

# Aurora City Council Minutes

Aurora City Hall  
City Council Chambers  
2 W. Pleasant  
Aurora, Missouri

Tuesday, January 11, 2022 - 6 P.M.

## 1. CALL TO ORDER

Mayor Lewis called the meeting to order at 6:00 p.m.

## 2. PRAYER AND PLEDGE

Pastor Charlene Dart with the Aurora Methodist Church Led the Council in prayer. Members of the Boy Scouts Troop #248 presented the flags and led the Pledge of Allegiance.

## 3. ROLL CALL

Mayor Jason Lewis – Present  
Chairman Pro Tem Dawn Oplinger - Absent  
Councilman Doyle Ferguson - Present  
Councilwoman Theresa Pettit - Present  
Councilman Tony Kennedy - Present

## 4. PUBLIC COMMENT

A citizen desiring to speak on an item not on the agenda may do so at this time. Each citizen is limited to three minutes and the Council will not take action or discuss items at this time. Discussion should be limited to matters of City business and public comment is not permitted in regard to personnel matters or on pending legal matters. Items introduced under "Public Comment" may become agenda items at a later date.

Scott Cloyd went before council concerned with the emergency services calls to the live in apartments across from Robinson School. Ambulances, Police, etc. wander around looking for where they need to go. No one seems to be familiar with these addresses. Mayor Lewis said he did speak with Fire staff after first speaking with Mr. Cloyd months ago and should have updated him. City Manager Jon spoke with Chief Coatney about possible training for this complex as well as others in the City that may be confusing for them to find.

## 5. COUNCIL FORUM

Council Forum provides an opportunity for Council Members to share information with the rest of the Council regarding communications with constituents, meetings attended, request items to be put on the agenda, make requests of staff, or direct questions to staff regarding issues that are not on the agenda.

None

## 6. CONSENT AGENDA

Items listed on the 'Consent Agenda' are considered routine and shall be enacted by one motion of the City Council with no separate discussion. If separate discussion is desired by a member of the Council, that item will be removed from the 'Consent Agenda' and

placed on the regular agenda as a final item under 'New Business'.

## **6.I Approval Of Minutes - City Council Regular Session December 14, 2021**

### **6.II December 2021 / January 2022 Appropriations**

Councilwoman Pettit made a motion to approve the Consent Agenda. Councilman Kennedy seconded the motion. Motion passed with the following Council members voting aye:

AYE: Lewis, Ferguson, Pettit, Kennedy

NAYE:

ABSTAIN:

## **7. OLD BUSINESS**

None

## **8. NEW BUSINESS**

### **8.I RESOLUTION 2022-1831 TRACK LOADER PURCHASE - PUBLIC WORKS DEPT.**

Public Works Superintendent Jason Jordan went before Council explaining that there was a price increase since the time of bid.

Councilwoman Pettit made a motion to approve the Resolution No. 2022-1831. Councilman Ferguson seconded the motion. Motion passed with the following Council members voting aye:

AYE: Lewis, Ferguson, Pettit, Kennedy

NAYE:

ABSTAIN:

### **8.II RESOLUTION 2022-1832 AURORA PERSONNEL MANUAL REVISIONS - EMPLOYMENT DEFINITIONS**

Needed more time to look over the revisions.

Councilman Ferguson made a motion to table the Resolution until the next City Council meeting. Councilman Kennedy seconded the motion. Motion passed with the following Council members voting aye:

AYE: Lewis, Ferguson, Pettit, Kennedy

NAYE:

ABSTAIN:

### **8.III RESOLUTION 2022-1833 SCHOOL RESOURCE OFFICER CONTRACT**

City Manager Holmes went before Council explaining the Contract changed from one School Resource officer to two School Resource officers. The Aurora R-8 School agrees to pay for one Full Time officer and the City will provide the second officer and when the SRO is not at school, they will be on regular City Patrol.

Councilman Ferguson made a motion to approve Resolution 2022-1833. Councilman Kennedy seconded the motion. Motion passed with the following Council members voting aye:

AYE: Lewis, Ferguson, Pettit, Kennedy

NAYE:

ABSTAIN:

## **9. STAFF REPORTS/ORGANIZATIONAL BUSINESS**

### **9.I Board Liaison Reports**

Councilman Kennedy talked about attending Bright Futures Meeting

Councilwoman Pettit said they had No Solid Waste Meeting

Mayor Lewis spoke about the 1<sup>st</sup> Friday of the Month Coffee and Conversation with City Leadership. Will have other speakers in the future.

