Aurora City Council Meeting Minutes  
Aurora City Hall  
City Council Chambers  
2 W. Pleasant  
Aurora, Missouri  
Tuesday, October 13, 2020  
Closed Session begins at 5:00 P.M.  
Regular Session will begin at 6:00 P.M.  
or conclusion of closed session.

1. 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.

(2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor. However, any minutes, vote or public record approving a contract relating to the leasing, purchase or sale of real estate by a public governmental body shall be made public upon execution of the lease, purchase or sale of the real estate;

Mayor Ferguson called the meeting to order at 5:00 p.m. Roll call was taken and all Council members were 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

Motion made by Councilwoman Oplinger to move into open session at 5:52 p.m. Mayor Ferguson seconded the motion. Motion passed with the following council members voting aye:

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

Mayor Ferguson recessed the meeting until 6:00 p.m.

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.

David Lawrence with Liberty Utilities addressed Council regarding the original second entrance to their development. Mr. Lawrence stated that they have decided to abandon that entrance and asked for patience during the construction of the main entrance.

Kelly Johnston addressed Council regarding the closure of Liberty Utilities second entrance, his appreciation of Liberty Utilities wanting to be a good neighbor, and also his appreciation of Council and city staff for working so hard on this issue.

Cody Rinker addressed Council regarding street damage caused by the delivery of equipment to the Liberty Utilities development.

Carolyn Rost addressed Council regarding her sewer bill at 707 Carol Court.

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._

Councilwoman Oplinger took this time to acknowledge city staff for their hard work at the car show and for tree/brush removal.

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'.

7.1 Approval Of Minutes - City Council Regular Session September 22, 2020  
7.11 September/October 2020 Appropriations
Mayor Ferguson announced that he would be abstaining from the vote on the Consent Agenda. 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: Ferguson

8. NEW BUSINESS

8.I Resolution 2020-1756
RESOLUTION 2020-1756 A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING THE PAVING OF PORTER STREET

City Manager Holmes addressed Council regarding a paving request from the owner of the Aurora Family restaurant. All expenses, including the costs of maintenance, would be at the owners expense. Discussion was held between Council, City Manager Holmes, Community Development Director Carrie Howlett and the property owner regarding state law, liability, insurance, property lines, setbacks, and the city’s intention to develop Porter Street. Motion made by Chairman Pro Tem Lewis to approve Resolution 2020-1756. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

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

8.II Wastewater System Capital Improvements Updates

Eric DeGruson with Allgeier, Martin and Associates presented Council with the Wastewater System Improvements Update. Mr. DeGruson gave an update on completed projects, ongoing projects and future projects.

8.III Resolution 2020-1755
A RESOLUTION OF THE CITY OF AURORA, MISSOURI, NOTIFYING THE LAWRENCE COUNTY EMERGENCY SERVICES BOARD OF ACCEPTANCE OF REIMBURSEMENT FOR EMERGENCY DISPATCH SERVICES AND INTENT TO ENTER INTO AN AGREEMENT WITH THE LAWRENCE COUNTY EMERGENCY SERVICES BOARD FOR THE PROVISION OF EMERGENCY DISPATCH AND COMMUNICATIONS SERVICES

City Manager Holmes presented Council with Resolution 2020-1755. Mr. Holmes stated that Sheriff Brad DeLay and Mount Vernon Chief of Police Dave Hubert were present for any questions Council might have regarding their experience with the Lawrence County Emergency Services Board and the transition of the their 911 dispatch services. Discussion was held between Council, Sheriff DeLay, Chief Hubert, City Manager Holmes and Chief Witthuhn regarding any issues with the dispatch center communications, response time, dead zones, and the fulfillment of agreed upon services.
City Manager Holmes presented Council with costs associated with 911 dispatching services, needed equipment upgrades, and long term costs spanning the next 12 years. Discussion was held regarding Council concerns and language of the resolution being presented. Mayor Ferguson made a motion to amend Section 5 of Resolution 2020-1755 to state “Final agreement for services to Aurora and Marionville residents shall be approved through resolution by the City of Aurora’s City Council.” 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

Shannon Walker addressed Council asking whether or not the ballot item for the consolidated 911 services to a central location passed in Aurora. Sheriff DeLay stated that he thought that it did but that we could call the Lawrence County Clerk and ask for an actual count by ward.

