

**Aurora City Council Meeting Minutes
Aurora City Hall
City Council Chambers
2 W. Pleasant
Aurora, Missouri**

Tuesday, May 11, 2021 - 5 P.M.

**The "Regular Session" will take place at 6:00 PM or at the conclusion of the
"Closed Session".**

1. CLOSED SESSION

Pursuant to RSMo 610.021

Legal actions, causes of action or litigation involving public government body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor. However, any minutes, vote or public record approving a contract relating to the leasing, purchase or sale of real estate by a public governmental body shall be made public upon execution of the lease, purchase or sale of the real estate;

Mayor Lewis called the meeting to order at 5:04 p.m. Roll call was taken. Mayor Lewis, Chairman Pro Tem Oplinger, Councilman Ferguson, and Councilwoman Pettit were all present. Councilman Kennedy was not present.

Councilman Ferguson made a motion to move into closed session at 5:05 p.m. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit

NAYES: 0

ABSTAIN: 0

ABSENT: Kennedy

Councilman Kennedy arrived at 5:46 p.m.

Councilman Ferguson made a motion to move into open session at 5:49 p.m. Chairman Pro Tem Lewis seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

Mayor Lewis made a motion to recess until 6:00 p.m. Chairman Pro Tem Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

2. CALL TO ORDER: Mayor Lewis called the meeting to order at 6:00 p.m.

3. PRAYER AND PLEDGE: Councilman Ferguson led the Council in prayer and the Pledge of Allegiance.

4. ROLL CALL

Mayor Jason Lewis – present
Chairman Pro Tem Dawn Oplinger – present
Councilman Doyle Ferguson – present
Councilwoman Theresa Pettit – present
Councilman Tony Kennedy – present

Councilwoman Pettit made a motion to amend the agenda to include Public Comment at this time. Councilman Kennedy seconded the motion. Motion passed with the following council members voting aye:

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

5. PUBLIC COMMENT

Mayor Lewis announced that there would be joint work session with the Planning and Zoning Commission on May 18th following the conclusion of the scheduled Planning and Zoning Meeting for citizens to have an opportunity to discuss concerns regarding the Riddle Development.

Sonjia Leonardos addressed Council with a request to deny the rezone request of the Riddle Development.

Eric Ackerman addressed Council with concerns of traffic congestion, parking, and safety at South Street. Mr. Ackerman also spoke of concerns about bathrooms and the lack of a walkway to the little league fields. Discussion was held with Council and City Manager Holmes regarding upcoming walking trail plans and the ownership of the facilities.

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.

Chairman Pro Tem Oplinger attended the joint meeting with City Manager Holmes, the City of Marionville and the Police Department.

6.I Ken Ackley Proclamation

Mayor Lewis read the Proclamation of Recognition for Ken Ackley and his exemplary service to the City of Aurora and the Aurora Community.

6.II National Police Week Proclamation

Mayor Lewis read the Proclamation of Recognition for National Police Week declaring May 15, 2021 as National Peace Officers Memorial Day and honoring Police Chief Richard Witthuhn, members of the Aurora Police Department and all other law enforcement officers in Lawrence County for the invaluable service they provide.

6.III National Nurses Week Proclamation

Mayor Lewis read the Proclamation of Recognition for National Nurses Week honoring and showing appreciation to the nurses that selflessly serve the Aurora Community.

Note: At The Conclusion Of The Proclamations, Council Will Recess For 10 Minutes To Congratulate Proclamation Honorees.

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 April / May 2021 Appropriations

Chairman Pro Tem Oplinger made a motion to approve the Consent Agenda. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

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

8. OLD BUSINESS

8.I Second Reading Of Ordinance 2021-3222

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE OF ORDINANCES OF THE CITY OF AURORA, COUNTY OF LAWRENCE, STATE OF MISSOURI; ESTABLISHING THE SAME; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN, EXCEPT AS HEREIN EXPRESSLY PROVIDED; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE OF ORDINANCES; PROVIDING PENALTY FOR THE VIOLATION THEREOF; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE

Chairman Pro Tem Oplinger made a motion to approve the Second Reading of Ordinance 2021-3222. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

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

8.II Second Reading Of Ordinance 2021-3223

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, REPEALING TITLE IV "LAND USE" CHAPTER 400 "ZONING REGULATIONS" ARTICLE III "SUPPLEMENTARY REGULATIONS BY REPLACING IT WITH A NEW ARTICLE III "SUPPLEMENTARY REGULATIONS"

Community Development Director Carrie Howlett addressed Council with clarification regarding zoning changes allowed by the Building Official.