### **9.II City Manager Report**

City Manager Holmes spoke about the new Animal Control Officer starting January 24, 2022.

Also on the upkeep repairs at City Hall and Councilwoman Pettit requested we get a bid on heated sidewalks around City Hall to help preserve the sidewalks, ramps from the salt used to melt the ice.

Department Head Evaluations will be conducted by Jon and then brought to City Council.

Full City Manager Report attached.

## **10. ADJOURNMENT**

Councilman Kennedy made a motion to adjourn, time noted 6:44 p.m. Councilwoman Pettit seconded the motion. Motion passed with the following Council members voting aye:

AYE: Lewis, Ferguson, Pettit, Kennedy

NAYE:

ABSTAIN:

APPROVED:

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Jason Lewis, Mayor

ATTEST:

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Kamy Kulow, City Clerk

**To:** Mayor Lewis & Aurora City Council  
**From:** Jon Holmes, City Manager, City of Aurora  
**Re:** City Manager Report  
**Date:** Friday, January 21, 2022

### **Dept. Items**

#### **Police**

- Full Time Animal Control Officer has been hired and will start on the 24<sup>th</sup>
- Several Officers are out with COVID at this time

#### **Fire**

- Nothing to report

#### **Street & Cemetery**

- ROW Tree trimming
- Culvert and Ditch cleanup in several areas around town
- Street evaluations being conducted for street maintenance this coming season
- Brush Pickup is next week

#### **Park**

- Dog Park fencing is being installed – The final amount of donations received for the Dog Park was \$29,514. The total project total for this project was \$42,700. This left only \$13,186 of City funds to complete this great project. We will be ordering the benches, signs, pet drinking fountain, etc. in the next week or so.
- Park Master Plan Public Meeting Scheduled for January 18<sup>th</sup>
- Continuing to work on ADA upgrades from the list that we received from Jane Earnhart

#### **Stormwater**

- Engineers are moving forward with the design work for the culvert work for the crossing at the WWTP. When the design is complete, we will be working toward putting that out to bid and bringing that bid to Council for approval.

#### **Wastewater**

- K&B is waiting for construction supplies to begin work on line replacement
- WW Staff have begun routine cleaning and checking of sewer lines throughout town

#### **Admin. & Finance**

- Economic Development Report – see separate update
- Requests for Proposal/Requests for Qualifications for FY2022

- **Architect and Engineering Design Services** – Recreation Center – Pending
- **City Welcome/Monument Sign** – Ready to send out
- **Energy Audit RFQ** – Finishing this week
- **City Hall Repairs** – Completed next week
- **Columbarium** – Completed by month end
- Finance Office Staff have begun year-end work and audit preparation work. Auditors will be here beginning February 2<sup>nd</sup> and plan to be wrapped up by March 4<sup>th</sup>. We will receive the auditor's report in April and it will be presented at the first Council meeting in April by the auditor.

#### **Human Resources Notes:**

- Updating all employees' personnel files and contact information
- Staff Evaluations – Training with Dept. Heads
- Dept. Head Evaluations – Bringing to Council beginning next Council meeting

#### **Community Development**

- Comp Plan Committee Meeting – January 20<sup>th</sup>

#### **Meetings/Events Attended:**

- First Friday City/Community Update – January 7<sup>th</sup>, 9:30 AM, Garden Exchange Event Center

#### **Upcoming Meetings and Events Attending**

- TAC Meeting – January 12<sup>th</sup>
- Regional Economic Development Roundtable – Republic, January 13<sup>th</sup>
- Lawrence County Hazard Mitigation Plan Meeting – January 13<sup>th</sup>
- Aurora Hospital Board Meeting – January 13<sup>th</sup>
- **\*Council\* Park Master Plan Public Community Meeting – January 18<sup>th</sup>**
- Regional Homeland Security Oversight Committee Meeting (SMCOG) – January 19<sup>th</sup>
- Comprehensive Plan Meeting – January 20<sup>th</sup>
- **\*Council\* Aurora Chamber of Commerce Annual Banquet – January 29<sup>th</sup>**
- **\*Council\* Council Work session – Recreation Center Budget and Financing Discussion – January 31<sup>st</sup>**
- First Friday City/Community Update – Garden Exchange Drive Thru & Event Center - February 4<sup>th</sup>, 9:30 AM
- **\*Council\* Council Work session – Health Insurance Discussion – February 15<sup>th</sup>**

