1. CLOSED SESSION
Pursuant to RSMo 610.021
Legal actions, causes of action or litigation involving a public governmental 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.

Mayor Ferguson called the meeting to order at 5:00 p.m. Roll call was taken. Mayor Ferguson, Chairman Pro Tem Lewis, Councilwoman Oplinger and Councilwoman Pettit were present. Councilman McWade was not present.

Councilwoman Oplinger made a motion to move into closed session at 5:01 p.m. 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

Chairman Pro Tem Lewis made a motion to move into open session at 5:57 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

2. CALL TO ORDER: Mayor Ferguson called the meeting to order at 6:03 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 Olinger – present
Councilman Don McWade – not 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.

No Public Comment at this meeting.

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 Pettit stated that she had received an email from a concerned citizen regarding the city’s lack of a mask ordinance. Councilwoman Pettit made a motion to amend the agenda and add a Mask Ordinance Discussion. Chairman Pro Tem Lewis seconded the motion. Motion passed with the following council members voting aye:

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

Councilwoman Olinger took this time to give thanks for the American Flags and the Christmas lights.

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.I Approval Of Minutes - City Council Regular Session November 10, 2020
7.II November Appropriations

Councilwoman Olinger made a motion to approve the Consent Agenda. 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. OLD BUSINESS

8.1. Second Reading Of Ordinance 2020-3204
AN ORDINANCE OF THE CITY OF AURORA, MISSOURI AMENDING TITLE VII
"PUBLIC UTILITIES" CHAPTER 705 "SEWERS", ARTICLE III "CHARGES AND
RATES" SECTION 705.430 "DEPOSIT" OF THE MUNICIPAL CODE OF ORDINANCES

Chairman Pro Tem Lewis made a motion to approve the Second Reading of
Ordinance 2020-3204. 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

9. NEW BUSINESS

9.1  First Reading Of Ordinance 2020-3209
AN ORDINANCE OF THE CITY OF AURORA, MISSOURI ACCEPTING AND
APPROVING THE FINAL SITE PLAN AND PLAT OF THE "LYLA CORNERS
DEVELOPMENT"

Community Development Director Carrie Howlett addressed Council regarding the
final site plan and plat of the Lyla Corners development. Ryan Schweissguth with
Cochran Engineering joined the meeting via phone to answer any questions
Council might have. Director Howlett updated Council on all changes made to the
site plan since the preliminary site plan Council previously approved including
discussions regarding Dyer Street improvements.

Councilwoman Oplinger made a motion to approve the First Reading of Ordinance
2020-3209. 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

9.11  PUBLIC HEARING
This Public Hearing is for the proposed Aurora Redevelopment Corporation Chapter
353 Development plan. The Development Plan has been filed with the City of
Aurora by Mareth Enterprises, LLC.
The Plan area includes approximately 1.5 acres of property located at 107 South
Washington Avenue in the City of Aurora, Missouri.

Councilwoman Oplinger made a motion to open the Public Hearing at 6:16 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

Mayor Ferguson opened the floor to Public Comment.

Ed Mareth, Owner of Mareth Enterprises, explained to Council that what the company does is buy distressed industrial/warehousing properties in communities needing those properties to be productive. He went on to explain that they refurbish those properties and solicit businesses for commitment to occupy the building once it is completed.

Councilwoman Oplinger made a motion to close the Public Hearing at 6:20 p.m. 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

9.III First Reading Of Ordinance 2020-3210
AN ORDINANCE APPROVING THE AURORA REDEVELOPMENT CORPORATION
CHAPTER 353 REDEVELOPMENT PLAN AND DECLARING THE REDEVELOPMENT
AREA DESCRIBED THEREIN TO BE A BLIGHTED AREA.

City Manager Jon Holmes connected Megan Miller with Gilmore & Bell, P.C. via phone to introduce and explain what Chapter 353 tax abatement is and why this area works for this program.

Mayor Ferguson made a motion to approve the First Reading of Ordinance 2020-3210. 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

9.IV First Reading Of Ordinance 2020-3211
AN ORDINANCE OF THE CITY OF AURORA, MISSOURI ACCEPTING AND
APPROVING THE REQUEST FROM FRED BAUM JR FOR A LOT SPLIT INVOLVING
845 W PROSPECT STREET
Community Development Director Carrie Howlett explained to Council that the intent on this request is to split the lot in question in to three parcels. All parcels after the lot split will conform to city code, the survey is appropriate to the request and staff recommendation on this request is approval.

Chairman Pro Tem Lewis made a motion to approve the First Reading of Ordinance 2020-3211. 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

9.V First Reading Of Ordinance 2020-3212
AN ORDINANCE OF THE CITY OF AURORA, MISSOURI ACCEPTING AND APPROVING THE REZONING OF PROPERTY IDENTIFIED AS PARCEL 196013003001082001 FROM "A-1 (AGRICULTURAL) TO "R-1" (SINGLE-FAMILY RESIDENTIAL)

Community Development Director Carrie Howlett explained to Council the owner of this property intends to build a single family residential structure and the reasoning behind the change in zoning. Director Howlett also went on to explain that a public hearing was held at the Planning and Zoning Meeting and that all questions and concerns from property owners within 185 feet were addressed and put to rest.

