

June 10, 2024

City of Marion – Public Meeting and Regular Meeting

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PUBLIC MEETING PROPOSED TIF DISTRICT XX

Mayor Absher called the public meeting to order at 5:00 P.M. He told the audience this is an opportunity for the city to answer questions about a new proposed TIF District. Mayor Absher told the audience TIF is extraordinarily misunderstood by most people. He explained there are legal requirements that must be met to establish a new TIF District. He introduced Nic Nelson, attorney from Jacob & Klein, LTD and turned the meeting over to him. Attorney Nelson explained the process to establish a new TIF District and how TIF works. He assured the attendees that TIF does not cause their property taxes to increase. Mayor Absher and Attorney Nelson answered various questions from the audience members. Mayor Absher closed the meeting at 5:40 P.M.

REGULAR CITY COUNCIL MEETING

Minutes of a Regular Meeting of the City Council of the City of Marion held in the Council Chambers at 5:30 P.M. Mayor Absher called the meeting to order at 5:47 P.M. due to the Public Meeting for the Proposed TIF District XX running over the allotted thirty minutes. The City Clerk called 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.

RECOGNITION

Recognition of Dylan Nalley's Athletic Accomplishments at Marion High School

Mayor Absher told the Council and audience that 2024 Marion High School graduate Dylan Nalley broke six longstanding school records in 2024 and nine records during the 2023 season. He read Mr. Nalley's bio and listed his many athletic achievements, including propelling the Wildcats to their first ever IHSA Class 2A State Championship in Cross Country, the South 7 Conference Championship and the 2A Regional Championship. During 2023 he was undefeated against all Illinois runners. Nationally, he was the highest Illinois finisher at the Nike Cross Country Nationals in Portland, Oregon. Mayor Absher presented Mr. Nalley with a City of Marion challenge coin and told him the city is very proud of him. The Council presented him with a sign recognizing his accomplishments that will be placed in town.

PRESENTATION

Dr. Glenn Poshard addressed the Council to request a donation of \$50,000 for the purpose of supporting the Boys and Girls Club locations in Marion and Carbondale. Dr. Poshard told the Council the Boys and Girls Club asked him to chair a fundraiser before school starts. He explained the fundraising plan is to raise \$200,000 to get the Clubs up and running before school starts. He told the Council the Carbondale and Marion Clubs closed because work was not being performed by the former CEO and there is an ongoing investigation that is not criminal in nature. He explained that over \$400,000 in grant funding was lost and \$200,000 in donations were not followed up on in the past. He assured the Council the programming efforts were not affected and are not being investigated. Dr. Poshard told the Council the Carbondale facility was in an old building that is to be torn down, so they will reopen in space in the Methodist Church. He told them he is confident the fundraising goal will be reached, and the Clubs will reopen. He

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explained the clubs cannot apply for annual grant funding unless they are open and operating. Board Chair Russell Williams told the Council the Clubs will start by serving high school students first when they reopen and then they will begin to serve junior high students. Dr. Poshard explained that after six months, a site director will be hired at \$40,000 per year and two youth directors will be hired at \$16 per hour. Mayor Absher commented that the city has not participated in the remodel of the Marion location and wanted to clarify that was his personal passion project.

PUBLIC COMMENTS

Banks Gordon addressed the Council about an incident at Ray Fosse Park. He told them on June 1st he was with friends at the park and a group of teenagers there were harassing them. He said the teens were making vulgar comments and yelling slurs. He told the Council he spoke with Police Chief Fitts prior to tonight's meeting and knows the Police Department is trying to contain the problem. He suggested limiting park hours or increasing patrols. Mayor Absher explained the parks are governed by the Marion Park District and suggested Mr. Banks attend one of their board meetings and said he was sorry he had that experience. Police Chief Fitts told the Council he is aware of general issues at the parks.

Vivian Gordon, Banks Gordon's sister, also addressed the Council. She told them she is worried for his safety when he is out and about. She said one of the people at the park was yelling at him and the group and was saying she was going to have one of her eighth-grade friends beat him up.

Pete Gordon, Banks, and Vivian Gordon's father addressed the Council. He told them he has taught in public schools for years. He said it seems as though there is a pattern with the same group being in the same spot in the park on several nights. He said there is litter and empty alcohol shot containers there. He said Ray Fosse Park is a great park and he would like for the park to continue to be an inclusive place for teens to hang out. He wants to be sure the community is doing everything they can to ensure negative occurrences are minimized.

