LLC for 408 South Van Buren. Commissioner Patton 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 Ordinance 3872 a Residential TIF I Redevelopment Agreement with Brynnlayne Properties, LLC for 501 South Liberty. Commissioner Barwick seconded the motion.

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

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Commissioner Barwick made a motion to approve Ordinance 3873 a Residential TIF I Redevelopment Agreement with Easy Coin Laundry, LLC for 1223 South Court Street. Commissioner Stoecklin seconded the motion.

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

Commissioner Patton made a motion to approve Ordinance 3874 a Residential TIF I Redevelopment Agreement with Brynnlayne Properties, LLC for apartments at the corner of Old Creal Springs Road and East Boyton Street. Commissioner Webb seconded the motion.

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

Mayor Absher explained the property at 1315 Van Buren Street is south of Boyton Street on the left right before the gate. The owner contacted the city about selling the property. The city will move the gate north and fence in the property and ultimately the house will be demolished. Mayor's Chief of Staff Cody Moake told the Council the property is currently occupied but is in a tax sale situation. The tax buyer is in the process of evicting the occupant of the house. He will eventually deed the house to the city.

Commissioner Webb made a motion to approve the purchase of 1315 Van Buren Street. 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 Ordinance 3875 is for an economic incentive agreement with Bake Shop, LLC. This is the corporate name for a bakery that will be located in the Goodall Building. The incentive agreement includes a loan of \$40,000 to the developer to purchase equipment. There will be UCC filings on the equipment.

Mayor Absher made a motion to approve Ordinance 3875 an economic incentive agreement with Bake Shop, LLC. Commissioner Barwick seconded the motion.

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

PUBLIC AFFAIRS

Mayor Absher explained a new sound system and lighting are budgeted items for the renovation of Market Street Hall. The sound equipment being replaced is the old analog equipment that was already there. He said the project has gone quite well and has come in under budget. He told the Council events are now being booked there. Marion Cultural and Civic Center Director Josh Benson has been overseeing the renovation project. Josh feels the quote from Byassee Music and Sound is more responsive because it includes labor. The quote from Midwest Music Supply does not include labor. The quote from Byassee is \$170 higher than Midwest's quote.

Mayor Absher made a motion to approve the quote from Byassee Music & Sound to install a new sound system and lighting at Market Street Hall, a budgeted item. Commissioner Stoecklin seconded the motion.

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

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Mayor Absher explained the Council has entertained three different proposals for the redevelopment of the City Hall building. He said there were elements of each that were very attractive, but the Council was looking for the one that was the best overall price and fit for the vision of trying to bring people to the downtown area. He explained the Council met with each bidder in closed session over the course of two meetings. He said there was one proposal that was the consensus among the Council. Chief of Staff Cody Moake has met with that bidder to firm up some items. Mayor Absher said the proposal will be put out on the website with the personal financial items redacted. Cody explained the proposal that is the consensus among the Council is from the owner of Route 51 Brewing Company in Elkhart. He and a business partner would like to open a second facility here. He has been looking at the Marion market for several years and is partnering with a gentleman who has extensive experience in the music industry. They plan to be operational within a year. The building will have a banquet facility to host 150 people in the basement and a restaurant, bar, and stage on the Tower Square level. They would eventually like to utilize the roof as well. The developer has a track record for bringing 1,000 people per week to his current facility in Elkhart. He currently brews in the Elkhart location and employs students from SIU's Department of Fermentation Science. He plans to brew in this location and employed that staff here as well. He expects to have a staff of fifteen to twenty people. Cody said everything is good with his financials and his lender. Mayor Absher said he and his partner plan to purchase the building for \$200,000 which was the highest bid. His bid brings the most employment and sales tax to Marion. Cody said the developers are Chris and Chelsey Harris and Dave and Amy Fenley. They plan to invest between \$800,000 and \$1 million in the building.

Commissioner Stoecklin added this establishment will not be designed to be a bar and will not be open late. He said it will be a family friendly atmosphere.

Chief of Staff Cody Moake said the new City Hall currently has a completion date of June 20, 2023.

Mayor Absher made a motion to accept a proposal from Chris and Chelsey Harris and Dave and Amy Fenley to purchase 1102 Tower Square, the current City Hall for \$200,000. Commissioner Stoecklin seconded the motion.

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

COMMISSIONER REPORTS

Commissioner Patton had no report.

Commissioner Barwick read March reports for the Police Department, Narcotics Unit, and Detective Unit. He reported 1,976 dispatched calls, 3,055 911 calls, 4,524 non-emergency calls and 279 ambulance calls in March.

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Commissioner Stoecklin read the Water Department report since last council meeting. He reported the water line replacement on East Main Street next to City Hall is almost complete. He also reported the painting of the new water tower should hopefully be complete by the end of the week.

Commissioner Webb reported the Street Department has been picking up limbs from recent windstorms and working on sidewalks on Logan and Glendale Streets. They have been ditching on Duncan and Malden Streets. They started mowing city owned lots this week. The Cemetery Department had fifteen burials during March. He also reminded everyone the Spring Clean Up starts April 17th.

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

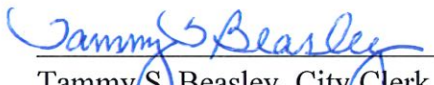
ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AN MAYOR ABSHER ALL VOTED YEA.

Meeting Adjourned at 6:09 P.M.



Michael W. Absher, Mayor

ATTEST:



Tammy S. Beasley, City Clerk