



## CITY OF FARMINGTON

**DECEMBER 22, 2025  
6:00 P.M.**

### **TENTATIVE AGENDA**

**NOTICE** is hereby given to all citizens and parties of interest that the Farmington City Council will meet on Monday, December 22, 2025, at 6:00 p.m. at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

The tentative agenda of this meeting includes:

#### **I. CALL TO ORDER**

1. Invocation
2. Pledge of Allegiance
3. Roll Call
4. Approve Agenda

#### **II. PUBLIC HEARINGS**

1. The purpose of this hearing is to consider the approval by the City Council of a petition (the "Petition") for the formation of the 3874 Bray Road Community Improvement District (the "District"). The proposed District consists of certain real property described as Lot 1 and Lot 3 of the Farmington Retail Center pursuant to the Final Record Plat thereof recorded at 2025R-09281 in the Office of Recorder of Deeds for St. Francois County, Missouri and a portion of Bray Road.

#### **III. VISITORS TO ADDRESS THE CITY COUNCIL**

1. Public Participation for Non-Agenda Items (3 minutes per person)
2. Recognition of Retirees – Bruce Belvin and Rod Wofford

#### **IV. REPORTS**

1. Committee Reports, Presentation of Legislation and Discussion
  - A. Public Safety (Pegram)
  - B. Public Works (Follis)
  - C. Public Services (Parks)
  - D. Administrative Services (Kennedy)
  - E. City Administrator Report (Beavers)

## V. NEW BUSINESS

1. Consent Agenda
  - A. Department Reports
  - B. Minutes of Previous Meeting (November 24, 2025)

## VI. PRESENTATION OF LEGISLATION

(Second Reading)

**Bill 39122025:** An Ordinance Establishing the 3874 Bray Road Community Improvement District; Appointing the Initial Board of Directors to the District; and Authorizing Certain Actions and Documents in Connection Therewith.

(Second Reading)

**Bill 40122025:** An Ordinance of the City of Farmington, Missouri, Approving and Accepting a Final Record Plat at 131 Burks Road. (Case FRP-25-0006).

(Second Reading)

**Bill 41122025:** An Ordinance of the City of Farmington, Missouri, Amending the Municipal Code of the City of Farmington, Title IV: Land Use, Chapter 405: Zoning Regulations, Article VI: Supplementary Regulations, Section 405.230: Accessory Buildings or Structures.

(Second Reading)

**Bill 42122025:** An Ordinance Approving a Development Agreement by and Among the City of Farmington, Missouri, St. Francois County, Missouri, SimonCRE QOL III LLC and 3874 Bray Road Community Improvement District, and an Intergovernmental Cooperation Agreement by and Between the City and the County Related to the Development of a Retail Center in the City; and Authorizing Certain Other Actions in Connection Therewith.

(Second Reading)

**Bill 43122025:** An Ordinance Amending the Municipal Code of the City of Farmington by Amending Title III: Traffic Code, Schedule III. Parking Restrictions.

(First Reading)

**Bill 44122025:** An Ordinance Amending Title VI, Chapter 605 of the Municipal Code of the City of Farmington, Missouri, by Establishing an Owner-Builder Exemption and Limitations.

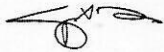
## VII. MAYOR



## VIII. CLOSED SESSION

Council may vote to adjourn to closed session to discuss matters pursuant to: Litigation as authorized by Section 610.021 (1) RSMo., Real Estate authorized by Section 610.021 (2) RSMo., and Personnel as authorized by Section 610.021 (3) RSMo.

## IX. ADJOURN



Gregory S. Beavers, MPPA  
City Administrator  
Posted: 12/19/2025

Copies of the agenda may be obtained by contacting:  
Casey Moore, City Clerk  
110 West Columbia Street  
Farmington, MO 63640  
573.756.1701  
[cmoore@farmington-mo.gov](mailto:cmoore@farmington-mo.gov)

The agenda may be viewed on the City's website at: [www.farmington-mo.gov](http://www.farmington-mo.gov) 24-hours prior to the meeting.



Disabled parking and entrance to Long Memorial Hall is located at the west entrance on Franklin Street. Persons needing additional special accommodation or access to attend or participate in the meeting should contact the City prior to the meeting at 573.756.1701 or [cmoore@farmington-mo.gov](mailto:cmoore@farmington-mo.gov).