CONSENT AGENDA

Commissioner Stoecklin 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

POLICE DEPARTMENT

Purchase 2023 Dodge Durango for the K9 Unit, a 2025 Ford Explorer for the Investigations Unit, and Five 2025 Ford Explorers for the Patrol Unit from Jim Hayes, Inc.

Commissioner Barwick made a motion to approve the recommendation of Commissioner Barwick and Chief Fitts to purchase a 2023 Dodge Durango for the K9 unit, a 2025 Ford Explorer for the Investigations unit, and five 2025 Ford Explorers for the Patrol unit at a total cost of \$315,431.00: budgeted items. Commissioner Webb seconded the motion. Commissioner Patton asked if the 2023 model is a used vehicle. Police Chief David Fitts explained it is a holdover that is on the lot right now. Chief Fitts said he has searched within two hundred miles and could not find police interceptors anywhere other than the five that Jim Hayes has already ordered. Commissioner Patton asked what is included in the interceptor model. Mayor Absher said the interceptor model has heavy duty cooling, heavy duty transmission cooler, and upgraded suspension. Chief Fitts added that these vehicles are being purchased from Jim Hayes, Inc.

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

Purchase Police Emergency Equipment for Newly Purchased Vehicles

Commissioner Barwick made a motion to approve the recommendation of Commissioner Barwick and Chief Fitts to purchase police emergency equipment for the newly purchased vehicles at a total cost of \$76,131.91, budgeted items. Commissioner Webb seconded the motion.

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

PUBLIC WORKS DEPARTMENT

Purchase X Series 1250 Grabber Fall Protection for \$65,162

Public Works Superintendent Brent Cain told the Council the Sewer Department located and is currently renting this piece of equipment that is being used for entry to and exit from large tanks. He explained they have tried different ways of getting into and out of tanks for maintenance. They have looked and have found a piece of equipment that is specialized for this type of use. Two people can be attached to the equipment at once and lowered into a tank to work inside. There is also a retrieval system in case something happens at the bottom of a tank, such as an injured employee. These attachments can be used to evacuate an employee. He said the Sewer Department had budgeted for another piece of equipment that can wait. He thinks the Water and Sewer Departments can both use the equipment and split the cost. He talked to Street Department Superintendent Doug Phillips, and he could not think of any use for the Street Department. Brent said the company will not sell the rental unit but will give the city credit for rent paid toward the purchase of the equipment. There is a four-week turnaround on getting the equipment. The company also provided training for use of the equipment.

Commissioner Stoecklin made a motion to approve the purchase of an X Series 1250 Grabber fall protection for \$65,162 from EFP. 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

FY25 TIF Grant Applications Received Through June 7, 2024

Mayor Absher told the Council this item is the grant list for Residential TIF I, II and the Hub TIF that is included in the packet. Chief of Staff Cody Moake said this list includes the new applications since the last council meeting. If these applications are approved tonight; the city will be approximately halfway through the grant money in Residential TIF I and II. He said there are almost \$800,000 in expenditures and he thinks they will exceed one million in improvements this cycle.

Mayor Absher made a motion to approve FY25 TIF Grants received through June 7, 2024. Commissioner Stoecklin seconded the motion.

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

Ordinance 3959 a Residential TIF I Redevelopment Agreement with Comfortable Homes, LLC

Mayor Absher said agenda items 9B and 9C are related developers in different TIF Districts. Chief of Staff Cody Moake said this developer buys houses, renovates them, and either flips them or turns them into rental units. Both of these properties are rental properties. Ordinance

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3959 is for a property at 611 Pleasant Court and Ordinance 3960 is for a property at 909 South Russell Street. That property is directly across the street from Longfellow School on the corner of Russell and Hendrickson. Cody said the reason these TIF Districts were placed in residential areas is to entice developers to purchase and renovate older homes and then put them back on the market or turn them into rental properties.

Mayor Absher made a motion to approve Ordinance 3959 a Residential TIF I Redevelopment Agreement with Comfortable Homes, LLC. Commissioner Stoecklin seconded the motion.

