

Aurora City Council Meeting Minutes

Aurora City Hall

City Council Chambers

2 W. Pleasant

Aurora, Missouri

Tuesday, May 24, 2022 - 6 P.M.

5/24/2022 - Minutes

1. CALL TO ORDER

Mayor Lewis called the meeting to order at 06:00 p.m.

2. PRAYER AND PLEDGE

City Manager Jon Holmes led the Council in prayers and Pledge of Allegiance.

3. ROLL CALL

Mayor Lewis - Present

Chairman Pro Tem Kennedy - Present

Councilwoman Oplinger - Present

Councilwoman Pettit - Present

Councilman Ferguson - Absent

4. PUBLIC COMMENT

Shannon Walker, Aurora Chamber of Commerce Director, addressed Council with a great appreciation to all the volunteers who helped set up the Aurora Chamber Banquet. Also wanted to give thanks to all of Council and Department Heads for being at the Chamber of Commerce Banquet. It was the first time everyone attended since she has been Chamber Director for over 16 years. Was a great success with everyone's help.

5. COUNCIL FORUM

Chairman Pro Tem Kennedy attended the Fire Chief Meet and Greet and was very happy to be apart of it. Also attended the Chamber Banquet-Great event!

Councilwoman Oplinger also attended the Fire Chief Meet and Greet and the Chamber Banquet. Had a question if the APRA funds could help Ms. Barbara Wommack with Come and Dine.

Councilwoman Pettit attended the Fire Chief Meet and Greet and the Chamber Banquet.

Mayor Lewis attended the Fire Chief Meet and Greet and the Chamber Banquet. Also not opposed to using some ARPA funds to help Ms. Barbara Wommack with Come and Dine.

6. CONSENT AGENDA

Councilwoman Oplinger made a motion to approve the Consent Agenda. Councilwoman Pettit seconded the motion. Motion passed with votes documented as follows:

Mayor Lewis - *Aye*

Chairman Pro Tem Kennedy - *Aye*

Councilwoman Oplinger - *Aye*

Councilwoman Pettit - *Aye*

Councilman Ferguson - *Absent*

6.I. Approval Of Minutes-City Council Regular Session May 10, 2022

See Consent Agenda

6.II. May 2022 Appropriations

See Consent Agenda

7. OLD BUSINESS

7.I. Second Reading Of Ordinance 2022-3253 Amending Section 115.030 "Officer's Oath-Bond"

Mayor Lewis made a motion to approve Ordinance No. 2022-3253 Amending Section 115.030 "Officer's Oath-Bond. Councilwoman seconded the motion. Motion passed with votes documented as follows:

Mayor Lewis - *Aye*

Chairman Pro Tem Kennedy - *Aye*

Councilwoman Oplinger - *Aye*

Councilwoman Pettit - *Aye*

Councilman Ferguson - *Absent*

7.II. Second Reading Of Ordinance 2022-3254 Adjusting Pool Fees

Councilwoman Oplinger made a motion to approve Ordinance No. 2022-3254 Adjusting Pool Fees. Chairman Pro Tem Kennedy seconded the motion. Motion passed with votes documented as follows:

Mayor Lewis - *Aye*

Chairman Pro Tem Kennedy - *Aye*

Councilwoman Oplinger - *Aye*

Councilwoman Pettit - *Aye*

Councilman Ferguson - *Absent*

7.III. Second Reading Of Ordinance 2022-3255 Minor Subdivision/Lot Splitt Request, LaSalle Property

Councilwoman Oplinger made a motion to approve Ordinance No. 2022-3255 Minor Subdivision/Lot Split Request, LaSalle Property. Councilwoman Pettit seconded the motion. Motion passed with votes documented as follows:

Mayor Lewis - Aye

Chairman Pro Tem Kennedy - Aye

Councilwoman Oplinger - Aye

Councilwoman Pettit - Aye

Councilman Ferguson - Absent

8. NEW BUSINESS

8.I. Oath Of Office And Pinning Of New Police Officer

New Police Officer, Codie Evatt was sworn in by City Clerk, Kamy Kulow.

