1. **CALL TO ORDER:** Mayor Ferguson called the meeting to order at 6:00 pm

2. **PRAYER AND PLEDGE:** Pastor Sheth LaRue with the First Presbyterian Church 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 – not 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 pending legal matters. Items introduced under “Public Comment” may become agenda items at a later date.

   No Public Comment at this meeting.

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 reminded everyone to vote this November.

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 Budget Workshop October 8, 2020
   6.II Approval Of Minutes - City Council Regular Session October 13, 2020
6. III October 2020 Appropriations

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

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

7. NEW BUSINESS

7.I Resolution 2020-1757
A RESOLUTION OF THE CITY OF AURORA, MISSOURI FOR AN AGREEMENT BETWEEN THE CITY OF AURORA AND ALLGEIER, MARTIN AND ASSOCIATES FOR PROFESSIONAL SERVICES FOR WASTEWATER TREATMENT PLANT IMPROVEMENTS

City Manager Holmes explained the basis for this resolution and gave a reminder of what the Council did with Resolution 2020-1727. Discussion was held regarding improvements, long term replacement and/or upgrades needed, and the State Revolving Fund qualifications. Chairman Pro Tem Lewis, Councilman McWade, and Eric DeGruson with Allgeier, Martin discussed whether current projects will set us up for future improvements and whether or not all critical repairs have been done. Motion made by Chairman Pro Tem Lewis to approve Resolution 2020-1757. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

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

7.II First Reading Of Ordinance No. 2020-3204
AN ORDINANCE OF THE CITY OF AURORA, MISSOURIAMENDING TITLE VII "PUBLIC UTILITIES" CHAPTER 705 "SEWERS", ARTICLE III "CHARGES AND RATES" SECTION 705.430 "DEPOSIT" OF THE MUNICIPAL CODE OF ORDINANCES

City Manager Holmes discussed with Council the example bills he had previously handed out and City Collector Jessica Jenkins’s memo regarding sewer deposits. He explained the reasoning behind changing the deposit amount and the total balance of unpaid sewer bills. Discussion was held regarding whether or not this change applied to home owners or just to renters, how the new amount was figured, and whether or not it could be set on a case by case basis. City Attorney Ken Reynolds advised Council that they needed to set a dollar amount. Motion made by Chairman Pro Tem Lewis to table Ordinance 2020-3204. Councilwoman Oplinger seconded the motion. Motion passed with the following council members voting aye:

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

7.III First Reading Of Ordinance No. 2020-3205
AN ORDINANCE OF THE CITY OF AURORA, MISSOURI AMENDING CHAPTER 705 "SEWERS", ARTICLE III "CHARGES AND RATES" SECTION 705.470 "REFUNDS", OF THE MUNICIPAL CODE OF ORDINANCES

City Manager Holmes gave the history of unclaimed property and that the Secretary of State’s office says nothing is too small. Motion made by Mayor Ferguson to approve the First Reading of Ordinance 2020-3205. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

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

7.IV First Reading Of Ordinance No. 2020-3206
AN ORDINANCE OF THE CITY OF AURORA MISSOURI ESTABLISHING A SERVICE FEE FOR ALL CREDIT CARD PAYMENTS PROCESSED BY PHONE FOR PAYMENT OF SERVICES TO THE CITY OF AURORA

City Manager Holmes gave Council background on the credit card fee and the increased usage of citizens calling in to pay their sewer bill over the phone. Discussion was held on the percentage charged by credit card companies and the man hours needed to provide this service. Motion made by Councilman McWade to approve the First Reading of Ordinance 2020-3206. Councilwoman Oplinger seconded the motion. Motion passed with the following council members voting aye:

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

7.V First Reading Of Ordinance No. 2020-3207
AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, AMENDING TITLE VII "PUBLIC UTILITIES" CHAPTER 705 "SEWERS", "SECTION 705.500 "DISCONNECTION OF SERVICE FOR FAILURE TO PAY" OF THE MUNICIPAL CODE

City Manager Holmes explained that this ordinance is for a change in language only. He discussed the confusion and aggravation of citizens when staff try to explain the reasons behind the different charges. This ordinance would make it one charge that encompasses all the charges. Discussion was held with City Treasurer and Finance Director Betty Baum, City Manager Holmes and Council regarding fees, language, cold weather assistance, the need or lack thereof for door hangers and the need for the language to be clear for staff and the citizens.
Motion made by Councilwoman Oplinger to approve the First Reading of Ordinance 2020-3207 amending the ordinance to strike all door hanger verbiage and fees. Mayor Ferguson seconded the motion. Motion passed with the following council members voting aye:

