

REGULAR MEETING – MARION COMMON COUNCIL – FEBRUARY 4, 2020 – 7:00 P.M., CITY HALL

The Common Council of the City of Marion, Indiana met in regular session on Tuesday, the 4th day of February, 2020 at the hour of 7:00 p.m. in the Council Chambers, City Hall.

Before the prayer was given, Councilman Brad Luzadder asked if they could have a moment of silence for the former photographer for the Fire Department as well as for the city and also part of the Firemen's website for the longest time. Mr. Jaime Wilson passed away last Friday and he will definitely be missed.

On the call of the roll the following members were shown to be absent or present as follows:

Present: Cowgill, Fouce, Fordyce, Cline, Henderson, Batchelor, Luzadder and Cain.

Absent: Brunner.

The minutes of the previous regular meeting of January 21, 2020 were presented. On a motion by Councilman Mike Cline, 2nd by Councilman Steve Henderson, the minutes were approved as presented by a unanimous vote.

COMMITTEE REPORTS: Councilman Don Batchelor said that Mr. Luzadder will give an overview of their committee meeting this evening. Councilman Brad Luzadder said the Development Committee, they had Wike Welding come before them this evening directed with Tim Eckerle. Council members in attendance were Cowgill, Fouce, along with President Cain, Sam Ramsey and Mike Graft. It's a welding shop that is moving to Marion. It's a full relocation from Huntington into Marion, looking for a designated truck route. It is a family owned business currently with 10 full time employees and a part-time employee and they're looking to add more as they continue to grow. They're looking at a time frame between 6:00 a.m. and 2:30 p.m. Monday through Friday, no weekends and it becomes a first shift workers set up. It will be a designated truck route because they're looking at using smaller trucks, box trucks, to deliver and then a one time a week, give or take, of a receiving of metal of a semi truck. They're bringing business in from Markle, North Manchester and Columbia City down into Marion. It is a company that is planning an open house for the neighborhood as well as the Council in which to come and view. They are currently working on that. They have made every effort in which to send out information. It is going to be going to the Board of Zoning Appeals which will be held next Tuesday, February 11th, at 3:00 p.m. right here in the Council Chambers and they'll be asking for a change in the zoning to include Industrial. There were no problems noted from City Planner Ramsey. There were no problems from Mr. Graft with the Traffic Commission. They are looking at new signage in which to control the traffic flow. They are requiring the company in which to use 9th Street and to Lenfesty and to the north. It is coming to the Council with a favorable recommendation and is asked to be put onto the agenda for February 18th and they will be holding a public hearing after, to the 2nd reading and public hearing if it makes it through the first. The only change to the current ordinance is an amendment of the 9th Street to Lenfesty being added into the ordinance. It should not be any problem for them in which to move forward with the favorable recommendation for Wike Welding, Luzadder said.

Councilman Brad Luzadder said everyone received the Marion Utilities Budget in their packet. The Utilities met last Thursday and they are looking at, they had a stellar year, looking at increasing business. They're working on having to redo a floor in the trash transfer station. That's already been bid and they're going to be working on that quickly. There was discussion about their recycling program and the current amount of garbage in which we're seeing come through. They will be meeting again Thursday evening and they will be discussing more intensely on the recycling, what we can do in which to help that become more financially stable. At this point in time, it is rather expensive for us in which to go through the recycling program and we're not sure it's really getting what it needs to. The blue bags that were being provided for citizens in which to recycle, we're seeing lots and lots of garbage being placed into those. The blue bags then are through the transfer station, get sent to the recycling, it's not recycling and then it taints the other recycling that is there because people are not washing their jars and their containers out. They are going to be setting up a system similar not to the large amount at Garthwaite but having certain areas set aside for glass and plastics. But again, there's a lot of rules that have to be followed and if it's not followed then it just, the recycling doesn't work and it becomes just more garbage. So, they're going to be discussing that and ways in which to look at saving us and being more cost-effective in that area. Any time that any of the members would like to go, he knows that Chuck (Binkerd,

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Utilities Director) has met with Council members and he's always offered another tour set up through there. If they've never been through the facility, it's amazing what they're able to do with the amount of money and the way in which they're able to capture heat and methane and use it for the benefit of our city and running their buildings. So, marvelous set up. He learned a lot last time and he's excited. Thank you, Madam President, for placing him as the liaison to the Utility Board, Luzadder said.

