

NOTES OF SPECIAL COUNCIL MEETING

August 30, 2016

(Subject to Approval at the September 6, 2016 Council Meeting)

CALL TO ORDER

Attendance

Roll Call

Mayor Dennis Watz called the special council meeting to order in the Council Room at City Hall, 210 West Washington, Sullivan, Missouri at 5:00 p.m. Roll call was taken and attending the meeting were Alderman Ward Two Jason Alexander, Alderman Ward Three Paul McCulloch, Alderman Ward One Mike Ryan, Jr., Aldermen Ward Two T.J. Carey, and Alderman Ward One Mark Dalton. Alderman Ward Three Bobby Maupin was unable to attend. Also attending were City Administrator J.T. Hardy, City Attorney Justin Head and City Clerk Jan Koch.

Special Meeting
Purpose

PURPOSE OF SPECIAL MEETING

The main purpose of the special meeting was to discuss a resolution for a proposed senior housing development to be located along Ira Bland Street.

REQUEST & PETITION

High School
Homecoming
Parade 09-14-16

Sullivan High School - Homecoming Parade

The Sullivan High School requested approval for their annual homecoming parade to be held on September 14, 2016 starting at 4:30 p.m. They plan on using the normal parade route starting at the Sullivan Elementary School and ending at Jim Bottomley Park. They will notify the police, fire and ambulance. Alderman McCulloch made a motion to approve the request contingent upon notification of emergency services. Alderman Ryan seconded the motion and it carried unanimously.

RESOLUTION - SENIOR HOUSING PROJECT

Resolution
Adoption
Senior Housing
Ira Bland

Missouri Housing Partners, LLC

Matt Fulson, President of Fulson Housing Group (Lee's Summit, MO) appeared before the Board and requested the council adopt a resolution supporting and encouraging the efforts to construct thirty-six units of senior housing under the low income housing tax credit program. A resolution was presented and Mr. Fulson then fielded questions from the Board. He reported that this is not a HUD program, this is an IRS program and the seniors must be 55-years of age or older as head of household. He added that this stipulation applies for 100% of the units and will never change. Mr. Fulson reported this is a \$6 million construction project which would be located along Ira Bland Street. He reported that Fulson Housing Group would be committing to fifteen years of management service for this project and there would be restrictions on the land for thirty years. Mr. Fulson reported that there would be a manager on site every day with inspections done monthly and annually. He stated that a resolution strengthens the application process, noting that funding is competitive. Alderman Carey stated concerns about the Board endorsing a particular housing project. He stated that there have been two other projects geared toward seniors (55-years head of household) and neither one of them required the city's endorsement. He asked whether it is required that this project receive a resolution from the city. Mr. Fulson replied that a resolution is not required but it helps make his application look better. Following these discussions, Alderman McCulloch made a motion to adopt the resolution as presented. Alderman Ryan seconded the motion and it carried with Alderman Carey voting

“nay”.

Surplus Property
Declared

SURPLUS PROPERTY DECLARED

Water & Sewer and Parks Department

Parks Director Dave Wall and Water & Sewer Commissioner Kent Koch requested some vehicles and equipment be declared surplus and placed out for bid pursuant to City Code 145.090. The vehicles & equipment were as follows:

1999 Chevrolet 3500 dually 350 gas engine, hydraulic dump bed & snowplow, hydraulic clutch pump set up for salt spreader (apx mileage: 88,795)

1997 GMC utility truck 350 gas engine (apx mileage: 134,423)

2005 Kubota ZD 28 mid-mount zero-turn mower, liquid cooled 28 HP diesel engine, 72-inch deck (apx hours: 1,367)

All items are to be sold “as is”. Alderman Carey made a motion authorizing the sale as requested. Alderman Ryan seconded the motion and it carried unanimously.

ORDINANCE

Termination of Development Plan

Termination of
Development
Plan IPD

Ordinance No. 3743 sponsored by Alderman T.J. Carey, being an ordinance terminating a development plan of the IPD Redevelopment Corporation for an area in the northeast quadrant of the City of Sullivan, Missouri as referenced in Ordinance No. 2089 passed and approved by the Mayor & Board of Aldermen on February 15, 1994 was introduced and read two times. Some discussion ensued with Administrator Hardy reporting that the plan didn’t contain an expiration date and that it is also outdated. Terminating the plan will aid Aerofil Technology in their expansion efforts which includes purchasing the Poly One building (204 Industrial Park Drive). Following this discussion, the question was asked, “Shall Bill No. 3743 become Ordinance No. 3743?” The aldermen were polled and voted as follows: Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Mike Ryan, Jr., aye; Alderman Bobby Maupin, (absent); Alderman Mark Dalton, aye; and Alderman Jason Alexander, aye. Passage of this ordinance approved, at the request of Aerofil Technology Incorporated, termination of an outdated development plan.

ADJOURN

Adjourn

Alderman McCulloch made a motion to adjourn the special meeting with Alderman Ryan seconding it. The motion carried unanimously with a roll call vote as follows: Alderman T.J. Carey, aye; Alderman Mike Ryan, Jr., aye; Alderman Bobby Maupin, aye; Alderman Paul McCulloch, aye; Alderman Jason Alexander, aye; and Alderman Mark Dalton, aye. The meeting adjourned at approximately 5:25 p.m.