

November 24, 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

Judge Amanda Gott led the pledge of allegiance.

PUBLIC COMMENT

There were no public comments this evening.

MAYORAL PROCLAMATION – NATIONAL ADOPTION DAY

Mayor Absher stated that last Friday, November 21st was adoption day in Williamson County. Judge Amanda Gott announced that thirty-four children were adopted, a record for Williamson County. Mayor Absher read a proclamation recognizing Friday, November 21, 2025, as National Adoption Day in the City of Marion.

PUBLIC COMMENT PERIOD FOR ENERGY TRANSITION COMMUNITY GRANT PHASE 2

Business Development Director Jennifer Olson addressed the Council and audience regarding the Energy Transition Community Grant. She stated this is a grant that is funded by the Department of Commerce and Economic Opportunity and the qualifying event in Williamson County is the reduction of jobs at Southern Illinois Power Co-op, a fossil fuel plant. The city received notice that they can submit a project for consideration for phase two of the grant. DCEO is offering funding again this year in the amount of \$60,245.25. Last year's grant funds were used to add technology to the new and improved Boyton Street Community Center. Business Development Director Olson is recommending the grant funds be used to purchase three additional kiosks for placement in the sports fields in the Oasis Sports Complex area. She is also recommending the purchase of ten vertical screens to be placed in indoor spaces at the new destination/retail development such as at Thrill House, at Oasis, and at the air supported Dome. These will be used to provide messaging to advise the public as to events going on around town.

CONSENT AGENDA

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

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

NEW BUSINESS

BUILDING & CODE SERVICES

Request for a Zoning Change at 950 North Pentecost Road Parcel # 06-17-200-039 from I-Industrial to C-1 General Commercial (Ordinance 4088)

Mayor Absher told the Council this building is the former STACK'D building in the industrial park. The Regional Office of Education is interested in moving Project ECHO and some offices

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to the building. Chief of Staff Cody Moake told the Council the property is currently zoned Industrial because the building formerly housed a manufacturing facility. A set of covenants was passed several years ago that allows the city council to rezone any of the properties in the Industrial Park if the proposed project fits a C-1 zoning capacity. He told them one of the uses for C-1 General Commercial zoning is governmental use. He conferred with City Attorney Wendy Cunningham, and they agreed this property would fit the C-1 General Commercial Zoning designation. The ROE plans to repurpose the building for classrooms and additional office space.

Mayor Absher stated that Regional Superintendent LeQuatte is present to speak for the rezoning and asked if anyone was present this evening to speak against rezoning this property. No one was present to speak against rezoning.

Mayor Absher made a motion to approve a requested zoning change that was unanimously approved by the zoning board at 950 North Pentecost Road, parcel # 06-17-200-039, from I-Industrial to C-1 General Commercial (Ordinance 4088). Commissioner Patton seconded the motion.

Regional Superintendent of Schools Lorie LeQuatte addressed the Council and answered questions. She told the Council there are statutory requirements that must be met for this type of alternative education program for at risk students. This program is one of two alternative schools in the state that offers a high school diploma. The Health Life Safety Director will also have an office there. Two school buses will run to and from the facility and classes will be held from 8:00 a.m. to 2:00 p.m. There will be no events, athletic events, assemblies, unstructured outdoor activities, or evening and weekend activities. There will be nothing there after 4:00 p.m.

Hearing no further discussion or questions, Mayor Absher called for the vote.

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

POLICE DEPARTMENT

Ordinance 4079 Directing the Sale of Surplus Police Vehicles

Commissioner Barwick made a motion to approve Ordinance 4079 directing the sale of surplus police vehicles. Commissioner Stoecklin seconded the motion.

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

POLICE DEPARTMENT

Ordinance 4081 Directing the Sale of Surplus Police Vehicles to Harrisburg Police Department

Commissioner Barwick made a motion to approve Ordinance 4081 directing the sale of surplus police vehicles to Harrisburg Police Department. 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

Ordinance 4078 Amending the Williamson County Enterprise Zone to Add Territory

Mayor Absher explained that Ordinance 4078 approves adding territory to the Williamson County Enterprise Zone. This property being added is the old movie theater property at 3107 Civic Circle Boulevard. He explained the region has a certain number of acres amounting to

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twenty square miles that are in the Enterprise Zone. The Enterprise Zone helps by abating property taxes for a short time, but most of the time it helps with sales tax on building materials. A property owner must request to be added to the Enterprise Zone and then the mayors from each of the municipalities within the county and officials from Williamson County government meet to discuss and determine whether to add the territory. The committee agreed to add the territory, and now each city council and the county government must vote on an ordinance to add the territory.

