

CITY OF FARMINGTON

City Council Minutes of Meeting December 11, 2025 6:00 p.m.

The City Council of the City of Farmington met on December 11, 2025, at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

The meeting was called to order by Mayor Morrison.

Wayne Linnenbringer gave the invocation.

The roll was called with the following Councilors present: Vince Kaufflin, Wayne Linnenbringer, Joshua Smith, Dan Combs, Vanessa Pegram, David Kennedy, and Adam Parks.

Councilor Follis was absent.

City Counselor, Scott Reid, was present.

Officials present were Tim Porter, Larry Lacy, Kyle Carter, Kristen White, Greg Beavers, Paula Cartee, and Lainie Gault.

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

Cecilia Sequeira presented information to the Council regarding resources for small business loans and FEMA grants in relation to the presidential declaration that was issued for the spring storms resulting in damages. She explained that businesses in qualifying counties can apply for these resources until December 22, 2025.

Lisa Sumpter with the Farmington Tourism and Convention Bureau provided information regarding the Transient Guest Tax on the upcoming election on April 7, 2026. She clarified that the tax would be paid by hotel guests visiting our area and not by the residents.

Reports were given by Committee Chairs with discussion.

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 (November 24, 2025)
 - C. Declaration of Surplus Property
 - D. Records to Destroy

Councilor Kennedy made a motion for a reading by title only and Council action on Resolution R66-2025, seconded by Councilor Pegram, and passed unanimously.

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

RESOLUTION R66-2025: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AND EXECUTE AN AGREEMENT WITH TOTH AND ASSOCIATES. (ELECTRIC, WATER AND SEWER COST OF SERVICE STUDY)

Councilor Kennedy made a motion for a reading by title only and Council action on Resolution R67-2025, seconded by Councilor Pegram, and passed unanimously.

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

RESOLUTION R67-2025: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AND EXECUTE A CONTRACT WITH EVOQUA WATER TECHNOLOGIES LLC. (EAST WATER TREATMENT PLANT SCREW PUMP REHAB)

Councilor Kennedy made a motion for a reading by title only and Council action on Resolution R68-2025, seconded by Councilor Pegram, and passed unanimously.

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

RESOLUTION R68-2025: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI AUTHORIZING THE MAYOR TO EXECUTE A WARRANTY DEED TO THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF FARMINGTON. (LOT 1 OF FARMINGTON EXECUTIVE PARK PLAT 1)

Councilor Kennedy made a motion for a second reading by title only and Council action on Bill 36112025, seconded by Councilor Pegram, and passed unanimously.

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

BILL 36112025 – ORDINANCE 8-21: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI APPROVING AN AMENDMENT TO THE MUNICIPAL CODE OF THE CITY OF FARMINGTON, TITLE I: GOVERNMENT CODE, CHAPTER 125: MUNICIPAL COURT.

The roll was called as follows: Councilor Kauflin, aye; Councilor Linnenbringer, aye; Councilor Smith, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Seven (7) ayes and No (0) nays. Bill Passed.

Councilor Kennedy made a motion for a second reading by title only and Council action on Bill 37112025, seconded by Councilor Pegram, and passed unanimously.

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

BILL 37112025 – ORDINANCE 7-95: AN ORDINANCE IMPOSING A TAX OF FIVE PERCENT (5%) ON EACH SLEEPING ROOM OCCUPIED AND RENTED BY TRANSIENT GUESTS OF HOTELS AND MOTELS LOCATED IN THE CITY OF FARMINGTON TO FUND A VISITORS BUREAU FOR THE PURPOSE OF PROMOTING FARMINGTON AS A VISITOR AND TOURIST CENTER AND PROVIDING FOR SUBMISSION OF SAID TAX (PROPOSITION 1) TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT THE MUNICIPAL ELECTION TO BE HELD ON TUESDAY, APRIL 7, 2026.

