

Aurora City Council Meeting Minutes
Aurora City Hall
City Council Chambers
2 W. Pleasant
Aurora, Missouri
Tuesday, March 23, 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.

Shannon Walker addressed Council with an announcement regarding Farmers to Families. The program will be held on Wednesday afternoons at the Chamber of Commerce where food boxes will be available.

Tim Hilton addressed Council with health concerns regarding the burning of hazardous materials in his neighborhood.

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.

Councilwoman Oplinger recognized the efforts of the Police Department in making sure the employees of AFB and surrounding community members knew about the incoming storms.

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 Work Session March 4, 2021
- 6.II Approval Of Minutes - City Council Regular Session March 9, 2021

6.III March 2021 Appropriations

Chairman Pro Tem Lewis 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

7.I Second Reading Of Ordinance 2021-3220

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI ACCEPTING AND APPROVING THE FINAL SITE PLAN AND PLAT OF THE "SILVER MAPLE ESTATES DEVELOPMENT"

Councilwoman Oplinger made a motion to approve the Second of Ordinance 2021-3220. 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. NEW BUSINESS

8.I Special Event Application: Easter Parade

Community Development Director Carrie Howlett addressed Council regarding a Special Event Application for an Easter Parade brought to the city by the Chamber of Commerce Director Shannon Walker. Director Howlett explained the route the parade will take and the time and date of the event.

Councilwoman Pettit made a motion to approve the Special Event Application for the Easter Parade. 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.II Special Event Application: Loving On Our Town

Community Development Director Carrie Howlett addressed Council regarding a Special Event Application for a trash pickup brought to the city by Sabra Durham. Director Howlett explained the details of the event, the time and date of the event and the city's interest in helping with this event. Director Howlett also explained that Doty's Trash Service will be volunteering their time and equipment only charging the disposal costs of the trash.

Discussion was held between Council, Sabra Durham and Shannon Walker regarding the coordination of the volunteers, the route or area each volunteer would take and the supplies to be provided by the city.

Councilwoman Pettit made a motion to approve the Special Event Application Loving On

Oplinger 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 2021-1785

A RESOLUTION APPOINTING MEMBERSHIP TO THE AURORA BUILDING BOARD OF APPEALS

Community Development Director Carrie Howlett addressed Council regarding the qualifications of Mr. Gilbert that make him a fit for the Building Board of Appeals.

Councilwoman Oplinger made a motion to approve Resolution 2021-1785. 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 2021-1786

A RESOLUTION APPOINTING MEMBERSHIP TO THE BOARD OF ZONING ADJUSTMENT

Community Development Director Carrie Howlett addressed Council regarding the need to fill two more open positions for the Board of Zoning of Adjustment.

Councilwoman Oplinger made a motion to approve Resolution 2021-1786. 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 Resolution 2021-1787

A RESOLUTION REAPPOINTING MEMBERSHIP TO THE AURORA BUILDING BOARD OF APPEALS

Community Development Director Carrie Howlett addressed Council with the background of David White and his experience with the Building Board of Appeals.

Chairman Pro Tem Lewis made a motion to approve Resolution 2021-1787. 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 - Blevins Rollover Bid Pricing Offer

City Manager Holmes addressed Council with an offer made by Blevins to do a rollover bid of the 2020 bid for asphalt services to the city. Discussion was held between City

Manager Holmes, Council, and Public Works Superintendent on the guidelines laid out by city ordinance on the bidding process and an explanation of what a rollover bid means and entails.

Councilman McWade made a motion to approve the acceptance of Blevins Rollover Bid Pricing Offer. 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. STAFF REPORTS/ORGANIZATIONAL BUSINESS

1. Board Liaison Reports

Councilwoman Oplinger reported that she would be attending the Chamber of Commerce meeting this week.

2. City Manager Report

See 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 in to closed session at 6:41 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 in to open session at 7:02 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

Councilman McWade made a motion to adjourn the meeting at 7:03 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

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, April 9, 2021

Dept. Items

- **Police**
 - Staff will assist with the Easter Parade
 - Working on expanding advertising for Ofc. Vacancies
 - Getting bids for carpet replacement for several areas in the building

- **Fire**
 - Returned old Brush Truck to the State Conservation Dept.

- **Street & Cemetery**
 - Brush pickup last week
 - Lots of ditch work – cleaning out storm drains and waterways, etc.
 - Spring Prep work starting
 - First Cemetery Gazebos/Cemetery is being constructed

- **Park**
 - Spring cleanup, preparation and opening of park facilities ongoing
 - Field Trips – Recreation Center Tours – I can Schedule those at your convenience

- **Stormwater**
 - Nothing to report

- **Wastewater**
 - High water flow into the WWTP due to the abundance of rain
 - Archaeological study complete – no findings. This was required as a part of the SRF application.

- **Admin. & Finance**
 - New Council Member – Handbook and Orientation – Scheduled for April 8th
 - Economic Development Report – see separate update.
 - Working on a RFQ for annual audit services – GFOA recommends that a municipality change auditors every three to four years.
 - Full review of fees ongoing
 - Working with Engineers and SMCOG on finalizing the Comprehensive Plan and Park Master Plan schedule and scope of work (who, what, when, etc.)
 - Scheduling Budget Work for the FY2022 Budget – I will be getting dates to you as soon as I can to reserve dates

Human Resources Notes:

- We will begin advertising for seasonal help in about a week

Community Development

- May 4th Planning and Zoning Meeting
- The Community Dev. Director is working on the following items:
 - Small Houses/Lots Codes – tentative to take first draft of code to P&Z at the May 4th Meeting
- Working on getting the Building Board of Appeals meeting scheduled for hearing on blight buildings recommended for demolition
-

Meetings/Events Attended:

- Transportation Advisory Committee Meeting – SMCOG – 10th
- Property Registration Meeting – Carrie & Jon – 14th
- Chamber of Commerce Meeting – 24th
- Meeting with Majestic Milling – 17th
- GRO Meeting – 19th

Upcoming Meetings and Events Attending

- Chamber of Commerce Meeting – 24th
- Missouri Historic Preservation Office Meeting – 25th
- Pavilion Design Meeting – April 1st

Tentative Upcoming Agenda Items:

- Council Procedure (DRAFT) Discussion

Save the Date ~ MML Events and Conferences

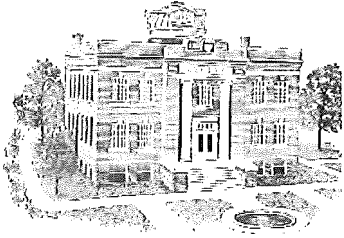
- **Elected Officials Training Conference – June 10th – 11th Columbia.**

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

March 23, 2021

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.

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.

LIBERTY DEVELOPMENT – 509 E. Church Street

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.

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.

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.

Majestic Milling Expansion Project

Majestic Milling is a new innovative company that produces and manufactures Organic, Non-GMO, and Antibiotic-Free feeds. They provide wholesale distribution to farms from their feed mill. The Aurora location opened in December of 2019 at 148 W Mill Street and uses an extrusion method to process soybeans. Bi-product from the extrusion process is also sold locally. The facility currently employs approximately three employees. The proposed expansion would cost approximately \$3 million and would provide 15-20 jobs. The City's Economic Development counsel has advised this staff that this expansion of this business may be eligible for Chapter 100 tax abatement.

UPDATE 1 – 3/23: Meeting was held on March 17, 2021 between property owner and City staff to discuss business terms. Initial forms for starting the process have been distributed to property owner.

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