Chairman Pro Tem Oplinger made a motion the approve the Second Reading of Ordinance 2021-3223. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

8.III Second Reading Of Ordinance 2021-3224

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, AMENDING CHAPTER 400 "ZONING REGULATIONS" ARTICLE IV "SPECIAL CLASSES", ARTICLE V "ADMINISTRATIVE REGULATIONS" AND ARTICLE VI "BOARD OF ZONING ADJUSTMENT" BY UPDATE TO SECTION NUMBERS WITHIN EACH ARTICLE.

Councilman Ferguson made a motion the approve the Second Reading of Ordinance 2021-3224. Councilman Kennedy seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

8.IV Second Reading Of Ordinance 2021-3225

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, AMENDING CHAPTER 400 "ZONING REGULATIONS" ARTICLE II "SPECIFIC DISTRICT REGULATIONS" SECTION 400.130 "R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT".

Councilman Kennedy made a motion the approve the Second Reading of Ordinance 2021-3225. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

8.V Second Reading Of Ordinance 2021-3226

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"

Councilman Ferguson made a motion the approve the Second Reading of Ordinance 2021-3226. Chairman Pro Tem Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

9. NEW BUSINESS

9.I Discussion - Land Application Of Biosolids

Wastewater Superintendent Lance Eley spoke to Council regarding the direction we need to go with land application of biosolids. He spoke of the struggles concerning landowners, times, costs, efficiency, and the pros and cons of outside haulers. Superintendent Eley believes small changes can have big returns. Discussion was held with Council, Superintendent Eley, and City Manager Holmes regarding benefits of local haulers, options for outside haulers, and issuing a bid for this project.

9.II Resolution 2021-1799

A RESOLUTION OF THE CITY OF AURORA, MISSOURI APPROVING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING LARGER THAN 900 SQ FT LOCATED AT 1601 SOUTH JEFFERSON

Community Development Director Carrie Howlett addressed Council regarding a Special Use Permit application from Stanley Small. Director Howlett gave Council current city code and the recommendation of approval from the Planning and Zoning Commission.

Chairman Pro Tem Oplinger made a motion the approve Resolution 2021-1799. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

9.III First Reading Of Ordinance 2021-3227

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI ACCEPTING AND APPROVING THE REZONING OF PROPERTY LOCATED AT 1420 SOUTH ELLIOTT IDENTIFIED AS PARCEL 196013003001082001 FROM "C-1 (COMMERCIAL RETAIL SALES) TO "C-2" (COMMERCIAL GENERAL BUSINESS)

Community Development Director Carrie Howlett addressed Council with a rezone request from David L. Marks. Director Howlett presented Council with the current zoning of the property in question, the zoning of surrounding properties, and the recommendation for denial from the Planning and Zoning Commission. Discussion was held between Council and Director Howlett regarding the intent for the rezone, if the property was considered blighted, and if there had been opposition to the request.

Councilwoman Pettit made a motion the approve the First Reading of Ordinance 2021-3227. Chairman Pro Tem Oplinger seconded the motion. Motion failed with the following council members voting naye:

AYES: 0

NAYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

ABSTAIN: 0

9.IV First Reading Of Ordinance 2021-3228

AN ORDINANCE OF THE CITY OF AURORA ESTABLISHING A CITY OF AURORA HISTORICAL PRESERVATION BOARD

City Manager Jon Holmes addressed Council regarding the current state of the City of Aurora Historical Preservation Board. City Manager Holmes stated that City Attorney Ken Reynolds will be putting together a contract and that a board liaison will need to be appointed.

Councilwoman Pettit made a motion to approve the First Reading of Ordinance 2021-3228. Chairman Pro Tem Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

9.V First Reading Of Ordinance 2021-3229

First Reading of Bill No. 2021-3229 An Ordinance of the City of Aurora, Missouri Amending Title VI "BUSINESS AND OCCUPATION" Chapter 605 "BUSINESS REGULATIONS"

City Manager Jon Holmes addressed Council regarding current city ordinances pertaining to business licenses and the changes he would like to see made. Discussion was held between Council, City Manager Holmes, City Attorney Ken Reynolds and Community Development Director Carrie Howlett regarding current questions on the business license application, the requirement of workers compensation insurance, and state statutes governing qualifications.

