

April 14, 2025

City of Marion – Regular Meeting

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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 5:30 P.M. 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.

PUBLIC COMMENT

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

POLICE DEPARTMENT

Hire Chloe Padgett as a Patrol Officer at the Agreed -Upon Rate Per the Collective Bargaining Agreement

Commissioner Barwick made a motion to approve the recommendation of the merit board, Commissioner Barwick, and Chief Fitts to hire Chloe Padgett as a patrol officer at the agreed-upon rate per the collective bargaining agreement with a start date of May 5, 2025.

Commissioner Patton seconded the motion.

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

Police Chief David Fitts introduced Chloe Padgett to the Council. He told the Council that Ms. Padgett currently works as a loss prevention specialist at Walmart. He said she outshined everyone on the test. She will attend the academy in Belleville starting May 18th. Ms. Padgett thanked the Council for the opportunity.

Hire Brandon Trapp as a Patrol Officer at the Agreed-Upon Rate Per the Collective Bargaining Agreement

Commissioner Barwick made a motion to approve the recommendation of the merit board, Commissioner Barwick, and Chief Fitts to hire Brandon Trapp at the agreed-upon rate per the collective bargaining agreement with a start date of May 6, 2025.

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

Police Chief David Fitts introduced Brandon Trapp to the Council. He told the Council that Mr. Trapp currently works as a health inspector for the Southern Seven Health Department. He will

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attend the academy in Belleville starting May 18th. Mr. Trapp told the Council it is an honor to serve the city.

Purchase Seven Vehicles and Related Equipment from the FY26 Budget

Commissioner Barwick made a motion to approve the purchase of seven vehicles and related equipment for the Police Department for FY26; a budgeted item, at a cost of \$383,148.

Commissioner Patton seconded the motion.

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

Police Chief David Fitts told the Council that these vehicles are on the lot now and no other dealerships have them in stock. He explained that if the vehicles are ordered, it will be August or September before they are delivered and that purchasing the vehicles now saves the department approximately \$60,000.

PUBLIC WORKS DEPARTMENT

Purchase a Work Truck for the Sewer Department at a Cost not to Exceed \$45,000

Commissioner Stoecklin made a motion to approve the purchase of a work truck for the Sewer Department at a cost not to exceed \$45,000. Commissioner Barwick seconded the motion.

Mayor Absher said the city has been purchasing vehicles this way since COVID and has had great success doing this. Competitive bids are still obtained for vehicles that are available for purchase. Hearing no discussion, Mayor Absher called for the vote.

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

Purchase a Work Truck for the Water Department at a Cost not to Exceed \$45,000

Commissioner Stoecklin made a motion to approve the purchase of a work truck for the Water Department at a cost not to exceed \$45,000. Commissioner Patton seconded the motion.

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

TREASURER'S OFFICE

Approve Audit Engagement Letter with Atlas CPAs and Advisors, PLLC

Commissioner Patton made a motion to approve the recommendation of the Treasurer to sign the audit engagement letter for the years ending April 30, 2025; 2026; and 2027 with Atlas CPAs and Advisors, PLLC. Commissioner Barwick seconded the motion.

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

Commissioner Patton told the Council this firm is the city's current auditor and the engagement letter allows for a small price increase for future audits.

Ordinance 4030 Authorizing a Loan with First Southern Bank for a Vector Manufacturing Combination Sewer Cleaner

Commissioner Patton made a motion to approve Ordinance 4030 authorizing a loan with First Southern Bank for a Vector Manufacturing Combination Sewer Cleaner for the Sewer Department. Commissioner Barwick seconded the motion.

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

Commissioner Patton told the Council this is to finance the recently approved Vector truck for the Sewer Department.

ECONOMIC DEVELOPMENT AND MUNICIPAL PLANNING

FY25 TIF Grant Applications Received through March 31, 2025

Mayor Absher told the Council two applications were received for Hub TIF grants. He asked Chief of Staff Moake if funds left in the grant program can be rolled over for fiscal year 2026. Chief of Staff Moake said that would be a Council decision, but funds can be added at any time.

Mayor Absher made a motion to approve the FY25 TIF Grant Applications received through March 31, 2025. Commissioner Webb seconded the motion.

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

Sell Approximately 11.34 Acres in the Industrial Park to Banterra Bank

Mayor Absher explained the 11.34 acres in the Industrial Park consists of two parcels the city recently purchased back from two different owners. He said he received an inquiry almost immediately from Banterra Bank after the city purchased the parcels. They are interested in purchasing the property to build a technology center with some offices. He said they are purchasing 11.34 acres for \$100,000.

