

Aurora City Council Meeting Minutes
Aurora City Hall
City Council Chambers
2 W. Pleasant
Aurora, Missouri
Tuesday, January 12, 2021 - 6 P.M.

1. CALL TO ORDER: Mayor Ferguson called the meeting to order at 6:00 p.m.

2. PRAYER AND PLEDGE: Mayor Ferguson led the Council in prayer and the Pledge of Allegiance.

3. ROLL CALL

Mayor Doyle Ferguson – present
Chairman Pro Tem Jason Lewis – present
Councilwoman Dawn Oplinger – present
Councilman Don McWade – present
Councilwoman Theresa Pettit – 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.

No Public Comment at this time.

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.

Nothing at this time.

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 22, 2020

6.II December 2020 Appropriations

Councilwoman Oplinger made a motion to approve the Consent Agenda. Chairman Pro Tem Lewis seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

7. OLD BUSINESS

None

8. NEW BUSINESS

8.I Discussion - E911 Dispatch Transfer Update

City Manager Holmes introduced Bonnie Witt-Schulte to give an update on how the 911 transfer is going so far. Ms. Witt-Schulte advised Council that as of last Tuesday at 1:00 p.m. 911 services were fully switched over to dispatch from Monett. She went on to explain any problems that they have worked through so far and that she will be providing monthly reporting to the city and Council. Discussion held with Council regarding secure email and dead spots within the area.

Chief Witthuhn addressed Council with his thoughts regarding the 911 transfer. He explained that Bonnie is working well with his department but the transfer of information is not going well and there may be a need for a new CAD system.

8.II Discussion - Transient Camp At Springfield And St. Louis - Update

Discussion:

Jon Holmes, City Manager

Chief Richard Witthuhn, Aurora Police Dept.

Carrie Howlett, Community Development Director

City Manager Holmes addressed Council regarding the camp at Springfield and St. Louis. He explained what we legally can do, appropriate actions and the rights of the individual.

Chief Witthuhn explained to Council that his department has made contact with the individual and that she has refused any help offered to her. He also told Council at this point the individual has disappeared and they have been unable to locate her.

Community Development Director Carrie Howlett addressed Council with an update on actions taken within her department. Code Enforcement has been working on this since October but due to COVID and the limited amount of court days it has taken longer than she would like. Letters have been sent to the property owner and a summons to court has been issued for March 16th. Director

Howlett went on to say that city staff will be moving forward with a request to the Municipal Judge for a search warrant to abate the nuisance and have the property cleaned up. All items will be secured for a period of 120 days to allow the property owner to claim property. Council members had no rebuttal to plan of action.

8.III Property Donation Request - 118 E Springfield Street

Community Development Director Carrie Howlett addressed Council with a property donation request. Director Howlett advised Council that the property owner now resides in California and does not have the financial means to take care of this property. She advised that the city already has a property lien on the property in question and that she is working on a plan to get donated properties back on the tax roll.

Councilwoman Oplinger made a motion to approve the Property Donation Request of 118 E Springfield Street. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

8.IV Resolution 2021-1770

A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE SOUTHWEST MISSOURI COUNCIL OF GOVERNMENTS (SMCOG) FOR THE COMPLETION OF A REVISION OF THE CITY OF AURORA COMPREHENSIVE PLAN

City Manager Holmes explained to Council what a Comprehensive Plan is and the history of the city's current Comprehensive Plan. He introduced Jason Ray and Brandon Jenson with Southwest Missouri Council Of Governments.

Jason Ray gave Council a history of their organization, state statutes, what they do, and cities they have worked with.

Brandon Jenson explained to Council the plan they have put together, steps and details of the process, what they will try to identify, and the importance of community involvement.

Councilwoman Pettit made a motion to approve Resolution 2021-1770. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

8.V First Reading Of Ordinance 2021-3213

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI AMENDING THE 2020 BUDGET

City Manager Holmes explained the need for the budget amendment and why both readings are on this agenda.