Chairman Pro Tem Oplinger made a motion to approve the First Reading of Ordinance 2021-3229. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

10. STAFF REPORTS/ORGANIZATIONAL BUSINESS

1. Board Liaison Reports

Nothing to report at this time.

2. City Manager Report

See full report attached.

11. ADJOURNMENT


Chairman Pro Tem Oplinger made a motion to adjourn the meeting at 7:33 p.m. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0


ABSTAIN: 0

APPROVED:



Jason Lewis, 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: Wednesday, May 26, 2021

Dept. Items

- **Police**
 - Carpet Replacement – We are putting the bid specifications together to send out the bid for replacing the carpet in the Police and Fire Stations
 - Working through some items of concern with 911 Services – a reporting tool is being developed in an effort to streamline the reporting of problems or issues.
 - Request made to consider some part-time help for animal control; sorely needed. A resolution will be forthcoming for that staffing request.

- **Fire**
 - Morgan Street Siren has been replaced on the pole; final install will be done as soon as the technician can get scheduled to get here and hook everything up.

- **Street & Cemetery**
 - Paving – Blevins is shooting for the end of this month or early June to get our paving done. They need to get the paving done prior to June 30th.
 - Gazebo completed; extra parking by the veteran's memorial has been added, the landscaping around the gazebo is on hold because of the wet weather and the repair paving around the gazebo.
 - Gazebo Dedication – It has been requested by the Cemetery Sexton to dedicate the Gazebo to Ken Ackley in recognition of his years of service and dedication to Maple Park Cemetery and veterans in our community. We may need to push the formal dedication of the gazebo back to Veterans Day this fall.

- **Park**
 - Pool is full and equipment is working as it should, pool staff is hired and currently getting LG certifications renewed.
 - Pool Slated to open on Memorial Day Weekend
 - Fence Bid for the Dog Park has been sent out for advertising and notification

- **Stormwater**
 - Street Dept. staff are working on repairing a few areas that washed out from flooding

- Working with engineers on our next phase of stormwater projects – Michel Place and West Church/Haley Court/Samuel Court Flooding
- **Wastewater**
 - WW Staff have identified 10 manholes that have been paved over. They are working with the Street dept. to dig them up, reset them, and repair the pavement around them
- **Admin. & Finance**
 - Economic Development Report – see separate update
 - All departments are now on the timekeeping module, including the temporary seasonal staff, and pool staff.

Human Resources Notes:

- Employee Appreciation BBQ – Scheduled for June 11th
- Beginning discussion of Employee Health Insurance quotes for 2022
- **Community Development**
 - May 18th: Planning & Zoning Meeting
 - All developments are moving forward at this time.

Meetings/Events Attended:

- May 6th – Meeting w/ Marionville Mayor regarding Police Ofc. recruitment
- April 22nd – Board of Zoning Adjustment Meeting

Upcoming Meetings and Events Attending

- May 18th – Planning & Zoning Meeting
- May 31st – Memorial Day – City Offices Closed

Tentative Upcoming Agenda Items:

- May 25th - TIF Project Approval – Lyla Corners & Silver Maple Estates

May 25th - Animal Control Part-Time Staff request

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

May 11, 2021

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.

UPDATE 8 – 2/22: Progress continues with review of Site Improvement Plans for this development.

The developer is moving forward with the TIF process; in September preliminary work on the required blight study was completed. The final Blight Study for this project will be completed over the next several weeks in preparation for the review by the Aurora City Council. City staff will be working on the formation of the TIF Commission for this project.

UPDATE 9 – 3/9: The Developer has submitted the finalized TIF plans for this development. The TIF Commission hearing is tentatively scheduled for April 29, 2021.

UPDATE 10 – 3/23: City Engineers have completed Stormwater Review for the Lyla Corners Development and have concerns that the proposed stormwater design will generate increased peak runoff flowrates from the site and will, therefore, increase downstream flooding. City Engineers and City Staff have requested additional information from the developer regarding the site.

UPDATE 11 – 4/12: Developer's engineers have resubmitted Stormwater plans using new methodology. Plans are being reviewed by City engineers and City Staff; TIF Commission hearing is scheduled for April 29th.

UPDATE 12 – 4/27: Stormwater Improvement requirements outlined by the City have been accepted and Site Improvement Plans will be approved, pending final documentation.

