

CITY OF FARMINGTON

City Council Minutes of Meeting April 9, 2026 6:00 p.m.

The City Council of the City of Farmington met on April 9, 2026, 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: Dan Combs, Vanessa Pegram, Adam Parks, Chad Follis, Vince Kauflin, Wayne Linnenbringer, and Joshua Smith.

Councilor Kennedy was absent.

City Counselor, Scott Reid, was present.

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

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

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 (March 23, 2026)
 - C. Approval of Election Results

Councilor Pegram made a motion to approve the election results, seconded by Councilor Linnebringer, and passed unanimously.

Mayor Morrison recessed the meeting.

Mayor Morrison reconvened the meeting.

Casey Moore, City Clerk, administered the oath of Office to the following elected as City Councilors: Adam Parks (1), Joshua Smith (2), Vince Kauflin (3), and Dan Combs (4).

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

Councilor Kennedy was absent.

Councilor Pegram made a motion to elect Councilor Follis as Mayor Pro-Tempore, seconded by Councilor Linnenbringer, and passed unanimously.

Mayor Morrison presented his Committee Appointments to the Council. (see attached)

Councilor Smith made a motion for a reading by title only and Council action on Resolution R12-2026, seconded by Councilor Pegram, and passed unanimously.

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

RESOLUTION R12-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI, APPROVING AND ACCEPTING A STREET FESTIVAL AGREEMENT FOR MACOA ARTS FESTIVAL 2026.

Resolution passed unanimously.

Councilor Smith made a motion for a reading by title only and Council action on Resolution R13-2026, seconded by Councilor Pegram, and passed unanimously.

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

RESOLUTION R13-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY OF FARMINGTON TO ENTER INTO AND EXECUTE A THIRD AMENDMENT TO THE WRT RADIUM REMOVAL SYSTEM AGREEMENT WITH WATER REMEDIATION TECHNOLOGY, LLC.

Resolution passed unanimously.

Councilor Smith made a motion for a reading by title only and Council action on Resolution R14-2026, seconded by Councilor Pegram, and passed unanimously.

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

RESOLUTION R14-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AND EXECUTE A CONTRACT WITH LEAD BELT MATERIALS CO, INC. (2026 ASPHALT STREET IMPROVEMENTS)

Resolution passed unanimously.

Councilor Smith made a motion for a reading by title only and Council action on Resolution R15-2026, seconded by Councilor Pegram, and passed unanimously.

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

RESOLUTION R15-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AND EXECUTE A CONTRACT WITH REDMOND & SONS EXCAVATING. (2026 EXCAVATION AND HAULING)

Resolution passed unanimously.

Councilor Smith made a motion for a reading by title only and Council action on Resolution R16-2026, seconded by Councilor Pegram, and passed unanimously.

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

RESOLUTION R16-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AND EXECUTE A CONTRACT WITH KINGSLAND

CONCRETE. (2026 NEW, REMOVAL AND REPLACEMENT OF CONCRETE CURB, GUTTER AND SIDEWALK)

Resolution passed unanimously.

Councilor Smith made a motion for a reading by title only and Council action on Resolution R17-2026, seconded by Councilor Pegram, and passed unanimously.

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

RESOLUTION R17-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI, APPOINTING MEMBERS TO SERVE ON THE BOARD OF ADJUSTMENT. (CORBIN CRITES AND BRIAN MEYER)

Resolution passed unanimously.

Councilor Smith made a motion for a first reading by title only on Bill 14042026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 14042026: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, APPROVING AND ACCEPTING A FINAL RECORD PLAT AT 3874 BRAY RD. (CASE FRP-26-0002).

Councilor Smith made a motion for a first reading by title only on Bill 15042026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 15042026: AN ORDINANCE AMENDING THE GENERAL ZONING ORDINANCE AND ACCOMPANYING MAP THERETO AND KNOWN AS GENERAL ORDINANCE 11-21 BY CHANGING THE CLASSIFICATION OF THE ZONE DISTRICT FOR CERTAIN PARCELS OF LAND DESCRIBED HEREIN. (1401 AIR PARK DRIVE)(CASE REZ-26-0002)

Councilor Smith made a motion for a first reading by title only on Bill 16042026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 16042026: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, APPROVING AND ACCEPTING A FINAL RECORD PLAT AT 822 E COLUMBIA ST. (CASE FRP-26-0001).

Councilor Smith made a motion for a first reading by title only on Bill 17042026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 17042026: AN ORDINANCE TERMINATING TAX INCREMENT FINANCING WITHIN THE KARSCH BOULEVARD AND DOWNTOWN FARMINGTON REDEVELOPMENT AREA; PROVIDING FOR THE COMPLETION OF THE REDEVELOPMENT PROJECT; DISSOLVING THE SPECIAL ALLOCATION FUND FOR SUCH TAX INCREMENT FINANCING DISTRICT; AND AUTHORIZING CERTAIN OTHER ACTIONS RELATING THERETO.

Councilor Smith made a motion to go into 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.

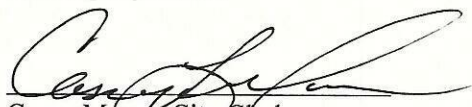
The roll was called as follows: Councilor Combs, aye; Councilor Pegram, aye; Councilor Parks, aye; Councilor Follis, aye; Councilor Kauflin, aye; Councilor Linnenbringer, aye; and Councilor Smith, aye. Seven (7) ayes and No (0) nays. Motion Passed.

Adjourned to Closed Session.

Reconvene to Open Session.

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

Meeting adjourned.


Casey Moore, City Clerk

April 27, 2026

Date Approved by Council


Chris Morrison, Mayor

04/27/2026
Date



CITY OF FARMINGTON

Public Hearing Minutes of Hearing April 9, 2026 6:00 p.m.