Councilwoman Oplinger made a motion to approve the First Reading of Ordinance 2021-3213. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

8.VI Second Reading Of Ordinance 2021-3213

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI AMENDING THE 2020 BUDGET

Councilwoman Pettit made a motion to approve the Second Reading of Ordinance 2021-3213. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

9. STAFF REPORTS/ORGANIZATIONAL BUSINESS

1. Board Liaison Reports

Councilwoman Oplinger reported there will be a Hospital Board Meeting on Thursday.

Mayor Ferguson reported that he had attended a Bright Futures Board Meeting and a HUD Meeting.

Councilman McWade reported that he will be attending the Planning & Zoning Meeting on January 19th.

Councilwoman Pettit reported that she attended the Southwest Missouri Solid Waste Management Meeting.

Chairman Pro Tem Lewis reported that the Airport Board's last meeting did not have a quorum and that there had not been another meeting.

2. City Manager Report

Full report attached.

10. CLOSED SESSION

Pursuant to RSMo 610.021

(1) Legal actions, causes of action or litigation involving public government body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

Councilwoman Oplinger made a motion to move into closed session at 7:14 p.m. Chairman Pro Tem Lewis seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

Councilwoman Oplinger made a motion to move into open session at 7:41 p.m. Chairman Pro Tem Lewis seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

11. ADJOURNMENT

Chairman Pro Lewis made a motion to adjourn the meeting at 7:42 p.m. Councilwoman Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

APPROVED:

Doyle Ferguson, Mayor

ATTEST:

Kimberly Breedlove, City Clerk

To: Mayor Ferguson & Aurora City Council
From: Jon Holmes, City Manager, City of Aurora
Re: City Manager Report
Date: Thursday, January 21, 2021

Dept. Items

- **Police**
 - Memo from Chief Witthuhn has been distributed to Council
 - Chief Witthuhn is working on a recommendation regarding staff adjustments for the dispatch staff. That will come before Council for discussion at the Council Meeting on the 26th

- **Fire**
 - Received the bids for fire suppression skid unit for the replacement of the Brush truck unit that was approved in the FY2021 budget.
 - Chief Ward was made aware of a grant through Dept. of Conservation that would reimburse the City \$4,500 of this purchase.

- **Street & Cemetery**
 - Leaf pickup is completed for the year. Citizens will still be able to drop off leaves at the wastewater plant yard waste drop-off site.
 - Brush/Limp pickup in response to the storm was done last week, they will be working on it this week as well.
 - Christmas Decorations are down for the year, the hard work of the street staff getting those done this year is greatly appreciated.
 - Working on proposed street projects for the upcoming year.
 - Beginning planning work on Cemetery capital projects for this year.

- **Park**
 - Finishing concrete work on Madison Street
 - Beginning work on Park capital projects for this year

- **Stormwater**
 - Nothing to report

- **Wastewater**
 - Staff have been attending trainings to maintain Wastewater licenses

- **Admin. & Finance**
 - City Hall windows completed.
 - City Hall reopened last week.
 - Capital Planning Work-session – Rescheduling that for the 28th of January
 - Park Board is being invited
 - This meeting is open to the public

- New Council Member – Handbook and Orientation – Scheduled for April 8th
- Sunshine Law training – staff have concerns about the Sunshine Law for our various Boards and Commissions. We would like to schedule mandatory training for our Boards and Commissions for this issue; staff would provide this information/training.
- Economic Development Report – see separate update.
- Finance Dept. is working on year-end items and beginning work for the annual audit. Pre-Audit staff will be here the first week in February, and Marshall Decker will be here 3rd or 4th week of February. We will receive the Audit, and have Marshall present the Audit to Council in April.
- CARES Act Funding - We were awarded \$122,000 for reimbursement of expenses related to COVID response and we received that today.
- Working on trash issues including the “dumpster diving” concern. Met with Ken today to discuss this issue.
- I have been asked to be the Co – Chair for the SWMO Solid Waste District. I would like to do that if the Council has no objections. Primary duties would be to serve as chair for the monthly meetings in the event that the Chair is absent.
- Met with our engineers to begin discussing projects:
 - the downtown pavilion and the process for completion of that project
 - next stormwater project(s)
- **Human Resources Notes:**
- Employee Appreciation Dinner – **Postponed – Date TBD**
- Received applications for two positions in the street dept. Staff are scheduling interviews for those positions.

