

MARION COMMON COUNCIL AGENDA

PRESIDENT – NICK MCKINLEY VICE PRESIDENT – GARY FORDYCE

Regular Meeting – Marion City Hall Council Chambers

Date: July 01, 2025

Time: 7:00 P.M.



CALL TO ORDER

PRAYER: Pastor Jim Kaminski- New Life Community Church

PLEDGE OF ALLEGIANCE: Councilman Eric Marshall

ROLL CALL

COMMUNITY SPOTLIGHT: Joe Schroder - ReMax Realty One

CITY EMPLOYEE SPOTLIGHT: Marion Fire Department

CONSENT AGENDA:

- A. APPROVAL OF MINUTES REGULAR MEETING JUNE 17, 2025
- B. CONSIDERATION OF PRE-APPROVED CLAIMS
- C. CONSIDERATION OF CLAIMS

COMMITTEE REPORTS

UNFINISHED BUSINESS

General Ordinance 13-2025-Amending Salary Ordinance 11-2025-2nd reading and public hearing

An ordinance fixing the maximum salary of appointed officers and employees; and annual payment of flex dollars (\$250) to non-contractual full-time employees of the City of Marion, Indiana for the year 2025. Adding two part time park security positions. Speaking: Rose Cadena and Police Chief Dave Gilbert

Executive summary: This is to inform you about a joint initiative between the Marion Parks Department and the Police Department to improve the safety and security of our city parks and their visitors. As part of this commitment, the Parks Department is in the process of hiring two part-time security personnel who will provide coverage for our parks at least 42 hours a week, seven days a week.

Grant County Visitors Bureau: Marion Common Council appointment

Marion Common Council has a vacant position on the Grant County Visitors Bureau. Speaking: Council President Nick McKinley

Executive summary: It was recently discovered that the Marion City Council gets one board appointee to the Grant County Visitors Bureau. The board seat has sat empty for many years. The City Council is now accepting resumes to be considered for the appointed position. It is a two-year appointment that will run from July 1, 2025, to June 30, 2027. Applicant must receive services from Marion Utilities. The deadline to submit resumes is June 24th at noon. Resumes can be turned into the City Clerk's Office or emailed to councilpresident@cityofmarion.in.gov

NEW BUSINESS

Marion Utility Board opening

Marion Utility Board opening for Marion Common Council. Speaking: Council president Nick McKinley

Executive summary: The Marion Common council will soon have a position on the Marion Utility Service Board. The council is now accepting applications and resumes to be considered for the appointed position. It is a four-year term that will run from August 1, 2025, to July 31, 2029. Deadline to submit resumes is July 11, 2025, at noon. Resumes can be turned in to the City Clerk's office or emailed to councilpresident@cityofmarion.in.gov.

General Ordinance 14-2025- Food and Beverage Tax- 1st reading

An ordinance of the City of Marion adopting a Food and Beverage Tax. Speaking Mayor Ronald Morrell

Executive summary: On or around May 6, 2025, Governor Braun signed House Enrolled Act 1427, which, among other items, amended Ind. Code §§6-9-61, allowing the fiscal body of the City of Marion to impose an excise tax, known as the city food and beverage tax. The Food & Beverage Tax applies to a transaction in which food or beverage is furnished, prepared, or served: (1) for consumption at a location or on equipment provided by a retail merchant; (2) in the City; and (3) by a retail merchant for consideration. The Food & Beverage Tax rate may not exceed one percent (1%) of the gross retail income received by the merchant from a qualifying food or beverage transaction. Money received by the City shall be distributed to the City's Food & Beverage Fund and only utilized for economic development, parks & recreation, and/or the pledging of money for bonds, leases, or other obligations for those purposes.

