

Aurora City Council Meeting Minutes
Aurora City Hall
City Council Chambers
2 W. Pleasant
Aurora, Missouri
Tuesday, February 9, 2021 - 6 P.M.

- 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 – not 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.

There was no Public Comment at this time.

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.

Mayor Ferguson reported that he had invited the President of the Aurora Park Board to tonight's meeting to discuss a Parks Master Plan. Park Board President Mitch Forrester, City Manager Jon Holmes, and members of City Council discussed the benefits of having a Parks Master Plan, the costs involved and the possibility of dove tailing it with the Comprehensive Plan currently in motion with SMOG.

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 Regular Session January 26, 2021

6.II Approval Of Minutes - City Council Work Session January 28, 2021

6.III January / February Appropriations

Councilwoman Pettit made a motion to approve the Consent Agenda. Councilwoman Oplinger seconded the motion. Mayor Ferguson stated that he would be abstaining from the vote due to an invoice from the company he represents on the appropriations list. Motion passed with the following council members voting aye:

AYES: Oplinger, McWade, Pettit

NAYES: 0

ABSTAIN: Ferguson

ABSENT: Lewis

7. OLD BUSINESS

7.I Second Reading Of Ordinance 2021-3214

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, REPEALING TITLE V "BUILDING CODE" CHAPTER 500 "BUILDING REGULATIONS" BY REPLACING IT WITH A NEW CHAPTER 500 "BUILDING REGULATIONS"

Councilwoman Oplinger made a motion to approve the Second Reading of Ordinance 2021-3214. Mayor Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Lewis

7.II Second Reading Of Ordinance 2021-3215

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, REPEALING TITLE V "BUILDING CODE" CHAPTER 520 "FIRE CODE AND FIRE PROTECTION" BY REPLACING IT WITH A NEW CHAPTER 520 "FIRE CODE AND FIRE PROTECTION"

Councilwoman Pettit made a motion to approve the Second Reading of Ordinance 2021-3215. Councilman McWade seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Lewis

7.III Second Reading Of Ordinance 2021-3216

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, AMENDING CHAPTER 525 "MOBILE HOME PARKS" SECTION 525.600 "FIRE PROTECTION" AND CHAPTER

530 "SIGNS AND ADVERTISING" SECTION 530.010 "SIGN CODE ADOPTION"

Councilwoman Oplinger made a motion to approve the Second Reading of Ordinance 2021-3216. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Lewis

7.IV Second Reading Of Ordinance 2021-3217

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI ACCEPTING AND APPROVING THE REQUEST FROM GUFFEY PROPERTIES/LBO DEVELOPMENT II LLC FOR A LOT SPLIT INVOLVING 300 E. DYER STREET

Councilwoman Pettit made a motion to approve the Second Reading of Ordinance 2021-3217. Mayor Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Lewis

8. NEW BUSINESS

8.I Proclamation - Missouri Farm Bureau Celebrate Agriculture: Thank A Farmer Week

Mayor Ferguson proclaimed the week of February 28th – March 6th as "Celebrate Agriculture: Thank A Farmer Week."

8.II Proclamation - Share A Heart Campaign: Ronald McDonald House Week

Mayor Ferguson proclaimed the week of February 8th – February 14th as "Ronald McDonald House Week."

8.III Discussion Regarding Ongoing Construction At 509 E Church Street

Community Development Director Carrie Howlett addressed Council regarding Crossland Construction and their need to do some overnight concrete work at the Liberty Utilities development. Council had no negative response to the overnight work on the site. Council requested that expected date for overnight work to be posted in the City's Facebook page and the website to alert citizens.

8.IV Discussion Of Dispatcher Duties Reassignment / Employee Reclassification

City Manager Jon Holmes and Police Chief Witthuhn both addressed Council regarding an update on the reassignment of dispatcher duties and the job

description reclassification to Public Service Officer. Discussion was held on the need to retain employees after the shift of dispatching duties to the Lawrence County Emergency Services Board.

8.V Resolution 2021-1776

A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF CAD-RECORDS MANAGEMENT SYSTEM IT INTERFACE

City Manager Holmes and Police Chief Witthuhn discussed with Council the background, description, and need for the purchase of a CAD-Records Management System that will communicate and merge with the system used by Monett – Lawrence County Emergency Services Board. Councilwoman Oplinger made a motion to approve Resolution 2021-1776. Mayor Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Lewis

8.VI First Reading Of Ordinance 2021-3218

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, AMENDING CHAPTER 335 "STOP AND YIELD INTERSECTIONS, RAILROAD CROSSINGS" SCHEDULE II, STOP SIGNS, TABLE II-A STOP SIGNS-GENERALLY, LOCATION.