8.II. Resolution 2022-1855 Work Authorization For Civil Engineering And Site Design Services - Aurora Recreation Center

City Manager, Jon Holmes addressed Council talking about working through the contract with SAPP Designs on the Recreation Center to do architectural services. We could engage with Sapp Designs for Site Design Engineering but there would be an upcharge for this service. Mike Atkinson with Allgeier Martin said we could save the city that cost to engage with Allgeier Martin directly instead of through Sapp Designs. Proposed to do a maximum amount for this contract and will not exceed that unless something significant comes up which at that time would go to Council for approval. Mayor Lewis pointed out that the Resolution No. shows 2022-1855 but should be 2022-1856. City Manager, Jon Holmes agreed that the Resolution should be 2022-1856 NOT 2022-1855 as document in the agenda.

Mayor Lewis made a motion to approve Resolution No. 2022-1856 Work Authorization for Civil Engineering and Site Design Services - Aurora Recreation Center. Chairman Pro Tem Kenendy seconded the motion. Motion passed with votes documented as follows:

Mayor Lewis - Aye

Chairman Pro Tem Kennedy - Aye

Councilwoman Oplinger - Aye

Councilwoman Pettit - Aye

Councilman Ferguson - Absent

8.III. Item Discussion - Wastewater Treatment Plant Stormwater Ditch Options

City Manager, Jon Holmes addressed Council about the management summary that was provided. There were two options provided, one being significantly higher than the other. City Manager, Jon Holmes asked Mr. Keeton and Mr. Atkinson with Allgeier Martin, to be here to answer any questions Council may have. Looking for a recommendation of the Council on how they would like to move forward. Allgeier Martin is ready to start the final design process. Mr. Keeton with Allgeier Martin addressed Council with his recommendation of option one. All of Council agrees that option one is the best option.

8.IV. Resolution 2022-1857 Appointing Membership To The Aurora Park Board - Deb Dillman

Councilwoman Oplinger made a motion to approve Resolution No. 2022-1857 Appointing Membership to the Aurora Park Board - Deb Dillman. Councilwoman Pettit seconded the motion. Motion passed with votes documented as follows:

Mayor Lewis - Aye

Chairman Pro Tem Kennedy - Aye

Councilwoman Oplinger - Aye

Councilwoman Pettit - Aye

Councilman Ferguson - Absent

8.V. Resolution 2022-1858 Appointing Membership To The Aurora Park Board-Nikki Kennedy

Councilwoman Oplinger made a motion to approve Resolution No. 2022-1857 Appointing Membership to the Aurora Park Board - Deb Dillman. Councilwoman Pettit seconded the motion. Motion passed with votes documented as follows:

Mayor Lewis - Aye

Chairman Pro Tem Kennedy - Aye

Councilwoman Oplinger - Aye

Councilwoman Pettit - Aye

Councilman Ferguson - Absent

8.VI. Resolution 2022-1859 - Appointment Of Membership Planning & Zoning Commission

Carrie Howlett, Assistant City Manager and Community Development Director, addressed Council to let them know that Justin Cox currently sits on the Board of Zoning Adjustments as an alternate, but is resigning as the alternate so that he can serve as a full permanent seat on the Planning and Zoning Commission.

Mayor Lewis made a motion to approve Resolution No. 2022-1859 Appointment of Membership Planning and Zoning Commission. Chairman Pro Tem Kennedy seconded the motion. Motion passed with votes documented as follows:

Mayor Lewis - Aye

Chairman Pro Tem Kennedy - Aye

Councilwoman Oplinger - Aye

Councilwoman Pettit - Aye

Councilman Ferguson - Absent

8.VII. Resolution 2022-1860 Community Garden Operational Guidelines

Carrie Howlett, Assistant City Manager and Community Development Director addressed Council with a Community Garden Operation Guidelines. She explained the research she did for the surrounding cities policies and with Shelly Brown's proposal and information from the University of Missouri Extension office having Community Garden tool kits available.