TIF Commission Public Hearing is scheduled on April 29, 2021 at 5:00 p.m.

UPDATE 13 – 5/11: TIF Commission Public Hearing was held on April 29, 2021. The TIF Commission voted to approve the resolution for Lyla Corners Tax Increment Financing Plan.

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.

The developer is moving forward with the TIF process; in September preliminary work on the required blight study was completed. The final Blight Study for this project will be completed over the next several weeks in preparation for the review by the Aurora City Council. City staff will be working on the formation of the TIF Commission for this project.

UPDATE 9 – 3/9: The Developer has submitted the finalized TIF plans for this development. The TIF Commission hearing is tentatively scheduled for April 29,

2021.

UPDATE 10 – 3/23: The second reading approving the Final Plat of Silver Maples Estates will come to Council Tuesday, March 23, 2021.

UPDATE 11 – 4/12: TIF Commission Hearing scheduled for April 29, 2021.

UPDATE 12 – 5/11: TIF Commission Public Hearing was held on April 29, 2021. The TIF Commission voted to approve the resolution for Silver Maple Estates Tax Increment Financing Plan.

LIBERTY DEVELOPMENT – 509 E. Church Street

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.

UPDATE 7 – 2/22: Site construction continues including planning for the pouring of concrete that was discussed with Council. Weather has impacted this scheduling.

UPDATE 8 – 4/27: Site construction continues with ongoing inspections.

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.

UPDATE 5 – 4/12: Conversation ongoing regarding site plan and infrastructure plans and requirements.

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.

UPDATE 6 – 3/9: Final inspection has been completed at one of the suites within the multi-tenant building and business license has been issued.

UPDATE 7 – 3/23: Building permit for signage at the final suite has been received by Community Development Department and a third business has been identified for occupancy.

UPDATE 8 – 5/11: Sign installation is complete for El Pablano Mexican Grill & Cantina. Building permit for infill to finish the building to specs for said restaurant has been issued.

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 20 – 24 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.

UPDATE 1 – 3/9: Pre-Development meeting was held on February 26, 2021 where representatives from utility companies, City staff and the developer were present. City staff is working to answer initial questions posed by the Developer. Site planning will continue.

UPDATE 2 – 3/23: Developer has made application for rezoning involving this property. Request is scheduled to be heard by the Planning & Zoning Commission meeting scheduled for Tuesday, May 4, 2021.

UPDATE 3 -5/11: Planning & Zoning meeting was held May 4, 2021. Planning & Zoning Commission denied the request for rezoning the topic property from R-1 Single Family Residential to R-2 Two Family Residential. Developer has withdrawn his request and does not wish to appeal to City Council at this time. Conversations with Developer are continuing for engineered Site Plan. Site plan process will include review of site layout, proposed construction, infrastructure, stormwater management, etc.

Majestic Milling Expansion Project

Majestic Milling is a new innovative company that produces and manufactures Organic, Non-GMO, and Antibiotic-Free feeds. They provide wholesale distribution to farms from their feed mill. The Aurora location opened in December of 2019 at 148 W Mill Street and uses an extrusion method to process soybeans. Bi-product from the extrusion process is also sold locally. The facility currently employs approximately three employees. The proposed expansion would cost approximately \$3 million and would provide 15-20 jobs. The City's Economic Development counsel has advised this staff that this expansion of this business may be eligible for Chapter 100 tax abatement.

UPDATE 1 – 3/23: Meeting was held on March 17, 2021 between property owner and City staff to discuss business terms. Initial forms for starting the process have been distributed to property owner.

UPDATE 2 – 5/11: Staff have followed up with owner of Majestic Milling regarding the tax abatement application process. Owner is completing paperwork and will be submitting.

Domino's Pizza

Plans have been received for construction of a Domino's Pizza at 1208 S Elliott Avenue. Staff is reviewing plans and a Demolition/Land Disturbance permit has been issued to begin cleanup of the site in preparation for construction.

UPDATE 1 – 4/27: Site construction has begun. Inspections for footings and rough-in plumbing have been completed.

Silo Farms

A presentation came to Council in 2020 with explanation of intended renovation of the MFA Silos for an innovative mushroom production facility.

UPDATE 1 – 4/27: Update meeting was held with City Staff on Wednesday, April 21, 2021. Renovations have been slower than planned but still proceeding. The owner hopes to be beginning production in coming months. Tapping to the City sewer main was discussed as well as plans for future needs regarding utilities.

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