Resolution 10-2025- The Jones Heritage project agreements

A resolution requesting the approval of the agreement for the Jones Heritage project. Speaking Chris Greisl, Barnes & Thornburg LLP

Executive summary: Vita Investment Holdings, LLC, Jones Heritage, LLC, and Built-Marion, LLC have submitted a proposal to redevelop the Jones middle school into approximately eighty (80) apartment units, (ii) construct approximately fifty-six (56) cottage units, and (iii) develop and construct approximately thirty-six (36) flex-industrial units and one hundred forty-six (146) self-storage units, all on the Project Site. The Company expects that its total investment in the Project will be approximately Forty Million and no/100 Dollars \$40,000,000. As a result, the City has agreed to provide certain incentives to assist the Company in the construction of the project pursuant to certain project agreements.

General Ordinance 15-2025- Payment In Lieu of taxes- 1st reading

An ordinance authorizing payments in lieu of taxes for Vita of Marion. Speaking: Chris Greisl, Barnes & Thornburg LLP

Executive summary: Vita of Marion, LLC (the "Owner") has developed, constructed, and currently operates an affordable housing development providing assisted living services to low-income seniors ages 62 and older. The Project is subject to an extended use agreement as administered by the Indiana Housing and Community Development Authority for a period of at least thirty (30) years. Pursuant to the Extended Use Agreement, the Project is limited to charging rents as determined in accordance with the Extended Use Agreement and from-time-to-time by the United States Department of Housing and Urban Development. The Owner has agreed to make certain payments in lieu of taxes, and the City and Owner desire to document that agreement in a written agreement.

General Ordinance 16-2025-Issuance of Taxable Economic Revenue Bonds- 1st reading

An ordinance authorizing the issuance of one or more series of taxable economic development revenue bonds, series 2025. Speaking Chris Greisl, Barnes & Thornburg LLP

Executive summary: Vita Investment Holdings, LLC, Jones Heritage, LLC, and Built-Marion, LLC have submitted a proposal to redevelop the Jones middle school into approximately eighty (80) apartment units, (ii) construct approximately fifty-six (56) cottage units, and (iii) develop and construct approximately thirty-six (36) flex-industrial units and one hundred forty-six (146) self-storage units, all on the Project Site. The Company expects that its total investment in the Project will be approximately Forty Million and no/100 Dollars \$40,000,000. As a result, the City has agreed to provide certain incentives to assist the Company in the construction of the project pursuant to certain Project Agreements. The City proposes to issue two or more series of Economic Development Revenue Bonds in the aggregate principal amount of \$7,500,000.

Additional Appropriation 10-2025- Aviation equipment- 1st reading

An appropriation appropriating funds in the amount of \$83,147.86 for Aviation. Speaking: A Marion Airport representative.

Executive summary: Aviation formally requests an additional appropriation of funds for the necessary replacement of our underground fuel storage tanks.

ANNOUNCEMENTS

Citywide Cleanup- District 4- July 19, 2025

Independence Day Celebration- July 3, 2025, beginning at 5:00 pm at Matter Park

REGULAR MEETING – MARION COMMON COUNCIL – July 1, 2025 – 7:00 P.M. – CITY HALL

The Common Council of the City of Marion, Indiana met in a regular session on TUESDAY, the 1st day of July 2025, at the hour of 7:00 p.m. in the Council Chambers, City Hall.

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

Present: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, and McKinley

Absent:

Prayer: Pastor Jim Kaminski

Pledge of Allegiance: Councilman Eric Marshall

ADDING GENERAL ORDINANCE 17-2025

- Nick McKinley calls the meeting to order and introduces the request to add General Ordinance 17-2025 to the agenda.
- The ordinance aims to convert a portion of Second Street to a two-way street due to safety concerns related to the River Rocks development.

Motion to add General Ordinance 17-2025 to the agenda-Cain; second Cowgill. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

COMMUNITY SPOTLIGHT -Joe Schroder

- Nick McKinley introduces Joe Schroeder, a prominent real estate agent in Marion, highlighting his achievements and community involvement.
- Joe Schroeder thanks the council for the recognition and shares his passion for real estate, which began in high school.
- He discusses the impact of supply and demand on the housing market and his success in selling properties quickly.
- Joe mentions his team, including his administrative assistant, Julie Holloway, and his mother, Tammy, who helps with reception.