Mayor Lewis made a motion to approve Resolution No. 2022-1860 Community Garden Operational Guidelines. Councilwoman Oplinger seconded the motion. Motion approved with votes documented as follows:

Mayor Lewis - Aye

Chairman Pro Tem Kennedy - Aye

Councilwoman Oplinger - Aye

Councilwoman Pettit - Aye

Councilman Ferguson - Absent

9. STAFF REPORTS/ORGANIZATIONAL BUSINESS

City Manager Report attached

Economic/Community Development Report attached

10. CLOSED SESSION

Mayor Lewis made a motion to move into Closed Session at 06:41 p.m. Councilwoman Oplinger seconded the motion. Motion passed with votes documented as follows:

Mayor Lewis - Aye

Chairman Pro Tem Kennedy - Aye

Councilwoman Oplinger - Aye

Councilwoman Pettit - Aye

Councilman Ferguson - Absent

Mayor Lewis made a motion to move out of Closed Session at 08:04 p.m. Councilwoman Oplinger seconded the motion. Motion passed with votes documented as follows:

Mayor Lewis - Aye

Chairman Pro Tem Kennedy - Aye

Councilwoman Oplinger - Aye

Councilwoman Pettit - Aye

Councilman Ferguson - Absent

11. ADJOURNMENT

Mayor Lewis made a motion to adjourn, time noted 08:04 p.m. Chairman Pro Tem Kennedy seconded the motion. Motion passed with votes documented as follows:

Mayor Lewis - *Aye*

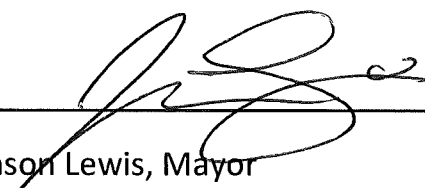
Chairman Pro Tem Kennedy - *Aye*

Councilwoman Oplinger - *Aye*

Councilwoman Pettit - *Aye*


Councilman Ferguson - *Absent*

APPROVED



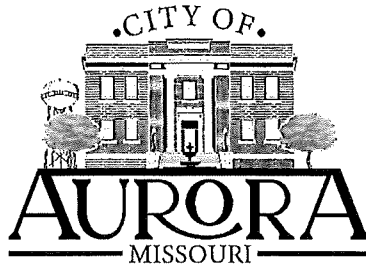
Jason Lewis, Mayor

ATTEST:



Kamy Kulow, City Clerk

2 W. PLEASANT ST.
P.O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
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AURORA-CITYHALL.ORG

To: Mayor Lewis & Aurora City Council
From: Jon Holmes, City Manager, City of Aurora
Re: City Manager Report
Date: 05/24/2022

Dept. Items

Police

- Nothing to report

Fire

- Greg Hurd has accepted the position of Fire Chief. His first day will be July 1.
- Acting Chief Mooneyham reports that things are going smoothly with normal operations. Capt. Mooneyham will continue to serve as interim Fire Chief until Mr. Hurd begins.

Street & Cemetery

- Memorial Day preparation in the Cemetery
- Reviewing Chip and Seal options
- Mowing is non-stop

Park

- Park Master Plan – Final Review of Park Master Plan – **May 26th Park Board and Council – Also discussion of Rec Center Design Meeting Schedule and Kick Off Meeting** - Kick-Off Meeting is with Council, Park Board, City Staff, Focus Group, and our engineers – this will set project timelines and other aspects of the project
- Pool is ready!
- Mowing is non-stop

Rec Center

- CMAR Request for Qualifications – Advertised with a due date of June 10th.
- **Discussion of Rec Center Design Meeting Schedule and Kick Off Meeting** - Kick-Off Meeting is with Council, Park Board, City Staff, Focus Group, and our engineers – this will set project timelines and other aspects of the project
- Pool is ready!

