

# MARION COMMON COUNCIL AGENDA

PRESIDENT – NICK MCKINLEY VICE PRESIDENT – GARY FORDYCE

Regular Meeting – Marion City Hall Council Chambers

Date: August 5, 2025

Time: 7:00 P.M.



## CALL TO ORDER

PRAYER: Council President Nick McKinley

PLEDGE OF ALLEGIANCE: Council President Nick McKinley

## ROLL CALL

COMMUNITY SPOTLIGHT: Journey Square Sober Living - Angela Mast

CITY EMPLOYEE SPOTLIGHT: Jeff Edwards, Director of Transportation

## CONSENT AGENDA:

- A. APPROVAL OF MINUTES REGULAR MEETING JULY 15, 2025
- B. CONSIDERATION OF PRE-APPROVED CLAIMS
- C. CONSIDERATION OF CLAIMS

## COMMITTEE REPORTS

## UNFINISHED BUSINESS

### General Ordinance 16-2025-Issuance of Taxable Economic Revenue Bonds- 2nd reading and public hearing

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- 3rd reading

An appropriation appropriating funds in the amount of \$83,147.86 for Aviation. Speaking: Ray Dosh

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

### Additional Appropriation 11-2025- Additional appropriation for Center Township Trustee 2nd reading and public hearing

An appropriation requesting \$300,000 for the Center Township Trustee for the propose of maintenance

and revitalization of Estates of Serenity Cemetery. Speaking: Deborah Cain, Center Township Trustee.

**Executive summary:** The City of Marion is requesting \$300,000 in additional appropriation to Center Township Trustee to help maintain the Estates of Serenity Cemetery.

## **NEW BUSINESS**

### **Additional Appropriation 12-2025- Additional Appropriation for Controllers Office 1<sup>st</sup> reading**

An appropriation requesting \$144,555 for the Controllers office. Speaking: a representative from Boyce Cloud and City Controller Dana Gault.

**Executive summary:** I am pleased to announce that the Controllers Office will be transitioning to a new cloud-based online software provided by our current vendor. We anticipate that this upgrade will significantly improve our efficiency, accuracy, and overall management capabilities.

### **Additional Appropriation 13-2025-Additional Appropriation for Parks and Recreation 1<sup>st</sup> reading**

An appropriation requesting \$78,613.46 for Parks and Recreation. Speaking Randy Hiatt

**Executive summary:** The City of Marion's goal is to improve access to the water way. It will allow the public access to the water's edge, making this reasonable modification and building this railing will accommodate the citizens of Marion.

## **ANNOUNCEMENTS**

Citywide cleanup on August 16, 2025 in District 5

## REGULAR MEETING – MARION COMMON COUNCIL – August 5, 2025 – 7:00 P.M. – CITY HALL

The Common Council of the City of Marion, Indiana met in a regular session on TUESDAY, the 5<sup>th</sup> day of August 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: Council President Nick McKinley

Pledge of Allegiance: Council President Nick McKinley

### COMMUNITY SPOTLIGHT -Journey Square Sober Living

- Nick McKinley introduces Councilman David Cain to lead the community spotlight segment.
- David Cain introduces Angela Mast from Journey Square Sober Living and shares his initial encounter with her.
- Angela Mast shares her background, her motivation to start Journey Square Sober Living, and her approach to helping individuals struggling with addiction.
- Angela Mast discusses the challenges she faces, including integrating mental health services and building relationships with the residents.
- Angela Mast emphasizes the importance of giving individuals a second chance and the progress she has made in her first three months.

### CITY EMPLOYEE SPOTLIGHT-Jeff Edwards, Transportation Director

- Nick McKinley introduces Jeff Edwards, the Transportation Director who has been with the city since 2017.
- The council recognizes Jeff Edwards, Transportation Director and Transportation Department, for their efficient and organized operations.
- Jeff Edwards, Transportation Director, expresses his gratitude for the recognition and thanks his staff for their hard work.
- Jeff Edwards shares his personal experiences and the challenges of managing the transportation department.
- The council members and Mayor express their appreciation for the department's efforts and dedication.

