

March 25, 2024

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 Barwick stated he was going to abstain from voting on the consent agenda because his grandson is on the agenda to be hired at the Hub Recreation Center.

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

Commissioner Webb seconded the motion.

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

NEW BUSINESS

BUILDING AND CODE SERVICES

Request for a Variance at 902 North Highland Street PIN 06-13-259-005 (Huey)

Commissioner Patton made a motion to affirm the Zoning Board's approval of a request for a two-foot variance on the north and south side making the setback eight feet instead of the required ten feet at 902 North Highland Street parcel number 06-13-259-005 (Huey).

Commissioner Barwick seconded the motion.

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

Request for a Variance at 1203 East Reeves Street PIN 07-18-284-005 (Lane Erectors)

Commissioner Webb made a motion to affirm the Zoning Board's approval of a request for a ten-foot variance on the west side of 1203 East Reeves Street parcel number 07-18-284-005 (Lane Erectors). Commissioner Stoecklin seconded the motion.

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

Request for a Variance at 1408 West Walnut Street PIN 06-24-132-010 (Vachata)

Commissioner Barwick made a motion to affirm the Zoning Board's approval of a request for a four-foot variance on the front setback at 1408 West Walnut Street parcel number 06-24-132-010 for a porch built without a permit (Vachata). 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

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Resolution 2024-10 a TIF XX Inducement Agreement with Aspire Yoga, LLC

Mayor's Chief of Staff Cody Moake told the Council Resolution 2024-10 is a TIF Inducement Resolution associated with the property adjacent to Aspire Yoga that is currently a nail salon. They are purchasing this property north of the yoga studio which is in the proposed TIF XX. With the city exploring putting in the new TIF, any costs associated with the renovation or demolition of this property would be TIF eligible.

Mayor Absher made a motion to adopt Resolution 2024-10; a TIF XX Inducement Agreement with Aspire Yoga, LLC. Commissioner Patton seconded the motion.

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

Ordinance 3946 Amending a Redevelopment Agreement with South Market Homes, LLC

Mayor's Chief of Staff Cody Moake explained that South Market Homes, LLC is an ongoing project with some costs paid by names that are not part of the LLC. This amendment to the Redevelopment Agreement adds David and Monica Niece to the agreement so they can be reimbursed for costs they incurred associated with this project. This amendment is adding payees and not additional costs.

Mayor Absher made a motion to approve Ordinance 3946 amending a Redevelopment Agreement with South Market Homes, LLC adding additional developers. Commissioner Stoecklin seconded the motion.

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

Ordinance 3947 a Residential TIF I Redevelopment Agreement with Julian Rodriguez for a Commercial Building at 511 East DeYoung

Mayor's Chief of Staff Cody Moake explained Ordinance 3947 is a Residential TIF Redevelopment Agreement with Julian Rodriguez for the purchase and renovation of his building on East DeYoung that was formerly a dental lab and is now leased by a realty company.

Commissioner Patton made a motion to approve Ordinance 3947 a Residential TIF Redevelopment Agreement with Julian Rodriguez for a Commercial Building at 511 East DeYoung. Commissioner Webb seconded the motion.

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

Ordinance 3948 a Hub TIF Redevelopment Agreement with Rodriguez & Rodriguez, Inc. for LaFiesta

Mayor's Chief of Staff Cody Moake told the Council Ordinance 3948 is a Hub TIF Redevelopment Agreement with Rodriguez & Rodriguez, Inc. for the old Pizza Hut building. The agreement is for property acquisition and renovation costs of \$1.35 million. Mayor Absher explained if the real estate taxes increase, they will get a percentage of the increase in the increment. If the real estate taxes do not increase, the developers will not get money back.

Mayor Absher made a motion to approve Ordinance 3948 a Hub TIF Redevelopment Agreement with Rodriguez & Rodriguez, Inc. for LaFiesta. 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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STREET DEPARTMENT

Resolution 2024-11 Authorizing MFT Funds for the 2024 Street Overlay Program

Commissioner Webb explained it is time for the annual motor fuel tax resolution for IDOT so the city can spend the funds received from them. The resolution is for \$900,000. The total asphalt overlay program is estimated at \$1,845,000. The difference between the IDOT funds and the total cost will come from local gas tax and road and bridge funds.

Commissioner Webb made a motion to adopt Resolution 2024-11 authorizing the use of Motor Fuel Tax funds for the 2024 Street Overlay Program. Commissioner Stoecklin seconded the motion.

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

Professional Services Agreement with Horner Shifrin for the 2024 Street Overlay Program

Commissioner Webb explained along with adopting the IDOT resolution for the asphalt overlay program, the city has to put plans together for the program and have someone in the field to inspect as the overlay is being done to make sure specifications are being met.

Commissioner Webb made a motion to approve a professional services agreement with Horner Shifrin for the design and construction engineering of the 2024 Street Overlay Program. This agreement is not to exceed \$70,000 with design engineering being \$30,000 and construction engineering being \$40,000. Commissioner Patton seconded the motion.

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

Bids for Parking Lot Paving at the Pavilion and the Training Center

Commissioner Webb told the Council the parking lots at the Training Center and at the Pavilion need to be paved. He said Street Department Superintendent Doug Phillips obtained three bids for each parking lot.