Councilman Mike Cline told the Council, if they didn't know it, this is a census year. Census Day is April 1st. He doesn't know if there's a connection between Census Day and April Fool's Day. This is for all of us, not just Council. Census determines not only our representation in Congress but also how much federal funding we get over the next decade for things like social services, Public Works, roads, healthcare, education, and more than that, it also influences business decisions and government planning. Jacqueline Beverly is the Census Bureau person working with our area and she's got a Census In Our Community Presentation from 2:00 p.m. to 4:00 p.m. on Monday in Meeting Room B at the Marion Public Library at 6th and Washington Streets and it's sponsored, obviously, by the Census Bureau, the library, United Way, the Marion-Grant County Chamber of Commerce, he's reading this so he doesn't leave anybody out, Gas City area Chamber of Commerce and the Grant County Economic Growth Council. She'll talk about how the census works, what it does for us, what we can do for it, job opportunities, taking the census. He thinks, last he saw, he thinks the wage range, they're paying between \$15 and, depending on the job, \$15 to \$18 an hour and what we can do to help our census be accurate. And, up here, she'd like an RSVP. There's her email address. He'll leave it up there if anybody's interested. Last he heard this afternoon, she said she'd only had a handful of people and it's going to take more than a handful of people. We all should understand what the census can do for us and what we can do for the census. And thank you for the time, Cline said.

Council President Deb Cain told the Council, seeing nothing further, Baker Tilly has reached out to offer a training session on TIF, especially beneficial to new members but even those that are sitting from before would benefit from that. So, that meeting date and time will be set so please watch for that to come to you and she would encourage all of them to attend, especially since they are offering to do this.

UNFINISHED BUSINESS

GENERAL ORDINANCE NO. 1-2020 2ND READING AND PUBLIC HEARING

An Ordinance of the Common Council of the City of Marion, Indiana to establish the position of Deputy Mayor in accordance with Indiana Code Sec. 36-4-9-7. Council President Deb Cain told the Council General Ordinance No. 1-2020 was to be 2nd reading and public hearing tonight but that has been moved to February 18th and that will be a 2nd reading and public hearing. They'd like to also set a meeting with a committee so that they can have conversation with the Administration. She told Mr. Luzadder that will be in his committee and so would he please set a time and a date for them please. Councilman Brad Luzadder said, yes ma'am. They'll be looking at holding that committee meeting on February 13th, which is next Thursday, and they'll be meeting at 5:00 p.m. and they'll be looking at using the 2nd Floor Conference Room. Mrs. Cain asked Mrs. Kiley if she could let them know if that's not available and they'll change rooms. City Clerk Kathleen Kiley said she'll check with the Mayor's Office.

NEW BUSINESS

GENERAL ORDINANCE NO. 3-2020 1ST READING

The City Clerk read General Ordinance No. 3-2020 by title only. An Ordinance of the Common Council of the City of Marion, Indiana regarding a request for voluntary annexation of certain real property into the City of Marion, Grant County, Indiana. Attorney Matt Carr told the Council he's a partner with Frost Brown Todd and he comes before them this evening on a petition for a voluntary annexation of two parcels into the City of Marion. Procedurally, this would be the first reading this evening and then they would have, for approval of this annexation of these two parcels, they would have two more readings at the next two Council meetings. The Council meeting on February 18th would be the public hearing. He has with him this evening Paul Ezekiel Turner and his proposed project and he thought he would