#### **Tentative Upcoming Agenda Items:**

- ARPA Funding Work Session – TBD
- Recreation Center Public Meeting – TBD

- **Economic/Community Development**
  - **Updates**
    - January 11, 2022

## **LYLA CORNERS PROJECT – Highway 39 & Highway 60 Intersection**

This is a retail development project that is being proposed for the SW Corner of the Highway 39 and Highway 60 Intersection. This is a mixed-use retail development that is proposing a possible convenience store, lots for fast food, an agriculture and home store, and a hotel.

**UPDATE 1:** Our Economic Development Counsel (Gilmore and Bell) is currently working on the blight study as well as other documentation and work that is required for using the Tax Increment Financing (TIF) program as has been requested by the developer.

**UPDATE 2 – 10/13:** Construction Plan review from Allgeier, Martin and Associates is complete and received. Awaiting response from the developer's engineers. The required documentation is moving forward regarding blight findings and the development plan being reviewed with the developer's counsel and the City's ED counsel at this time. We are working as diligently as we can on this to get it completed.

**UPDATE 3 – 10/27:** Final plat received and placed on Planning & Zoning Commission agenda for November 17, 2020. City personnel and developer's engineers discussing composition of Dyer Street in relation to new development.

**UPDATE 4 – 11/20:** The final plat of Lyla Corners was approved by the Planning & Zoning Commission on Tuesday, November 17, 2020. That final plat will be coming to City Council for approval on Tuesday, November 24, 2020. Dyer Street to the West of Highway 39 will require improvements in order to manage stormwater in the area. Engineers have estimated costs for needed improvements and the City will need to invest in these improvements at the time of development. This will be coming to City Council for discussion.

**UPDATE 5 – 12/4:** The final plat for Lyla Corners was approved by City Council on Tuesday, November 24, 2020. Second reading of that ordinance will take place December 8, 2020.

**UPDATE 6 – 12/17:** The second reading of the ordinance approving the final plat of Layla Corners passed on December 8, 2020.

**UPDATE 7 – 1/26:** Site Improvement Plans for Lyla Corners were received yesterday (01/25). City staff as well as City Engineers will be reviewing in the coming days.

**UPDATE 8 – 2/22:** Progress continues with review of Site Improvement Plans for this development.

The developer is moving forward with the TIF process; in September preliminary work on the required blight study was completed. The final Blight Study for this project will be completed over the next several weeks in preparation for the review by the Aurora City Council. City staff will be working on the formation of the TIF Commission for this project.

**UPDATE 9 – 3/9:** The Developer has submitted the finalized TIF plans for this development. The TIF Commission hearing is tentatively scheduled for April 29, 2021.

**UPDATE 10 – 3/23:** City Engineers have completed Stormwater Review for the Lyla Corners Development and have concerns that the proposed stormwater design will generate increased peak runoff flowrates from the site and will, therefore, increase downstream flooding. City Engineers and City Staff have requested additional information from the developer regarding the site.

**UPDATE 11 – 4/12:** Developer's engineers have resubmitted Stormwater plans using new methodology. Plans are being reviewed by City engineers and City Staff; TIF Commission hearing is scheduled for April 29<sup>th</sup>.

**UPDATE 12 – 4/27:** Stormwater Improvement requirements outlined by the City have been accepted and Site Improvement Plans will be approved, pending final documentation.

TIF Commission Public Hearing is scheduled on April 29, 2021 at 5:00 p.m.

**UPDATE 13 – 5/11:** TIF Commission Public Hearing was held on April 29, 2021. The TIF Commission voted to approve the resolution for Lyla Corners Tax Increment Financing Plan.