Commissioner Webb made a motion to approve the low bids of \$74,100 from ET Simonds for parking lot paving at the Training Center and \$92,283.89 for parking lot paving at the Pavilion, using Project Funds. Commissioner Barwick seconded the motion.

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

Ordinance 3944 for Jurisdictional Transfer of Roads by Agreement with Williamson County

Mayor Absher told the Council that he and Street Department Superintendent Doug Phillips met with the Williamson County Engineer and Board Chair to tie up some loose ends over a section of road on Skyline Drive north of Route 13 the County has had responsibility over prior to this ordinance. Williamson County wants the city to take over jurisdiction of this section of road in exchange for remnants of pieces of road the city has jurisdiction over out in the county. Street Department Superintendent Doug Phillips explained the city already has jurisdiction of Skyline Drive from Route 13 to Williamson County Parkway. This exchange will give the city jurisdiction of Skyline Drive from Williamson County Parkway to Aisin Drive. Commissioner Webb said the city is giving up more mileage in the transfer but the section the city is receiving has a lot more traffic. Mayor Absher explained it has been very difficult for Doug and his crews to get to some of the remote area out in the county to maintain the roads being transferred to Williamson County.

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Mayor Absher made a motion to approve Ordinance 3944 for jurisdictional transfer of roads by agreement with Williamson County. Commissioner Webb seconded the motion.

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

Ordinance 3945 for Jurisdictional Acceptance of Roads from Williamson County

Mayor Absher made a motion to approve Ordinance 3945 for jurisdictional acceptance of roads from Williamson County. Commissioner Webb seconded the motion.

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

Purchase of an F-150 and F-550 from Jim Hayes, Inc., and a Dump Bed from Meyer Truck Equipment

Commissioner Webb said the Street Department has a need to purchase an F-150 and an F-550 and a bed for the F-550. He said Street Department Superintendent Doug Phillips got bids and Jim Hayes, Inc. was the low bidder for the trucks. Doug also got bids for the truck bed and Meyer Truck Equipment was the low bidder.

Commissioner Webb made a motion to purchase an F-150 and an F-550 from Jim Hayes, Inc., and a dump bed for the F-550 from Meyer Truck Equipment; FY25 budgeted items. The dump bed price is \$47,500, the F-150 price is \$41,631, and the F-550 price is \$64,974. Commissioner Stoecklin seconded the motion.

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

Purchase Bush Hog from Little Tractor & Equipment

Commissioner Webb said the Street Department needs to purchase a new bush hog and will be trading in the current bush hog. Little Tractor & Equipment was the low bidder. The full purchase price is \$21,100 minus a trade-in allowance of \$3,500 making the net cost to the city \$17,600.

Commissioner Webb made a motion to approve the purchase of a new bush hog from Little Tractor & Equipment, a budgeted item. Commissioner Stoecklin seconded the motion.

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

PUBLIC AFFAIRS

Purchase Two MetroClick 55" Outdoor Information Kiosks Using Coal Impacted Community Grant Funds

Mayor Absher told the Commissioners there is information in their packets about the two kiosks being purchased with Coal Impacted Community Grant Funds. These kiosks allow the city to display downtown events. One will be placed in front of City Hall where the ATM was located. It will be determined later where the other kiosk will be placed. Mayor Absher said the city looked at several different companies before deciding to go with this one. Mayor Absher explained these are expensive because they are weather-sealed and weatherproof. These are for display and are not interactive. He said there is a \$2,400 per year maintenance fee after the first year.

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Mayor Absher made a motion to approve the purchase of two MetroClick 55" Outdoor Information Kiosks using Coal Impacted Community Grant funds. Commissioner Webb seconded the motion.

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

COMMISSIONER REPORTS

Commissioner Patton – Accounts & Finances

Commissioner Patton had no report.

Commissioner Barwick – Public Health & Safety

Commissioner Barwick had no report.

Commissioner Stoecklin – Public Property, Civic Center, Pavilion

Commissioner Stoecklin read the Water Department report since the last council meeting. He reported the fountains around the clock tower have been repaired and are coming back to life. He asked two trivia questions tonight.

Webb – Streets & Public Improvements

Commissioner Webb reported the Street Department has been trying to fix drainage issues in Spring Garden. They are repairing sidewalks on Madison and Mechanic Streets. They have been ditching on North Van Buren and cutting tree limbs in various locations. They continue patching roads. He reported Cemetery updates from Horner & Shifrin. They have been adding obituaries and photos of the headstones. Kudos to everyone working on that project. He said the city has one of the most technologically savvy cemeteries in the state. He said the cemetery looks great.

MISCELLANEOUS

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

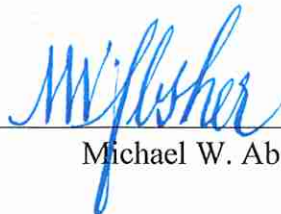
CLOSED/EXECUTIVE SESSION

Mayor Absher stated he did not have a need for executive session this evening and asked if any of the Commissioners had a need for executive session. Hearing no need for executive session he entertained a motion to adjourn the meeting.

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

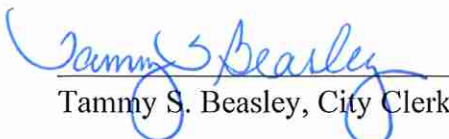
ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Meeting Adjourned at 6:13 P.M.



Michael W. Absher, Mayor

ATTEST:


Tammy S. Beasley, City Clerk