

Aurora City Council Meeting Minutes
Aurora City Hall
City Council Chambers
2 W. Pleasant
Aurora, Missouri
Tuesday, January 26, 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.

There was 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.

Mayor Ferguson asked City Manager Holmes to give an overview of what would be discussed at the Thursday, January 28, 2021 meeting. City Manager Holmes stated the meeting would be regarding capital projects that the city might be interested in moving toward in the future. He explained that he made a post on Facebook to get feedback from the community on what they would like see happen within the community.

Mayor Ferguson asked City Manager Holmes if the voting lights could be moved to accommodate the new seating arrangement. City Manager Holmes stated that if Council was comfortable the new seating arrangement he would look into getting the voting lights moved.

Mayor Ferguson took this time to thank staff for the amazing job they did putting together the agenda packet. He also commented on the great job by Community Development Director Carrie Howlett on the information supplied regarding her agenda items.

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 January 12, 2021

6.I January Appropriations

Councilwoman Oplinger made a motion to approve the Consent Agenda. Councilwoman Pettit 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 Resolution 2021-1771

A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MCLINEY AND COMPANY FOR PROFESSIONAL SERVICES FOR MUNICIPAL ADVISORY SERVICES

Eddie McLiney with McLiney and Company addressed Council with the background of the company, the effect of the Dodd-Frank Act on the title of Municipal Advisor, and fiduciary duty. The handout provided to Council is attached.

Discussion with Council, City Manager Holmes and Eddie McLiney regarding interest rates, current projects they are working on, and an explanation of fees charged.

Councilwoman Oplinger made a motion to approve Resolution 2021-1771. 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.II Resolution 2021-1772

A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF A REPLACEMENT PICKUP/WORK TRUCK TO BE USED IN THE CITY OF AURORA FIRE DEPARTMENT

City Manager Holmes explained to Council the unique opportunity the city has with this vehicle and the reasons for deviating from the state bid.

Chairman Pro Tem Lewis made a motion to approve Resolution 2021-1772. 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.III Resolution 2021-1773

A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF A REPLACEMENT BRUSH TRUCK TO BE USED IN THE CITY OF AURORA FIRE DEPARTMENT

City Manager Holmes reminded Council that this was a budgeted item and that it is the chassis only. Chairman Pro Tem Lewis asked for clarification on the remaining items being within the budgeted amount. City Manager Holmes explained that it would but went on to explain the procedure in the event it went over the budget.

Chairman Pro Tem Lewis made a motion to approve Resolution 2021-1773. 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.IV Resolution 2021-1774

A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF A JEEP CHEROKEE LATITUDE SUV TO BE USED IN THE COMMUNITY DEVELOPMENT DEPARTMENT

City Manager Holmes explained to Council that this is a state bid purchase. He explained to Council that he had asked Community Development Director Carrie Howlett to reach out to Mayse Automotive and see if they could match the state bid. He discussed what Director Howlett had found out and what that means to the city. He explained the purpose of the state bid and the difference between the vehicles in question.

Councilwoman Oplinger made a motion to approve Resolution 2021-1774. 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.V Special Use Permit Appeal - Resolution 2021-1775

A RESOLUTION OF THE CITY OF AURORA, MISSOURI APPROVING A SPECIAL USE PERMIT FOR A FENCE TALLER THAN 3' IN A FRONT YARD LOCATED AT 928 S MADISON AVE

Community Development Director addressed Council with the background on the appeal for the Special Use Permit and the decision made by the Planning and Zoning Commission.

Property owner Mark Paynter addressed Council with information regarding the purpose of the fence, future plans for the fence, and why construction of the fence had stopped. Discussion was held with Director Howlett, City Manager Holmes, and Mr. Paynter about the property he owns, property lines, conformity to city code and what other options he might have. Chairman Pro Tem Lewis requested that Director Howlett meet with the property owner to discuss options the property owner has so that he is not incurring a second round of violations.

Councilwoman Oplinger made a motion to deny the Special Use Permit Appeal - Resolution 2021-1775. 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.VI Discussion - Street Maintenance Planning

Public Works Superintendent Jason Jordan addressed Council with proposed street work for 2022-2023, the need to work with Liberty Utilities, and the cost savings involved with pressure paving. His full report is attached.

8.VII First Reading Of Ordinance 2021-3214

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, REPEALING TITLE V "BUILDING CODE" CHAPTER 500 "BUILDING REGULATIONS" BY REPLACING IT WITH A NEW CHAPTER 500 "BUILDING REGULATIONS"

Community Development Director Carrie Howlett addressed Council with the proposed changes to the building codes. She referred to the memo she provided to Council regarding the next three agenda items and offered to answer any questions.

Councilwoman Oplinger made a motion to approve Ordinance 2021-3214. 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.VIII First Reading Of Ordinance 2021-3215

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, REPEALING TITLE V "BUILDING CODE" CHAPTER 520 "FIRE CODE AND FIRE PROTECTION" BY REPLACING IT WITH A NEW CHAPTER 520 "FIRE CODE AND FIRE PROTECTION

Community Development Director Carrie Howlett addressed Council regarding changes to the fire code and relayed the message that Fire Chief Robert Ward had consulted on and approved the changes made.