Mayor Absher made a motion to approve the sale of approximately 11.34 acres in the Industrial Park (PIN 06-17-200-025 and Part of PIN 06-17-200-038 to Banterra Bank for \$100,000. Commissioner Stoecklin seconded the motion.

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

Ordinance 4023 Approving and Adopting the FY26 Residential TIF Exterior Improvement Program

Mayor Absher said it is time to adopt rules for agenda items 8C & 8D for fiscal year 2026. He asked Chief of Staff Cody Moake for specific changes to the rules. Chief of Staff Moake said there is \$500,000 available for grants consisting of \$250,000 each for Residential TIF I and Residential TIF II to be allocated to the homeowner portion of the program. There will be \$100,000 for each TIF for the landlord portion of the program. He said this past year several applications were received for water and sewer line repairs or replacement so that has been added to the program for the coming year. Tree planting has also been added to the list of approved improvements. He explained that applicants will be able to complete the entire process online this year, but paper applications will still be available. He feels the process is more manageable for city personnel if it is done online. He said the postcards with program information will be mailed soon. The program will still be for first time only applicants. He explained the application process to the Council.

Commissioner Webb made a motion to approve Ordinance 4023 approving and adopting the FY26 Residential TIF Exterior Improvement Program. 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.

Ordinance 4024 Approving and Adopting the FY26 Hub TIF Commercial Façade Renovation Program

Mayor's Chief of Staff Moake said there are no changes to this program. The same amount of funds will be available as last year. He said there has been less interest in this program.

Commissioner Stoecklin made a motion to approve Ordinance 4024 approving and adopting the FY26 Hub TIF Commercial Façade Renovation Program. Commissioner Webb seconded the motion.

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

Ordinance 4025 a Residential TIF I Agreement with Carla Klaine

Mayor's Chief of Staff Cody Moake told the Council Ordinance 4025 is a Residential TIF I Redevelopment Agreement with Carla Klaine. She is a grantee whose application was approved in 2024. The city had to pay the contractor directly for the work that was done due to financial restrictions. The TIF attorneys requested that a separate ordinance be approved for this. Ms. Klaine's grant application was approved in 2024.

Commissioner Stoecklin made a motion to approve Ordinance 4025 a Residential TIF I agreement with Carla Klaine. Commissioner Webb seconded the motion.

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

Ordinance 4026 a Hub TIF Redevelopment Agreement with Harris Fenley Property Group, LLC

Mayor's Chief of Staff Cody Moake told the Council Ordinance 4026 is for a Hub TIF Redevelopment Agreement with Harris Fenley Property Group, LLC for renovations at the old city hall property, 1102 Tower Square. They have requested a TIF incentive and a sales tax incentive from the city. This would be a forgivable loan made to them with sales tax and real estate tax increment. They are asking for \$250,000 over a ten-year period repaid through one percent municipal sales tax and increment on the project. Chief of Staff Moake explained that there are nine years left in the Hub TIF. Based on sales tax projections, this loan should be forgiven. If not, there will be a balloon payment at the end of the term.

Commissioner Webb made a motion to approve Ordinance 4026 a Hub TIF Redevelopment Agreement with Harris Fenley Property Group, LLC. Commissioner Stoecklin seconded the motion.

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

Ordinance 4027 a Residential TIF I Redevelopment Agreement with John Beyers

Mayor's Chief of Staff Cody Moake told the Council the city has had two previous redevelopment agreements with John Beyers. Ordinance 4027 is a Residential TIF I Redevelopment Agreement for property on North State Street. The redevelopment agreement is for up to \$90,000, his investment in the property.

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Commissioner Stoecklin made a motion to approve Ordinance 4027 a Residential TIF I Redevelopment Agreement with John Beyers. Commissioner Patton seconded the motion.

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

Ordinance 4028 a Residential TIF II Redevelopment Agreement with Donald Hill

Mayor's Chief of Staff Cody Moake told the Council Ordinance 4028 is for a Residential TIF II Redevelopment Agreement with Don Hill for a house renovation on South Aikman Street. It is a standard redevelopment agreement for his renovation costs of \$60,000.

Commissioner Webb made a motion to approve Ordinance 4028 a Residential TIF II Redevelopment Agreement with Donald Hill. Commissioner Patton seconded the motion.

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

Ordinance 4029 a Hub TIF Redevelopment Agreement with TrueCivic, LLC

Mayor's Chief of Staff Cody Moake told the Council Ordinance 4029 is a Hub TIF Redevelopment Agreement with TrueCivic, LLC. This is for a multi-unit building they purchased on South Liberty Street south of Main Street. This is a standard redevelopment agreement.

