

June 12, 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

PLEDGE OF ALLEGIANCE

Mayor Absher led the Pledge of Allegiance.

PUBLIC COMMENTS

There were no public comments this evening.

CONSENT AGENDA

Commissioner Stoecklin made a motion to approve the consent agenda as presented.

Commissioner Webb seconded the motion.

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

NEW BUSINESS

BUILDING & CODE SERVICES

Zoning Change Request at 1320 West Cherry Street PIN # 06-24-126-010 (Ordinance 3894) from R-2 General Residential to C-1 General Commercial

Mayor Absher explained the Zoning Board has recommended to rezone 1302 West Cherry Street parcel number 06-24-126-010 to C-1 General Commercial. There was no one present at the Zoning Board meeting to oppose rezoning the property.

Mayor Absher made a motion to affirm the Zoning Board's approval of a zoning change request at 1302 West Cherry Street PIN# 06-24-126-010 (Ordinance 3894) from R-2 General Residential to C-1 General Commercial. Commissioner Patton 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 explained no elected officials can have property in a TIF District.

Tax Increment Financing (TIF) District Conflict of Interest Declaration Form signed by Commissioner John Stoecklin

Mayor Absher said that Commissioner John Stoecklin has disclosed on a Conflict of Interest Declaration Form that he has property in the Meadowland TIF District. Mayor Absher stated that Commissioner Stoecklin receives no financial benefit from the TIF District, and that action will be taken by ordinance to remove the property from the TIF District.

Tax Increment Financing (TIF) District Conflict of Interest Declaration Form signed by Commissioner Doug Patton

Mayor Absher said that Commissioner Doug Patton has disclosed on a Conflict of Interest Declaration Form that he has property in the Residential TIF District. Mayor Absher stated that

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Commissioner Patton receives no financial benefit from the TIF District, and that action will be taken by ordinance to remove the property from the TIF District.

Ordinance 3893 approving a Meadowland Parkway TIF Redevelopment Agreement Amendment with CCS Real Estate Holdings, LLC

Mayor's Chief of Staff Cody Moake told the Council developer Dr. Craig Smith owns all the property between the Pet Wellness Center and Meadowland Parkway. He is moving forward with his development plan to subdivide the property into one- or two-acre tracts to be sold to multiple developers. He already has a redevelopment agreement on the property. The city is amending that agreement to allow for more costs since he will be incurring additional costs to extend utilities.

Mayor Absher made a motion to approve Ordinance 3893 approving a Meadowland Parkway TIF Redevelopment Agreement Amendment with CCS Real Estate Holdings, LLC.
Commissioner Stoecklin seconded the motion.

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

Ordinance 3895 a Residential TIF I Redevelopment Agreement with Yellow Door Builders, LLC for Tower Square Art District Project

Mayor Absher told the Council the property for the Redevelopment Agreement with Yellow Door Builders, LLC is located at the corner of College and Holland Streets.

Mayor Absher made a motion to approve Ordinance 3895 a Residential TIF I Redevelopment Agreement with Yellow Door Builders, LLC for the Tower Square Art District Project.
Commissioner Webb seconded the motion.

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

FIRE DEPARTMENT

Approve Police & Fire Merit Board Recommendation to Hire Eli Harlan and Josh Haynes to open Firefighter positions

Commissioner Barwick made a motion to approve the recommendation of the Police & Fire Merit Board to hire Eli Harlan and Josh Haynes to two open Firefighter positions: terms per the collective bargaining agreement. Commissioner Webb seconded the motion.

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

Commissioner Barwick told the Council Eli Harlan and Josh Haynes were not present this evening but will attend the next meeting to meet the Council. They will start the academy class closer to fall. He said the state is still picking up the tab for the academy.

STREET DEPARTMENT

Award 2023 Street Overlay Program Bid

Commissioner Webb told the Council the bid by Samron for the Street Overlay Program is approximately sixteen percent above the engineer's estimate. The bid is for 2,370 tons of asphalt. Cody told the Council this bid is double the bid for the paving that was done last year. Mayor Absher said the city will use various funding sources to pay for this year's paving.