The City Council of the City of Farmington met on April 9, 2026 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: Dan Combs, Vanessa Pegram, Adam Parks, Chad Follis, Vince Kauflin, Wayne Linnenbringer, and Joshua Smith.

Councilor Kennedy was absent.

City Counselor, Scott Reid, was present.

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

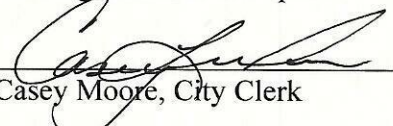
An Ordinance of the City of Farmington, Missouri, amending the Municipal Code of the City of Farmington, Article IV: Land Use Chapter 405: Zoning Regulations, Article VI: Supplementary Regulations, Section 405.200. Special Use Permit, Sub-Section C. Conditions Of Use, and amending Section 405.040: Definitions, and amending Title IV Attachment 1, Table A. Uses in Zoning Districts

Tim Porter, Development Services Director, explained that the ordinance amendment introduces a new use category and establishes framework for certain mission driven service providers to operate by special use permits. He further explained that the purpose of the amendment is to create a zoning mechanism that allows flexibility for uses that don't fit within the existing permitted use categories but serve for public or community benefit.

The amendment is currently under review by City Counselor Scott Reid to determine whether the limitations related to nonprofit organizations are legally defensible.

Greg Beavers, City Administrator, explained the first reading of the ordinance has been taken off the agenda due to possible amendments.

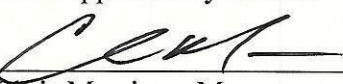
Hearing closed at 6:04 p.m.



Casey Moore, City Clerk

April 27, 2026

Date Approved by Council



Chris Morrison, Mayor

04/27/2026

Date



CITY OF FARMINGTON

**Public Hearing
Minutes of Hearing
April 9, 2026
6:04 p.m.**

The City Council of the City of Farmington met on April 9, 2026 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: Dan Combs, Vanessa Pegram, Adam Parks, Chad Follis, Vince Kauflin, Wayne Linnenbringer, and Joshua Smith.

Councilor Kennedy 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 3874 Bray Rd (CASE FRP-26-0002). The property is currently zoned "C-2" General Commercial District, submitted by Grimes Consulting, Inc

Tim Porter, Development Services Director, presented the request for final record plat for the Farmington Crossings Development. He explained that the plat retains the existing Bray Road right of way and utility easements. The Planning and Zoning Commission forwarded the request to the City Council with a favorable recommendation.

Hearing closed at 6:06 p.m.



Casey Moore, City Clerk

April 27, 2026

Date Approved by Council



Chris Morrison, Mayor

04/27/2026

Date



CITY OF FARMINGTON

Public Hearing Minutes of Hearing April 9, 2026 6:06 p.m.

The City Council of the City of Farmington met on April 9, 2026 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: Dan Combs, Vanessa Pegram, Adam Parks, Chad Follis, Vince Kauflin, Wayne Linnenbringer, and Joshua Smith.

Councilor Kennedy was absent.

City Counselor, Scott Reid, was present.

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

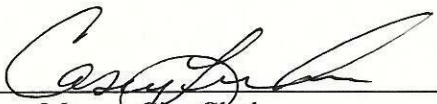
An Application for a Rezone at 1401 Air Park Dr (Case REZ-26-0002). The Property is Currently Zoned as "I-3" Planned Industrial Park District, with a proposed zoning of "C-2" General Commercial District submitted by Pauline Niehaus, LIFE Inc, on behalf of Crown Diversified Industries Corp.

Tim Porter, Development Services Director, presented the request. He explained the Life Center, Inc would like to open a facility that provides food service through supportive employment, an adult daycare, and an event hall. The proposed use of the building does not fit current land use regulations for the property. The Planning and Zoning Commission forwarded the request to City Council with an unfavorable recommendation due to spot zoning not congruent with the surrounding zoning, as well as not aligning with future use plans.

Shawn Spar, Life Center, Inc, asked for further information regarding Centene's use of similar property zoning. He explained that the Life Center's primary reason for obtaining the property was to relocate office space. He asked for clarification on how Centene was able to move offices into industrial zoning.

Greg Beavers, City Administrator, explained the Life Center's primary use of office space was not the concern. He explained the adult daycare and food service use is where the issue resides. Daycares and food services in existing businesses are for the use of employees only and not the community. The Life Center's proposed use of the adult daycare and food services would be for the benefit of the community.

Hearing closed at 6:14 p.m.


Casey Moore, City Clerk

April 27, 2026

Date Approved by Council

Chris

Chris Morrison, Mayor

04/27/2026

Date



CITY OF FARMINGTON

Public Hearing Minutes of Hearing April 9, 2026 6:44 p.m.

The City Council of the City of Farmington met on April 9, 2026 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: Dan Combs, Vanessa Pegram, Adam Parks, Chad Follis, Vince Kauflin, Wayne Linnenbringer, and Joshua Smith.

Councilor Kennedy 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 822 E Columbia St. (Case FRP-26-0001). The Property is Currently Zoned as "R-3" Single-Family Residential District, submitted by Eric Koppeis

Tim Porter, Development Services Director, explained the applicant is purchasing a neighboring lot and planning to consolidate the two lots to put an outbuilding on the property. The neighboring property was not included in a final record plat previously, so a boundary adjustment was not an option. He explained this final record plat would allow for a boundary adjustment to take place.

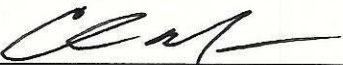
Hearing closed at 6:16 p.m.



Casey Moore, City Clerk

April 27, 2026

Date Approved by Council



Chris Morrison, Mayor

04/27/2026

Date

