

REGULAR MEETING – MARION COMMON COUNCIL – JUNE 15, 2021 – 7:00 P.M. – CITY HALL

The Common Council of the City of Marion, Indiana met in regular session on Tuesday, the 15<sup>th</sup> day of June, 2021 at the hour of 7:00 p.m. in the Council Chambers, City Hall.

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

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

Absent: Batchelor.

The minutes of the previous regular meeting of June 1, 2021 were presented. On a motion by Councilman Steve Henderson, 2<sup>nd</sup> by Councilman Brian Cowgill, the minutes were approved as presented by a unanimous vote.

COMMITTEE REPORTS: Councilwoman Robin Fouce said she wanted to announce to the Council and the community that we lost one of our oldest activists in our community, Miss Pearl Bassett. She is an angel that got her wings and they'll be celebrating her, collectively, Thursday, Friday and Saturday. Thursday, there will be a viewing at College Wesleyan. Friday, there will be a funeral and a burial. The funeral is at Allen Temple AME Church and she believes it's at 12:00 o'clock. And Saturday, the family will have like a program fellowship at the Clarence Faulkner Community Center. They have a commemorative garden, flower garden. She loved flowers and she loved her garden and they've been collecting money for flower donations. They want to have that really nice for the community and the family to celebrate her once again. If they know her, she would petition everyone to take her by the flower garden and so they want to have it real nice for her. If they want to lay flowers there, like you buy bouquets of flowers, and lay them at the Faulkner Center, they're welcome to do so between Thursday and Saturday, Fouce said.

NEW BUSINESS

GENERAL ORDINANCE NO. 5-2021 1<sup>ST</sup> READING

The City Clerk read General Ordinance No. 5-2021 by title only, an Ordinance to vacate a portion of a public way for Carey Services. Kyle Persinger, attorney for petitioner, told the Council, thank you, he appreciates them having him tonight. With him tonight, he has Mr. Jim Allbaugh, President and CEO of Carey Services, and Mr. Philip Morton, Project Engineer with Randall Miller Surveying. They are here tonight on behalf of Carey Services Incorporated. Hopefully, he's sure all of them are familiar, Carey Services has been founded in Marion in 1954 and has grown not only beyond Marion and Grant County but also serves surrounding counties. Their principal offices are still located here in Marion, Indiana and currently employs 240 employees. Services include those for pre-natal mothers and children through early Head Start, individuals with disabilities, support services, residential services, group homes, job training, job placement, respite care. They also serve in other agencies. In fact, they're assisting other agencies now. They are taking over the Grant County Society for Crippled Children and Adults services just recently, a long standing non for profit. They've agreed to take on and long live their tradition in the future. He thinks, hopefully all of them have the documents of the requested public vacation. It is south of 26<sup>th</sup> Street, north of 27<sup>th</sup> Street between Carey Street and Landess Street, just south of Marion High School. He doesn't know if they have copies. He has copies if they would like some. And it's real property around what he's going to call the campus where Carey Services is now. Carey Services currently has three buildings there and if they're familiar with the one on the By-Pass, now is presently undergoing a \$360,000 investment in the community, a new façade. It'll give a new, beautify that area of the By-Pass. And doing such, they're working with local companies. J.G. Bowers is serving as general contractor, Halstead Architects, so not only beautifying the area but hoping to employ local companies as well. They also, besides their administrative buildings, they have Pleasant Woods and Pleasant Square Apartments in the area which are community-based supported living and Carey owns not only those but all the lots where the proposed vacation would be. So they currently own all that and not only that, they've begun to beautify that area as well. They've recently taken down two dilapidated buildings and improved those lots including with the partnership of the City of Marion, which Carey Services is very grateful for that. So, the areas that they're looking at now are just one, the unimproved that runs, that splits their lots and vacating 27<sup>th</sup> Street between Carey Street and Landess Street which separates their property. So Carey Services owns all the surrounding and contiguous property to the proposed vacation. There is an easement, a utility easement, currently down 27<sup>th</sup> Street. Carey Services is aware of that, would obviously preserve that. In the