Councilwoman Oplinger made a motion to approve Ordinance 2021-3215.

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

8.IX First Reading Of Ordinance 2021-3216

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, AMENDING CHAPTER 525 "MOBILE HOME PARKS" SECTION 525.600 "FIRE PROTECTION" AND CHAPTER 530 "SIGNS AND ADVERTISING" SECTION 530.010 "SIGN CODE ADOPTION"

Councilwoman Oplinger commented that she liked the marking on the houses that it is legible and easy to read. She commented how much easier it made deliveries during the Come and Dine program. Director Howlett stated that it has been a growing topic in her office and she wanted it to be easier to understand.

Councilwoman Oplinger made a motion to approve Ordinance 2021-3216.

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.X First Reading Of Ordinance 2021-3217

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI ACCEPTING AND APPROVING THE REQUEST FROM GUFFEY PROPERTIES/LBO DEVELOPMENT II LLC FOR A LOT SPLIT INVOLVING 300 E. DYER STREET

Community Development Director added engineer Wesley Busch of BFA Engineering via telephone. Director Howlett stated that this a straight forward lot split. The lot split was approved by the Planning and Zoning Commission at the January 19, 2021 meeting.

Councilwoman Oplinger made a motion to approve Ordinance 2021-3217.
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 that she had attended the Hospital Board Meeting. She stated that they are doing hiring, promotions, and the great job they have done through the COVID pandemic.

Councilman McWade attended the Planning and Zoning Commission Meeting January 19th.

2. City Manager Report

Full report attached.

10. ADJOURNMENT

Councilwoman Pettit made a motion to adjourn the meeting at 7:44 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



What's a Municipal Advisor?

"If you think it's expensive to hire a professional to do the job, wait until you hire an amateur."

Red Adair (Pioneered Oil-Well Firefighting)

PROTECTING A MUNICIPALITY'S INTEREST

Following the Great Recession and economic crisis of 2008, the *Dodd-Frank Wall Street Reform And Consumer Protection Act* was created and passed in 2010. Its intention was to prevent another recession while bringing oversight to regulator gaps in the financial markets.

The Dodd-Frank Act created a new title of "Municipal Advisor" (MA) requiring MAs to be registered with federal Securities and Exchange Commission (SEC).

Municipal Advisors were created by the Dodd-Frank Act to address concerns that the advisors of municipalities were providing important public financing advice without any oversight.

It also requires municipal advisors to hold a **fiduciary duty** to any municipality they advise.

FIDUCIARY DUTY

The advisor has a fiduciary duty imposed by the Securities and Exchange Commission to put the issuer's interest ahead of its own, and all others, which means the advisor must ensure that all aspects of the bond issue favor the issuer.

Naturally there is a balance that must be struck between investor interests and those of the political subdivision, but without an independent advisor on board, the elected officials are left without any independent advice on what that balance should be. Examples of details that must be balanced between investor and issuer best interests include call features, couponing structure, and underwriter compensation.

WHO'S LOOKING OUT FOR YOU?

It is critical to understand that the investment banker / bond underwriter (the bond buyer) has its first allegiance and duty to investors, not the bond issuer. As a result, the bankers are obliged to design the bond issue to first meet investor preferences, and only secondarily to shape the issue to meet the municipality's best interests.

QUOTE FROM A UNDERWRITER'S DISCLOSURE

"...Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer..."

The Roles of the Various Professionals in a Bond Issue

Issuer

1. Determine Project Scope
2. Assist with preparation of disclosure data
3. Provide input for financing plan
4. Make rating & insurance presentations
5. Make bond payments

Municipal Advisors

1. *Assist with the selection of other professionals* required to execute the debt issuance
2. Assist with the preparation of the Official Statement
3. Provide financing plan and structuring advice
4. Provide rating agency preparation assistance
5. Provide bond insurer preparation assistance
6. Provide a supplemental work resource for the issuer's financial staff
7. Report unbiased market assessments and pricing analyses
8. Provide post sale/construction period financial analysis
9. Assist with selection of investment adviser for proceeds
10. Provide on-going market surveillance and notice of refinancing opportunities

Bond Counsel

1. Prepare bond resolution
2. Assist with election documents and calling election
3. Provide Official Statement / disclosure preparation assistance
4. Prepare various deal related legal documents
5. Provide legal opinion to investors

Investors

1. Purchase bonds
2. Receive interest and principal payments from paying agent

Underwriter

Investment Bankers

1. Perform due diligence on disclosure
2. Prepare sales force to market bonds

Trader

1. Sets initial interest rate scale
2. Re-price issue if necessary
3. Determines amount of sale that firm will actually underwrite