Councilwoman Oplinger made a motion to approve the First Reading of Ordinance 2020-3212. 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

9.VI Resolution 2020-1758
A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF A REPLACEMENT DUMP TRUCK TO BE USED BY THE CITY OF AURORA STREET DEPARTMENT

City Manager Jon Holmes addressed Council with a request for the purchase of a demo dump truck. City Manager Holmes reminded Council that the replacement of a dump truck for the Street Department had been previously budgeted but due to COVID-19 we had not moved forward on the purchase. City Manager Holmes presented Council with the specs on the demo dump truck and the savings involved with the purchase of this dump truck.

Councilwoman Pettit made a motion to approve Resolution 2020-1758. 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

9.VII Amended Agenda Item: Mask Ordinance Discussion

Discussion was held on a possible mask ordinance. City Manager Holmes advised Council on what other area towns were doing and the difficulty of enforcing such an ordinance.

10. STAFF REPORTS/ORGANIZATIONAL BUSINESS

1. Board Liaison Reports

Nothing at this time.

2. City Manager Report

See full report below.

11. ADJOURNMENT

Councilwoman Pettit made a motion to adjourn the meeting at 7:01. 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
Dept. Items

- Police
  - Advertising for vacant officer position(s)
  - Met with Monett 911 Staff regarding changeover for dispatching; initial plans items that need to be addressed for transfer – continue to make progress on this
  - Submitted a CARES Act funding reimbursement request to the County for law enforcement payroll reimbursement. This was done at their request; they have remaining funding that they need to distribute to the communities in the County.
  - COVID is working its way through the dept. but the staff are managing, and the community is being covered.

- Fire
  - Nothing to report

- Street & Cemetery
  - Leaf pickup is ongoing. Please “windrow” leaves along the edge of the street.
  - Downtown Christmas Decorations, City Hall lights & Christmas Tree have all been completed. A big “Thank You” to the Park and Public Works staff for getting this done.
  - Staff are working on getting winter equipment ready for the streets
  - Stop Sign installed at the Corner of Minor and Cowan Dr. Speed Limit signs were also installed along Cowan Dr.
  - Secured the 2nd floor of the condemned house at 126 W. Pleasant due to ongoing violation of the condemnation order

- Park
  - All parks are winterized for the season

- Stormwater
  - Nothing to report

- Wastewater
  - U.V. Project at the WW Plant is operational

- Admin. & Finance
  - City Hall window replacement has been completed, there is two items left to address.
  - Capital Planning Work-session – Scheduled for December 10th; open to the public
• We are following up with the Auto-Attendant with Century Link so that people can be directed to the portal to pay their sewer bill over the phone without staff assistance.
• Economic Development Report – see separate update.
• Finance Dept. is beginning to work on year-end items.

• Human Resources Notes:
• Personnel Policy Revision for Shift Differential for the Police Department – Coming to Council at the next meeting. Plan to implement beginning in January, amount has been budgeted.
• Employee Appreciation Dinner – December 18\textsuperscript{th} – \textit{Postponed – Date TBD}
• Advertising for two positions in the street dept. – One retirement and one new position for the FY2021 Budget

• 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.
• Old Laundromat Building – 228 N. McNatt – Cleanup scheduled to begin December 14\textsuperscript{th}
• Staff have been busy with inspections on Taco Bell and Liberty

Meetings/Events Attended:
• Chamber meeting – 18\textsuperscript{th}
• Redevelopment Corporation Meeting – 23\textsuperscript{rd}

Upcoming Meetings and Events Attending
• Thanksgiving Holidays – City Offices Closed – 26\textsuperscript{th} & 27\textsuperscript{th}

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

December 1, 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.

Update 3 – 11/10: A Public Hearing has been scheduled for the Aurora Downtown Redevelopment Corporation Chapter 353 Development Plan from Mareth Enterprises, LLC for 1.5 Acres of Property located at 107 South Washington Avenue in Aurora. This Public Hearing will be held on November 24th 2020, at 6:00 PM at Aurora City Hall, Council Chambers. 3rd Floor 2 W. Pleasant Street.

Update 4 – 11/20: The first meeting of the Redevelopment Corporation for Mareth Enterprises has been scheduled for Monday, November 23rd, 2020 at 3:00 p.m. in Council Chambers. The previously scheduled Public Hearing remains scheduled for Tuesday, November 24th, 2020 at 6:00 p.m.

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 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 correctly 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.

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 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.

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 1 – 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.

UPDATE 2 – 11/10: The property has closed and the sale is complete. We received confirmation of this and we have issued a demolition permit. The contractor informed us that the building should be down in the next few days.

UPDATE 3 – 11/20: Demolition of the old structure is complete and final demolition inspection complete. New construction has begun with inspections this week for site, sewer, grease trap, plumbing, electrical and footings. Contractor targets completion within, approximately, 60 days.

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. The developer has shown interest in accommodating a request by the City to have a “green space” that can be developed in the future as a neighborhood park. Discussion is ongoing regarding the extension of wastewater services into this area as part of the annexation into the City.

**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 1 – 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.

**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.

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City of Aurora  
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Community Development Director  
City of Aurora  
Phone: 417-678-5121  
Email: chowletti@auroramo.gov

APPROVED:

[Signature]
Duyle Ferguson, Mayor

ATTEST:

[Signature]  
Kimberly Breedlove, City Clerk