Mayor Absher made a motion to approve Ordinance 4078 amending the Williamson County Enterprise Zone to add territory which is 3107 Civic Circle Boulevard in Marion. Commissioner Stoecklin seconded the motion.

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

Ordinance 4080 a Hub TIF Redevelopment Agreement with Al Raawi, LLC for 704 West Main Street

Mayor Absher stated that this Hub TIF Redevelopment Agreement is for property at 704 West Main Street, the northeast corner of Court and Main Streets. The developer has received a food desert grant to construct a new grocery store. Chief of Staff Cody Moake explained that the existing building will be torn down to make room for the new construction.

Commissioner Patton made a motion to approve Ordinance 4080 a Hub TIF Redevelopment Agreement with Al Raawi, LLC for 704 West Main. Commissioner Stoecklin seconded the motion.

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

Resolution 2025-16 Approving a Vacant Property Redevelopment Application with Thomas Real Estate Enterprises for 807 North Logan Street

Mayor Absher explained that the city established a vacant property registry and then an incentive program and grant program for vacant property redevelopment. Thomas Real Estate Enterprises is the first applicant for the program for property at 807 North Logan Street. The developer is investing \$90,000 in the property and the city will offer a \$10,000 incentive to help with the redevelopment of the property.

Mayor Absher made a motion to adopt Resolution 2025-16 approving a vacant property redevelopment application with Thomas Real Estate Enterprises for 807 North Logan Street. Commissioner Patton seconded the motion.

Chief of Staff Cody Moake explained that the developer will receive the grant when he closes on the property. The city will not grant occupancy or release any liens until the property passes the occupancy inspection.

Hearing no further discussion, Mayor Absher called for the vote.

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

FY262 TIF Grant Applications Received Through November 20, 2025

Mayor Absher announced that there are five TIF grant applications this week.

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Mayor Absher made a motion to approve the FY26 TIF grant applications received through November 20, 2025. Commissioner Webb seconded the motion.

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

Ordinance 4082 a TIF XX Redevelopment Agreement with Spectrum Capital Holdings, LLC for 1201 Enterprise Way #100

Chief of Staff Cody Moake told the Council that a year ago David Lawrence acquired the Heritage located near Rural King. Mr. Lawrence has asked for incentives to redevelop the property which is now located in TIF XX. He has started the project and plans to spend over one million dollars. He is combining some of the units to make them larger. Mayor Absher added that the units will be much nicer and more expensive than in the past.

Mayor Absher made a motion to approve Ordinance 4082, a TIF XX Redevelopment Agreement with Spectrum Capital Holdings, LLC for 1201 Enterprise Way #100. Commissioner Stoecklin seconded the motion.

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

Ordinance 4083 a Residential TIF I Redevelopment Agreement with Walnut Investment Group, LLC for 500 West Simmons

Mayor Absher told the Council that Walnut Investment Group, LLC is redeveloping properties in Residential TIF I. Chief of Staff Cody Moake stated that the developer's costs are acquisition and redevelopment costs.

Commissioner Webb made a motion to approve Ordinance 4083, a Residential TIF I Redevelopment Agreement with Walnut Investment Group, LLC for 500 West Simmons. Commissioner Stoecklin seconded the motion.

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

Ordinance 4084 a Residential TIF I Redevelopment Agreement with Walnut Investment Group, LLC for 1004 Kimberly Court

Mayor Absher announced this Redevelopment Agreement for 1004 Kimberly Court has been combined with Ordinance 4086.

Ordinance 4085 a Residential TIF I Redevelopment Agreement with Walnut Investment Group, LLC for 1006 Kimberly Court

Mayor Absher announced this Redevelopment Agreement for 1006 Kimberly Court has been combined with Ordinance 4086.

Ordinance 4086 a Residential TIF I Redevelopment Agreement with Walnut Investment Group, LLC for 1002 Kimberly Court

Mayor Absher made a motion to approve Ordinance 4086, a Residential TIF I Redevelopment Agreement with Walnut Investment Group, LLC for 1002, 1004, and 1006 Kimberly Court. Commissioner Patton seconded the motion.

