

**Aurora City Council Meeting Minutes**  
**Aurora City Hall City**  
**Council Chambers**  
**2 W. Pleasant**  
**Aurora, Missouri**  
**Tuesday, September 22, 2020 - 6 P.M.**

**1. CALL TO ORDER:** Chairman Pro Tem Lewis called the meeting to order at 6:00 p.m.

**2. PRAYER AND PLEDGE:** City Manager Jon Holmes led the Council in prayer and the Pledge of Allegiance.

**3. ROLL CALL**

Mayor Doyle Ferguson – not present  
Chairman Pro Tem Jason Lewis – present  
Councilwoman Dawn Oplinger – present  
Councilman Don McWade – present  
Councilwoman Theresa Pettit – present

**4. PUBLIC COMMENT**

*A citizen desiring to speak on an item not on the agenda may do so at this time. Each citizen is limited to three minutes and the Council will not take action or discuss items at this time. Discussion should be limited to matters of City business and public comment is not permitted in regard to personnel matters or on pending legal matters. Items introduced under "Public Comment" may become agenda items at a later date.*

There was no Public Comment

**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.*

Councilman McWade wanted to acknowledge the passing away of Jim Carr, Julia Matney, and Martha Toft.

**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 September 8, 2020*

*6.II. September Appropriations*

Motion made by Councilwoman Oplinger to approve the Consent Agenda. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

AYES: Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Ferguson

**7. NEW BUSINESS**

*7.I. First Reading - Ordinance 2020-3203 - AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF AURORA, MISSOURI ESTABLISHING A NOTICE PERIOD FOR TAX ABATEMENT PURSUANT TO THE URBAN REDEVELOPMENT CORPORATIONS LAW*

City Manager Holmes addressed Council regarding Mareth Enterprises and their interest in Chapter 353 Tax Abatement. Mr. Holmes described the process, what the city will have to do, and what Mareth Enterprises will be responsible for. There was discussion between Councilman McWade and Mr. Holmes regarding advertising for the public hearing. Motion made by Councilwoman Oplinger to approve the First Reading of Ordinance 2020-3203. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

AYES: Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Ferguson

*7.II. Second Reading - Ordinance 2020-3203 - AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF AURORA, MISSOURI ESTABLISHING A NOTICE PERIOD FOR TAX ABATEMENT PURSUANT TO THE URBAN REDEVELOPMENT CORPORATIONS LAW*

Motion made by Councilwoman Oplinger to approve the Second Reading of Ordinance 2020-3203. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

AYES: Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Ferguson

*7.III. Resolution 2020-1754 - A RESOLUTION OF THE CITY OF AURORA, MISSOURI, LAWRENCE COUNTY, IN SUPPORT OF AURORA SENIOR VILLAS, A SENIOR DEVELOPMENT BEING PROPOSED BY MORELOCK BUILDERS & ASSOCIATES*

City Manager Holmes addressed Council regarding the Aurora Senior Villas. He gave Council the background on this development as it had been brought to Council for approval in 2017 by a different developer. City Manager Holmes introduced Frank Schwartz with Morelock Builders and Pete Ramsel. Mr. Ramsel represents the Developer, Investors and HRM. There was discussion between the Council, Mr. Schwartz and Mr. Ramsel regarding utilities, parking, rent, square footage, maintenance, and the different phases of the project.

Motion made by Councilwoman Oplinger to approve Resolution 2020-1754. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

AYES: Oplinger, McWade, Lewis

NAYES: 0

ABSTAIN: Pettit

ABSENT: Ferguson

## **8. STAFF REPORTS/ORGANIZATIONAL BUSINESS**

### 1. Board Liaison Reports

Councilwoman Pettit attended the SWMO Solid Waste Meeting and the GRO meeting.

Chairman Pro Tem Lewis attended the Airport Board Meeting but there was no quorum.

### 2. City Manager Report

City Manager Holmes presented his normal City Manager Report and then followed it up with an Economic Development report to show Council any updates on existing developments and new developments that are pending. See both full reports below.

## **9. 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 into closed session at 6:51 p.m. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Ferguson

Motion made by Councilwoman Oplinger to adjourn the closed session meeting at 8:12 p.m. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

AYES: Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Ferguson

## **10. ADJOURNMENT**

Motion made by Councilwoman Oplinger to adjourn the meeting at 8:12 p.m. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

AYES: Oplinger, McWade, Lewis, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Ferguson

**To:** Mayor Ferguson & Aurora City Council  
**From:** Jon Holmes, City Manager, City of Aurora  
**Re:** City Manager Report  
**Date:** Thursday, September 24, 2020

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## **Dept. Items**

- **Police**
  - New Officer starting tomorrow
  - 911 System Discussions with LCESB and Radiophone
  - Approved patrol vehicle that was approved and ordered in January is still on back order. Jimmy Michel does not know when it will be

delivered, but said that we should expect it sometime after the first of the year.

- **Fire**

- Fire today at MFA. Happy to report that there were no injuries reported and staff did a great job handling this fire call.

- **Street & Cemetery**

- 5 out of 8 staff are currently quarantined. They will be returning on the 30<sup>th</sup>.
- Crack sealing around City Hall last week. They are about done. This project was interrupted because of quarantined staff.
- Brush pick up is being completed this week.
- Mosquito spraying is done for the year
- Today is the first day of Fall, so staff are gearing up for leaf pickup to begin in a few weeks.

