

CITY OF FARMINGTON

City Council Minutes of Meeting August 26, 2024 6:00 p.m.

The City Council of the City of Farmington met on August 26, 2024, at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

The meeting was called to order by Mayor Forsythe.

Wayne Linnenbringer gave the invocation.

The roll was called with the following Councilors present: Harry Peterson, Wayne Linnenbringer, Chris Morrison, Dan Combs, Vanessa Pegram, David Kennedy, Adams Parks, and Chad Follis.

City Counselor, Scott Reid, was present.

Officials present were Tim Porter, Chris Bullock, Floyd Massey, Kyle Carter, Larry Lacy, Casey Moore, Greg Beavers, Paula Cartee, and Doug Stotler.

Councilor Pegram made a motion to approve the agenda, seconded by Councilor Linnenbringer, and passed unanimously.

Jerry Boxell, 1523 Coyote, addressed the Council regarding issues with the electric service at his home. He explained he started experiencing electrical issues when the lot next to his home was developed and the electric company hooked on to his electrical box. He stated some updates have been completed by the electric department, but the issues remain.

Councilor Kennedy informed Mr. Boxell of a Public Works meeting that will take place on September 12th and stated he would present the issue to the Committee.

Mark Heisel, 11 Mulligan, spoke with the Council regarding the Rental Property Inspection Program. He shared his opinion that HUD inspections should not exempt regular inspections due to HUD only inspecting a small percentage of rentals every other year. He stated that large apartment complexes should not be exempt while small apartment complexes and single homes without HUD must have all units inspected.

Markus Clinton, Highway 32, shared concerns with the Council regarding tenant housing responsibility for long term tenants if the rental property were to fail the three-year inspection. He also shared his concerns that the rental inspections would open the property owners up to liability issues if the inspection were to fail and the tenants were still allowed to remain in the home.

Jackson Plummer, 1305 Sea Ray Ct, suggested implementing a probationary period for landlords in place of the three-year inspection schedule. He proposed an initial inspection at utility changeover, and if issues are found, the property owner could be put on a probationary period for additional inspections.

Councilor Morrison asked what the process would be for changing the inspection schedule in the future.

Greg Beavers, City Administrator, replied any changes could be made through an ordinance amendment.

Mr. Plummer asked why new homes are not subject to the same inspection requirements. Council discussion followed.

Candy Hente, 505 Log Cabin Rd, provided the Council with a Chamber of Commerce update.

Reports were given by Committee Chairs with discussion.

Councilor Pegram announced a special budget meeting scheduled for September 4, 2024 at 5:00 p.m. in the Council Chambers.

Councilor Pegram made a motion for a second reading by title only and Council action on Bill 18052024, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Bill once by title only.

BILL 18052024 – ORDINANCE 15-15: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI APPROVING AN AMENDMENT TO THE MUNICIPAL CODE OF THE CITY OF FARMINGTON, TITLE V: BUILDING CODE BY ADDING A NEW CHAPTER 520: RESIDENTIAL RENTAL PROPERTY REGISTRATION AND INSPECTIONS.

The roll was called as follows: Councilor Follis, nay; Councilor Peterson, nay; Councilor Linnenbringer, nay; Councilor Morrison, aye; Councilor Combs, nay; Councilor Pegram, aye; Councilor Kennedy, nay; and Councilor Parks, aye. Three (3) ayes and five (5) nays, Bill Failed.

Councilor Pegram made a motion to approve the consent agenda, seconded by Councilor Linnenbringer, and passed unanimously.

1. Consent Agenda
 - A. Department Reports
 - B. Minutes of Previous Meeting (August 8, 2024)
 - C. Declaration of Surplus Property

Councilor Pegram made a motion for a reading by title only and Council action on Resolution R51-2024, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Resolution by title only.

RESOLUTION R51-2024: A Resolution of the City of Farmington, Missouri, Authorizing the Mayor to Enter Into and Execute a Contract with Black Diamond Paving, LLC. (2024 Asphalt Street Improvements)

Greg Beavers, City Administrator, explained a portion of the previous paving work contracted through Lead Belt Materials had been delayed due to scheduling conflicts with the company.

Resolution passed unanimously.

Councilor Pegram made a motion for a second reading by title only and Council action on Bill 33082024, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Bill once by title only.

BILL 33082024 – ORDINANCE 11-717: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, APPROVING AND ACCEPTING A FINAL RECORD PLAT AT 502 KREI BOULEVARD. (CASE FRP-24-002).

The roll was called as follows: Councilor Follis, aye; Councilor Peterson, aye; Councilor Linnenbringer, aye; Councilor Morrison, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Eight (8) ayes and no (0) nays, Bill Passed.

Councilor Pegram made a motion for a second reading by title only and Council action on Bill 34082024, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Bill once by title only.

BILL 34082024 – ORDINANCE 11-2I 200: AN ORDINANCE AMENDING THE GENERAL ZONING ORDINANCE AND ACCOMPANYING MAP THERETO AND KNOWN AS GENERAL ORDINANCE 11-2I BY CHANGING THE CLASSIFICATION OF THE ZONE DISTRICT FOR CERTAIN PARCELS OF LAND DESCRIBED HEREIN. (502 KREI BOULEVARD – CASE REZ-24-003)

The roll was called as follows: Councilor Follis, aye; Councilor Peterson, aye; Councilor Linnenbringer, aye; Councilor Morrison, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Eight (8) ayes and no (0) nays, Bill Passed.