CITY EMPLOYEE SPOTLIGHT-Marion Fire Department

- Nick McKinley introduces the Marion Fire Department for recognition, emphasizing the team effort required in firefighting.
- Fire Chief Curtis Garr outlines the department's vision for improvement, including equipment, training, PR presence, transparency, and pride.
- He highlights the department's achievements, such as increased training hours, refurbishing Station Three, and maintaining high morale.
- The firefighters are praised for their dedication, professionalism, and willingness to go beyond their job descriptions to improve the department.

CONSENT AGENDA FOR JULY 01, 2025, minutes for June 17, 2025, preapproved claims and claims for June 17, 2025

- Nick McKinley moves to approve the consent agenda, which includes the approval of minutes, pre-approved claims, and claims.

Motion to approve consent agenda- Brunner, second Cain. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

COMMITTEE REPORTS

- Nick McKinley asks for an update on the Public Works Committee's scheduling for the alley ordinance.
- Erika Devine explains there was some miscommunication and plans to schedule the meeting next week.
- No other committee reports are presented.

GENERAL ORDINANCE 13-2025- Amending Salary Ordinance 11-2025 2nd reading and public hearing

The ordinance aims to fix the maximum salary of appointed officers and employees, add two part-time park security positions, and provide flex dollars.

- Council discusses General Ordinance 13-2025.
- Erika Devine asks if the security positions will patrol all city parks, and Chief David Gilbert confirms they will.

Public hearing

- Ryan Howell expresses opposition to adding more government employees.
- Randy Hiatt supports the positions, stating that the repairs and vandalism in the parks would cost more without the security personnel.

Motion to suspend the rules for General Ordinance 13-2025- Cowgill, second Cain. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

Motion to pass General Ordinance 13-2025- Cowgill, second Cain. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

GRANT COUNTY VISITORS' BUREAU: MARION COMMON COUNCIL APPOINTMENT

Marion Common Council has a vacant position on the Grant County Visitors Bureau.

- Nick McKinley announces the opening for a Grant County Visitors Bureau appointment, effective from July 1, 2025, to June 30, 2027.
- Two applicants, Sia M'Bayo and Shelley Jones, are introduced and given three minutes each to present their qualifications.
- Sia M'Bayo emphasizes her community involvement, strategic consulting, and desire to elevate Grant County's identity through storytelling and collaboration.
- Shelley Jones highlights her experience with Collabra, relationship building, and strategic development, and her commitment to enhancing tourism in Grant County.
- The council members express their support for both candidates, making the decision difficult.
- The vote results in a split decision, with Shelly Jones receiving five votes and Sia M'Bayo receiving four votes.
- Votes for Shelly: Cain, Marshall, Brunner, Cline, Cowgill; votes for Sia- Fordyce, Devine, Whitton, Mckinley.

MARION UTILITY BOARD OPENING

Marion Utility Board opening for Marion Common Council.

- Nick McKinley explains there will soon be a council appointment vacancy on the Utility Board.
- The term is for four years, running from August 1, 2025 to July 31, 2029.
- Resumes and applications are due by July 11, 2025 at noon and can be emailed to

councilpresident@cityofmarion.in.gov or turned into the clerk's office.

GENERAL ORDINANCE 14-2025- Food and Beverage Tax 1st reading

An ordinance of the City of Marion adopting a Food and Beverage Tax.

- Mayor Ronald Morrell proposes a 1% tax on gross income for food and beverages.
- The tax would be on prepared food.
- Mayor Morrell explains the potential projects the money from the tax would fund.
- Cline is not in favor of another tax for the citizens.
- McKinley explained the tax does not affect the groceries only prepared food and he is in favor.
- Cowgill understands both sides. He is in favor because the city has to keep growing.
- Mayor Morrell states there will be a public information meeting on July 7.

Motion to pass General Ordinance 14-2025 to second reading and public hearing on July 8, 2025- Cain; second Cowgill - 2nd Aye: Cain, Marshall, Fordyce, Brunner, Devine, Whitton, Cowgill, McKinley. Nay: Cline. Motion passes.

