

Aurora City Council Meeting Minutes
Aurora City Hall
City Council Chambers
2 W. Pleasant
Aurora, Missouri
Tuesday, July 28, 2020 – 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 – not 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 Public Comment.

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 commented that several neighbors surrounding property 121 Pleasant are thrilled. Also, she had received compliments on the paving done at the cemetery and how nice it looked.

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 July 14, 2020*

6.II *July 2020 Appropriations*

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

AYES: Ferguson, Oplinger, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: McWade

7. OLD BUSINESS

There was no Old Business.

8. NEW BUSINESS

8.I *Developer Discussion - Cochran Engineering*

City Manager Holmes introduced Cochran Engineering and gave some background on two potential developments. Elliott Reed and Cory Collins presented information on plans for property development on both projects. It is the intention of the developer to request the use of the Tax Increment Financing (TIF) tool for these developments.

Development #1 - Lyla Corners will be located at the SW corner of Highway 39 and Highway 60. This is a project that includes three lots for retail development and the hopes of getting interest in the development of a hotel. They currently have three potential business interests in the retail space. They will be putting in a turn lane that is required by MODOT.

Development #2 - Summit Retail Development - to be located at the NW corner of Highway 60 and Business Highway 60. This development includes preliminary plans for four commercial lots and potentially a 40 lot single family subdivision. The homes will be 3 bedroom 2 bath, 1400 square feet, and in the price range of \$150,000 - \$170,000. Phase one will include the development of 6 homes and phase 2 will be the construction of the rest of the homes and the four commercial lots.

Councilwoman Pettit asked about other projects they have done and are working on. Chairman Pro Tem Lewis asked how many of those projects were in a TIF district.

Mayor Ferguson asked if they could explain a little better what a TIF district was. Cory explained that a TIF district is a financing method used to encourage new economic development by diverting future tax revenue. City Manager Holmes explained to council what the reimbursement amount is and how it is figured. He went on to further explain the turn on investment through sales tax and fuel tax.

Council expressed interest in both projects and would like to see these projects move forward.

8.II Discussion - AFB Odor Control Update

Representatives from AFB were present at the meeting. Plant Manager Ryan O'Callaghan, Safety Officer Paden Grant, and Environmental Officer Terry O'Meally addressed council with an update on the odor control process. Ryan O'Callaghan presented a power point presentation on the background of AFB, what they do, and the initial measures taken to control odor. They partner with DNR and are in regular communications with them on their production processes and measures for odor control. He presented council with the future plans for odor control that include an engineering study that started in late 2019, upgrade of odor control technology and infrastructure improvements, root cause analysis process, and update/resizing of duct work. Expected completion of this project is in 2021.

Councilwoman Pettit and Chairman Pro Tem Lewis asked Mr. Grant and Mr. O'Callaghan questions regarding the reasoning behind the odor, if there were specific flavors that gave off more odor than others and if odor complaints had decreased since more corrective action has been taken. Council expressed their gratitude in the efforts they were making to help the odor control at the plant.

8.III Update From Public Works Superintendent Jason Jordan

Public Works Superintendent Jason Jordan addressed council regarding an update on current projects and to clarify how the project selection process works due to things posted and discussed on social media. Mr. Jordan wanted council to have a clear understanding of the costs involved and the increase in costs over the years. He also introduced an option to council that would allow the city to save streets without milling and then repaving. He let council know that if they had any questions or concerns to feel free to reach out to him and that they could forward any calls from the community his way as well.

8.IV First Reading Of Ordinance 2020-3193 - Amending Section 210.200 210 Non-Domesticated Animals

City Manager Holmes presented council with the background on the original ordinance brought to council in 2019 and the discussion with Chairman Pro Tem Lewis to make this a two part ordinance. Motion made by Councilwoman Oplinger to approve the first reading of Ordinance 2020-3193 Amending Section 210.200 210 Non-Domesticated Animals. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: McWade

*8.V First Reading Of Ordinance 2020-3194 - Adding Section 210.0021
Non-Traditional Domesticated Animals*

City Manager Holmes introduced the new section to the ordinance, the reasoning behind adding this section, and clarified the way it is written. Motion made by Councilwoman Oplinger to approve the first reading of Ordinance 2020-3194 Adding Section 210.0021 Non-Traditional Domesticated Animals. Mayor Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: McWade

8.VI Discussion - Water Utility Operations

City Manager Holmes spoke to council regarding his concerns on the number of street cuts done by Liberty Utilities, the lack of water line replacement in the community, the possibility of contaminants in the water system, flooding caused by water leaks and the information received from the Department of Natural Resources regarding water loss. Mr. Holmes believes there are several water lines throughout the community that need replaced and presented council with a specific location of the 800 block of Terrace. Public Works Superintendent Jason Jordan provided information on the number of new streets that have been cut in to, how many per day, and the lack of manpower to keep up.