Councilor Pegram made a motion for a second reading by title only and Council action on Bill 35082024, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Bill once by title only.

BILL 35082024 – ORDINANCE 5-227: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, VACATING A PORTION OF ASH STREET AT 502 KREI BOULEVARD. (CASE VAC-24-005)

The roll was called as follows: Councilor Follis, aye; Councilor Peterson, aye; Councilor Linnenbringer, aye; Councilor Morrison, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Eight (8) ayes and no (0) nays, Bill Passed.

Councilor Pegram made a motion for a first and second reading by title only and Council action on Bill 36082024, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Bill twice by title only.

BILL 36082024 – ORDINANCE 7-93: AN ORDINANCE TO FIX THE RATE OF TAXATION IN THE CITY OF FARMINGTON, ST. FRANCOIS COUNTY, MISSOURI, FOR THE YEAR 2024.

The roll was called as follows: Councilor Follis, aye; Councilor Peterson, aye; Councilor Linnenbringer, aye; Councilor Morrison, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Eight (8) ayes and no (0) nays, Bill Passed.

Councilor Pegram made a motion for a first and second reading by title only and Council action on Bill 37082024, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Bill twice by title only.

BILL 37082024 – ORDINANCE 7-93: AN ORDINANCE AUTHORIZING THE CITY OF FARMINGTON, MISSOURI, TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

Shannon Creighton with Gilmore & Bell, P.C. explained the details of the lease purchase transaction agreement.

Councilor Combs asked how the funds will be returned.

Greg Beavers explained the funds will be returned through the capital improvement tax.

The roll was called as follows: Councilor Follis, aye; Councilor Peterson, aye; Councilor Linnenbringer, aye; Councilor Morrison, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Eight (8) ayes and no (0) nays, Bill Passed.

Councilor Pegram made a motion for a first reading by title only on Bill 38082024, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Bill once by title only.

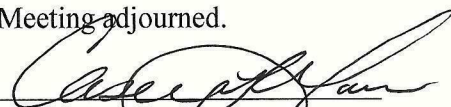
BILL 38082024: AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF FARMINGTON, MISSOURI, TITLE V: BUILDING AND CONSTRUCTION, CHAPTER 500: BUILDING CODES, ARTICLE XIII: ADMINISTRATION AND ENFORCEMENT BY AMENDING SECTION 500.250: PERMIT FEES.

Tim Porter, Development Services Director, explained that the current application process requires the applicant to purchase a bond along with the permit fee. The proposed amendment would remove the bond requirement.

Mayor Forsythe shared positive feedback from the community he received regarding the rental property inspection program.

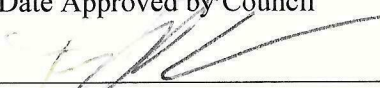
Councilor Pegram made a motion to adjourn, seconded by Councilor Linnenbringer, and passed unanimously.

Meeting adjourned.

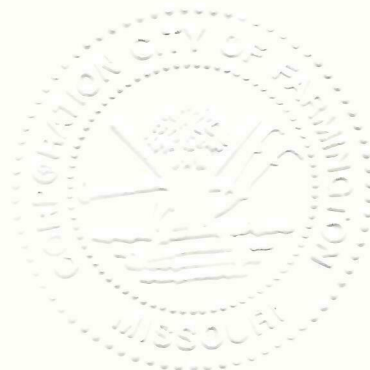

Casey Moore, City Clerk

September 12, 2024

Date Approved by Council


Larry D. Forsythe, Mayor

09/12/2024
Date



CITY OF FARMINGTON

**Public Hearing
Minutes of Hearing
August 26, 2024
6:00 p.m.**

The City Council of the City of Farmington met on August 26, 2024 at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

The hearing was called to order by Mayor Forsythe.

The roll was called with the following Councilors present: Harry Peterson, Wayne Linnenbringer, Chris Morrison, Dan Combs, Vanessa Pegram, David Kennedy, Adams Parks, and Chad Follis.

City Counselor, Scott Reid, was present.

Officials present were Tim Porter, Chris Bullock, Floyd Massey, Kyle Carter, Larry Lacy, Casey Moore, Greg Beavers, Paula Cartee, and Doug Stotler.

Mayor Forsythe stated that a Public Hearing is being held to gain input regarding:

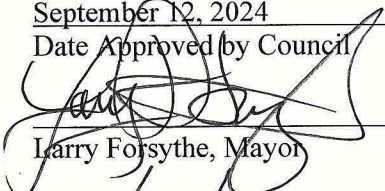
A tax rate hearing will be held at 6:00 p.m. Monday, August 26, 2024, at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri, at which time citizens may be heard regarding the property tax rates proposed to be set by the City of Farmington, a political subdivision. The tax rates shall be set to produce revenues which the budget for the fiscal year beginning October 1, 2024, shows to be required from the property tax. Each tax rate is determined by dividing the amount of revenue required by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 valuation. Tax rates are subject to approval by the State Auditor and may be revised to reflect required changes.

Greg Beavers, City Administrator, explained the proposed tax rate.

Hearing closed at 6:06 p.m.


Casey Moore, City Clerk

September 12, 2024
Date Approved by Council


Larry Forsythe, Mayor

09/12/2024
Date