Motion made by Councilwoman Oplinger to approve Resolution 2020-1755 as amended. 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. **STAFF REPORTS/ORGANIZATIONAL BUSINESS**

1. Board Liaison Reports

Councilwoman Oplinger reported that she had attended the Hospital Board Meeting. There are currently 0 positive cases of COVID-19.

2. City Manager Report

City Manager Holmes presented his normal City Manager Report. He also gave Council an update on ongoing Economic Development. See both full reports below.

10. **ADJOURNMENT**

Motion made by Councilwoman Pettit to adjourn the meeting at 8:19 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
Dept. Items

- Police
  - Increased advertising for vacant officer position(s)
  - Approved patrol vehicle that was approved and ordered in January was received and is on the road.

- Fire
  - Training burn – structure at 302 W. Delta. Dilapidated building that the City was looking at demolishing, donated for this training exercise.
  - Hose testing completed – some hose failed. Replacement of fire hose is an annual budgeted expense as needed.

- Street & Cemetery
  - Tree Limbs Brush pick up is next week.
  - Staff are gearing up for leaf pickup to begin in a few weeks.
  - Street Cuts – Lots of repairs
  - Last grass cutting of Baldwin Park and the Airport
  - Assisted the Park Dept. with removal of two dead oak trees in Oak Park.
  - Cemetery Planted 6 trees in open areas in Maple Park. Liberty is donating more red maple trees to plant in various areas; those will be split between the parks and the cemetery.

- Park
  - Park Staff are utilizing left over fencing from Crosby Park to begin fencing at Baldwin Park. Staff are doing some checking on what treatment is best to prolong the life of the fencing.
  - Removed two dead oak trees in oak park, and a dead tree in White Park. Staff have replacement oak trees on order for Oak Park. We are receiving donated trees from Liberty and we plan on planting them in the various parks in our community.
  - We will be winterizing park facilities in a few weeks

- Stormwater
  - Nothing to report

- Wastewater
  - U.V. Project at the WW Plant is still in progress – waiting on some final items.
  - Repairs being made on Benton Lift Station
• Admin. & Finance
  • Budget Work – Council Direction
  • 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.
  • Final City Hall window replacement will begin on the 26th. Most of the ground floor, and the second floor have been completed. Finishing work on installed windows is being completed at this time.
  • SWMO Solid Waste Program grant request – Recycling program – Looking into this possibility generated many more questions and concerns. This is the direction that we want to go at some point, but we need to look at overall city-wide trash collection before we jump into recycling.

• Human Resources Notes:
  • The changeover to automated timesheets continues. We are rolling it out to the City department’s one at a time.

• Community Development
  • Needing volunteers for the Building Board of Appeals – we need 2 more to serve, and 2 to serve as alternates. We will be advertising for volunteers on our social media and our website.
  • 115 McNatt Property Donation to the City – Demolition on that building is moving forward
  • Food Trucks – There is an 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 N. 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 a health, safety and welfare issue and we are looking at what we can do to abate this issue as soon as possible.
  • Economic Development Report – see separate update.

Meetings/Events Attended:
• Budget Work-session with Council 10/8
• Aurora Beatification Meeting – 10/8

Upcoming Meetings and Events Attending
• SWMO Solid Waste Meeting – 10/20

Follow-Up Items/Misc. Items
• None at this time
Economic/Community Development Updates

October 27, 2020

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.

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.
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 – 9/22/20: 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.

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 2 – 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.

Taco Bell – 2026 S. Elliott Street Project – New Fast-Food Business
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.

UPDATE 10/13 – Developer is moving forward with proposal. Permit application for demolition of existing structure has been received by staff and has been processed. Construction plans for the new building have been received and are in review.
**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 10/13** – Staff will be scheduling a pre-development meeting with developer and utility companies for planning.

**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.

**UPDATE – 10/13:** Developer requested secondary letters from the City regarding zoning and conformance with the City’s Comprehensive Plan. Staff provided requested documents. Developer continuing to seek funding.

**NEW – 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 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.

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Doyle/Ferguson, Mayor

ATTEST:

[Signature]
Kimberly Breedlove, City Clerk