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 – 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.

Mayor Ferguson moved all Public Comment to 8.V Mask Ordinance Discussion.

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._

Nothing at this time.

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’._

6.1 Approval Of Minutes - City Council Regular Session November 24, 2020  
6.11 November/December Appropriations
Councilwoman Oplinger made a motion to approve the Consent Agenda. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

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

7. OLD BUSINESS

7.1 Second 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"

Councilwoman Oplinger made a motion to approve the Second Reading of Ordinance 2020-3209. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

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

7.II Second 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.

Chairman Pro Tem Lewis made a motion to approve the Second Reading of Ordinance 2020-3210. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

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

7.III Second 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

Councilwoman Pettit made a motion to approve the Second Reading of Ordinance 2020-3211. Councilwoman Oplinger seconded the motion. Motion passed with the following council members voting aye:

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

7.IV Second 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)

Councilwoman Pettit made a motion to approve the Second Reading of Ordinance
2020-3212. Councilman McWade seconded the motion. Motion passed with the
following council members voting aye:

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

8.  NEW BUSINESS

8.1  Resolution 2020-1759
A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND
DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE
OZARKS REGIONAL YMCA FOR YOUTH BASKETBALL

City Manager Holmes addressed Council regarding all four resolutions on tonight’s
agenda. Chairman Pro Tem Lewis made a motion to approve Resolution 2020-
1759. Mayor Ferguson seconded the motion. Motion passed with the following
council members voting aye:

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

8.11  Resolution 2020-1760
A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND
DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE
OZARKS REGIONAL YMCA FOR AN ADULT BASKETBALL PROGRAM

Chairman Pro Tem Lewis made a motion to approve Resolution 2020-1760.
Councilman McWade seconded the motion. Motion passed with the following
council members voting aye:

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

8.111  Resolution 2020-1761
A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN
AGREEMENT WITH THE OZARKS REGIONAL YMCA TO PROVIDE AN ADULT
SOFTBALL PROGRAM

Councilwoman Pettit made a motion to approve Resolution 2020-1761.
Councilwoman Oplinger seconded the motion. Motion passed with the following
council members voting aye:
AYES: Ferguson, Oplinger, McWade, Lewis, Pettit
NAYES: 0
ABSTAIN: 0

8.IV Resolution 2020-1762
A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE OZARKS REGIONAL YMCA TO PROVIDE A SOCCER/FLAG FOOTBALL PROGRAM

Councilwoman Oplinger made a motion to approve Resolution 2020-1762. 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

8.V Mask Ordinance Discussion

Mayor Ferguson opened the discussion with Public Comment. Marsha Egan and Ed Witte both spoke in favor of City Council moving forward with a mask ordinance. Veronica Kuschel, Nay Hightower, Liz Donnon, Will Kuschel, Casey Swadley, Thomas Fisk, Amanda Taylor, Michael Toombs, and Dakota Wallace all spoke against City Council moving forward with a mask ordinance.

Each Council member discussed their opinions on moving forward with a mask ordinance. It was determined that Council is not ready to move forward with a mask ordinance at this time.

9. STAFF REPORTS/ORGANIZATIONAL BUSINESS

1. Board Liaison Reports

Nothing at this time.

2. City Manager Report

There was no City Manager Report for this meeting. The Economic/Community Development Update provided by Community Development Director Carrie Howlett is attached.

10. ADJOURNMENT

Councilwoman Oplinger made a motion to adjourn the meeting at 7:14 p.m. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Lewis, Pettit
NAYES: 0
ABSTAIN: 0
Economic/Community Development Updates

December 22, 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.

Update 5 – 12/4: The first meeting of the Redevelopment Corporation for Mareth Enterprises was held on Monday, November 23, 2020 and officers of the Corporation were appointed. Secretary of State’s acknowledgement of the Corporation is pending. The Public Hearing was held at the City Council meeting held on November 24, 2020 and the ordinance approving the redevelopment plan and declaring the property a blighted area was passed.
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 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.

UPDATE 5 – 12/4: The final play for Lyla Corners was approved by City Council on Tuesday, November 24, 2020. Second reading of that ordinance will take place December 8, 2020.

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.

UPDATE 4 – 12/4: Construction progress is actively continuing.

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.

UPDATE 4 – 12/4: Partial framing inspections have been completed and progress continues quickly.

South Pointe Ridge (Pending)
This project is a housing development slated to be located at the corner of Hudson and Prosact 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.

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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APPROVED:

[Signature]  
Doyle Ferguson, Mayor

ATTEST:

[Signature]  
Kimberly Breedlove, City Clerk