9. STAFF REPORTS/ORGANIZATIONAL BUSINESS

1. Board Liaison Reports

Mayor Ferguson commented that he had attended a Park Board meeting back in the beginning of July and that business had been addressed at the last council meeting.

Chairman Pro Tem Lewis attended a GRO meeting and the Lawrence County Emergency Services Board meeting.

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.

(3) Hiring, firing, disciplining or promoting of particular employees by a public

governmental body when personal information about the employee is discussed or recorded. However, any vote on a final decision, when taken by a public governmental body, to hire, fire, promote or discipline an employee of a public governmental body shall be made available with a record of how each member voted to the public within seventy-two hours of the close of the meeting where such action occurs; provided, however, that any employee so affected shall be entitled to prompt notice of such decision during the seventy-two-hour period before such decision is made available to the public. As used in this subdivision, the term "personal information" means information relating to the performance or merit of individual employees;

Motion made by Councilwoman Oplinger to move in to Closed Session at 7:54 p.m. Mayor Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, Lewis, Pettit
NAYES: 0
ABSTAIN: 0
ABSENT: McWade

Motion made by Mayor Ferguson to move back in to open session at 8:45 p.m. Councilwoman Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, Lewis, Pettit
NAYES: 0
ABSTAIN: 0
ABSENT: McWade

11. ADJOURNMENT

Motion made by Councilwoman Oplinger to adjourn the meeting at 8:46 p.m. Chairman Pro Tem Lewis seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, Lewis, Pettit
NAYES: 0
ABSTAIN: 0
ABSENT: McWade

To: Mayor Ferguson & Aurora City Council
From: Jon Holmes, City Manager, City of Aurora
Re: City Manager Report
Date: 07/28/2020

Dept. Items

- **Police**

- LCESB Joint Meeting – Tentatively Scheduled for 6 P.M. Sept. 1st. Backup Date is Sept. 3rd. Working on the location in Mt. Vernon. Will confirm as soon as we can.
- **Fire**
 - Nothing to report at this time
- **Street & Cemetery**
 - Mosquito Control spraying continues
 - Paving completed in the Cemetery and Baldwin Park
 - Stormwater ditch through Crosby Park cleaned out and graded. Grass seeding will be done in the next few weeks
 - Crack Sealing on streets has begun
- **Park**
 - Church Softball Leagues and YMCA Softball Leagues are in session
 - Sand Lot Youth Baseball Leagues are done
 - Pool closes on the 14th
- **Stormwater**
 - Nothing to report
- **Wastewater**
 - U.V. Project is progressing
 - Smoke testing for I&I – Residents received letters in the areas that will be tested.
- **Admin. & Finance**
 - Budget Work-session – Planned for October 8th. Second Choice – October 6th.
 - A City Facilities Tour will be scheduled for the Council Members – Working on Dates with Dept. Heads and when they will be available.
 - Door Hangers and Shut Off Notices are currently being done – we have not done shut-offs since February, so there is a lot of delinquent accounts at this time
 - Sewer Deposits – Concern that the current sewer deposit is not sufficient to cover billing
 - CARE Funding – Received \$8,500 of our \$12,000 request from the County. We submitted a reimbursement request for the \$5,000 Come and Dine program and it was approved for reimbursement.
- **Human Resources Notes:**
 - Developed a new Employee Evaluation Form – In use
 - Employee Health Insurance Renewal Quote – We will be getting that August 12th. We will need a work-session with Council with Council on the 27th to discuss with Council.
- **Municipal Court Items:**

- Municipal Court resumes in person Court appearances beginning August 4th.

- **Economic Development**

- Nothing to report at this time

- **Planning & Code Enforcement**

- Code Enforcement items increasing
- 121 W Pleasant Street. That request for eviction was granted and the appropriate court filings have been completed. That building has been cleared out and secured until all repairs have been made.
- Planning and Zoning Meeting Scheduled for August 18th.

Meetings/Events Attended:


- Shannon Walker and I: Meeting with an interested party looking to open a business in Aurora – Worked with them regarding the Missouri Dept. of Economic Development programs and the MO Small Business Development Council at Missouri State Southern University for assistance and resources. Provided them contact information for the coordinators of those programs.
- Meeting Aides with Representative Long's
- LCESB Meeting – 7/27

Upcoming Meetings and Events Attending:

- None


Follow-Up Items/Misc. Items

APPROVED:



Doyle Ferguson, Mayor

ATTEST:



Kimberly Breedlove, City Clerk