Sales Force

1. Market and sell bonds

Rating Agencies/Bond Insurers

1. Review creditworthiness of Issuer
2. Rating agencies issue bond rating
3. Insurance companies insure issue (if economically beneficial)

Paying Agent/Registrar (a bank)

1. Authenticate bonds
2. Receive interest and principal payments from issuer
3. Make interest and principal payments to investors

Proposed Street Work For 2022-2023

(subject to change)

Walnut- Elliott to Hudson	1000/ ton
Terrace-Dead end to Church St	1500/ ton
Roosevelt- Church to Locust	600 / ton
Sherri Ln- Springfield to Hadley	675/ ton
Tyler- Hadley to Springfield	430/ ton
W. Plumb- Carnation to Tyler	175/ton
W. Pearl- Carnation to Tyler	175/ton
W. Elm-Carnation to Tyler	175/ton
Carnation-City Limit to Daniels	900/ton
Plumb-S. Lincoln to W. Elm	825/ton

Total tonnage 6,455/tons

All of this is with the **intentions of having water lines replaced** and working with **Liberty Utilities** on these roads as well as roads in the future to be repaired.

Also, this list is **not set-in stone or any specific order** and can change as I prepare for the bid process and further plans going into the paving season.

We have **many** streets that need attention and my list is extensive but we do our best to continue to chip away and make progress.

I do believe we should do the **Pressure Pave this year 2021** in order to continue with trying to maintain and preserve the streets we already have so I have included last years bid from Donelson Construction. We would need to rebid with them, but this gives an idea of what we are looking at.

I have seen their work and believe it would play a vital roll in helping with my maintenance program.

To: Mayor Ferguson & Aurora City Council
From: Jon Holmes, City Manager, City of Aurora
Re: City Manager Report
Date: Thursday, January 28, 2021

Dept. Items

- **Police**
 - Chief Witthuhn is working on a recommendation regarding staff adjustments for the dispatch staff. That will come before Council for discussion at the next Council Meeting
 - We are increasingly seeing requests for parades. There are increased costs associated with these requests, and there is a permit process that is part of the Special Event Permit process. If these continue, staff will need to discuss the costs that are associated with these requests with Council.

- **Fire**
 - CPR Training Class for staff planned for February 2nd.
 - Trainings for Fire Staff and Volunteers will be starting again beginning in February.

- **Street & Cemetery**
 - South Lincoln homeless camp cleanup completed
 - Working on proposed street projects for the upcoming year.
 - Continuing planning work on Cemetery capital projects for this year
 - Cemetery Street Repaving
 - Construction of Gazebos/Cemetery Information centers
 - Perimeter Fencing

- **Park**
 - Finishing concrete work on Madison Street
 - Beginning work on Park capital projects for this year
 - Dog park at Baldwin Park
 - Paving of Baldwin Park
 - Fencing at Baldwin Park
 - Installation of outdoor fitness equipment at White Park
 - Installation of lighting on the Walking Trail at White Park

- **Stormwater**
 - Nothing to report

- **Wastewater**
 - Working with DNR to host Water and Wastewater Certification trainings here in Aurora
 - Annual I&I report has been submitted to DNR for Review
 - DNR has approved the extension/design proposal of sewer services to Silver Maple Estates

- **Admin. & Finance**

- 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.
- 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.
- A "dumpster diving", trash rummaging code has been developed and will be brought to Council at the next meeting.
- Initial Downtown Pavilion surveying was done last week; this is the first step before beginning Geotechnical work.

Human Resources Notes:

- Employee Appreciation Dinner – **Postponed – Date TBD**
- 1 position has been filled in the Street Dept., we have more open.

- **Community Development**

- Received 2nd round of site plan revisions for Lyla Corners, these will be going to the Planning Board for review.
- Provisional Final Inspection has been granted to Taco Bell, they are slated to be open tomorrow.
- The Community Dev. Director is working on the following items:
 - Small Houses/Lots Codes
 - Food Truck Codes

Meetings/Events Attended:

- SWMO Solid Waste Meeting – 19th
- GRO Meeting – 22nd

Upcoming Meetings and Events Attending

- Chamber of Commerce Meeting – 27th
- Capital Planning Discussion Meeting – 28th
- Meeting with Liberty regarding water line replacement – 3rd
- City Holiday – City offices closed – President's Day – 15th

Tentative Upcoming Agenda Items:

- Dumpster Diving/Rummaging Ordinance

- **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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AURORA, MO 65605
PH: 417-678-5121

Economic/Community Development Updates

January 28, 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.

UPDATE 8 – 1/26: The Secretary of State has accepted the formation of the Redevelopment Corporation. Gilmore & Bell proceeding with recording of the Redevelopment Agreement.

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.

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.

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.

UPDATE 6 – 1/26: Footings and concrete construction continue. Fire Protection Plans for the structure have been reviewed by Staff.

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.

UPDATE 7 – 1/26: All inspections of the structure have been completed and passed. Temporary Certificate of Occupancy has been issued with final inspection pending proper installation of signage. Targeted to open this week.

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.

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.

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