RESOLUTION 10-2025- Jones Heritage project agreements

A resolution requesting the approval of the agreement for the Jones Heritage projects.

- Chris Greisl explains the resolution requests approval for the Jones Heritage project agreements, including the development of 80 apartment units, 56 cottage units, 36 flex industrial units, and 146 self- storage units.
- Chris Greisl explains the project's details, including the total investment of \$40 million and the city's incentives.
- The council discusses the project's potential impact and the protections in place to ensure the city's interests are protected.
- The apartments will be market rate.

Motion to pass Resolution 10-2025 -Cowgill; second Cain. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

GENERAL ORDINANCE 15-2025- Payment in lieu of taxes 1st reading

An ordinance authorizing payments in lieu of taxes for Vita of Marion.

- The ordinance authorizes payments in lieu of taxes for Vita of Marion, an affordable housing development for low-income seniors.
- Chris Greisl explains the pilot payment structure and the biannual payments that will be made to the city.

Motion to pass General Ordinance 15-2025 to second reading and public hearing -Cowgill; second Brunner. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

GENERAL ORDINANCE 16-2025- Issuance of taxable economic revenue bonds 1st reading

An ordinance authorizing the issuance of one or more series of taxable economic development revenue bonds series 2025.

- The ordinance proposes the issuance of \$7,000,500 in taxable economic development revenue bonds for the Jones Heritage project.
- Chris Greisl outlines the bond details, including the total principal amount and the security

provided by the developer.

- The developer has a third-party purchaser ready to buy the bonds, and the city is not responsible for any shortfall payments.
- The increment generated on the multifamily parcel will be pledged to the Series A bond, while the increment from the self-storage site will be pledged to the Series B bond.
- Both bonds are secured by taxpayer agreements, with the Series A bond also secured by PILOT payments.

Motion to pass General Ordinance 16-2025 to second reading and public hearing -Cowgill; second Cain. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

ADDITIONAL APPROPRIATION 10-2025- Aviation equipment 1st reading

Appropriation appropriating funds in the amount of \$83,147.86.

- Ray Dosh President of the Marion Aviation board introduces an appropriation of \$83,147.86 for the replacement of underground storage tanks at the Marion Airport.
- He presents the project cost summary and explains the need for the additional appropriation.
- The existing underground storage tanks are past their useful life, and costs have doubled due to tariffs.
- The airport maintains dispensing equipment and fuel trucks, and any failure of the tanks could result in a hazard for pilots.
- Nick McKinley asks if the county or city gas has been approached for assistance.
- Ray Dosh explains that the county has been difficult to get support from, and the city gas has not been approached.
- Mike Cline asks about the specific users of the airport and the impact of not funding the project.
- Andy Darlington and Ray Dosh explain the potential loss of customers and regional status if the project is not funded.
- Several council members suggest Ray Dosh asking the county and Gas City to take some of the burden off the City of Marion.
- Nick McKinley suggests splitting the expense three ways among the city of Marion, Gas City and the county.

Motion to pass Additional Appropriation 10-2025 to second reading and public hearing -Cowgill; second Cline. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion

GENERAL ORDINANCE 17-2025- Changing the direction of 2nd Street

An ordinance to change the direction of a portion of 2nd Street from Adams Street to Branson Street

- Nick McKinley introduces General Ordinance 17-2025 to convert a portion of Second Street from Adams to Branson to a two-way street.
- Brian Cowgill recaps the committee meeting and special public meeting where the conversion was recommended.
- The conversion is necessary for public safety, pedestrian accessibility, and overall traffic management.

Motion to pass General Ordinance 17-2025 to second reading and public hearing -Cowgill; second Cain. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion

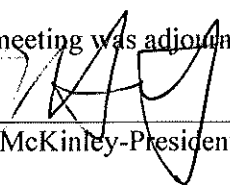
ANNOUNCEMENTS

City Wide clean-up District 4- July 19, 2025

Independence Day Celebration July 3, 2025 at 5:00 pm.

Motion to adjourn- Cain, second Cline. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

The meeting was adjourned at 9:12 pm.



Nick McKinley-President