Mayor Absher gave a brief explanation of how TIF works because he did not want people to misunderstand TIF.

Commissioner Patton made a motion to approve Ordinance 4029 a Hub TIF Redevelopment Agreement with TrueCivic, LLC. Commissioner Stoecklin seconded the motion.

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

Ordinance 4031 a Residential TIF I Redevelopment Agreement with Carlos Tanner & Carlos Tanner Trust

Mayor's Chief of Staff Cody Moake told the Council Ordinance 4031 is a Residential TIF I Redevelopment Agreement with Carlos Tanner and Carlos Tanner Trust. Mr. Tanner wanted to do a Redevelopment Agreement on the property where the Dollar General Market is now located, but couldn't because he owned the property. To get the benefit of TIF, he had to divest the property and at some point, plan to buy it back. After the store was constructed, he reacquired the property. This agreement gives him credit for bringing the store into town. He will receive TIF benefit for the increase in the cost to repurchase the property.

Commissioner Patton made a motion to approve Ordinance 4031 a Residential TIF I Redevelopment Agreement with Carlos Tanner and Carlos Tanner Trust. Commissioner Webb seconded the motion.

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

Ordinance 4032 a TIF XX Redevelopment Agreement with James & Mary Emery

Mayor's Chief of Staff Cody Moake told the Council Ordinance 4032 is for a TIF XX Redevelopment Agreement with James and Mary Emery for property on North Courtney Street. Mr. Emery purchased the property and had committed to tearing it down. He asked Chief of Staff

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Moake for a TIF grant for the property. There are no TIF grants available for TIF XX yet. This will be the first tax year that funds will be deposited into the TIF. This is a one-time grant of \$5,000 to help offset acquisition and demolition costs of the property.

Commissioner Webb made a motion to approve Ordinance 4032 a TIF XX Redevelopment Agreement with James and Mary Emery. Commissioner Stoecklin seconded the motion.

ON ROLL CALL VOTE COMMISSIONER PATTON ABSTAINED.

COMMISSIONERS BARWICK, WEBB, AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Signal Modification and ADA Improvement Agreement with IDOT for Halfway Road/Route 13 Intersection

Mayor's Chief of Staff Cody Moake told the Council the Signal Modification and ADA Improvement Agreement with IDOT is for improvements at the intersection of Route 13 and Halfway Road. He said the issue is that this is a very dangerous intersection and IDOT wants to add a crosswalk on the east side of the intersection with an area of refuge in the middle. They also want to add a crosswalk north of Route 13 that crosses Halfway Road running east and west. The total cost of this project is approximately \$575,000. The federal share will be \$517,000; state share will be \$38,000; and the city share will be \$19,830.

Commissioner Webb made a motion to approve a Signal Modification Agreement with IDOT for the Halfway Road/Route 13 Intersection. Commissioner Barwick 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 that the Street Department has been repairing streets in Summerfield. They have been mowing, bushhogging, patching potholes, and picking up brush. They are preparing for the asphalt overlay. He also reported that the Cemetery Department had twenty-one burials in March.

Commissioner Stoecklin – Public Property

Commissioner Stoecklin read the Water Department report since last meeting. He asked three water-related trivia questions this evening. He reminded everyone that Spring Cleanup will be starting on April 21st and the schedule is posted on the website.

Commissioner Barwick – Public Health & Safety

Commissioner Barwick read the March Fire Department report and reported 101 total calls. He read the March Police Department report and reported 1,760 dispatched calls; 1,862 911 calls; 4,181 non-emergency calls; and 179 ambulance calls.

Commissioner Patton

Commissioner Patton had no report.

Mayor Absher – Public Affairs

Mayor Absher had no report.

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MISCELLANEOUS

Mayor's Chief of Staff Cody Moake reported that the Boyton Street Community Center addition is done except for an electrical box. The contractor has been waiting for this box for nine months. He reported that the flooring is done, and the exterior has been painted at Club 60.

CLOSED/EXECUTIVE SESSION

6:51 P.M.

Mayor Absher made a motion to go into executive session under the Illinois Open Meetings Act to discuss an Opioid Litigation Update under exemption 5 ILCS 120/2(c)(11). Commissioner Webb seconded the motion.

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

7:00 P.M.

Commissioner Webb made a motion to adjourn the Executive Session and resume the Regular Meeting. Commissioner Barwick 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 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 7:01 P.M.



Michael W. Absher, Mayor

ATTEST:



Tammy Beasley Wright, City Clerk