City Manager Holmes reported that the stop sign is doing its job and recommended to Council that it remain permanent. Councilwoman Oplinger made a motion to approve the First Reading of Ordinance 2021-3218. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Lewis

8.VII First Reading Of Ordinance 2021-3219

AN ORDINANCE ESTABLISHING A VIOLATION FOR THE REMOVAL OF WASTE FROM TRASH AND RECYCLING CONTAINERS WITHIN THE CITY LIMITS OF AURORA, MISSOURI AND PROVIDING A PENALTY FOR THE SAME

City Manager Holmes reported that there is a growing concern about individuals rummaging through trash. The main concern is what they will find. Identity theft is a growing problem and this ordinance will give officers a clear cut law to follow. Councilman McWade made a motion to approve the First Reading of Ordinance 2021-3219. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Ferguson, Oplinger, McWade, Pettit

NAYES: 0

ABSTAIN: 0
ABSENT: Lewis

8.VIII Downtown Pavilion Project Discussion

City Manager Holmes reported that the results of his research indicate that the pavilion project will cost more than originally thought and budgeted for. He also reported his discussions with Allgeier Martin and the different financing options available if Council chose to go that route. City Council Members and City Manager Holmes discussed the structure and design of the pavilion, the amenities they would like to see, their desire to build a structure that will last, and the importance of not cutting corners on this project.

9. STAFF REPORTS/ORGANIZATIONAL BUSINESS

1. Board Liaison Reports

Councilwoman Pettit reported that the Aurora Beautification Company has torn down its 8th blighted house since 2015.

2. City Manager Report

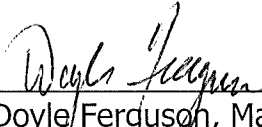
See full report attached.

10. ADJOURNMENT


Councilwoman Pettit made a motion to adjourn the meeting at 7:00 p.m. Mayor Ferguson seconded the motion. Motion passed with the following council members voting aye:

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

APPROVED:


Doyle Ferguson, Mayor

ATTEST:


Kimberly Breedlove, City Clerk

To: Mayor Ferguson & Aurora City Council
From: Jon Holmes, City Manager, City of Aurora
Re: City Manager Report
Date: Monday, March 15, 2021

Dept. Items

- **Police**
 - Nothing to report.

- **Fire**
 - Nothing to report.

- **Street & Cemetery**
 - City Staff met with Liberty staff about coordinating water line replacement with our yearly planned street projects. They are very appreciative that we are sharing that information and are willing to work with us to coordinate projects so we can minimize cutting into new streets.
 - Working on proposed street projects for the upcoming year.
 - Continuing planning work on Cemetery capital projects for this year
 - Cemetery Street Repaving
 - Construction of Gazebos/Cemetery Information centers
 - Perimeter Fencing

- **Park**
 - Beginning work on Park capital projects for this year
 - Dog park at Baldwin Park
 - Paving of Baldwin Park
 - Fencing at Baldwin Park
 - Installation of outdoor fitness equipment at White Park
 - Installation of lighting on the Walking Trail at White Park

- **Stormwater**
 - Nothing to report

- **Wastewater**
 - DNR has scheduled Water and Wastewater Certification trainings here in Aurora
 - There are two generators at the WW plant that are needing to have preventative maintenance work completed to ensure proper functioning.

- **Admin. & Finance**
 - New Council Member – Handbook and Orientation – Scheduled for April 8th
 - Economic Development Report – see separate update.

- Audit work has begun, and Marshall Decker will be here 3rd or 4th week of February. We will receive the Audit, and have Marshall present the Audit to Council in April.

Human Resources Notes:

- Nothing to report.
- City Uniform/Shirts for Council – check with Kim if you would like to order – We are ordering from Ozark Rustic Living

• Community Development

- Pre-Development Meeting for a Housing development – see ED Update.
- Planning and Zoning Meeting Scheduled for March 2nd
- Working on Final Plat items for Silver Maple Estates
- CD Staff met with Mr. Paynter about relocating his fence, he will be starting on that as soon as he can.
- The Community Dev. Director is working on the following items:
 - Small Houses/Lots Codes
 - Food Truck Codes
- Community Center repairs and work is being completed

Meetings/Events Attended:

- Chamber of Commerce Meeting – 27th
- Capital Planning Discussion Meeting – 28th
- City/Liberty Public Works Coordination Meeting

Upcoming Meetings and Events Attending

- City Holiday – City offices closed – President's Day – 15th

Tentative Upcoming Agenda Items:

- Board of Zoning Adjustments Appointments – 3 Appointments – 02/23/21

Save the Date ~ MML Events and Conferences

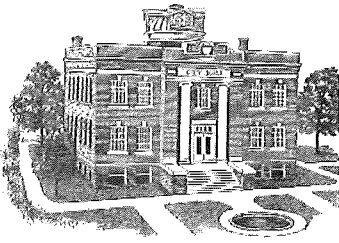
- **Elected Officials Training Conference – June 10th – 11th Columbia**

This Conference provides a nuts and bolts review of the myriad of important issues municipal officials need to be familiar with from Sunshine Law to budgets, from public official liability and conflicts of interest to leadership those are just a few of the topics to be covered. While the Conference focuses on providing the knowledge base that newly elected municipal leaders need to govern effectively, the changes that continually occur in the municipal arena make this a Conference that all officials should attend.