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turn it over to him and have him explain the proposed project to the Council. Council President Deb Cain asked Mrs. Kiley, would they have time to announce that for the 18th or do they need to move that? Deputy Clerk Debbie Goodman told Cain, they (petitioners) took care of the advertising. City Clerk Kathleen Kiley said, she believes that they've already got everything in place. Mr. Turner told the Council he has a presentation here he'd like to hand out and asked what's the best way to go about that? Start there and pass it around? He said he's Zeke Turner and he currently lives in Cicero, Indiana but actually grew up on Harmon Street, went to Lakeview Christian High School so he's well acquainted here with the City of Marion. Although this is an annexation reading, he did want to just talk a little bit about the project itself and what they are considering doing. There's still a lot of work to be done to ultimately make this project a viable reality and to (inaudible) iterations still but what they're seeing in the market, what they've learned in terms of the market assessment that they had done by a third party and what they think ultimately this could look like as it comes to fruition. So, starting just on the second page there, they put together a good, experienced development team for this. He's been doing real estate development in health care space now for many years. They heard from Matt Carr point out that they have Randall Miller and Associates (inaudible) who's done the surveying work and ultimately helped them also put together this annexation proposal and they have a number of different groups that are lined up there who have experience in this space. There's a bio there from him if they care about reading that some other time or if they can't fall asleep tonight and want to read something that has a lot of words on it, they can see that. Going to the next page, the property location is just right across the street from the Adams Street entrance to Indiana Wesleyan University, there just between Adams Street and Meridian Street. On the next page they can see just a little bit more about the property location. It's actually two parcels that are there, approximately seven acres in total. There's potential maybe in the future to add another three acres from some adjacent site, but right now, they're focusing on the seven acres. The next page is a conceptual site layout of just how the building might fit on the site. It actually fits really well, fits within the local guidelines in terms of parking, building height, etc. And then they can see on the next page then a conceptual exterior elevation of what this might look like. Really desire the building to look nice from an ascetic standpoint, to look very inviting from the curb in. Although it is a four-story structure, as conceptualized right now, the faux mansard roof on the top really helps to kind of decompress the overall mass of the building and they think it's going to look really nice there from both the Adams Street and the Meridian Street side. Now he'll tell them just a little bit more about the actual project itself. One thing they're seeing, really across the country and here is no different, is that there's a real need in the marketplace for more affordable options for senior housing, everything from assisted living, independent living, memory care. 60% to 70% of seniors today in the market just simply can't afford the options that are available out there and what they're finding is that a number of people who are today in the middle income category retire and then find themselves the next day in a low income category because they're fixed income and their options become more limited in terms of what are available. If you are already low income by the state's definition, by the federal definition, then your options are even more limited and there really are not very many options that are available in the marketplace today, in Marion or in other markets, that really serve this group and actually create or develop ideas around attractive ways to fulfill that demand. Additionally, the average age of entrance into senior housing is going up year by year. The average age of people being admitted into an assisted living residence now, or moving in, is now up to 82 years old. For something like independent living, which is mostly an apartment maybe with meals, some periodic housekeeping and some transportation, that age is now moving up into the mid to late 70's. So people are living longer, they're living well longer but their options, particularly if they need some additional types of care or if they don't have the affordability to be able to pay thousands of dollars a month for a place, they just have very few options. Unfortunately though, two or three seniors see at least two or more chronic conditions that require some oversight that may not be necessarily medical care but certainly need some help with things, particularly if you think about their need to get dressed or to have meals or otherwise take care of the residence in which they live. So the state has a policy now to try to rebalance the overall senior housing contingent particularly where its funding is involved through Medicaid to move people away from nursing homes and into other forms of care that are more home and community based and this fits in very well with that. They've done a third party market assessment. They've had that ordered and now have the results back here and there, in this market, in this area, there's a need for anywhere between 124 and 178 new units in this space and in the early going here, they've really conceptualized adding about 80 new units and they'll see that here in just a second. Turner said he's going to drive