### CONSENT AGENDA FOR AUGUST 19, 2025, minutes for July 15, 2025, preapproved claims and claims for August 19, 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 Cline. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

### COMMITTEE REPORTS

- Councilman Eric Marshall shares a positive experience with the Marion Animal Control and praises the department's efficiency.
- Councilwoman Erika Devine reports on the city's Corporate Challenge victory and the Board of Works' recent meetings, including the opening of bids for the street department and transportation department.

- Councilman Jim Brunner congratulates the city attorney, Marty Harker for being inducted into the Grant County Sports Hall of Fame.

**GENERAL ORDINANCE 16-2025- Issuance of Taxable Economic Revenue Bonds 2<sup>nd</sup> Reading and public hearing**

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

- Nick McKinley introduces General Ordinance 16-2025, authorizing the issuance of taxable economic development revenue bonds for the redevelopment of Jones Middle School.
- Chris Greisl from Barnes and Thornburg provides an overview of the project and the city's actions to date, including the approval of the bonds by the Redevelopment Commission and Economic Development Commission.
- Closing date for bonds is set for the 1<sup>st</sup> week of September.
- Project completion is Spring of 2026.

**Public hearing**

- None

Motion to suspend the rules for General Ordinance 16-2025- Cowgill, second Cain. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

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

**ADDITIONAL APPROPRIATION 10-2025-3<sup>rd</sup> reading**

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

- Ray Dosh from the Marion Municipal Airport requests an additional appropriation of \$83,147.86 for the replacement of underground fuel storage tanks.
- Ray Dosh discusses the challenges of securing funding from other government entities, including Gas City and the county.
- Council members express concerns about the financial impact on the city and the potential loss of funding if the project is not completed.

Motion to pass Additional Appropriation 10-2025- Cain, second Cline. Aye: Cain, Marshall, Fordyce, Cline, Devine, Whitton, Cowgill, McKinley. Nay: Brunner.

**ADDITIONAL APPROPRIATION 11-2025- 2<sup>nd</sup> reading and public hearing**

An appropriation requesting \$300,000 for the Center Township Trustee for the purpose of maintenance and revitalization of Estates of Serenity Cemetery.

- Deborah Cain, Center Township Trustee, requests \$300,000 for the maintenance and revitalization of the Estates of Serenity Cemetery.
- Council members discuss the long-term sustainability of the funding and the potential for a cemetery tax levy.

**Public hearing**

- Karen Creech asked what plan B is. Karen Creech stated this should be privately funded not city funded. Against it for now.
- Ruthann Sumpter expressed this cemetery is full of history. It is an eyesore and an embarrassment to the community. In favor of the request.
- Angela Mast stated there has been a lack of clean-up effort in the last few years. There have been a lot of improvements in the last few weeks. In favor of this.

- Catherine Bright explained Deb Cain is doing all that she can. It looks great but she cannot do it alone. She is in favor of this appropriation.

**Public hearing closed.**

- Brian Cowgill stated he volunteered to help in the main office of the cemetery. They need the funds that were promised. In favor.
- Mike Cline agrees there have been massive improvements, but by statute the trustee is responsible for a tax levy. Not in favor.
- Gary Fordyce expresses he feels the city should not do this due to other big needs for other departments. The city pays for two inmate work crews. We should use them instead. Not in favor.
- Jim Brunner states it looks so much better, and it deserves our best.
- Nick McKinley states the tax levy is not an immediate process. This is a one-time request from the Trustee's office. In favor of this appropriation.
- Eric Marshall said there is tremendous energy. There should be a capital campaign to raise the funds so the city should not be responsible for funding this.
- David Cain explains the Trustee's office has been denied the inmate work crews. In favor of this.

Motion to suspend the rules for Additional Appropriation 11-2025-Cowgill, second Brunner. Aye: Cain, Brunner, Devine, Whitton, Cowgill, McKinley. Nay: Marshall, Fordyce, and Cline. Motion passes.