**UPDATE 14 – 5/25:** Lyla Corners Tax Increment Financing Plan will be presented to Council tonight, 5/25/2021.

**UPDATE 15 – 6/8:** Tax Increment Financing Plan was passed by Council at the last meeting. Pre Construction meeting with Contractor scheduled for Wednesday, June 9, 2021.

**UPDATE 16 – 6/22:** Land disturbance permit has been issued and land clearing has begun.

**UPDATE 17 – 10/12:** Construction continues steadily with inspections completed for curb and gutter installation, sewer infrastructure and new street cutting.

**UPDATE 18 – 11/9:** Contractor is coordinating with Blevins Asphalt for paving of streets.

**UPDATE 19 – 12/14:** Wastewater Department staff is conducting testing of the sewer infrastructure today with the contractor on site.

**UPDATE 20 – 12/29:** Sewer infrastructure has passed all testing and inspection. Final inspection of preliminary site development will be completed this week.

**UPDATE 21 – 1/11:** Final inspection of preliminary site development passed.



## SILVER MAPLES ESTATES PROJECT – Highway 60 and Business Highway 60 Intersection

This is a retail and residential development project that is being proposed for the NW corner of the Business Highway 60 and Highway 60 Intersection. This is a mixed use retail and residential development. Phase 1 is focusing on the development of a residential neighborhood with approximately 40+ lots for housing. The development also has future plans for retail development that parallels highway 60 on the North side of the highway.

**UPDATE 1:** Our Economic Development Counsel (Gilmore and Bell) is currently working on the blight study as well as other documentation and work that is required for using the Tax Increment Financing (TIF) program as has been requested by the developer.

**UPDATE 2 – 9/22:** Staff provided documentation regarding property blight upon request of Gilmore and Bell.

**UPDATE 3 – 10/13:** Staff received construction plans and drawings. Copies sent to Allgeier, Martin and Associates for review. The required documentation is moving forward regarding blight findings and the development plan being reviewed with the developer's counsel and the City's ED counsel at this time. We are working as diligently as we can on this to get it completed.

**UPDATE 4 – 10/27:** Staff received City engineer's response to plans. City staff will review recommendations and forward to developer's engineers.

**UPDATE 5 – 12/17:** Staff awaits submittal of revised plans/final plat from Developer.

**UPDATE 6 – 1/12:** Staff received Final Plat of Silver Maples development. City Engineers and City staff are currently reviewing the final plat submission and site improvement plans.

**UPDATE 7 -1/26:** Staff continues to review site improvement plans. The final plat of Silver Maples Estates will be coming to Planning & Zoning as well as City Council for approval in the coming weeks. DNR has approved the sewer extension for this housing development.

**UPDATE 8 – 2/9:** The final plat for Silver Maples Estates will be presented to the Planning & Zoning Commission at the meeting scheduled for March 2, 2021.

The developer is moving forward with the TIF process; in September preliminary work on the required blight study was completed. The final Blight Study for this project will be completed over the next several weeks in preparation for the review by the Aurora City Council. City staff will be working on the formation of the TIF Commission for this project.

**UPDATE 9 – 3/9:** The Developer has submitted the finalized TIF plans for this development. The TIF Commission hearing is tentatively scheduled for April 29, 2021.

**UPDATE 10 – 3/23:** The second reading approving the Final Plat of Silver Maples

Estates will come to Council Tuesday, March 23, 2021.

**UPDATE 11 – 4/12:** TIF Commission Hearing scheduled for April 29, 2021.

**UPDATE 12 – 5/11:** TIF Commission Public Hearing was held on April 29, 2021. The TIF Commission voted to approve the resolution for Silver Maple Estates Tax Increment Financing Plan.

**UPDATE 13 – 5/25:** Silver Maple Estates Tax Increment Financing Plan will be presented to Council tonight, 5/25/2021.

**UPDATE 14 – 6/8:** Tax Increment Financing Plan passed by Council at the last meeting. Pre Construction meeting with Contractor scheduled for Monday, June 14, 2021.

**UPDATE 16 – 6/22:** Pre Construction meeting held. Land clearing will begin in coming days.

**UPDATE 17 – 7/13:** Land clearing has begun. A request from the developer has been made for a variance to the setback requirements outlined in City Code regarding the lots on this development. A formal appeal has been made to the Board of Zoning Adjustment. That meeting is scheduled for Thursday, August 19, 2021 at 6:00 p.m.

