

**Aurora City Council Meeting Minutes**  
**Aurora City Hall**  
**City Council Chambers**  
**2 W. Pleasant**  
**Aurora, Missouri**  
**Tuesday, April 27, 2021 - 6 P.M.**

- 1. CALL TO ORDER:** Mayor Oplinger called the meeting to order at 6:00 p.m.
- 2. PRAYER AND PLEDGE:** Mayor Oplinger led the Council in prayer and the Pledge of Allegiance.
- 3. ROLL CALL**

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

Mayor Oplinger addressed Council with a letter she prepared requesting the opportunity to step aside as Mayor yet remain a member of Council. Councilwoman Pettit made a motion to accept Mayor Oplinger's letter of resignation as Mayor. Councilman Ferguson seconded the motion. Motion passed with the following members voting aye:

AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

City Clerk Kimberly Breedlove opened the floor for nominations for Mayor. Councilwoman Pettit made a motion to nominate Chairman Pro Tem Lewis as Mayor. Councilwoman Oplinger seconded the motion. Motion passed with the following members voting aye:

AYES: Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: Lewis

Mayor Lewis opened the floor for nominations for Chairman Pro Tem. Mayor Lewis made a motion to nominate Councilwoman Oplinger as Chairman Pro Tem. Councilman Ferguson seconded the motion. Motion passed with the following members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

- 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.*

Don McWade addressed Council with his thanks and appreciation for the three years he served on the Council. Mr. McWade thanked the City Manager, the City Clerk, the City

Attorney and all the staff of the City of Aurora for all their input and helping him to grow. City Manager Jon Holmes presented Mr. McWade with a plaque of appreciation for his service to the City of Aurora and the members of the community.

## **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.*

Chairman Pro Tem Oplinger attended the GRO meeting, the Light the Night meeting, visited the North Town Tot Lot and would like a discussion regarding the Maple Park Cemetery fence.

## **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 Special Session April 13, 2021*
- 6.II Approval Of Minutes - City Council Regular Session April 13, 2021*
- 6.III April 2021 Appropriations*

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

AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

## **7. OLD BUSINESS**

None

## **8. NEW BUSINESS**

- 8.I 100th Birthday Proclamation For Harriett R. Daniel*

Mayor Lewis read the Proclamation of Recognition for Harriet R. Daniel on her 100<sup>th</sup> birthday and declared May 11, 2021 Harriett Daniel Day for the City of Aurora.

- 8.II Special Event Application: Light The Night Fireworks Festival*

Community Development Director Carrie Howlett addressed Council with a request for a Special Event Application from Shannon Walker for Light The Night Fireworks Festival.

Shannon Walker addressed Council with the plans and details for the Light The Night Fireworks Festival.

Councilman Ferguson made a motion to approve the Special Event Application for Light The Night Fireworks Festival. Councilman Kennedy seconded the motion. Motion passed

with the following members voting aye:

AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.III Special Event Application: Senior Class Of 2021 Parade*

Community Development Director Carrie Howlett addressed Council with a Special Event Application request from Marcia Lawson for a Senior Class of 2021 Parade. Director Howlett advised Council of the discussion held with the Police Chief and the correction to the parade route.

Councilman Ferguson made a motion to approve the Special Event Application for the Senior Class of 2021 Parade with the alternate route. Councilwoman Pettit seconded the motion. Motion passed with the following members voting aye:

AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.IV Resolution 2021-1797*

*A RESOLUTION APPOINTING MEMBERSHIP TO THE PLANNING AND ZONING COMMISSION*

Community Development Director Carrie Howlett addressed Council with a recommendation to appoint Don McWade to the Planning and Zoning Commission.

Chairman Pro Tem Oplinger made a motion to approve Resolution 2021-1797. Councilwoman Pettit seconded the motion. Motion passed with the following members voting aye:

AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.V Resolution 2021-1798*

*A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE A CONTRACT WITH BLEVINS ASPHALT FOR THE ASPHALT OVERLAY OF DESIGNATED CITY STREETS AND FOR THE PAVEMENT OVERLAY OF MAPLE PARK CEMETERY AND BALDWIN PARK*

Public Works Superintendent Jason Jordan addressed Council with his recommendation to accept the rollover offer from Blevins Asphalt for the asphalt overlay and pavement overlay of designated city streets, Maple Park Cemetery and Baldwin Park.

Superintendent Jordan explained his position for not using the pressure paving option and the price difference for street work versus cemetery and park work. Discussion held with Council regarding wise use of money and the involvement of Liberty Utilities to reduce the amount of street cuts on new asphalt.