- **Park**

- Park Board met last week to finalize budget for the FY 2021 Budget request
- Park Staff are utilizing left over fencing from Crosby Park to begin fencing at Baldwin Park; this was a planned project that was planned to be completed this year. With all projects being delayed this year, staff are still able to make some progress with leftover materials from last year.
- Kids soccer begin this Saturday

- **Stormwater**

- Nothing to report

- **Wastewater**

- U.V. Project at the WW Plant is still in progress – Nothing to report
- ACE Pipe Cleaning has begun the sewer lining work for this year
- We will be having our engineers come down next month and give a report of the projects we have completed and provide an update on the remaining projects that are being worked on at the Wastewater Treatment Plant

- **Admin. & Finance**

- Budget Work-session – Planned for October 8<sup>th</sup> at 6:00 pm
- Review of City Fee – we are reviewing the fees the City charges for many different things; most were set several years ago and needs to be looked at.
- Delta Roofing has completed all repairs on the Police Station and City Hall.
- City Hall window replacement began last week. Most of the ground floor, and the second floor have been completed. They are

scheduled for early October to have the windows for the 3<sup>rd</sup> floor. Finishing work on installed windows is being completed at this time.

- **Human Resources Notes:**

- Nothing to Report

- **Planning & Code Enforcement**

- 115 McNatt Property Donation to the City – Demolition on that building is moving forward
- Food Trucks – Increasing amount of interest regarding food trucks in the community and we have no policies or ordinances in place. We are reviewing the ordinances in other communities and plan on discussing this issue with the Health Dept.
- Old Laundromat Building – 228 McNatt – it is currently a pile of rubble. This site was reported to DNR and they have been working with the City on how we would like to address it. It is currently an health, safety and welfare issue and we are looking at what we can do to abate this issue as soon as possible.

- **Economic/Community Development**

- **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:** We have received the draft Development Plan, Blight Study and the Tax Impact Statement from our Economic Development counsel (Gilmore and Bell) for the Mareth Enterprises Economic Development Chapter 353 request on the MWM Building. I will be reviewing that with Ken and making any recommendations to Gilmore and Bell regarding changes or revisions. It is our goal to be bringing this before the City Council for review and approval by the middle of November.

- **LYLA CORNERS – 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 TIF program as has been requested by the developer.

**UPDATE 2:** Staff continue to work with Cochran Engineering regarding this project to finalize the construction plans; the Final Plat will come to the City Council for approval.

◦ **SILVER MAPLE ESTATES – 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.

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◦ **LIBERTY DEVELOPMENT – 509 E. Church Street**

Liberty Utilities is moving forward with their planned development at 509 E. Church Street. The contractor is Crossland construction and they are planning on beginning to move dirt within the next week or so. The building permit on this was sizeable: \$25,000. Our ordinances contain a fee schedule for calculating building permits. For commercial buildings, this fee is \$4 per \$1,000 of construction valuation; for this development, the construction valuation is \$6.2M.

◦ **2026 S. Elliott Street – New Fast Food Business (Taco Bell)**

Staff has been working with the developers that are working on this property. Currently they are finalizing construction plans for replacing the service lines for sanitary sewer service. They will be tearing the old building down and building a new building. This is slated to be a new Taco Bell and the developer has stated that they would like to be open by the beginning of the year or shortly after the new year.

**Meetings/Events Attended:**

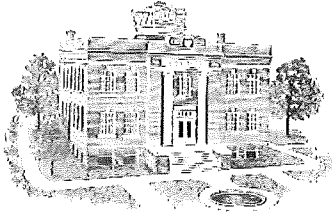
- 911 Meeting – 9/2

## Upcoming Meetings and Events Attending

- SWMO Solid Waste District N Meeting – 09/15
- Budget Work-session 10/8/2020 – Council & Management Team

## Follow-Up Items/Misc. Items

- None at this time



# CITY OF AURORA

P. O. BOX 30  
AURORA, MO 65605  
PH: 417-678-5121

## Economic/Community Development Updates

**September 24, 2020**

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#### **Intersection**

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### **South Pointe Ridge (Pending)**

This project a housing development slated to 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.

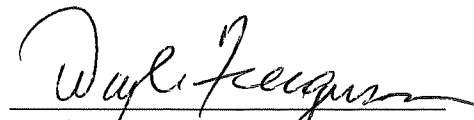
### **Aurora Senior Villas (Pending)**

This project is a senior housing project located at 125 W. Hadley Street. This development is slated to be completed in two phases. Phase 1 includes 24 units in 4 – 6 plex buildings. This development will provide needed housing for senior residents at a central location within our community approximately two blocks from the intersection of Hadley St. and Elliott Ave. The developer is working with the Missouri Housing Development Commission regarding funding for this project. The City has passed a resolution of support for this development at this time.

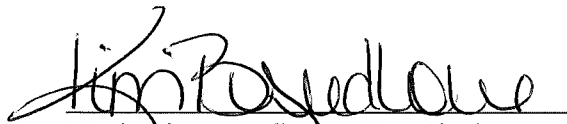
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**APPROVED:**

  
Doyle Ferguson, Mayor

**ATTEST:**

  
Kimberly Breedlove, City Clerk