- **MML Annual Conference – September 26th – 29th – St. Louis**

The MML Annual Conference brings together nearly 700 municipal officials from across Missouri for training, networking and the latest tools for local government success.

There are strong sessions for this Conference on a variety of topics local officials face every day. Many sessions apply as credit toward the Municipal Governance Institute, where you can become a Certified Municipal Government Official.



CITY OF AURORA

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Economic/Community Development Updates

February 9, 2021

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.

UPDATE 6 – 12/17: The initial draft of the Redevelopment Agreement has been received from Gilmore & Bell. The process continues to progress steadily.

UPDATE 7 – 1/12: Awaiting Secretary of State's acceptance and filing of Corporation formation.

UPDATE 8 – 1/26: The Secretary of State has accepted the formation of the Redevelopment Corporation. Gilmore & Bell proceeding with recording of the Redevelopment Agreement.

Update 9 – 2/09: With all documentation signed and executed, no further updates at this time are needed. Mareth Enterprises has begun renovation work and will be looking for a tenant for that facility. When that happens, we will update the Council accordingly.

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 3 – 10/27: Final plat received and placed on Planning & Zoning Commission agenda for November 17, 2020. City personnel and developer's engineers discussing composition of Dyer Street in relation to new development.

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 plat for Lyla Corners was approved by City Council on Tuesday, November 24, 2020. Second reading of that ordinance will take place December 8, 2020.

UPDATE 6 – 12/17: The second reading of the ordinance approving the final plat of Layla Corners passed on December 8, 2020.

UPDATE 7 – 1/26: Site Improvement Plans for Lyla Corners were received yesterday (01/25). City staff as well as City Engineers will be reviewing in the coming days.

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.

UPDATE 5 – 12/17: Staff awaits submittal of revised plans/final plat from Developer.

UPDATE 6 – 1/12: Staff received Final Plat of Silver Maples development. City Engineers and City staff are currently reviewing the final plat submission and site improvement plans.

UPDATE 7 -1/26: Staff continues to review site improvement plans. The final plat of Silver Maples Estates will be coming to Planning & Zoning as well as City Council for approval in the coming weeks. DNR has approved the sewer extension for this housing development.

UPDATE 8 – 2/9: The final plat for Silver Maples Estates will be presented to the

Planning & Zoning Commission at the meeting scheduled for March 2, 2021.

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.

UPDATE 5 – 1/12: Footing inspections have been completed. Construction, though affected by weather, progresses steadily.

UPDATE 6 – 1/26: Footings and concrete construction continue. Fire Protection Plans for the structure have been reviewed by Staff.

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.

UPDATE 5 – 12/17: Wall and insulation inspections have been completed.

UPDATE 6 – 1/12: Interior inspections have begun.

UPDATE 7 – 1/26: All inspections of the structure have been completed and passed. Temporary Certificate of Occupancy has been issued with final inspection pending proper installation of signage. Targeted to open this week.

UPDATE 8 – 2/9: Permanent Certificate of Occupancy has been issued and Taco Bell has opened. All feedback from City Staff & the community has been positive.

This will be the last update on this item since it has been completed.

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.

UPDATE 4 – 2/9: A representative of the developer has been in contact with City staff this week regarding sewer service and streets for the proposed development. Conversation & work are continuing for site plan presentation.

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.

UPDATE 2 – 2/9: State funding for this development was denied. The developer may have interest in pursuing the funding process again next year.

This will be the last update on this project; if it is initiated again, we will renew providing updates to the Council.

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.

UPDATE 3 – 1/12: Plumbing infill inspection for a portion of the multi-tenant building has been done.

Property owner has made official request for a Minor Subdivision/Lot Split dividing the property into two parcels, each parcel to house one of the existing structures. Public Hearing regarding that request is scheduled for the Planning & Zoning meeting scheduled for Tuesday, January 19, 2021.

UPDATE 4 – 1/26: Minor Subdivision/Lot Split request was approved by Planning & Zoning on January 19, 2021. Request coming to City Council for final approval on January 26, 2021.

UPDATE 5 – 2/9: Staff has received information regarding two different businesses that have possibly committed to use of space in the multi-tenant building. Final building construction and infill are ongoing.

Riddle Development (Pending)

Property owner of an approximate 10 acre tract of land, located on W Hadley Street, has contacted the Community Development Department regarding development of the property. This is a proposed residential development with a proposal for 10-15 single family residential structures. A Pre-Development meeting

has been scheduled for February 26, 2021. More updates on this project will be forthcoming as it progresses.

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