

**Aurora City Council Meeting Minutes**  
**Aurora City Hall**  
**City Council Chambers**  
**2 W. Pleasant**  
**Aurora, Missouri**  
**Tuesday, July 13, 2021 - 6 P.M.**

**1. CALL TO ORDER**

Mayor Lewis called the meeting to order at 6:00 p.m.

**2. PRAYER AND PLEDGE**

Councilman Ferguson led the Council in prayer and the Pledge of Allegiance.

**3. ROLL CALL**

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

**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.

Chairman Pro Tem Oplinger attended the Chamber of Commerce meeting, the Hospital Board meeting and helped to deliver meals with the Come and Dine program.

Councilwoman Pettit attend both the Southwest Solid Waste District meeting and the Southwest Solid Waste District Executive Board meeting.

Mayor Lewis attended the Park Board meeting and requested that City Manager Jon Holmes look into ordinances regarding tethered animals.

**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 June 22, 2021*

6.II *June / July Appropriations*

Councilwoman Pettit stated that she would be abstaining from the vote as she was not in attendance at the last meeting. Councilman Ferguson made a motion to approve the Consent Agenda. Chairman Pro Tem Oplinger seconded the motion. Motion passed with the following Council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Kennedy

NAYES: 0

ABSTAIN: Pettit

## **7. OLD BUSINESS**

None

## **8. NEW BUSINESS**

8.I *Resolution 2021-1819*

*A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING THE CITY MANAGER TO EXECUTE THE BID AWARD FOR THE COMMERCIAL GRADE GALVANIZED FENCE BID FOR BALDWIN PARK*

City Manager Jon Holmes addressed Council regarding the bid submitted and the ongoing attempt for donations to the dog park.

Chairman Pro Tem Oplinger made a motion to approve Resolution 2021-1819. 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.II *Resolution 2021-1820*

*A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING THE CITY MANAGER TO EXECUTE THE BID AWARD FOR THE LAND APPLICATION OF BIOSOLIDS*

Chairman Pro Tem Oplinger made a motion to approve Resolution 2021-1820. 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. STAFF REPORTS/ORGANIZATIONAL BUSINESS**

1. Board Liaison Reports

Nothing at this time.

2. City Manager Report

See full report attached.

## **10. CLOSED SESSION**

*(1) 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.*

*(2) 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 made a motion to move into closed session at 6:38 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

Councilman Ferguson made a motion to move into open session at 7:52. 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

## **11. ADJOURNMENT**

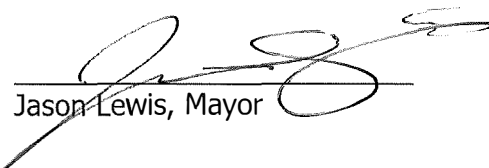
Councilwoman Pettit made a motion to adjourn the meeting at 7:52 p.m. Councilman Ferguson seconded the motion. Motion passed with the following Council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

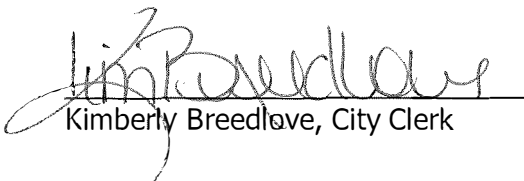
NAYES: 0

ABSTAIN: 0

**APPROVED:**

  
Jason Lewis, Mayor

**ATTEST:**

  
Kimberly Breedlove, City Clerk

**To:** Mayor Lewis & Aurora City Council  
**From:** Jon Holmes, City Manager, City of Aurora  
**Re:** City Manager Report  
**Date:** Tuesday, July 13, 2021

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## **Dept. Items**

- **Police**
  - The retirement of Chief Witthuhn was well attended
  - Public reception for all Police Chief candidates – open to the public – 6 PM Aurora City Hall, Council Chambers.
  - Rehoming ordinance for Chickens
  - Carpet Bids are due August 18<sup>th</sup>.
  
- **Fire**
  - Hydrant Party planned for this Friday at the Aurora OACAC Head-start Parking Lot – 5 W. Delta, Aurora.
  
- **Street & Cemetery**
  - Paving – Blevins has agreed to extend the timeline for completion of paving. They are behind due to weather the last two months.
  - Brush and limb pickup is next week
  - Mosquito Fogging is getting done all over town.
  - ROW Mowing is getting caught up our big mower (bush hog) was down and parts are hard to come by. It is now repaired.
  - Singer Construction mowing – light the night, airport hay.
  