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

Ordinance 3960 a Residential TIF II Redevelopment Agreement with Comfortable Homes, LLC

Mayor Absher made a motion to approve Ordinance 3960 a Residential TIF II Redevelopment Agreement with Comfortable Homes, LLC. 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

Electric Relocation Agreement with Ameren Illinois

Mayor Absher explained the new road off Skyline Drive will require Ameren to relocate utilities. The cost of \$76,466.72 to relocate these utilities is a TIF eligible expense.

Mayor Absher made a motion to approve an Electric Relocation Agreement with Ameren Illinois and approving payment from North Commercial TIF Funds. Commissioner Webb seconded the motion.

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

PUBLIC AFFAIRS

Mayor Absher said this agenda item is in response to the Boys and Girls Club's request for a donation. Mayor Absher said it was very distressing when the Club went through the problems that it had, and he appreciates Dr. Poshard's explanation and disclosure of why it closed. He said the city has a little bit of ARPA funds that were unallocated that could be used for the donation. Mayor Absher expressed concern over making the donation, it being spent, and the Club not reaching the fundraising goal. Dr. Poshard assured the Council that the Club has no intention of spending the \$50,000 if the fundraising goal is not met. He said the donation would be returned because the Club will be closed, and it would be dishonest for them to keep the money. Mayor Absher expressed concerns over Carbondale not donating. Dr. Poshard said he has spoken with Carbondale Mayor Harvey, and she reminded him they will be spending \$500,000 to tear down the building that use to house the Club before it closed. Dr. Poshard stated he plans to speak with the Carbondale Council members, and he believes he will get the donation. Dr. Poshard explained that due to the way the Club was chartered, both locations must reopen.

Commissioner Stoecklin made a motion to approve the request for a donation of \$50,000 for the purpose of supporting the Boys and Girls Clubs in Marion and Carbondale. 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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Purchase Property Tax ID's 06-24-427-001, 06-24-427-002, 06-24-427-003; Box Truck; Walk-in Cooler; and Forklift from Sherman Minton for \$105,000

Mayor Absher told the Council the city has the opportunity to purchase property adjacent to the public works facilities from Sherman Minton.

Mayor Absher made a motion to approve purchasing Property Tax ID's 06-24-427-001, 06-24-427-002, and 06-24-427-003, to include a box truck, walk-in cooler, and forklift from Sherman Minton for \$105,000. Commissioner Patton seconded the motion.

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 removing brush and cleaning up from the recent storms. They have been doing drainage and tile work on Stockton, Highland, Tamarack, and Loren Streets. They have been working on sidewalks on Bentley and White Streets. They have been working on drainage in Colonial Hills, on Folgers, Dew Drop and North Fair. He announced the asphalt program will start the week of July 8th. The Cemetery Department had ten burials in May.

Commissioner Patton – Accounts & Finances

Commissioner Patton had no report.

Commissioner Barwick – Public Health & Safety

Commissioner Barwick read the May reports for the Fire Department, Police Department and Narcotics Unit. The Fire Department reported eighty-six incidents and used 22,847 total gallons of water. He reported 1,852 dispatched calls; 1,982 911 calls; 4,424 non-emergency calls; and 147 ambulance calls for the Police Department. He reported 183 citations issued for the Narcotics Unit.

Commissioner Stoecklin – Public Property, Civic Center, Pavilion

Commissioner Stoecklin read the Water Department report since the last meeting. He reported the Water Department will be landscaping due to leak repairs. He announced the Miss Illinois pageants will be going on this week that will bring hundreds of thousands of visitors to the area.

Police Chief David Fitts announced the Oliver Anthony concert is scheduled for Friday night at Mt. Dew Park and at least 8,000 attendees are expected. He reminded everyone that traffic will be heavy prior to and after the concert.

CLOSED/EXECUTIVE SESSION

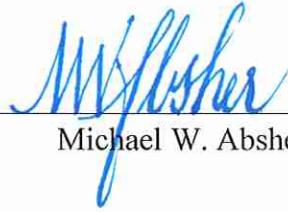
Mayor Absher stated he did not have a need for executive session this evening and asked if any of the Commissioners had a need for executive session. Hearing no need for executive session he entertained a motion to adjourn the meeting.

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.

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Meeting Adjourned at 7:08 P.M.



Michael W. Absher, Mayor

ATTEST:



Tammy Beasley Wright, City Clerk