

June 8, 2026

City of Marion – Regular Meeting

June 8, 2026

PUBLIC HEARING

Mayor Absher opened the public hearing at 5:15 P.M. No residents were present for the hearing. He explained there is a statutory requirement to hold the hearing because the city is vacating right-of-way. He described an area in the “U” of Midway Court where some apartment buildings were located that is being vacated. He stated that the city owns all lots in this area except two. There is room for a connecting road that will allow for seven lots to be developed. City Attorney Wendy Cunningham explained that the vacation of lots in this area must be done before the vacation of the right-of-way, thus indicating the order of the items on the council meeting agenda. The public hearing closed at 5:25 P.M.

REGULAR CITY COUNCIL MEETING

The Regular Meeting of the City Council of the City of Marion was 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 BARWICK, WEBB, AND STOECKLIN,
AND MAYOR ABSHER.

ABSENT: COMMISSIONER PATTON

A quorum was present.

PLEDGE OF ALLEGIANCE

Mayor Absher led the pledge of allegiance.

PUBLIC COMMENT

Mayor Absher opened the floor for public comment. No members of the public came forward to address the council.

CONSENT AGENDA

The consent agenda included approval of the following items:

Invoice 7333 a payment of \$3,000 to Governmental Consulting Solutions, Inc. for June 2026 consulting services.

Approval of the meeting minutes from the May 26, 2026, city council meeting.

The Council or the audience made no requests to remove any items for separate discussion or vote.

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

Commissioner Stoecklin seconded the motion.

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

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NEW BUSINESS

BUILDING & CODE SERVICES DEPARTMENT

Ordinance 4120 Rezoning Parcels from R-2 General Family Residential to the Concord Villas Planned Unit Development

Mayor Absher made a motion to approve Ordinance 4120, rezoning the parcels listed within from R-2 General Family Residential to the Concord Villas Planned Unit Development, affirming the Zoning Board's approval. Commissioner Stoecklin seconded the motion.

Mayor Absher addressed Ordinance 4120, a rezoning request for the Midway-Concord-Hendrickson corridor. This action represents a "generational" shift for the area, transitioning a significant portion of the city's footprint from historic, World War II-era temporary housing into a modernized, sustainable residential development. The approval of the Concord Villas Planned Unit Development (PUD) is a culmination of a five-year planning effort. By assembling approximately 70 parcels—many of which were historically undersized and unbuildable by modern standards—the city has facilitated an \$18 million investment. The project utilizes federal tax credits passed through the State of Illinois to construct 41 new housing units, including 27 single-family homes and 14 duplex units. These credits require the developer to provide lower-than-market rent specifically for low-to-moderate-income individuals and families. Mayor Absher emphasized that the density of the PUD is a strategic necessity; it provides the scale required to fund modern infrastructure, including ADA-accessible sidewalks, new fire hydrants, and updated water and sewer lines. The mayor noted that the original structures were built rapidly in 1941–1942 to house munitions plant workers and were likely never intended for permanent use. It is estimated that nearly 50 years have passed since a new home was constructed in this specific corridor. Addressing concerns raised during zoning board hearings, the mayor offered a point of clarification: while the development focuses on "affordable housing" for working families, it is not "public housing." The development will be maintained under a 30-year contract by a professional management company. Furthermore, the Council clarified that city code does not prohibit rental properties in R-1 or R-2 zones. The PUD designation ensures high-quality, uniform development in a challenging "infill" environment. Engineering is slated for completion in June, with construction scheduled to begin by July 2026.

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

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

ECONOMIC DEVELOPMENT AND MUNICIPAL PLANNING

Ordinance 4117 Vacating Property in the Shannon Heights Subdivision

Mayor Absher explained that the original platting in this area lacked proper ingress and egress, leading to a situation where residents were "driving through" existing lots to access their property. By vacating these lines, the city can resize the area into seven viable parcels. This is part of a strategic partnership with Marion Unit 2 to build new homes, continuing a successful residential development program.