Councilwoman Pettit made a motion to approve Resolution 2021-1798. Councilman Ferguson seconded the motion. Motion passed with the following members voting aye:

AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.VI First Reading Of Ordinance 2021-3222*

*AN ORDINANCE ADOPTING AND ENACTING A NEW CODE OF ORDINANCES OF THE CITY OF AURORA, COUNTY OF LAWRENCE, STATE OF MISSOURI; ESTABLISHING THE SAME; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN, EXCEPT AS HEREIN EXPRESSLY PROVIDED; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE OF ORDINANCES; PROVIDING PENALTY FOR THE VIOLATION THEREOF; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE*

City Manager Jon Holmes explained to Council that this Ordinance reflects changes made by the General Assembly at the state level and will make us compliant with state statute.

Chairman Pro Tem Oplinger made a motion to approve the First Reading of Ordinance 2021-3222. Councilman Kennedy seconded the motion. Motion passed with the following members voting aye:

AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.VII First Reading Of Ordinance 2021-3223*

*AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, REPEALING TITLE IV "LAND USE" CHAPTER 400 "ZONING REGULATIONS" ARTICLE III "SUPPLEMENTARY REGULATIONS BY REPLACING IT WITH A NEW ARTICLE III "SUPPLEMENTARY REGULATIONS"*

Community Development Director Carrie Howlett addressed Council regarding substandard lots within the city and establishing smaller homes on those lots. Director Howlett presented Council with example pictures of smaller homes that could be built on the substandard lots. Discussion was held with Council regarding zoning and the permit process.

Chairman Pro Tem Oplinger made a motion to approve the First Reading of Ordinance 2021-3223. Councilman Ferguson seconded the motion. Motion passed with the following members voting aye:

AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.VIII First Reading Of Ordinance 2021-3224*

*AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, AMENDING CHAPTER 400 "ZONING REGULATIONS" ARTICLE IV "SPECIAL CLASSES", ARTICLE V "ADMINISTRATIVE REGULATIONS" AND ARTICLE VI "BOARD OF ZONING ADJUSTMENT" BY UPDATE TO SECTION NUMBERS WITHIN EACH ARTICLE.*

Community Development Director Carrie Howlett addressed Council regarding section changes due to the addition of the small houses on substandard lots. There were no additional changes made to this section.

Councilman Kennedy made a motion to approve the First Reading of Ordinance 2021-3224. Councilwoman Pettit seconded the motion. Motion passed with the following members voting aye:

AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy

NAYES: 0  
ABSTAIN: 0

*8.IX First Reading Of Ordinance 2021-3225  
AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, AMENDING CHAPTER 400  
"ZONING REGULATIONS" ARTICLE II "SPECIFIC DISTRICT REGULATIONS" SECTION  
400.130 "R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT".*

Community Development Director Carrie Howlett addressed Council regarding the zoning regulations that need updated to reference small houses and substandard lots.

Chairman Pro Tem Oplinger made a motion to approve the First Reading of Ordinance 2021-3225. Councilwoman Pettit seconded the motion. Motion passed with the following members voting aye:

AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

*8.X First Reading Of Ordinance 2021-3226  
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 a request to authorize the Building Board of Appeals to determine the need for repair or demolition of structures. Director Howlett would like early involvement from the board for issuance of condemnation orders. Rather than solely hearing appeals related to unsafe structures the Board would collaborate with the Building Official in the initial orders of condemnation.

Councilwoman Pettit made a motion to approve the Reading of Ordinance 2021-3226. Chairman Pro Tem Oplinger seconded the motion. Motion passed with the following members voting aye:

AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

**9. STAFF REPORTS/ORGANIZATIONAL BUSINESS**

1. Board Liaison Reports

Nothing at this time.

2. City Manager Report

See full report attached.

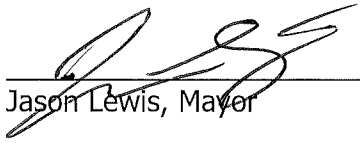
**10. ADJOURNMENT**

Chairman Pro Tem Oplinger made a motion to adjourn the meeting at 6:57 p.m. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

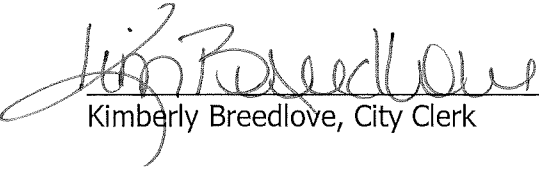
AYES: Oplinger, Lewis, Ferguson, Pettit, Kennedy

NAYES: 0  
ABSTAIN: 0

**APPROVED:**

  
\_\_\_\_\_  
Jason Lewis, 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:** Tuesday, April 27, 2021

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## **Dept. Items**

- **Police**

- "Pop Up" Parades are becoming an issue. When these are done, we are taking PD staff that are on shift off of patrol and call response to manage parades. The number of parades are increasing. Our Special Event permits allow for parades and require pre approval so that City Staff can be scheduled, which is an extra cost to the City. We need direction from Council on how they would like us to proceed.
- Carpet Replacement – the carpet in the PD is original to the building. It is becoming frayed and creating trip hazards. There is adequate funding in the budget to replace it, even though it has not been budgeted for this year. We would like to move forward with advertising for bids for this replacement. We estimate \$12K to \$16K to complete all areas in the PD and Fire areas.
- "Police Week" is May 9<sup>th</sup> through 15<sup>th</sup> and Peace Officer Memorial Day is May 15<sup>th</sup>. We are working on a proclamation for that week and will be inviting our PD staff to our next Council Meeting.