The roll was called as follows: Councilor Kauflin, aye; Councilor Linnenbringer, aye; Councilor Smith, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Seven (7) ayes and No (0) nays. Bill Passed.

Councilor Kennedy made a motion for a first and second reading by title only and Council action on Bill 38122025, seconded by Councilor Pegram, and passed unanimously.

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

BILL 38122025 – ORDINANCE 1-674: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AND EXECUTE A SPECIAL WARRANTY DEED FOR THE TRANSFER OF PROPERTY TO FARMINGTON NON-OPERATIVE HOLDINGS, LLC.

The roll was called as follows: Councilor Kauflin, aye; Councilor Linnenbringer, aye; Councilor Smith, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Seven (7) ayes and No (0) nays. Bill Passed.

Councilor Kennedy made a motion for a first reading by title only on Bill 39122025, seconded by Councilor Pegram, and passed unanimously.

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

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.

Councilor Kennedy made a motion for a first reading by title only on Bill 40122025, seconded by Councilor Pegram, and passed unanimously.

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

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).

Councilor Kennedy made a motion for a first reading by title only on Bill 41122025, seconded by Councilor Pegram, and passed unanimously.

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

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.

Councilor Kennedy made a motion for a first reading by title only on Bill 42122025, seconded by Councilor Pegram, and passed unanimously.

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

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.

Councilor Kennedy made a motion for a first reading by title only on Bill 43122025, seconded by Councilor Pegram, and passed unanimously.

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

BILL 43122025: AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF FARMINGTON BY AMENDING TITLE III: TRAFFIC CODE, SCHEDULE III. PARKING RESTRICTIONS.

Mayor Morrison thanked the City crews for their work on the Christmas decorations.

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

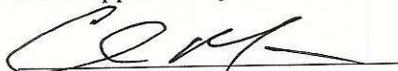
Meeting adjourned.



Kristen White, Deputy City Clerk

December 22, 2025

Date Approved by Council



Chris Morrison, Mayor

12/22/25

Date

CITY OF FARMINGTON

**Public Hearing
Minutes of Hearing
December 11, 2025
6:00 p.m.**

The City Council of the City of Farmington met on December 11, 2025 at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

The hearing was called to order by Mayor Morrison.

The roll was called with the following Councilors present: Vince Kauflin, Wayne Linnenbringer, Joshua Smith, Dan Combs, Vanessa Pegram, David Kennedy, and Adam Parks.

Councilor Follis was absent.

City Counselor, Scott Reid, was present.

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

An Application for Final Record Plat at 131 Burks Rd. (Case FRP-25-0006). The Property is Currently Zoned as "I-1" General Industrial District, submitted by Chad Carron, Taylor Engineering on behalf of RFW Holdings, LLC

Tim Porter, Development Services Director, explained the proposed use for the property is warehousing and an RV and boat storage area. He stated that the property is currently zoned correctly for the proposed use.

Hearing closed at 6:04 p.m.



Kristen White, Deputy City Clerk

December 22, 2025

Date Approved by Council



Chris Morrison, Mayor

12/22/25

Date

CITY OF FARMINGTON

**Public Hearing
Minutes of Hearing
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6:04 p.m.**

The City Council of the City of Farmington met on December 11, 2025 at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

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Councilor Follis was absent.

City Counselor, Scott Reid, was present.

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

A proposed amendment to Title IV: Land Use, Chapter 405: Zoning Regulations, Article VI: Supplementary Regulations, Section 405.230: Accessory Buildings or Structures, Subsection G(2) that would allow for an alternative sign plan for commercial subdivisions 20 acres or larger.

Tim Porter, Development Services Director, explained the ordinance amendment will allow for signs to be distributed appropriately in new developments.

Hearing closed at 6:08 p.m.



Kristen White, Deputy City Clerk

December 22, 2025

Date Approved by Council



Chris Morrison, Mayor

12/22/25

Date