**UPDATE 18 – 8/24:** Meeting held August 19, 2021 regarding request for variance to setbacks. The Board of Zoning Adjustment approved the variance. Developer's engineers will be sending revised documents with adjustments to utility easements. Construction continues on the site.

**UPDATE 19 – 10/12:** Construction continues steadily with pressure testing of sewer lines and manholes complete.

**UPDATE 20 – 12/14:** Construction continues with paving partially complete.

## South Pointe Ridge

This project is a housing development slated to be located at the corner of Hudson and Prosect streets. Initial Concept is that this development will be a mixed residential that includes single family residential (R-1) homes and multi-family residential (R-3). The initial Phase includes 22 lots with over half of the lots slated for single family residential.

City Staff are working with the developer regarding annexation into the City and the extension of sanitary sewer for this development.

**UPDATE 1 – 10/13:** Staff will be scheduling a pre-development meeting with developer and utility companies for planning.

**UPDATE 2 – 10/27:** Pre-Development meeting scheduled for October 29, 2020. City staff as well as representatives from utility companies will be in attendance, along with representatives of developer.

**UPDATE 3 – 11/20:** Pre-Development meeting was held on October 29, 2020. This was a very successful meeting as representatives from City departments as well as utility companies were present. The round table discussion proved very beneficial for identifying needs for the developer. Discussion is continuing regarding requirements for the official site plan.

**UPDATE 4 – 2/9:** A representative of the developer has been in contact with City staff this week regarding sewer service and streets for the proposed development. Conversation & work are continuing for site plan presentation.

**UPDATE 5 – 4/12:** Conversation ongoing regarding site plan and infrastructure plans and requirements.

**UPDATE 6 – 6/8:** Discussion regarding sewer infrastructure will be coming before Council at an upcoming meeting.

**UPDATE 7 – 7/13:** Meeting scheduled with the developer for Monday, July 19<sup>th</sup> at 4:00 p.m. This meeting will be for review and execution of the agreement for the sewer extension as well as the initial application steps for the annexation.

**UPDATE 8 – 8/9:** Meeting held with developer for execution of sewer extension/annexation documents. Documents are currently being reviewed by developer.

**UPDATE 9 – 10/12:** Agreement documents for sewer extension and annexation have been executed. Planning & Zoning meeting scheduled for November 2, 2021 to consider annexation and zoning. City engineers are beginning design work.

**UPDATE 10 – 11/9:** Annexation and zoning considered via Public Hearing by Planning & Zoning Commission on November 2, 2021 with recommendation of approval to Council. Will be on the City Council agenda November 9, 2021.

**UPDATE 11 – 12/14:** Community Development Director met with Developer's engineer this week to discuss requirements for site plan and procedures for working through that process.

## Aurora Marketplace

The Aurora Marketplace is a retail development that is located just South of Wal Mart. This development was developed using the TIF program and approved by the City of Aurora in early 2018. Dollar Tree has been open since the summer of 2018.

**UPDATE 1- 10/13:** The second building has been completed and has been vacant since last fall. We have been in contact with the developer and are happy to report that the developer has a retailer lined up and is moving forward with finalizing the contracts. We have not been notified who the new retailer is at this time.

**UPDATE 2 – 11/20:** Building permit for infill has been issued. This will allow Contractors to finish the inside of the building to suit the coming tenant.

**UPDATE 3 – 1/12:** Plumbing infill inspection for a portion of the multi-tenant building has been done.

Property owner has made official request for a Minor Subdivision/Lot Split dividing the property into two parcels, each parcel to house one of the existing structures. Public Hearing regarding that request is scheduled for the Planning & Zoning meeting scheduled for Tuesday, January 19, 2021.

**UPDATE 4 – 1/26:** Minor Subdivision/Lot Split request was approved by Planning & Zoning on January 19, 2021. Request coming to City Council for final approval on January 26, 2021.

**UPDATE 5 – 2/9:** Staff has received information regarding two different businesses that have possibly committed to use of space in the multi-tenant building. Final building construction and infill are ongoing.

