

"Improving the quality of life for Aurora"

AURORA CITY COUNCIL MINUTES
Aurora City Hall, Council Chambers
Tuesday, June 23, 2015 at 6:30 p.m.

I. CALL TO ORDER:

Mayor Marks called the meeting to order at 6:30 p.m.

II. PLEDGE AND PRAYER:

Councilman Ramirez led the council in prayer and the Pledge of Allegiance.

III. ROLL CALL: Mayor David L. Marks

Chairman Pro Tem Rick Boyer

Councilman Steve Ramirez

Councilwoman Linda Barton

Councilwoman Rosemary Henderson

All council members were noted present.

IV. APPROVAL OF MINUTES

Regular Session held on June 9, 2015 at 6:30 p.m.

Councilwoman Barton moved to approve the minutes from the meeting held on June 9, 2015 at 6:30 p.m. Councilwoman Henderson seconded the motion. Motion passed with the following council members voting aye:

AYES: Henderson, marks, Ramirez, Boyer, Barton

NAYES: 0

V. APPROVAL OF APPROPRIATIONS for June

Councilwoman Henderson moved to approve the appropriations for June as submitted.

Chairman Pro Tem Boyer seconded the motion. Motion passed with the following council members voting aye:

AYES: Boyer, Henderson, Ramirez, Marks

NAYES: 0

ABSTAIN: Barton (Invoice in the bill list)

VI. PUBLIC COMMENT

None

VII. COUNCIL FORUM

Councilwoman Barton had received phone calls from several citizens questioning why business license renewals were so late in being sent this year. She also questioned if they were going to be charged a penalty? City Clerk Needham explained that with being short staffed and fighting vacations it was very difficult to get the process completed this year. There is no penalty for being late.

VIII. OLD BUSINESS

A. Discussion/Vote on 221 S. Madison (Radio Shack Building)

City Attorney Reynolds stated that he had spoken with the Mr. Shreeve's divorce attorney who informed him they were having trouble with the wife's divorce attorney. It

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appears that there may be an impending bankruptcy filing for both according to the attorney. Debts far exceed their assets.

City Attorney Reynolds stated this problem is not going to go away. There will be no restitution from the owners. Whether you take care of the problem now or a future council the problem is just not going to get any better. You might have more options moving forward if you demo the building now. Any lien will be a dischargeable debt in bankruptcy.

The city would not be liable for damages if reasonable precautions were taken to prevent accidents. A suggestion was to show a good faith effort on the city's part would be to hire an engineering company to instruct you on how far and wide you should place safety barriers to prevent accidents.

The city is going to have to deal with this problem either today or some future council. The cost factor for demolition is going to increase with each passing year.

City Manager Randall spoke saying the city didn't want to spend money frivolously, however, there was adequate funding available in fund balance to do this project. An estimated cost was received to demo the building in the amount of \$75,000. It was felt that when the actual bid came in it could be less.

Although the Creamery building was not on the agenda City Manager Randall felt that if both projects were bid at the same time there could be a possible price break. Presently there is \$40,000 budgeted for demolition in the budget and an additional \$100,000 in UDAG to assist with the demolitions.

City Manager Randall stated that when the projects are bid out the contractors want all asbestos out. The issue on the Creamery is whether to take title to the property.

Councilwoman Henderson moved to go ahead and get the asbestos assessment on the Radio Shack building and to do the abatement if necessary and then to go out for bid for demolition of the building. Councilwoman Barton seconded the motion. Motion passed with the following council members voting aye:

AYES: Ramirez, Boyer, Marks, Henderson, Barton

NAYES: 0

IX. NEW BUSINESS

- A. PUBLIC HEARING – consider a request from Mercy Health Springfield Communities, f/k/a St. Johns Healthsystems, Inc. for annexation of their property located at southwest corner of Highway 60 and Lawrence County Road 1210 (township 26, range 25, section 17) into the city limits, and (2) zoning of the property to the A-1 Agricultural zoning district classification.*

City Manager Randall stated this matter had come from planning and zoning with a positive recommendation. The city is presently in Phase I of a 1.4 million dollar sewer interceptor project upgrade. Council previously discussed what a good faith effort would be on the hospital's part to show the city they were serious in their intent to build a new facility before the city delved into Phase II.