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proposed ordinance, would maintain that public utility easement. And again, they would always preserve that. At this point in time, it is just to continue with green space for the proposed vacated area, leaving future options open for future development as Carey Services continues to serve its mission in Marion and around the present area. Again, they would be happy, either himself or Mr. Allbaugh or Mr. Morton, to answer any questions, if there are any, Persinger said. Councilman Mike Cline said, so, basically the only, there's no real traffic disruption. Is he guessing that most of the traffic around there is Carey Services related? Persinger told Cline he would guess. There's nothing to go to right there. Councilwoman Robin Fouce asked, have they spoke with the community members of the community in that area? Would that impact them in any way, one question, and then has there been a conversation (inaudible) are they on board? Mr. Allbaugh replied, thank you, he's Jim Allbaugh, President and CEO for Carey Services. Several of them toured last year, thank you for that. They'll get the rest of them out there. But, no, so certainly to the south of 27<sup>th</sup> Street is their Pleasant Square Apartments. Several of them, as their own self-advocacy, have come to him talking about the safety and the lack of quality of the 27<sup>th</sup> Street so certainly they're on board. They haven't really addressed the folks on the west of Carey Street and then there really aren't residences to the east of Landess Street and so they (inaudible) of the folks at Pleasant Square Apartments and he believes, what, there are three houses there but those houses are north of 27<sup>th</sup> Street between 26<sup>th</sup> Street and 27<sup>th</sup> Street. So no for those folks but certainly the Pleasant Square folks. Council President Deb Cain said, and locality-wise, the Pleasant Square is closer in traversing anyway, right? Allbaugh told Cain, yeah, that's correct. The Pleasant Woods Apartments are on 28<sup>th</sup> and Pleasant Square, which he came before them just a couple of years ago, that's the closest to 27<sup>th</sup> Street, correct. Councilman Steve Henderson asked, are they planning on taking that blacktop up or are they just going to leave it for now or what's the plan there? Allbaugh told Henderson, yeah, he knows they'll have to be cautious of the easements and the utilities there but their plan would be to have a continuity running out towards 26<sup>th</sup> Street eventually so that green space that Kyle mentioned is really what their goal is going to be as they kind of dream and vision for what that space looks like, along with some other things they're doing out there at Carey right now. Ms. Fouce told Allbaugh she's sure they've met before, she doesn't know if he'll recall but that's in her district 4 and so a couple of things. One thing is that she full heartedly supports and is happy for the services that Carey provides and supports their growth and appreciates the improvement and so forth. But she serves the community and so before she would support this, she would like to come with him and walk that space and physically have an idea, one thing. Second thing, she would want to talk to just constituents in the area that, just to get their take on it so that way they're all on the same page, it's a good thing, no "we didn't know you guys were doing that", and it may well be that it doesn't impact them in any big way but just to make sure, but you know, she moves forward with that in the spirit of support and she just needs a bit more information, if he would be amenable to that. Allbaugh replied, absolutely, yeah. And so really what they're talking about then is 27<sup>th</sup> Street. He knows nobody really drives the, he guessed it's a pseudo alley, the north-south district there. But yeah, no, he'd be happy to walk that with her and show her what that's all about. Fouce said, at his convenience, as soon as he can. If he'd like to do that then she can feel it in her heart, this is a good thing and she voted for the right thing. Mr. Persinger added, and obviously this is just the first stage. They have a public hearing set in July. Councilman Brad Luzadder asked Mr. Allbaugh, has there been problems with safety in that area for his patrons? Allbaugh told Luzadder, yeah, he knows that walking on 27<sup>th</sup> Street there can be a bit of a challenge. There's a lot of potholes. Some of it ended up being paved but he thinks it was like the leftover paving that was done on 26<sup>th</sup> Street there that they kind of laid down so it helped a little bit but there's a lot of uneven pathways through that 27<sup>th</sup> Street and people could be prone to trip when they're walking there. He doesn't really see many folks driving on 27<sup>th</sup> Street either, frankly, right now. Luzadder said, and there's not sidewalks available then in that area as well. Allbaugh stated, that's correct, there are no sidewalks there. Luzadder added, which is one of the parts of that he's advocated for, especially in Ward 4 and Ward 5 for that. Full disclosure, his wife does work for Carey Services. They have not spoken about this and they won't. His private life is different from his public life and so with full disclosure for everyone to know, he will be voting on this issue and he has no problem supporting what Carey is doing, Luzadder said. Mr. Allbaugh told Councilman Luzadder, just to kind of piggyback that, 27<sup>th</sup> Street, if you notice, doesn't go any further than between Carey or Landess Street either and so that's, he guessed, a benefit to these discussions in terms of folks that might have otherwise considered using that as a right of way and so he just wanted to mention that to them. Councilman Jim Brunner asked Mr. Allbaugh, does he know, does that continue either to the east or west or is that

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(inaudible) 27<sup>th</sup> Street that one block? Allbaugh told Brunner, yeah, that 27<sup>th</sup> Street is just one block so it doesn't extend either direction past Carey and Landess, correct. Council President Cain said, okay, seeing nothing further, she'll take a motion. Motion was made by Councilman Gary Fordyce to pass General Ordinance No. 5-2021 on first reading to 2<sup>nd</sup> reading and public hearing. Motion was seconded by Brunner and carried by the following vote. Aye: Luzadder, Cowgill, Cain, Henderson, Fordyce, Brunner and Cline. Nay: None. Abstain: Fouce. After the vote was taken, Mr. Fordyce said he'd just like to make a comment. He's been out to Jim's place and toured it and they have walked that street. As a matter of fact, Vice-President Cowgill has helped get signs out there for the pedestrians because it is a hazard out there on them crossing to their housing. He told Allbaugh he just appreciates his services and his facility and what he's done, fantastic. Thank you very much for his dedication in our community, Fordyce said.

Before the meeting adjourned, Councilman Brad Luzadder told the Council, and again, everyone is welcome on Thursday to come and celebrate with the Luzadder's on his son's graduation. They never thought it would happen. Motion was then made by Luzadder, 2<sup>nd</sup> by Henderson, to adjourn the meeting. Time being 7:18 p.m.