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

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Ordinance 4087 a Hub TIF Redevelopment Agreement with Walnut Investment Group, LLC for 108 South Vicksburg

Commissioner Stoecklin made a motion to approve Ordinance 4087, a Hub TIF Redevelopment Agreement with Walnut Investment Group, LLC for 108 South Vicksburg. Commissioner Webb seconded the motion.

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

Resolution 2025-17 Establishing the Fifth Amendment to the Marion STAR Bond District

Mayor Absher stated that at the previous council meeting the city announced a statutorily required public hearing to establish the fifth amendment to the Marion STAR Bond District. The amendment is to add parcels to the STAR Bond District at the developer's request, including the movie theater, the former John Deere dealership building, and connecting parcels. The city also requested adding the former Gander Mountain property. The hearing was held last week.

Mayor Absher made a motion to adopt Resolution 2025-17 establishing the Fifth Amendment to the Marion STAR Bond District. Commissioner Patton seconded the motion.

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

Ordinance 4089 Approving the Second Amendment to the Marion STAR Bond District Project Area No. 1

Mayor Absher stated that the next step in the statutory process after holding the public hearing and adopting the resolution is to approve the amendment to the STAR Bond District. This ordinance adds the parcels to Project Area No. 1.

Mayor Absher made a motion to approve Ordinance 4089 approving the Second Amendment to the Marion STAR Bond District Project Area No. 1. Commissioner Barwick seconded the motion.

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

PUBLIC AFFAIRS

Ordinance 4077 Amending the Housing Code for Non-Owner-Occupied Dwellings in the City
City Attorney Wendy Cunningham stated that Ordinance 4077 is to fix a loophole in the non-owner-occupied housing code. She stated that title ten, chapter six, subsection sixteen of the code references the inspection program. The Building and Code Services office has treated all non-owner-occupied residential properties the same, but that specific section refers to rental properties. A property owner who is a landlord claims that if he does not collect rent, he should not have to abide by the inspection process. The changes also update the code to reflect the current name of the Building and Code Services Department.

Mayor Absher made a motion to approve Ordinance 4077 amending the housing code for non-owner-occupied dwellings in the City of Marion. Commissioner Barwick seconded the motion.

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

Repairs to the Hub Recreation Center Aquatic HVAC System

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Mayor Absher moved to table this agenda item to a future council meeting.

COMMISSIONER REPORTS

Commissioner Patton

Commissioner Patton had no report.

Commissioner Stoecklin – Public Property

Commissioner Stoecklin read the Water Department report since the last council meeting. He asked two Thanksgiving related trivia questions. He announced that The Prophecy Show, a tribute to Trans Siberian Orchestra, is coming to the Civic Center Saturday night.

Commissioner Barwick – Public Health & Safety

Commissioner Barwick read the October Fire Department report. He reported 87 total calls.

Commissioner Webb – Streets & Public Improvements

Commissioner Webb reported that the Street Department has been getting the snowplows ready. They have been cleaning ditches, working on various drainage projects, and repairing sidewalks on Vicksburg and College Streets. They have installed Christmas lights and the ice-skating rink downtown. He reported all is well at the Cemetery.

Mayor Absher – Public Affairs

Mayor Absher announced the Very Merry Marion Christmas Parade will be Sunday night at 5:30 p.m. A rain date has been set if needed.

MISCELLANEOUS

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

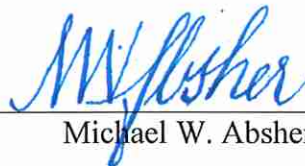
CLOSED/EXECUTIVE SESSION

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.

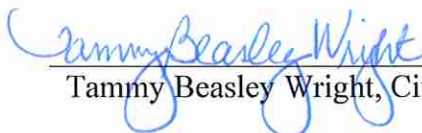
ON ROLL CALL VOTE COMMISSIONERS PATTON, BARWICK, WEBB, AND STOECKLIN AND MAYOR ABSHER ALL VOTED YEA.

Meeting Adjourned at 6:14 P.M.



Michael W. Absher, Mayor

ATTEST:



Tammy Beasley Wright, City Clerk