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Both parties' attorneys have discussed and approved the application request from Mercy Hospital to annex their property into the city limits with the zoning classification of "A-1" "Agricultural".

Councilwoman Barton moved to open the public hearing. Time noted 7:05 p.m. Councilwoman Henderson seconded the motion. Motion passed by a roll call vote with the following council members voting aye:

AYES: Marks, Ramirez, Barton, Henderson, Boyer

NAYES: 0

Doug Stroemel, Hospital Administrator was present and explained that the hospital had purchased the property several years ago and is very intent on building a new facility. There has been a pause in activities as a result of the Affordable Care Act. Huge reimbursement issues have been caused by the reduction of Medicare benefits. Plans have been being reviewed to cut the square footage from the building to help reduce building costs. The building will be one level with a medical facility attached.

No other citizen spoke for or against the measure.

Councilwoman Barton moved to close the public hearing. Time noted 7:10 p.m. Chairman Pro Tem Boyer seconded the motion. Motion passed by a roll call vote with the following council members voting aye:

AYES: Barton, Marks, Ramirez, Henderson, Boyer

NAYES; 0

B. First Reading of Bill No. 2015-3034

An Ordinance extending the corporate limits of the City of Aurora, Lawrence County, Missouri, as herein provided by annexing certain unincorporated territory contiguous and adjacent to the existing corporate limits of the City

Councilman Ramirez moved to approve the first reading of Bill No. 2015-3034. Chairman Pro Tem Boyer seconded the motion. Motion passed with the following council members voting aye:

AYES: Ramirez, Boyer, Barton, Marks, Henderson

NAYES: 0

C. Discussion/Vote to declare last weekend a major storm which would allow for limb/branches pickup

Chairman Pro Tem Boyer moved to not declare last weekend as a major storm therefore leaving limb removal to individual homeowners. Councilman Ramirez seconded the motion. Motion passed with the following council members voting aye:

AYES: Henderson, Ramirez, Marks, Boyer

NAYES: Barton

X. REPORTS

A. Board Liaison Reports

Planning & Zoning

Board would like to set up a joint meeting with City Council to discuss junk vehicles and home occupations. Rita Engeldinger requested this meeting be held after August 15th.

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Park Board

The park board will be holding a joint session with City Council on July 6th to discuss park sales tax issue.

B. City Attorney Report

City Attorney Reynolds reported that before the meeting he had looked at the water problem on Ike Mc Roberts property. He informed council that after he researched the matter he would report back to council.

C. City Manager Report

- Presented council with estimates on demolition of the Creamery and Radio Shack building
- Attended Rotary and did a presentation on the upcoming park sales tax

XI. CLOSED SESSION pursuant to 610.021 (1)

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.

Councilman Ramirez moved to go into closed session. Time noted 7:30 p.m. Chairman Pro Tem Boyer seconded the motion. Motion passed by a roll call vote with the following council members voting aye:

AYES: Barton, Boyer, Ramirez, Marks, Henderson

NAYES: 0

Not votes taken.

Chairman Pro Tem Boyer moved to come back into open session. Time noted 7:35 p.m. Councilman Ramirez seconded the motion. Motion passed by a roll call vote with the following council members voting aye:

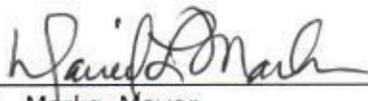
AYES: Barton, Henderson, Ramirez, Marks, Boyer

NAYES: 0

XII. ADJOURNMENT

Chairman Pro Tem Boyer moved to adjourn the meeting at 7:36 p.m. Councilwoman Barton seconded the motion. Motion passed with all members voting aye.

APPROVED:



David L. Marks, Mayor

ATTEST:



Kathie Needham, City Clerk, MMC/MPCC