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them a little bit more into the actual project itself and then maybe a couple more slides and he'll be done and open it up for questions. They're proposing a mixed use, mixed income development that'll have 139 total units. That'll be made up of 80 assisted living apartments, 27 independent living apartments and then 32 units of memory care. It'll probably be a four-story structure for the assisted living and independent living and then a single story that's connected for the memory care. The approximate project cost right now, as they're penciling out, are about \$40,000,000 for the total project and roughly \$30,000,000 of that will actually be the construction cost. This will be qualified to receive Medicaid through the Medicaid Waivers Program which is designated to pay for assisted living. Interestingly, as a point, that actually costs a little less than half of the cost of what Medicaid costs in a nursing home so it's a significant savings to the state as well, and be able to provide and pay for a fair number of the services. The rest will be paid through private pay of the residents. There's a list on the next page of the features in the apartments and the amenities on site. He won't read all of these but he'll just point out that these are built to take care of people but they are also designed around residents in mind so this actually will be very much an apartment setting. It'll be very nice for the residents to call this home. They are going to put washers and dryers in each of the units. That way that laundry is being done there in the unit, not institutional, going out somewhere else. It's going to have a high technology package in it so they can help to take care of residents without being invasive, so non-video but they can do remote monitoring, they can do telemedicine, they can connect with physicians and clinics to really take care of people. In terms of the property itself, there will be certified staff on duty 24/7 to take care of any needs that arise. There will be three meals a day plus snacks. Housekeeping and laundry will be provided. They're going to have a fitness center there with therapy options that they also expect to open up to the public. And also, they'll have concierge service there to really help people as they interact with the outside world and ultimately get out of their apartments to continue to do things like go to the ballgames over at Indiana Wesleyan, to come to see the Giants play, whatever that might be that they want to go do. In terms of the benefits to the city and then he'll be done, (inaudible) as a neighborhood anchor there on that side of the community. It'll have a notable design that'll be noteworthy in the community. It serves a currently unmet need that's been identified. And they believe it'll have a high economic impact to the city. There will be 60+ permanent jobs created, 40 of those will be full-time in nature. There will be 300+ construction jobs that are actually created during the 15 to 16 months of the construction period and nearly \$2,000,000 of annual salaries and wages that'll be paid to the employees there. And then additionally, because it will be providing services under the Medicaid Program, at least for a substantial portion of the residents, there's a charitable care aspect of this in that they'll be foregoing revenue that they could get at market rates to charge below market rates ultimately to take care of those residents through reimbursement of the Medicaid. So, that's an introduction to it. Turner thanked the Council for letting him have a chance to speak. If there are any questions, he'd be happy to answer those at this time, about the project itself or where they are in the process. Council President Deb Cain told the Council, okay so, for tonight, they definitely are looking at the annexation of this property that Mr. Turner currently owns so that should be their focus right now and then they can delve into the project itself, either tonight or she thinks maybe more appropriately at another day. But she'll open the floor for questions. Councilman Mike Cline said, first of all, let him say that the area that Main Street was involved with around the Emily Flynn Home looks great. He thinks that was a positive addition there. He's going to the language in the ordinance. It says First Presbyterian Church is the owner of two parcels. He asked Turner, what's the relationship between what he's doing and First Pres and what's going to happen? Turner told Cline they're acquiring the land from them. Because they're the current landowner, they technically had to be the one to bring forth the proposal. Cline asked, what's the timetable? Turner said they will likely close later in mid-summer, fall, yeah, towards the summer or fall to actually acquire the land. They have it under contract already. A question was asked of Mr. Turner but was unable to be heard because the microphone wasn't on. Turner replied, they will start (inaudible) as they start to put the project more fully together and the details become more finite, they'll certainly come back and go through all the process with the community in terms of applying for building permits and variances, whatever else that needs to happen, but tonight, yes, focusing on that annexation. Councilman Don Batchelor asked Turner, just these two parcels are the only two parcels that they're trying to annex into the city, right? Turner said, correct, that's right. Batchelor asked, none of the rest of them, just these two? Turner answered, that's correct, yes, and together they total about seven acres. Batchelor then asked, the utilities, who's responsible for the utilities? Are you guys or is the city tagged with supplying the utilities? Are the utilities already there or what's the situation with that? Turner told

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Batchelor, yeah, the utilities are either to the site or adjacent to it so there may be a little bit of work to do to connect them fully but they're very close and so typically, and they haven't gotten this far in the communication with the city, but typically, that's something that's worked out in the process of figuring out how to connect those. Councilman Steve Henderson asked, this property right now, is it currently owned by the church and non-profit so they don't have any property tax, is that correct? Mr. Turner told Henderson, that's correct. Henderson said, okay, and so they're going to assume that and, with their partnership, that will remain non-profit, is that correct? Turner replied, no, it'll actually be purchased from the church and the church then will take the proceeds from the sale and this will be owned then by a for profit entity. Henderson asked, so it will be, even though they're partnering with Affordable Housing it says on the paper? Turner said, yeah, that's just the name of their company. That's a group that'll be buying into the property but it'll be a for profit entity and it will be taxable. Being no further questions from the Council, motion was made by Councilman Gary Fordyce to pass General Ordinance No. 3-2020 to 2nd reading and public hearing. Motion was seconded by Henderson and carried by the following vote. Aye: Cowgill, Fouce, Fordyce, Cline, Henderson, Batchelor, Luzadder and Cain. Nay: None.

Being no further business to come before the Council, on a motion by Luzadder, 2nd by Henderson, the meeting adjourned. Time being 7:30 p.m.