- **Park**
  - Pool has been busy
  - White Park Bathroom has been repaired
  - Tree
  
- **Stormwater**
  - Nothing to report
  
- **Wastewater**
  - Sewer Line Camera ordered
  - Oxidation Ditch Paddles have arrived – staff will getting them installed
  - Annual Lift Station preventative maintenance (degreasing) is being conducted
  - Encouraging dialogue with DNR regarding our SRF \$2M Grant request for sewer plant upgrades,
  
- **Admin. & Finance**
  - Economic Development Report – see separate update
  - Business License renewals are ongoing

- Rec Center Tour – July 15<sup>th</sup>
- Trail Public Meeting July 22<sup>nd</sup>
- ARPA Funding guidelines are coming down from the Treasury Dept. Betty and I are working on sorting through those – We are thinking we should have a work-session to discuss how we can utilize those funds once the final rules are set by the Treasury Dept.
- Sales Tax receipts
  - General Sales Tax & Use Tax - \$130K ahead of last year
  - ½ Cent sales Tax - \$40K ahead of last year
    - Transportation
    - Parks/Stormwater
    - Capital Improvement – Police/Fire Facility
- Budget Work session – Scheduled for September 23<sup>rd</sup> – Budget Books will be delivered to Council on September 16<sup>th</sup>
- Working on requirements for the City of Aurora to become a “Tree City USA” through the National Arbor Day Foundation

#### **Human Resources Notes:**

- Continuing to advertise for Police Vacancies
- Employee call in for Health Insurance renewal quotes

#### **• Community Development**

- Busy with code enforcement items
- Working on annexation agreement with TJCC Properties for the South Pointe Ridge Development
- August 19<sup>th</sup>, Board of Zoning Adjustment Meeting
- Working on Tent and Camper Ordinances due to the increasing amount of camping and use of campers to live in.
- Attended EPA/MO DNR Brownfield Site Training

#### **Meetings/Events Attended:**

- SMCOG Meeting – 23<sup>rd</sup>
- Aurora Chamber meeting – 23<sup>rd</sup>
- SWMO Solid Waste District Meeting – July 13<sup>th</sup>
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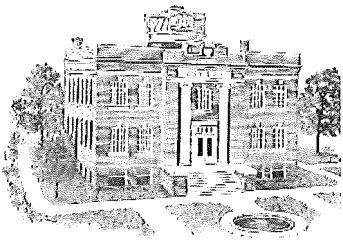
#### **Upcoming Meetings and Events Attending**

- TAC Committee Meeting – ZOOM Meeting – July 14<sup>th</sup>
- SMCOG Meeting to set schedule for Comprehensive plan Meetings – July 14<sup>th</sup>
- **\*Council\*** - Rec Center Tour -Willard, 6:00 PM, Thursday, July 15<sup>th</sup> – Plan to leave City Hall at 5:00 PM
- **\*Council\*** - MML SW Regional Meeting – July 20<sup>th</sup>, Mt. Vernon – let Kim know and we can get you registered.
- **\*Council\*** - Recreational Trail Public Meeting – 6 PM, Aurora City Hall, Council Chambers, 3<sup>rd</sup> Floor.

- **Candidate Reception – Police Chief Candidate Meet and Greet Reception – Open to the Public – 6 PM, Aurora City Hall, 3<sup>rd</sup> Floor, Council Chambers.**

**Tentative Upcoming Agenda Items:**

- Park Fund Budget Amendment – Trail Design – July 27<sup>th</sup>
- Procurement Policy Changes – July 27<sup>th</sup>
- Park Board Ordinance July 27<sup>th</sup>



# CITY OF AURORA

P. O. BOX 30  
AURORA, MO 65605  
PH: 417-678-5121

## Economic/Community Development Updates

July 13, 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 29<sup>th</sup>.

**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.

**UPDATE 14 – 5/25:** Lyla Corners Tax Increment Financing Plan will be presented to Council tonight, 5/25/2021.

**UPDATE 15 – 6/8:** Tax Increment Financing Plan was passed by Council at the last meeting. Pre Construction meeting with Contractor scheduled for Wednesday, June 9, 2021.

**UPDATE 16 – 6/22:** Land disturbance permit has been issued and land clearing has begun.



## **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.

**UPDATE 13 – 5/25:** Silver Maple Estates Tax Increment Financing Plan will be presented to Council tonight, 5/25/2021.

**UPDATE 14 – 6/8:** Tax Increment Financing Plan passed by Council at the last meeting. Pre Construction meeting with Contractor scheduled for Monday, June 14, 2021.

**UPDATE 16 – 6/22:** Pre Construction meeting held. Land clearing will begin in coming days.

**UPDATE 17 – 7/13:** Land clearing has begun. A request from the developer has been made for a variance to the setback requirements outlined in City Code regarding the lots on this development. Request was denied by Building Official and a formal appeal has been made to the Board of Zoning Adjustment. That meeting is scheduled for Thursday, August 19, 2021 at 6:00 p.m.

### **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.

**UPDATE 9 – 6/8:** Contractor has provided a tentative list for overnight concrete pours, as discussed previously with Council. First pour tentatively scheduled for mid June.

**UPDATE 10 – 7/13:** Meeting was held with project manger regarding final inspections and Certificates of Occupancy. Contractor is targeting completion of the project in mid August.

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## **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.

**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 19<sup>th</sup> 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.

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## **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.

**UPDATE 9 – 5/25:** Infill construction continues.

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## **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.

**UPDATE 4 – 5/25:** Developer has requested permitting paperwork for Land Disturbance permit. Official application has not yet been received.

## **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.

**UPDATE 2 – 5/25:** Construction continues steadily with ongoing inspections.

## **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.

**UPDATE 2 – 6/8:** Property owner reported damage to equipment from the May 17<sup>th</sup> flood. Construction postponed approximately 2 weeks for repairs.

**UPDATE 3 – 7/13:** General construction has restarted and the project continues to move forward.

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