

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

Tuesday, February 23, 2021 - 5 P.M.

**The Regular Session of the City Council Meeting will begin immediately
after the closed session or at 6:00 PM**

1. CLOSED SESSION

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

(3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

Mayor Ferguson called the meeting to order at 5:00 p.m. Roll call was taken. Mayor Ferguson, Chairman Pro Tem Lewis, Councilwoman Oplinger, Councilman McWade and Councilwoman Pettit were all present.

Councilwoman Pettit made a motion to move into closed session at 5:01 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

Councilwoman Pettit made a motion to move into open session at 5:50 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

Mayor Ferguson made a motion to recess until 6:00 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

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

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

4. ROLL CALL

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

5. 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.

6. 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.

7. 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'.

7.I Approval Of Minutes - City Council Regular Session February 9, 2021

7.II February 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

8. OLD BUSINESS

8.I Second Reading Of Ordinance 2021-3218

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, AMENDING CHAPTER 335

"STOP AND YIELD INTERSECTIONS, RAILROAD CROSSINGS" SCHEDULE II, STOP SIGNS, TABLE II-A STOP SIGNS-GENERALLY, LOCATION.

Councilwoman Oplinger made a motion to approve the Second Reading of Ordinance 2021-3218. 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.II Second Reading Of Ordinance 2021-3219
AN ORDINANCE ESTABLISHING A VIOLATION FOR THE REMOVAL OF WASTE FROM TRASH AND RECYCLING CONTAINERS WITHIN THE CITY LIMITS OF AURORA, MISSOURI AND PROVIDING A PENALTY FOR THE SAME*

Councilwoman Pettit made a motion to approve the Second Reading of Ordinance 2021-3219. Councilwoman Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

9. NEW BUSINESS

*9.I Resolution 2021-1777
A RESOLUTION APPOINTING MEMBERSHIP TO THE PLANNING AND ZONING COMMISSION*

Community Development Director Carrie Howlett addressed Council regarding the appointment of David Cox to the Planning and Zoning Commission.

Councilman McWade made a motion to approve Resolution 2021-1777. 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

*9.II Resolution 2021-1778
A RESOLUTION APPOINTING MEMBERSHIP TO THE BOARD OF ZONING ADJUSTMENT*

City Manager Holmes addressed Council regarding the appointment of Bill Baker, Deb Dillman and Cyndy Muench to the Board of Zoning Adjustment.

Councilwoman Pettit made a motion to approve Resolution 2021-1778. 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

9.III Resolution 2021-1779

A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE A WORK AGREEMENT WITH ALLGEIER MARTIN AND ASSOCIATES FOR THE PLANNING AND DESIGN OF A COMMUNITY PAVILION

Discussion was held between City Manager Holmes, Council, and Mike Atkinson with Allgeier Martin regarding the design, complexity, and available grant options for the Community Pavilion.

Councilwoman Oplinger made a motion to approve Resolution 2021-1779. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

9.IV Resolution 2021-1780

A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE A WORK AGREEMENT WITH ALLGEIER MARTIN AND ASSOCIATES FOR THE PLANNING AND DESIGN OF THE WHITE PARK-CROSBY PARK-AURORA SCHOOLS TRAILS LINK

City Manager Jon Holmes addressed Council regarding the expansion of the current walking trail at White Park. Mr. Holmes spoke of the grant applications available, the process, and the importance of being prepared.

Dr. Billy Redus, Superintendent of Aurora Schools, spoke to Council regarding the many benefits the expansion of the walking trails would provide for the children of this community and the schools. Dr. Redus stated that he would take any help the city needed to the School Board for consideration. Discussion was held between Councilwoman Pettit and Dr. Redus regarding the most common route used by the students.

More discussion was held between Council, City Manager Holmes and Mike Atkinson with Allgeier Martin regarding the construction, phases, and the grant application process.

Councilwoman Oplinger made a motion to approve Resolution 2021-1780. 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

9.V Resolution 2021-1781

A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE A WORK AGREEMENT WITH ALLGEIER MARTIN AND ASSOCIATES FOR FY 2021 SANITARY WASTEWATER I&I PROJECTS

City Manager Jon Holmes addressed Council regarding the 2021 Sanitary Wastewater I&I Projects. City Manager Holmes explained that this is a routine budgeted operational expense. He further explained that he wanted to keep Council informed of what is currently being worked on.