- **Community Development**

- Planning and Zoning meeting scheduled for January 19th.
- Currently we are working under the 2006 Intl. Building Codes (IBC), we will be bringing the 2018 Intl. Building Codes before the Council for adoption at the January 26th Meeting
- Fire Alarm/Fire Sprinkler system has been returned to functional

Meetings/Events Attended:

- Christmas and New Years – Few Meetings

Upcoming Meetings and Events Attending

- Christmas Holidays – City Offices Closed – 24th & 25th
- New Years Day Holiday – City Offices Closed – January 1st

Tentative Upcoming Agenda Items:

- 2018 Intl. Building Codes adoption – January 26th Council Meeting

- Municipal (Financial) Advisor Discussion – January 26th Council Meeting

- **Save the Date ~ MML Events and Conferences:**
 - **Legislative Conference – February 9th and 10th Jefferson City**

Join fellow local leaders from across the state at the MML Legislative Conference to share information, learn about legislative issues, and visit with state legislators. The Conference will provide you with a unique opportunity to: ♦ Learn more about the issues pending in the Legislature; ♦ Participate in discussions with legislators and peers on a wide range of municipal issues; ♦ Visit informally with Senators and Representatives during the legislative reception; ♦ Hear first-hand from invited state officials and learn more about their programs and how they will affect your city.

 - **Elected Officials Training Conference – June 10th – 11th Columbia**

This Conference provides a nuts and bolts review of the myriad of important issues municipal officials need to be familiar with from Sunshine Law to budgets, from public official liability and conflicts of interest to leadership those are just a few of the topics to be covered. While the Conference focuses on providing the knowledge base that newly elected municipal leaders need to govern effectively, the changes that continually occur in the municipal arena make this a Conference that all officials should attend.

 - **MML Annual Conference – September 26th – 29th – St. Louis**

The MML Annual Conference brings together nearly 700 municipal officials from across Missouri for training, networking and the latest tools for local government success.

There are strong sessions for this Conference on a variety of topics local officials face every day. Many sessions apply as credit toward the Municipal Governance Institute, where you can become a Certified Municipal Government Official.



CITY OF AURORA

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Economic/Community Development Updates

January 21, 2021

MARETH ENTERPRISES PROJECT – 107 S. Washington Street

This project is being proposed to rehabilitate this building in order to ensure its viability for a business or industry. The building, if left in its current state would continue to deteriorate further. Mareth Enterprises has purchased the building and will be rehabilitating the building to get it back to code and usable condition. The stated goal of Mareth Enterprise is to be able to attract a viable business to occupy the building once the blight issues of this property have been addressed and the building is back in good shape.

UPDATE 1 – 10/13: The formation process for the redevelopment corporation is nearing completion. Once that is done, documents will be finalized, notification sent and meeting date for the required public meeting will be selected. The required documentation is moving forward regarding blight findings and the development plan being reviewed with the developer and the City's ED counsel at this time.

UPDATE 2 – 10/27: Redevelopment corporation documents have been filed with the Missouri Secretary of State's office. Discussion of scheduling required public meeting taking place this week.

Update 3 – 11/10: A Public Hearing has been scheduled for the Aurora Downtown Redevelopment Corporation Chapter 353 Development Plan from Mareth Enterprises, LLC for 1.5 Acres of Property located at 107 South Washington Avenue in Aurora. This Public Hearing will be held on November 24th 2020, at 6:00 PM at Aurora City Hall, Council Chambers. 3rd Floor 2 W. Pleasant Street.