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

7.VI First Reading Of Ordinance No. 2020-3208
AN ORDINANCE OF THE CITY OF AURORA, MISSOURI APPROVING AND ADOPTING THE 2021 FISCAL YEAR BUDGET

City Manager Holmes presented Council with a power point presentation explaining the state statutes requiring political subdivisions to prepare a budget, budget philosophy, budget priorities, and the budget process. He also explained what cash reserves are and why it is important to have reserves. The presentation also included estimated revenues, fund accounting, and budget highlights. Motion made by Mayor Ferguson to approve the First Reading of Ordinance 2020-3208. Chairman Pro Tem Lewis seconded the motion. Motion passed with the following council members voting aye:

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

8. STAFF REPORTS/ORGANIZATIONAL BUSINESS

1. Board Liaison Reports

Nothing at this time.

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.

9. ADJOURNMENT

Motion made by Chairman Pro Tem Lewis to adjourn the meeting at 7:50 p.m. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

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

- Police
  - Increased advertising for vacant officer position(s)
  - Met with 911 Board and Radiophone regarding changeover for dispatching and technology requirements
  - Monthly 911 Board meeting tomorrow evening – CM will be attending

- Fire
  - Training burn – structure at 302 W. Delta. Dilapidated building that the City was looking at demolishing, donated for this training exercise. Update: rescheduled to windy conditions – November 8th
  - Trick or Treating – Firehouse Trunk or Treat – Aurora Fire Station 5 pm to 7 pm. Staff are following Lawrence County Health Dept. recommendations regarding this event.

- Street & Cemetery
  - Brush pick up was last week.
  - Leaf pickup to begin as soon at it is dry. Please “windrow” leaves along the edge of the street.
  - Street Cuts – Discussion with Bethany Aborn to discuss our concerns with Liberty Staff about street cuts and water line replacement
  - Cemetery – fall clean-up and mulching leaves as weather permits

- Park
  - Park facilities winterized

- Stormwater
  - Beginning discussion with engineers about the next stormwater projects

- Wastewater
  - U.V. Project at the WW Plant is finishing up.
  - Repairs being made on Benton Lift Station
  - EPA & DNR inspection report – we are in compliance regarding WWTP operations

- Admin. & Finance
- 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.
- Discussion with SMCOG about Comprehensive Plan revision process
- Capital Planning Work-session – Week of December 7th – 11th?
- Economic Development Report – see separate update.

- Human Resources Notes:
  - Working on Personnel Policy Revision for Shift Differential for the Police Department – Plan to implement beginning in January, amount has been budgeted.
  - Employee Appreciation Dinner – December 18th – Tentative

- Community Development
  - Planning and Zoning Meeting – Nov. 17th
  - 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 – Asbestos has been removed, demolition on that building is moving forward
  - Map/Plans Filing Project – Flat Filing cabinets have been received. Community Development Staff will be filing and arranging those for better storage and order
  - Old Laundromat Building – 228 N. McNatt – Cleanup pending
  - Pre-Develop Meeting – South Pointe Ridge
  - Economic Development Report – see separate update.

Meetings/Events Attended:
- SWMO Solid Waste Meeting – 20th
- 911 Dispatch Technology Meeting – 23rd

Upcoming Meetings and Events Attending
- Chamber meeting – 28th
- LCESB Meeting – 28th
- Veterans Day – City Offices Closed 11th

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

November 6, 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.

**UPDATE 2 – 10/27:** Redevelopment corporation documents have been filed with the Missouri Secretary of State’s office. Discussion of scheduling required public meeting taking place this week.

**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:** 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.

**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.

**UPDATE 3 – 10/27:** Liberty Utilities has removed the College & Rinker entrance from construction plans. Dirt work has begun at the site.
**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 awaiting confirmation of property change of ownership. 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 Prosct 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.

**UPDATE 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.

**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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APPROVED:

[Signature]
Doyle Ferguson, Mayor

ATTEST:

[Signature]
Kimberly Breedlove, City Clerk