Councilwoman Pettit made a motion to approve Resolution 2021-1781. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

10. STAFF REPORTS/ORGANIZATIONAL BUSINESS

1. Board Liaison Reports

Councilwoman Oplinger reported that she will be attending the Chamber of Commerce meeting on Wednesday.

2. City Manager Report

See full report attached.

11. CLOSED SESSION

If additional time is needed to discuss closed session items.

Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys;

(3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

Chairman Pro Tem Lewis made a motion to move into closed session at 6:56 p.m. Councilwoman Pettit 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 7:38 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

12. ADJOURNMENT

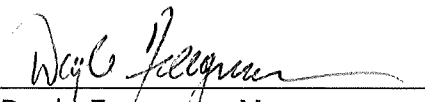
Chairman Pro Tem Lewis made a motion to adjourn the meeting at 7:39 p.m. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

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: Friday, March 5, 2021

Dept. Items

- **Police**
 - Police Dept. Is working on some repairs/upgrades within the Police Station – Replacement of the carpet on the Police side.
 - Police Staff will be working on developing a list of repairs/upgrades that need to be addressed over the next three years and using PFF funds for those items to complete those repairs.

- **Fire**
 - Received the Brush Truck – will be working on getting it fully outfitted in the next few weeks.

- **Street & Cemetery**
 - Thanks to the Street and Park Staff for the great job on the snow removal.
 - 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**
 - Working on repairs at the Community Building
 - 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**
 - There are two generators at the WW plant that are needing to have preventative maintenance work completed to ensure proper functioning. Rescheduled due to weather issues last week
 - Annual sewer line cleanings/maintenance beginning
 - BioSolids (Sludge) reports have been submitted to the EPA and DNR.
 - BioSolids (Sludge) Concerns at the WWTP
 - Working on State Revolving Fund Information/Grant application

- **Admin. & Finance**

- New Council Member – Handbook and Orientation – Scheduled for April 8th
- Economic Development Report – see separate update.
- Audit work has begun, and Marshall Decker will be here Monday. We will receive the Audit, and have Marshall present the Audit to Council in April.
- Working on Due Diligence Information for our SRF/Grant Application – See Attached Request
- Working on scheduling a meeting with the MO Historic Preservation Office

Human Resources Notes:

- Street Dept. positions has been hired (2)
- City Uniform/Shirts for Council have been ordered.

- **Community Development**

- Pre-Development Meeting for a Housing development – see ED Update.
- Planning and Zoning Meeting Scheduled for March 2nd
- Working on Final Plat items for Silver Maple Estates
- The Community Dev. Director is working on the following items:
 - Small Houses/Lots Codes
 - Food Truck Codes
- Community Center repairs and work is being completed.
- SMCOG/Aurora – Meeting regarding Comprehensive Plan and Park Master Plan.
- Beginning to see increase in building permits issued.
- Meeting with Aurora R-VIII School, District Architects for planned school improvements
- Carrie was involved with a Cross Community Discussion on Housing today

Meetings/Events Attended:

- SMCOG/Aurora – Meeting regarding Comprehensive Plan and Park Master Plan 12th

Upcoming Meetings and Events Attending

- Chamber Board Meeting – 24th
- Planning and Zoning Meeting – P&Z Meeting

Tentative Upcoming Agenda Items:

Board of Zoning Adjustments Appointments – 3 Appointments – 02/23/21

Save the Date ~ MML Events and Conferences

- **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

February 23, 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.

Update 9 – 2/09: With all documentation signed and executed, no further updates at this time are needed. Mareth Enterprises has begun renovation work and will be looking for a tenant for that facility. When that happens, we will update the Council accordingly.

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.

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.

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.

UPDATE 7 – 2/22: Site construction continues including planning for the pouring of concrete that was discussed with Council. Weather has impacted this scheduling.

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.

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.

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.

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 10-15 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.

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