

March 9, 2026

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

Marion resident Jim Johnson expressed his concerns regarding recent world events.

CONSENT AGENDA

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

Commissioner Barwick seconded the motion.

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

NEW BUSINESS

ECONOMIC DEVELOPMENT AND MUNICIPAL PLANNING

Ordinance 4096 a Residential TIF II Redevelopment Agreement with A&D Plumbing, LLC

Chief of Staff Cody Moake explained that Ordinance 4096 is a Residential TIF II Redevelopment Agreement with A&D Plumbing. They built a new shop building at 807 West Prairie Street on an empty lot. He told the Council that TIF eligible project costs to be reimbursed will not exceed \$67,000.

Mayor Absher made a motion to approve Ordinance 4096, a Residential TIF II Redevelopment Agreement with A&D Plumbing, LLC. Commissioner Webb seconded the motion.

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

Resolution 2026-11 Supporting an Application by HTV Development, LLC to Consider a Residential Development and the Establishment of TIF XXI

Mayor Absher stated that Resolution 2026-11 starts a discussion regarding property east of Lincoln School. The owner has requested TIF support for infrastructure for a subdivision in that area.

Chief of Staff Cody Moake explained that this resolution must be adopted so the developer gets credit for acquisition costs. The property meets five of the statutory requirements to be eligible for TIF. The developer wants to build villas along Morningside Drive and subdivide the property behind the villas for single-family homes. Chief of Staff Moake explained that creating a new TIF District is more cost effective than amending TIF XX.

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Commissioner Patton stated that he thinks there needs to be a storm water survey before this development starts because he believes the creek running through there is at capacity. Chief of Staff Moake stated that the developer plans to have two large retaining ponds behind the villas before the home building starts. Mayor Absher agreed the stormwater study should be completed.

Chief of Staff Moake explained that tonight's action only approves studying the TIF.

Commissioner Stoecklin made a motion to adopt Resolution 2026-11 supporting an application by HTV Development, LLC to consider a residential development and the establishment of TIF XXI in support of the development. Commissioner Webb seconded the motion.

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

Resolution 2026-12 Approving a Vacant Property Incentive Program Application from Thomas Real Estate Enterprises, LLC for 202 South Future Street

Mayor Absher made a motion to adopt Resolution 2026-12 approving a vacant property incentive program application from Thomas Real Estate Enterprises, LLC for 202 South Future Street. Commissioner Stoecklin seconded the motion.

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

FY26 TIF Grant Applications Received Through March 6, 2026

Mayor Absher stated that there is one Hub TIF grant application to be approved this evening.

Mayor Absher made a motion to approve FY26 TIF Grant Applications received through March 9, 2026. Commissioner Patton seconded the motion.

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

Mayor Absher stated that agenda items 5E and 5F are related.

Ordinance 4097 Approving a Plat of Subdivision Known as Prairie View (Castellano)

Mayor Absher stated that Ordinance 4097 is a plat of subdivision for the old WGGH property. The property was purchased a few years back, but interest rates temporarily stopped any development there. The plan is to build single family homes priced from \$200,000 to \$250,000. The property is zoned R-2 so no change in zoning is required. Mayor Absher asked project engineer Ryan Farley some questions regarding the detention pond and drainage. Chief of Staff Cody Moake noted that lots seventeen and eighteen will be responsible for future maintenance of the detention pond. Mayor Absher reminded everyone that this action is to approve the plat of the subdivision.

Commissioner Patton made a motion to approve a Plat of Subdivision known as Prairie View. Commissioner Stoecklin seconded the motion.

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

Ordinance 4098 a Residential TIF I Redevelopment Agreement with Castellano Properties, LLC (East Main Street)

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Mayor Absher stated that this property on East Main Street is already in a TIF District. Chief of Staff Cody Moake explained that this Redevelopment Agreement rescinds the previous Redevelopment Agreement because the project has changed. There are some additional funds in Residential TIF I that will allow for this. The developers have asked the city to loan funds to help make infrastructure improvements because of increased interest rates. Project Engineer Ryan Farley prepared an estimate of costs totaling approximately \$676,000 in construction costs and another \$103,000 in surveying fees and engineering costs. Chief of Staff Moake stated that he thinks it is fair for the city to contemplate paying for the construction costs related to the engineering. The city would be loaning the developers the funds or reimbursing them directly for those funds up to \$676,000. They will have forty-eight months to build out the project. The city will recoup one hundred percent of the loaned funds within seven or eight years in new increment from the new homes. Then the agreement will revert to a traditional agreement where the developers can recoup their costs.