Motion to pass Additional Appropriation 11-2025- Cowgill, second Brunner. Aye: Cain, Brunner, Devine, Whitton, Cowgill, McKinley. Nay: Marshall, Fordyce, and Cline. Motion passes.

**ADDITIONAL APPROPRIATION 12-2025-Additional Appropriation for Controller's Office 1<sup>st</sup> reading**

An appropriation requesting \$144,555 for the Controller's Office.

- Dana Galt, City Controller, and Parker Bryce from Boyce Cloud introduce the request for \$144,555 to upgrade the financial software to a cloud-based system.
- Council members inquire about the cost of expanding the software to other departments and the annual fees associated with the new system.
- Nick McKinley questions if travel expenses are included in the \$144,000 quote.
- Parker Bryce clarifies that travel expenses are for training, not migration, and explains the benefits of in-person training over virtual.
- Parker Bryce mentions the flexibility of training duration based on the controller's office needs.
- Mike Cline inquires about future training costs if other departments join.
- Nick McKinley asks about the contract duration and migration costs.
- Parker Bryce explains the migration fee includes moving the current system to the cloud.
- Nick McKinley questions the scope of the \$50,000 migration fee.
- Parker Bryce details the process of moving data to the cloud and the timeline for larger cities like Marion.
- Nick McKinley asks about data retention if the contract is canceled.
- Parker Bryce confirms that the city owns its data.
- Parker Bryce estimates a six-month timeline for larger cities like Marion.
- Andy Whitton questions the cost savings from the new software.
- Parker Bryce explains the benefits of enhanced cybersecurity and reduced server costs.
- Erika Devine asks about the data migration history and future data access.



- Parker Bryce clarifies that the new system will hold all data, while older data will be accessible through queries.
- Nick McKinley asks about the efficiency of the controller's department.
- Dana Gault explains the benefits of automation and improved efficiency.
- Parker Bryce discusses the integration of other departments and the benefits of cloud-based systems.
- Mike Cline inquires about the impact of not adopting the new system.
- Eric Marshall asks about the need for hardware assessments and costs.
- Parker Bryce confirms that the new system requires only an internet connection and a browser.
- Gary Fordyce questions the integration with existing cybersecurity investments.
- Parker Bryce explains that the new system will reduce the burden on the city's cybersecurity firm.

Motion to pass Additional Appropriation 12-2025 to second reading and public hearing -Cowgill; second Cline - 2<sup>nd</sup> Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

#### ADDITIONAL APPROPRIATION 13-2025- Additional Appropriation for Parks and Recreation 1<sup>st</sup> reading

An appropriation requesting \$78, 613.46 for Parks and Recreation.

- Nick McKinley introduces the additional appropriation for Parks and Recreation.
- Randy Hiatt thanks Nik McKinley and Gary Fordyce for the help in getting this through the DNR so quickly.
- Randy Hiatt explains the need for the new railing to meet ADA requirements.
- Nick McKinley asks about the impact of not approving the appropriation.
- Randy Hiatt confirms that the walkway would need to be closed without the new railing.
- Nick McKinley asks about the public access and liability of the new walkway.
- Randy Hiatt explains the DNR's approval and the need for the new railing for safety.
- Erika Devine questions the liability if the walkway is not fully ADA compliant.
- Martin Harker clarifies that the new railing does not increase or decrease the liability risk.


Motion to pass Additional Appropriation 13-2025 to second reading and public hearing-Cowgill; second Cline. Aye: Cain, Marshall, Fordyce, Brunner, Cline, Devine, Whitton, Cowgill, McKinley. Nay: none. Motion passes.

#### ANNOUNCEMENTS

- Nick McKinley announced the city-wide cleanup event.
- Nick McKinley recognizes Marty Harker's induction into the Grant County Hall of Fame.
- Nick McKinley acknowledges the Corporate Challenge winners and the Airship Attack event at the Marion Municipal Airport.
- Jim Brunner announces the funeral arrangements for Ed Breen.
- Mike Cline shares a tribute to Ed Breen.

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

The meeting was adjourned at 8:59 pm.

  
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Nick McKinley-President