Commissioner Barwick made a motion to approve Ordinance 4117 vacating property in the Shannon Heights Subdivision. Commissioner Webb seconded the motion.

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

Ordinance 4118 Vacating Part of the Right-of-Way within the Corporate Limits

Commissioner Stoecklin made a motion to approve Ordinance 4118 vacating part of the right-of-way within the corporate limits of the City of Marion. Commissioner Barwick seconded the motion.

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

Ordinance 4119 a Redevelopment Agreement with Refuge Temple Church of God in Christ, Inc.

Commissioner Webb made a motion to approve Ordinance 4119 approving a redevelopment agreement with Refuge Temple Church of God in Christ, Inc. Commissioner Stoecklin seconded the motion.

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

FY27 TIF Grant Applications Received Through June 5, 2026

Commissioner Barwick made a motion to approve FY27 TIF grant applications received through June 5, 2026. Commissioner Webb seconded the motion.

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

STREET DEPARTMENT

Resolution 2026-18 Appropriating \$735,000 in MFT Funds for the Resurfacing Program

Commissioner Webb explained that Resolution 2026-18 appropriates \$735,000 in MFT funds for the resurfacing program. This represents a portion of the total project cost of \$1,635,000. By combining MFT funds with local road and bridge funds and gas tax revenue, the City aims to resurface approximately 8.5 miles of city streets.

Commissioner Webb made a motion to adopt Resolution 2026-18 appropriating \$735,000 in MFT funds for the 2026 resurfacing program. Commissioner Stoecklin seconded the motion.

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

COMMISSIONER REPORTS

Commissioner Barwick – Public Health & Safety

Commissioner Barwick read the May Fire Department report. He reported 77 total calls: 19 fire, 11 hazardous situations, five medical, 12 public service, two rescue, 27 non-emergency, and one law enforcement support. He read the May Police Department report. He reported 315 incidents, 35 ordinance violations, 271 criminal/traffic citations, 20 warrant arrests, 151 traffic accidents, and three DUIs. Total dispatched calls were as follows: 2,112; 1,698 emergency calls; 3,523 non-emergency calls; and 1,999 ambulance calls.

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Commissioner Stoecklin – Public Property

Commissioner Stoecklin read the Water Department report since the last council meeting including the repair of three meter pits, five leaks, and two fire hydrants; and two new water taps installed. He reported the water main replacement in the Dogwood/Redbud area has started with no disruption in service anticipated.

Commissioner Webb – Streets & Public Improvements

Commissioner Webb reported that the Street Department repaired curb and gutter in Morningside and sidewalks on Sherry Road, Second Street, and Garfield Street. Patching, mowing, and weed control are ongoing. The Cemetery Department had ten burials in May.

Commissioner Patton

Commissioner Patton was absent.

Mayor Absher – Public Affairs

Mayor Absher expressed condolences on behalf of the city to the family of Dr. Tom Oates, the retired superintendent of Marion Unit 2, who passed away recently. Mayor Absher noted that Dr. Oates had served the community since 1985 and shared that he had the honor of serving on the school board with Dr. Oates' son, Keith.

MISCELLANEOUS

Chief of Staff Cody Moake reported that the Marion Carnegie Library is hosting an exotic animal program at the Crisp Sports Complex on June 9th. Marion Connects will hold their monthly Third Thursday event on the Square on June 18th.

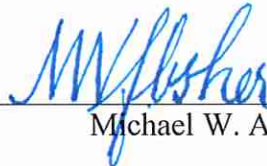
CLOSED/EXECUTIVE SESSION

No Council members 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 BARWICK, WEBB, AND STOECKLIN, AND MAYOR ABSHER ALL VOTED YEA. COMMISSIONER PATTON ABSENT. MOTION CARRIED.

Meeting Adjourned at 5:59 P.M.



Michael W. Absher, Mayor

ATTEST:



Tammy Beasley Wright, City Clerk