Mayor Absher stated that he likes this project because it is already in city limits. If this is approved, the city anticipates that other developers will want the same type of agreement. Mayor Absher stated that the city will not always have funds available in the TIF District to do these projects. It also must be in the city's best interest to see any future developments happen. Every future project must be evaluated individually.

Mayor Absher made a motion to approve Ordinance 4098, a Residential TIF Redevelopment Agreement with Castellano Properties, LLC for East Main Street. Commissioner Stoecklin seconded the motion.

Commissioner Barwick stated that he likes the idea and knows that TIF is used to promote the city. He expressed concerns that other developers will be wanting the same type of agreement with the city loaning them money and acting as a bank. He also expressed concern with the length of the repayment term. He stated that he thinks the taxpayers deserve to have something for the use of the money.

After lengthy discussion between the Council, Chief of Staff Moake and the developers, the parties agreed to change the percentages in the ordinance.

Mayor Absher retracted his original motion and Commissioner Stoecklin retracted his original second to the motion. Mayor Absher amended his motion to approve Ordinance 4098 a Residential TIF I Redevelopment Agreement with Castellano Properties, LLC (East Main Street) with a revision to the document stating that the split after the city recovers its loaned funds to be 55/45 as opposed to the 60/40 that is in the document with the understanding that the developer and city still have to do the math and may revisit at a future meeting. Commissioner Stoecklin seconded the motion.

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

#### STREET DEPARTMENT

#### Resolution 2026-10 Appropriating \$75,486 in Local Funds for the South Market Street Safety Project

Commissioner Webb explained that the South Market Street Safety Project, making changes from Boyton Street to Texas Avenue, is a much-needed project. The project will be ninety percent funded through the Highway Safety Improvement Program. The city's portion of the cost

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will be \$75,486 paid from motor fuel tax funds. The alignment of the road will be moved slightly to the west. The guardrail will be removed, eight-foot shoulders will be installed, the grade will be raised and there will be new asphalt. A traffic study of that area through 2022 indicated there have been twelve accidents and two fatalities.

Commissioner Webb made a motion to adopt Resolution 2026-10 appropriating \$75,486 in local funds for the South Market Street Safety Project. Commissioner Barwick seconded the motion.

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

#### PUBLIC AFFAIRS

##### Resolution 2026-09 Naming the Morgan Avenue Roundabout as the “Trooper Lory L. Price Memorial Roundabout”

Mayor Absher stated that Dorris Miller and her family had addressed the Council at a previous council meeting asking to place a memorial at the Morgan Avenue Roundabout to honor State Trooper Lory Price. He explained the memorial marker will be purchased by Mrs. Miller and placed in the city right-of-way. The roundabout will also be renamed.

Mayor Absher made a motion to adopt Resolution 2026-09 naming the Morgan Avenue Roundabout as the “Trooper Lory L. Price Memorial Roundabout.” Commissioner Webb seconded the motion.

Mayor Absher read Resolution 2026-09 into the record.

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

##### Intergovernmental Agreement with Marion Unit 2 for Residential Development at 1120 Midway Court

Mayor Absher stated that a site to build a third home has been identified.

Mayor Absher made a motion to approve an intergovernmental agreement with Marion Unit 2 regarding residential development at 1120 Midway Court. Commissioner Stoecklin seconded the motion.

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

#### COMMISSIONER REPORTS

##### Commissioner Patton

Commissioner Patton had no report.

##### Commissioner Barwick – Public Health & Safety

Commissioner Barwick read the February Police Department. He reported 1,737 dispatched calls; 1,667 emergency calls; 3,842 non-emergency calls; and 143 ambulance calls.

##### Commissioner Stoecklin – Public Property

Commissioner Stoecklin read the Water Department report since the last meeting. He reported that the Water Department is using new technology to notify residents of water main breaks or other outages.

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Commissioner Webb – Streets & Public Improvements

Commissioner Webb reported that the Street Department has been repairing sidewalks on Buchanan Street. They fixed the cul-de-sac on Danielle Court. They have been cleaning ditches and storm sewers. They cleaned and lined a storm sewer near North Glendale Street. He announced that the Spring Clean Up starts April 20<sup>th</sup> at the fairgrounds.

MISCELLANEOUS

Mayor Absher announced that he has not received any feedback on the landscaping ordinance. He anticipates that ordinance will be on the next council meeting agenda.

Chief of Staff Cody Moake told the council that the public works departments have started using the new Daupler system to notify residents of water main breaks, etc. He explained that if a resident has a landline on file with the Water Department, the system will deliver a message as a phone call.

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. No one had a need for executive session.

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 6:45 P.M.



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Michael W. Absher, Mayor

ATTEST:



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Tammy Beasley Wright, City Clerk