**UPDATE 6 – 3/9:** Final inspection has been completed at one of the suites within the multi-tenant building and business license has been issued.

**UPDATE 7 – 3/23:** Building permit for signage at the final suite has been received by Community Development Department and a third business has been identified for occupancy.

**UPDATE 8 – 5/11:** Sign installation is complete for El Pablano Mexican Grill & Cantina. Building permit for infill to finish the building to specs for said restaurant has been issued.

**UPDATE 9 – 5/25:** Infill construction continues.

**UPDATE 10 – 12/29:** City Staff will be scheduling a meeting with developer and tenants to take place after the first of the year in order to obtain updated information regarding this infill process.

## Riddle Development (Pending)

Property owner of an approximate 10 acre tract of land, located on W Hadley Street, has contacted the Community Development Department regarding development of the property. This is a proposed residential development with a proposal for 20 – 24 single family residential structures. A Pre-Development meeting has been scheduled for February 26, 2021. More updates on this project will be forthcoming as it progresses.

**UPDATE 1 – 3/9:** Pre-Development meeting was held on February 26, 2021 where representatives from utility companies, City staff and the developer were present. City staff is working to answer initial questions posed by the Developer. Site planning will continue.

**UPDATE 2 – 3/23:** Developer has made application for rezoning involving this property. Request is scheduled to be heard by the Planning & Zoning Commission meeting scheduled for Tuesday, May 4, 2021.

**UPDATE 3 -5/11:** Planning & Zoning meeting was held May 4, 2021. Planning & Zoning Commission denied the request for rezoning the topic property from R-1 Single Family Residential to R-2 Two Family Residential. Developer has withdrawn his request and does not wish to appeal to City Council at this time. Conversations with Developer are continuing for engineered Site Plan. Site plan process will include review of site layout, proposed construction, infrastructure, stormwater management, etc.

**UPDATE 4 – 5/25:** Developer has requested permitting paperwork for Land Disturbance permit. Official application has not yet been received.

**UPDATE 5 – 12/29:** City Staff will be scheduling a meeting with developer to take place after the first of the year in order to obtain updated information regarding this proposed development.

## Silo Farms

A presentation came to Council in 2020 with explanation of intended renovation of the MFA Silos for an innovative mushroom production facility.

**UPDATE 1 – 4/27:** Update meeting was held with City Staff on Wednesday, April 21, 2021. Renovations have been slower than planned but still proceeding. The owner hopes to be beginning production in coming months. Tapping to the City sewer main was discussed as well as plans for future needs regarding utilities.

**UPDATE 2 – 6/8:** Property owner reported damage to equipment from the May 17<sup>th</sup> flood. Construction postponed approximately 2 weeks for repairs.

**UPDATE 3 – 7/13:** General construction has restarted and the project continues to move forward.

**UPDATE 4 – 12/14:** Staff met with Developer on December 9, 2021 for follow-up and to discuss the possibility of utilizing the Missouri PACE Program in relation to energy upgrades at the facility. City Staff is reviewing requirements for this program and identifying needs.

## A2Z Glass

Plans have been received and reviewed for the construction of a new commercial building at 1214 S Elliott Avenue. Permit has been issued.

**UPDATE 1 – 8/10:** Recent meetings have been held between City Staff, Developer and their Contractors. Construction has begun with initial footing inspection completed this week.

**UPDATE 2 – 10/12:** Construction continues steadily with inspections ongoing.

## Proposed Future Developments

**October 26, 2021:** City staff has held pre-development meetings with two local companies that have intent to expand and develop within the City limits of Aurora. These conversations are in early stages and both developers have requested anonymity as we proceed with initial discussions.

**December 29, 2021:** City staff received contact from an engineer working on a possible future housing development consisting of approximately 20 lots. Staff is currently reviewing original platting and will hold future conversations with developer and engineers.

Jon Holmes  
City Manager  
City of Aurora  
Phone: 417- 678-5121  
Email: [jholmes@auroramo.gov](mailto:jholmes@auroramo.gov)

Carrie Howlett  
Community Development Director  
City of Aurora  
Phone: 417-678-5121  
Email: [chowlett@auroramo.gov](mailto:chowlett@auroramo.gov)