Stormwater

- Stormwater Codes Updating – We are working with our engineers to address updating/revising our current Stormwater codes. When those are ready we will be bringing those to Council for adoption.

Wastewater

- I&I Work is ongoing with K&B
- WW Operator position has been filled in the WW Dept.

Admin. & Finance

- Business License Renewals are beginning; due by June 30th
- Requests for Proposal/Requests for Qualifications for FY2022
 - **City Hall Repairs** – No responses were received for this project – we are regrouping and considering options
 - **Columbarium** – Pending
 - **BioSolid Land Application Bid** – Advertised and due May 25th
- The City Manager's Intern has been selected – Khianna Hart – Starting June 6th
- Residential Trash Service
- ARPA and TAP Grant Funding
 1. We are applying for State ARPA funds and a TAP grant through MODOT for funding to assist with aspects of the White Park to Crosby Park walking trail. Those applications are due by the end of July, so we have a short turnaround on getting the applications completed. We are eligible and applying for \$750,000 for the two bridges we need to replace as part of the trail, and \$500,000 for the trail. We are maximizing our match to increase our scoring.
 2. ARPA Wastewater Funds – we are applying for \$500,000 so we can double the amount of I&I work that we do in 2023.
- Residential Trash Service

Human Resources Notes:

- Health Insurance dependent survey sent to employees – we received them all back

Community Development

- Planning and Zoning Meeting -June 21st
- Building and Facilities
 - Annual Carpet Cleaning for City Hall – this weekend
 - Annual HVAC preventative maintenance work

Meetings/Events Attended:

- Transportation Advisory Committee (TAC) Meeting – May 11th
- Aurora High School Graduation – 13th
- Fire Chief Candidate Meet and Greet – May 17th
- Council Fire Chief Interviews – 19th

- Chamber of Commerce Annual Banquet – May 21st

Upcoming Meetings and Events Attending

- SMCOC Meeting – May 25th
- Memorial Day, May 30th – City Offices Closed
- **MML SW Regional Meeting – June 2nd – 6 PM, Aurora City Hall**
- City Wide Garage Sale – June 4th
- Council Budget Work Session – June 30th

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Economic/Community Development Updates

May 24, 2022

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.

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.

South Pointe Ridge

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.

UPDATE 6 – 6/8: Discussion regarding sewer infrastructure will be coming before Council at an upcoming meeting.

UPDATE 7 – 7/13: Meeting scheduled with the developer for Monday, July 19th at 4:00 p.m. This meeting will be for review and execution of the agreement for the sewer extension as well as the initial application steps for the annexation.

UPDATE 8 – 8/9: Meeting held with developer for execution of sewer extension/annexation documents. Documents are currently being reviewed by developer.

UPDATE 9 – 10/12: Agreement documents for sewer extension and annexation have been executed. Planning & Zoning meeting scheduled for November 2, 2021 to consider annexation and zoning. City engineers are beginning design work.

UPDATE 10 – 11/9: Annexation and zoning considered via Public Hearing by Planning & Zoning Commission on November 2, 2021 with recommendation of approval to Council. Will be on the City Council agenda November 9, 2021.

UPDATE 11 – 12/14: Community Development Director met with Developer's engineer this week to discuss requirements for site plan and procedures for working through that process.

UPDATE 12 – 3/8: Meeting held with Developer, Developer's engineer and City Staff regarding preliminary site plan. Submission expected in coming weeks.

Proposed Future Developments

City of Aurora Recreation Center

The City of Aurora has announced the purchase of 35 acres of land at 126 W Hadley Street. The purchased land to be used for future development of a Community Recreation and Event Center.

UPDATE 1 – 4/5: City Council, Park Board and City staff completed interviews with architects who responded to the City's Request for Proposals for design of the recreation center. Final selection will be coming to City Council in coming weeks.

UPDATE 2 – 4/26: City Council has selected and entered into a contract with Sapp Design Associates for the design and construction of the recreation center.

UPDATE 3 – 5/24: Staff moving forward with the selection process for Construction Manager At Risk.

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