

September 9, 2024

City of Marion – Public Hearing and Regular Meeting

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PUBLIC HEARING PROPOSED TIF DISTRICT XX

Mayor Absher called the public hearing to order at 5:00 P.M. He introduced Nic Nelson, attorney from Jacob & Klein, LTD and turned the meeting over to him. Attorney Nelson explained how TIF Districts work and said that residents living within 750 feet of the proposed TIF District received notice of the public hearing. He explained the life of a TIF District is twenty-three years. He told the audience that TIF does not increase property taxes and has zero impact on the amount of taxes being paid. He explained that the amount of real estate taxes paid is a function of the value of a resident's home multiplied by the tax rate determined by the taxing bodies. He explained the TIF Plan is the government document for the TIF District and lays out the types of projects the city can do. He explained what can be done with the money generated by the TIF District and gave examples of public costs and private costs. He also explained the characteristics of a blighted property. He told the attendees tonight's meeting is the final step before the city can approve ordinances establishing the TIF District XX. Mayor Absher emphasized the fact that the TIF District has nothing to do with zoning and that any zoning changes would have to go before the Zoning Board. He also said the city is not planning to take any properties through eminent domain. Attorney Nelson added that the TIF Plan does not include provisions for this. Attorney Nelson, Mayor Absher, and Chief of Staff Cody Moake answered questions from audience members. Mayor Absher adjourned the public hearing at 5:44 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 5:49 P.M. due to the Public Hearing 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
MAYOR ABSHER.

PRESENT VIA TELEPHONE: COMMISSIONER STOECKLIN

PLEDGE OF ALLEGIANCE

Mayor Absher led the Pledge of Allegiance.

PUBLIC COMMENTS

There were no public comments this evening.

CONSENT AGENDA

Commissioner Webb 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

Hire Dylan Carrico as a Patrol Officer at the Agreed Upon Rate per the Collective Bargaining Agreement

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ECONOMIC DEVELOPMENT AND MUNICIPAL PLANNING

FY25 TIF Grants Received through September 6, 2024

Mayor Absher made a motion to approve FY25 TIF Grant applications received through September 6, 2024. Commissioner Patton seconded the motion.

Chief of Staff Cody Moake told the Council the Residential TIF funds are almost exhausted, but the Hub TIF and Landlord TIF grants still have funds left.

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 read the Fire and Police Department reports for August. He reported seventy-seven total calls for the Fire Department. He reported 1,827 dispatched calls; 2,133 911 calls; 4,637 non-emergency calls and 171 ambulance calls.

Commissioner Stoecklin – Public Property, Civic Center, Pavilion

Commissioner Stoecklin had no report. He said the Water and Sewer Departments, Civic Center, and Pavilion are all doing great.

Commissioner Webb – Streets & Public Improvements

Commissioner Webb reported the Street Department has been working on drainage on Fair Street, Gregory, and Clark Streets. They are getting ready for seal coats on parking lots at the Pavilion, Market Street Conservatory, Library, and the parking lot behind John Brown's. They have been mowing and working on pavement striping around town. He reported the Cemetery had twelve burials in August.

Mayor Absher – Public Affairs

Mayor Absher reported the Marion Stands with Veterans events had a wonderful turnout and the parade had 167 entries this year. He expressed thanks to the parade committee for their work organizing the twentieth annual parade. He told the Council he wanted to address some property tax comments he has received. He said this was prompted by the property tax bills that some residents received a few weeks ago. He did extensive research to try to find answers to some comments that were being made by citizens and other elected officials to gain an understanding of what was going on. Mayor Absher showed a slide presentation he had prepared for his property tax explanation. He presented the website address where he found the data he used to prepare the presentation. The data source is <https://www.williamsoncountyil.gov/tax-rate-and-levies/>. He walked through a comparison of Taxable EAVs, Extensions (Bill), Tax Rates and TIF Amounts for each of the six taxing bodies in Williamson County that appear on most city of Marion residents' tax bills. He compared these figures for 2022 and 2023. He explained the

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specific comments made that bothered him most were the ones with the notion that TIF Districts are driving property tax increases. He set out to prove or disprove this with his research.

MISCELLANEOUS

There were no miscellaneous items to come before the 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.

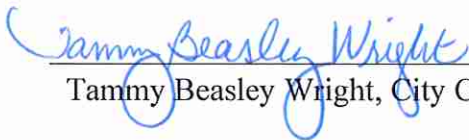
ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB, AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Meeting Adjourned at 6:31 P.M.



Michael W. Absher, Mayor

ATTEST:



Tammy Beasley Wright, City Clerk