

**AURORA PLANNING AND ZONING COMMISSION  
MINUTES**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Tuesday, September 1, 2015 at 6:30 PM**

**I. Call to order**

Roll Call:	Chairperson:	Heidi Ryan (2017)
	Vice Chairperson:	Rita Engeldinger (2017)
	Commission Member:	Regina Payne (2019)
	Commission Member:	Rick Boyer (2016)
	Commission Member:	Leslie Horner (2017)
	Commission Member:	Doris Colwell (2016)
	Commission Member:	Eddie Breeding (2018)
	Secretary:	Kathie Needham

Commission members Colwell and Breeding were absent.

**II. Approval of Minutes**

**Approval of minutes from meeting held on August 4, 2015 at 6:30 p.m.**

Commissioner Boyer moved to approve the minutes from the August 4, 2015 session. Vice Chairman Engeldinger seconded the motion. Motion passed with all commissioners voting aye.

**Approval of minutes from meeting held on August 18, 2015 at 6:30 p.m.**

Commissioner Payne moved to approve the minutes from the joint session with city council held on August 18, 2015. Commissioner Boyer seconded the motion. Motion passed with all commissioners voting aye.

**III. New Business**

**A. Review plans/make recommendation to city council for Phase II of the Walking Trail Project**

Michael Keaton, Allegeir Martin and Associates was present to answer any questions presented.

Phase II will connect with Phase I at the Northwest side of the baseball field continuing along the creek line. It will cross under Carnation in a new box culvert. The trail will utilize the south most part of the box culvert with the other side being utilized for storm water drainage. The trail will continue on South on the West side of Carnation and will turn West on College up to Pate School.

During design phase, Theresa Pettit, Park Board President, contacted the school and Catherine Huellhorst to give temporary easements to the city for construction and a final warranty deed

which will convey the property the trail sits on to the city. These easements are in MoDOT hands and once concurrence from them is received the city will need to get them executed.

Base bids were sent out with the area around the box culvert to be concrete with the rest of the trail in asphalt. If bids come in lower than anticipated concrete walkways might be an option. It was noted by Commissioner Engeldinger that she had received complaints that the asphalt was very slippery when wet and could be hazardous.

Michael pointed out that because federal funding is being received the Uniform Relocation Act will have to be followed when obtaining the easements which could result in a 6 month process.

Chairman Ryan moved to recommendation to city council to approve the design on Phase II of the walking trail. Commissioner Boyer seconded the motion. Motion passed with all commissioners voting aye.

#### **B. Continue discussion on Comprehensive Plan**

Chairman Ryan stated it was obvious that the board would not get the Comprehensive Plan done in time to submit it to council for this next year's budget. She asked to table the discussion until January 2016 at which time she expected the plan to be completed by June 30 which would allow sufficient time to be implemented into the 2017 budget.

City Manager Randall stated that there was no time frame for the plan to be completed. It was a fluid document which needed to be revised as often as changes become necessary. It was his hope that the new plan would not be put on a shelf to collect dust. He hoped it would be a tool that could be used for many years to come. In the past other organizations have been hired to complete the plan. With no funding available nor resources to pull from he started updating the city's present plan. He asked that the board not postpone working on the plan but to continue to plug away with each section until complete.

Questions were asked if funds were available to do asphaltting. The City Manager explained that generally STP funds have been utilized to assist with that endeavor. City money combined with STP funding has always made it possible to do more paving in a given year. STP funding however, can only be utilized when doing major arterial streets. STP funding has been eliminated for the next three years due to the overlay of Business 60 and Hwy. 39.

Commissioner Boyer asked what was needed from the board. City Manager Randall went through the sections he had provided and explained that it was just information that had been compiled and he asked for the board to review it and to give any suggestions they might have. The next section which is Future Land Use will require more attention from the board to review and make recommendations. Some of the statistical data that was in the old plan could not be located to be updated.

Chairman Ryan asked that the old plan be sent out to the board so they could review it to see what was being expected. City Clerk Needham will provide that information to the board.

City Manager Randall stated that if the board wants to institute new recommendations during the review he would like for a vote to be taken on the matter.

Commissioner Horner stated that the city's mission statement was good. We are failing on substandard housing. The streets are in pretty good condition and the parks are in excellent shape. The downtown area needs help. The average home in town is 35-36 years old which is skewed by the number of new homes built in Brookside Estates in the past several years. The problem is that if an industry was brought into town there is not sufficient housing to accommodate that need.

City Manager Randall agreed and said that he has always said that growth and development comes from the expansion on existing businesses. The mistake towns make is to pump everything into bringing new business to town. It makes more sense to work with existing businesses to determine how to make them grow.

Commissioner Payne stated that the board needed to plan on what the city will do with the old hospital building once Mercy moves to its new location.

Revisions will be emailed to the board for review.

### **C. Street repair for 2016**

Commissioner Engeldinger asked wasn't it the city crew's job to determine the streets that need to be repaired for the next year? City Manager Randall stated that Planning and Zoning can make recommendations to city council for their review at budget time.

City Manager stated that the Public Works Superintendent would need to look at his budget to determine salary needs before he could determine how much funding would be available to do street repair. In the past there have been several years when no street work was done in order to build up reserves.

## **IV. Public Comment/Discussion**

None

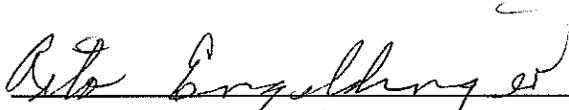
## **V. Department Report**

None

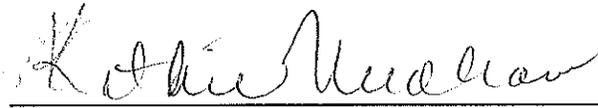
## **VI. Adjournment**

Commissioner Boyer moved to adjourn the meeting at 7:55 p.m. Commissioner Payne seconded the motion. Motion passed with all commissioners voting aye.

**APPROVED:**

  
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Rita Engeldinger, Vice Chairman

**ATTEST:**

  
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Kathie Needham, City Clerk, MMC/MPCC

*Posted August 25, 2015 by Kathie Needham, City Clerk*