

CITY OF FARMINGTON

**City Council
Minutes of Meeting
December 22, 2025
6:00 p.m.**

The City Council of the City of Farmington met on December 22, 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 Kauflin, Wayne Linnenbringer, Dan Combs, Vanessa Pegram, David Kennedy, and Adam Parks.

Councilor Follis and Councilor Smith were absent.

City Counselor, Scott Reid, was present.

Officials present were Tim Porter, Larry Lacy, Rod Wofford, Kyle Carter, Casey Moore, Greg Beavers, Travis Trokey, Lainie Gault, Chris Bullock, and Paula Cartee.

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

Mayor Morrison recognized Bruce Belvin and Rod Wofford for their years dedicated to the City and congratulated them on their retirement.

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 (December 11, 2025)

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

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

BILL 39122025 – ORDINANCE 1-675: 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.

The roll was called as follows: Councilor Kauflin, aye; Councilor Linnenbringer, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Six (6) ayes and No (0) nays. Bill Passed.

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

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

BILL 40122025 – ORDINANCE 11-725: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, APPROVING AND ACCEPTING A FINAL RECORD PLAT AT 131 BURKS ROAD. (CASE FRP-25-0006).

The roll was called as follows: Councilor Kauflin, aye; Councilor Linnenbringer, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Six (6) ayes and No (0) nays.
Bill Passed

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

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

BILL 41122025 – ORDINANCE : 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.

The roll was called as follows: Councilor Kauflin, aye; Councilor Linnenbringer, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Six (6) ayes and No (0) nays.
Bill Passed

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

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

BILL 42122025 – ORDINANCE 4-61: 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.

The roll was called as follows: Councilor Kauflin, aye; Councilor Linnenbringer, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Six (6) ayes and No (0) nays.
Bill Passed

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

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

BILL 43122025 – ORDINANCE 6-166: AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF FARMINGTON BY AMENDING TITLE III: TRAFFIC CODE, SCHEDULE III. PARKING RESTRICTIONS.

The roll was called as follows: Councilor Kauflin, aye; Councilor Linnenbringer, aye; Councilor Combs, aye; Councilor Pegram, aye; Councilor Kennedy, aye; and Councilor Parks, aye. Six (6) ayes and No (0) nays.
Bill Passed

Councilor Kennedy made a motion for a first reading by title only on Bill 44122025, seconded by Councilor Pegram, and passed unanimously.

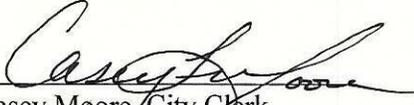
Scott Reid, City Counselor, read the following Ordinance once by title only.

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.

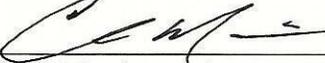
Mayor Morrison thanked the City crews for their work on the Christmas decorations.

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

Meeting adjourned.


Casey Moore, City Clerk

January 8, 2025
Date Approved by Council


Chris Morrison, Mayor

01/08/2026
Date



CITY OF FARMINGTON

**Public Hearing
Minutes of Hearing
December 22, 2025
6:00 p.m.**

The City Council of the City of Farmington met on December 22, 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, Dan Combs, Vanessa Pegram, David Kennedy, and Adam Parks.

Councilor Follis and Councilor Smith were absent.

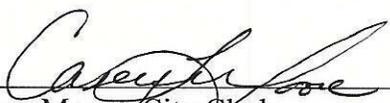
City Counselor, Scott Reid, was present.

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

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.

Tim Porter, Development Services Director, presented the public hearing, and clarified that lot two of the property would not be included in the formation of the Community Improvement District.

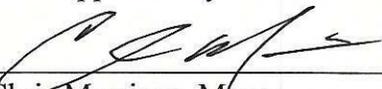
Hearing closed at 6:03 p.m.



Casey Moore, City Clerk

January 8, 2025

Date Approved by Council



Chris Morrison, Mayor

1/08/2026

Date