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Commissioner Webb made a motion to approve the low bid of \$2,247,998 by Samron for the 2023 Street Overlay Program. 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 said he had discussed with the Council in an executive session the need for a Communications & Marketing Director. He explained Cody, Business Development Director Jennifer Olson, and an intern, have been pulling the information together and communicating it over the last year. Now that the intern is gone, it really pointed out what a fulltime effort it is to get information out to the public.

Ordinance 3892 Establishing the position of Communications & Marketing Director

Mayor Absher made a motion to approve Ordinance 3892 establishing the position of Communications & Marketing Director. Commissioner Stoecklin seconded the motion.

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

Mayor Absher apologized to Bill Swinford in advance for hiring away his talent.

Bill Swinford asked if he could make a few comments. He told the Council he and the mayor knew they have seen this type of position in Rachel's future for some time. They knew if the city did not find a way to do this, they would lose her to somewhere else. Bill said he appreciates the fact that as the city considered creating the position, they considered bringing Rachel on board. He said Rachel is a cheerleader for progress she is well-spoken, professional, and positive. He said she will be a positive presence in City Hall. He said he could not give her a higher recommendation and he looks forward to continuing to work with Rachel and the city.

Mayor Absher said he had Rachel in mind for this position for quite a while and he appreciates Bill's graciousness and understanding. He said it is always tough hiring people away from another business, but he thinks this is a good opportunity for Rachel and for the city.

Recommendation of the Mayor to hire Rachel Stroud as Communications & Marketing Director

Mayor Absher made a motion to approve the recommendation of the Mayor to hire Rachel Stroud to the position of Communications & Marketing Director. Commissioner Patton seconded the motion.

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

Lease with Fowler Company, LLC for Downtown Parking Lots for Public Parking

Mayor Absher explained the previous owner of the parking lots had approached the city about purchasing them. Steve Fowler has since acquired the lots and is willing to lease them to the city if the city will agree to pay the real estate taxes on them. Cody told the Council the cheapest bid he has received to pave the lots so far is \$22,000. He is waiting for other bids to come in. Mayor Absher explained the parking lots will be dedicated for city use. The city will not pay an annual lease fee to Mr. Fowler.

Mayor Absher made a motion to approve a lease with Fowler Company, LLC to lease two lots downtown for public parking. 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.

COMMISSIONER REPORTS

Commissioner Webb - Streets & Public Improvements

Commissioner Webb reported the Street Department has been working on sidewalks on Monroe, Belcher, Highland, and Copeland Streets. They have twenty-one alleys prepared for oil and chip. They have been doing drainage work on Bainbridge and Westminster. He announced the annual asphalt overlay will start the third week in July and the oil and chip in the alleys will start the week prior to that. He also reported the Cemetery had fifteen burials in May.

Commissioner Stoecklin – Public Property, Civic Center, Pavilion

Commissioner Stoecklin read the Water Department report since the last council meeting. He reported the new east water tank has been filled and should go online next week. He gave kudos to all who worked on the Westminster bridge project last night.

Commissioner Barwick – Public Health & Safety

Commissioner Barwick read the Police Department and Narcotics Unit Reports for May. He reported 2,170 dispatch calls; 2,333 911 calls; and 245 ambulance calls in May.

Commissioner Patton – Accounts & Finances

Commissioner Patton reported the city Treasurer will be retiring soon and the job description has been posted for interested candidates.

MISCELLANEOUS

Police Chief David Fitts wanted to mention the loss of Coach Fletcher this morning. Mayor Absher expressed condolences to the Fletcher family.

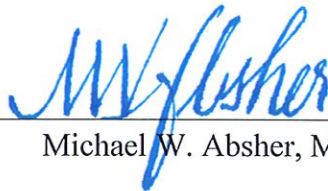
CLOSED/EXECUTIVE SESSION

Mayor Absher stated he did not have a need for executive session this evening. None of the Commissioners expressed a need for executive session. Hearing no need for executive session Mayor Absher entertained a motion to adjourn the meeting.

Commissioner Webb made a motion to adjourn the Regular Meeting. Commissioner Barwick seconded the motion.

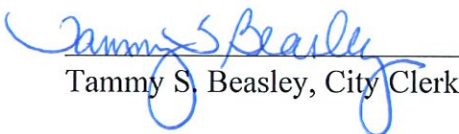
ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Meeting Adjourned at 6:00 P.M.



Michael W. Absher, Mayor

ATTEST:



Tammy S. Beasley, City Clerk