- **Fire**

- Nothing to report

- **Street & Cemetery**

- Paving Prep work mostly completed
- Gazebo completed; extra parking by the veteran's memorial is being added, as well as the landscaping around the gazebo
- Gazebo Dedication – It has been requested by the Cemetery Sexton to dedicate the Gazebo to Ken Ackley in recognition of his years of service and dedication to Maple Park Cemetery and veterans in our community. A proclamation will be presented at the next meeting recognizing the service of Ken to the City of Aurora, the Maple Park Cemetery and the Veterans of our Community. Formal dedication will occur on Memorial Day
- Paving Prep work is completed in the Cemetery

- **Park**

- Recreation Center Tours – Working on those
- Pool Prep has begun
- Pool Slated to open on Memorial Day Weekend
- Fence Bid for the Dog Park and Park Fencing

- **Stormwater**

- Nothing to report
- **Wastewater**
  - Working on SRF Application
  - Sewer Line Camera Demos are being conducted
- **Admin. & Finance**
  - Economic Development Report – see separate update.
  - Full review of fees ongoing
    - Planning on bringing business license fee to Council for discussion at next meeting
  - New Sewer Averages are went out to customers this month
  - Employee Appreciation BBQ – Scheduled for June 11<sup>th</sup>
  - Begin discussion of Employee Health Insurance quotes for 2022 this week
  - Administrative Professional Day was April 21<sup>st</sup>

**Human Resources Notes:**

- Nothing at this time
- **Community Development**
  - April 29<sup>th</sup>: TIF Commission hearing for Lyla Corner and Silver Maple Estates
  - Schedule (Attached) is set for TIF Projects - Lyla Corner and Silver Maple Estates
  - May 4<sup>th</sup>: Planning & Zoning Meeting
  - May 18<sup>th</sup>: Planning & Zoning Meeting

**Meetings/Events Attended:**

- April 14<sup>th</sup> Light the Night Meeting
- April 22<sup>nd</sup> – Board of Zoning Adjustment Meeting

**Upcoming Meetings and Events Attending**

- April 28<sup>th</sup> – Chamber Board Meeting
- April 29<sup>th</sup> – TIF Commission hearing for Lyla Corner and Silver Maple Estates
- May 4<sup>th</sup> – Planning & Zoning Meeting
- May 18<sup>th</sup> – Planning & Zoning Meeting
- May 31<sup>st</sup> – Memorial Day – City Offices Closed

**Tentative Upcoming Agenda Items:**

- Business License Fee Discussion – May 11<sup>th</sup>

TIF Items – See Attached Schedule



## Save the Date ~ MML Events and Conferences

- **Elected Officials Training Conference – June 10<sup>th</sup> – 11<sup>th</sup> 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 26<sup>th</sup> – 29<sup>th</sup> – 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

P. O. BOX 30  
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## Economic/Community Development Updates

April 27, 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.

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

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

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

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

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

**UPDATE 1:** Our Economic Development Counsel (Gilmore and Bell) is currently

working on the blight study as well as other documentation and work that is required for using the Tax Increment Financing (TIF) program as has been requested by the developer.

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

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

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

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

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

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

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

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

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

**UPDATE 10 – 3/23:** The second reading approving the Final Plat of Silver Maples Estates will come to Council Tuesday, March 23, 2021.

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

### **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.

**UPDATE 8 – 4/27:** Site construction continues with ongoing inspections.

### **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.

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

### **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.

### **Domino's Pizza**

Plans have been received for construction of a Domino's Pizza at 1208 S Elliott Avenue. Staff is reviewing plans and a Demolition/Land Disturbance permit has been issued to begin cleanup of the site in preparation for construction.

**UPDATE 1 – 4/27:** Site construction has begun. Inspections for footings and rough-in plumbing have been completed.

## **Silo Farms**

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

**UPDATE 1 – 4/27:** Update meeting was held with City Staff on Wednesday, April 21, 2021. Renovations have been slower than planned but still proceeding. The owner hopes to be beginning production in coming months. This operation will require a sewer tap and was discussed as well as plans for future needs regarding utilities (Liberty).

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