Update 4 – 11/20: The first meeting of the Redevelopment Corporation for Mareth Enterprises has been scheduled for Monday, November 23rd, 2020 at 3:00 p.m. in Council Chambers. The previously scheduled Public Hearing remains scheduled for Tuesday, November 24th, 2020 at 6:00 p.m.

Update 5 – 12/4: The first meeting of the Redevelopment Corporation for Mareth Enterprises was held on Monday, November 23, 2020 and officers of the Corporation were appointed. Secretary of State's acknowledgement of the

Corporation is pending. The Public Hearing was held at the City Council meeting held on November 24, 2020 and the ordinance approving the redevelopment plan and declaring the property a blighted area was passed.

UPDATE 6 – 12/17: The initial draft of the Redevelopment Agreement has been received from Gilmore & Bell. The process continues to progress steadily.

UPDATE 7 – 1/12: Awaiting Secretary of State's acceptance and filing of Corporation formation.

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.

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.

LIBERTY DEVELOPMENT – 509 E. Church Street – 10/13

Liberty Utilities is moving forward with their planned development at 509 E. Church Street. Preliminary site clean-up and preparation has begun. Temporary construction traffic has begun for delivery of equipment. Liberty Utilities and construction crews will make efforts to minimize construction traffic when possible.

UPDATE 1 – 10/13: Staff along with members of Council had conference call with Liberty Utilities regarding neighborhood concerns. Liberty will be issuing release of information regarding intended use of College & Rinker entrance. Entrance will be used for emergency situations such as fault in main gate or natural disaster.

UPDATE 2 – 10/27: Liberty Utilities has removed the College & Rinker entrance from construction plans. Dirt work has begun at the site.

UPDATE 3 – 11/20: Concerns regarding rock from the Liberty development entering the roadway on Church Street have been addressed. Contractors have acknowledged the concern and resolved the issue. Construction continues with inspections completed for site and temporary electric.

UPDATE 4 – 12/4: Construction progress is actively continuing.

UPDATE 5 – 1/12: Footing inspections have been completed. Construction, though affected by weather, progresses steadily.

Taco Bell – 2026 S. Elliott Street Project – New Fast-Food Business

Staff has been working with the developers that are working on this property. Currently they are finalizing construction plans for replacing the service lines for sanitary sewer service. They will be tearing the old building down and building a new building. This is slated to be a new Taco Bell and the developer has stated that they would like to be open by the beginning of the year or shortly after the new year.

UPDATE 1 – 10/13: Developer is moving forward with proposal. Permit application for demolition of existing structure has been received by staff and awaiting confirmation of property change of ownership. Construction plans for the new building have been received and are in review.

UPDATE 2 – 11/10: The property has closed and the sale is complete. We received confirmation of this and we have issued a demolition permit. The contractor informed us that the building should be down in the next few days.

UPDATE 3 – 11/20: Demolition of the old structure is complete and final demolition inspection complete. New construction has begun with inspections this week for site, sewer, grease trap, plumbing, electrical and footings. Contractor targets completion within, approximately, 60 days.

UPDATE 4 – 12/4: Partial framing inspections have been completed and progress continues quickly.

UPDATE 5 – 12/17: Wall and insulation inspections have been completed.

UPDATE 6 – 1/12: Interior inspections have begun.

South Pointe Ridge (Pending)

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.

Aurora Senior Villas (Pending)

This project is a senior housing project located at 125 W. Hadley Street. This development is slated to be completed in two phases. Phase 1 includes 24 units in 4 – 6 plex buildings. This development will provide needed housing for senior residents at a central location within our community approximately two blocks from the intersection of Hadley St. and Elliott Ave. The developer is working with the Missouri Housing Development Commission regarding funding for this project. The City has passed a resolution of support for this development at this time.

UPDATE 1 – 10/13: Developer requested secondary letters from the City regarding zoning and conformance with the City's Comprehensive Plan. Staff provided requested documents. Developer continuing to seek funding.

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.

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