

CITY OF FARMINGTON

City Council Minutes of Meeting June 11, 2026 6:00 p.m.

The City Council of the City of Farmington met on June 11, 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: David Kennedy, Adam Parks, Chad Follis, Wayne Linnenbringer, Joshua Smith, Dan Combs, and Vanessa Pegram.

City Counselor, Scott Reid, was present.

Councilor Kauflin was absent.

Officials present were Paula Cartee, Floyd Massey, Lainie Gault, Kyle Carter, Tim Porter, Travis Trokey, Chris Bullock, Casey Moore, and Greg Beavers.

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

Reports were given by Committee Chairs with discussion.

The City Council announced a budget work session on June 25, 2026 at 5:00 p.m. at Long Memorial Hall.

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 (May 14, 2026)
 - C. Declaration of Surplus Property (Police Radios)

Councilor Smith made a motion for a reading by title only and Council action on Resolution R27-2026, seconded by Councilor Pegram, and passed unanimously.

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

**RESOLUTION R27-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI,
APPROVING AND ACCEPTING AN EASEMENT DEDICATION AT 200 MAPLE VALLEY DRIVE.
(CASE EAS-26-0002)**

Resolution passed unanimously.

Councilor Smith made a motion for a reading by title only and Council action on Resolution R28-2026, seconded by Councilor Pegram, and passed unanimously.

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

**RESOLUTION R28-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI,
APPROVING AND ACCEPTING AN EASEMENT DEDICATION AT 200 MAPLE VALLEY DRIVE.
(CASE EAS-26-0003)**

Resolution passed unanimously.

Councilor Smith made a motion for a reading by title only and Council action on Resolution R29-2026, seconded by Councilor Pegram, and passed unanimously.

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

**RESOLUTION R29-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI,
APPROVING AND ACCEPTING AN EASEMENT DEDICATION AT 200 MAPLE VALLEY DRIVE.
(CASE EAS-26-0004)**

Resolution passed unanimously.

Councilor Smith made a motion for a reading by title only and Council action on Resolution R30-2026, seconded by Councilor Pegram, and passed unanimously.

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

**RESOLUTION R30-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI,
APPROVING AND ACCEPTING AN EASEMENT DEDICATION AT 200 MAPLE VALLEY DRIVE.
(CASE EAS-26-0005)**

Resolution passed unanimously.

Councilor Smith made a motion for a reading by title only and Council action on Resolution R31-2026, seconded by Councilor Pegram, and passed unanimously.

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

**RESOLUTION R31-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI,
AUTHORIZING THE MAYOR TO ENTER INTO AND EXECUTE A CONTRACT WITH TOWNSEND
TREE SERVICE COMPANY, LLC. (2026 TREE & SHRUB TRIMMING AND REMOVAL)**

Resolution passed unanimously.

Councilor Smith made a motion for a reading by title only and Council action on Resolution R32-2026, seconded by Councilor Pegram, and passed unanimously.

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

**RESOLUTION R32-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI,
AUTHORIZING THE MAYOR TO ENTER INTO AND EXECUTE A CONTRACT WITH
AGRICYCLE, INC. (2026 CITY FARM GRINDING)**

Resolution passed unanimously.

Councilor Smith made a motion for a reading by title only and Council action on Resolution R33-2026, seconded by Councilor Pegram, and passed unanimously.

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

RESOLUTION R33-2026: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI, APPOINTING MEMBERS TO SERVE ON VARIOUS BOARDS, COMMISSIONS AND COMMITTEES.

Resolution passed unanimously.

Councilor Smith made a motion for a second reading by title only and Council action on Bill 21052026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 21052026 – ORDINANCE 1-679: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, PROVIDING FOR THE ANNEXATION OF TERRITORY TO THE EXISTING CORPORATE BOUNDARIES OF THE CITY OF FARMINGTON, MISSOURI. (792 SUNSET DR) (CASE ANN-25-0001)

The roll was called as follows: Councilor Kennedy, aye; Councilor Parks, aye; Councilor Follis, aye; Councilor Linnenbringer, nay; Councilor Smith, aye; Councilor Combs, aye; and Councilor Pegram, aye. Six (6) ayes and One (1) nay. Bill passed.

Councilor Kauflin was absent and not voting.

Councilor Smith made a motion for a first and second reading by title only and Council action on Bill 22062026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 22062026 – ORDINANCE 13-47A: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, APPROVING AND ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2026 OPERATING BUDGET AND AUTHORIZING THE EXPENDITURES CONTAINED THEREIN.

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

Councilor Kauflin was absent and not voting.

Councilor Smith made a motion for a first reading by title only on Bill 23062026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 23062026: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, GRANTING APPROVAL TO LAURA JONES FOR AN AMENDMENT TO THE SECOND AMENDED PLAT OF A PLANNED UNIT DEVELOPMENT AT 604 WALMART DRIVE. (PHASE 1 JONES SUBDIVISION PLAT 2) (PUD-26-0001)

Councilor Smith made a motion for a first reading by title only on Bill 24062026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 24062026: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, VACATING A PORTION OF RIGHT-OF-WAY AT 614 WILLOW TREE LANE. (CASE ROW-26-0001)

Councilor Smith made a motion for a first reading by title only on Bill 25062026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 25062026: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, VACATING A PORTION OF RIGHT-OF-WAY AT 200 MAPLE VALLEY DRIVE. (CASE ROW-26-0002)

Councilor Smith made a motion for a first reading by title only on Bill 26062026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 26062026: 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. (305 W COLUMBIA STREET)(CASE REZ-26-0004)

Councilor Smith made a motion for a first reading by title only on Bill 27062026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 27062026: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, APPROVING AND ACCEPTING A FINAL RECORD PLAT AT WOODLAWN AND MAPLE STREET. (CASE FRP-26-0003).

Councilor Smith made a motion for a first reading by title only on Bill 28062026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 28062026: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF FARMINGTON TO ACCEPT A DONATION OF PROPERTY FROM SIMONCRE QOL III, LLC. (BRAY ROAD AND US HIGHWAY 67 TURBO ROUNDABOUT)

Councilor Smith made a motion for a first reading by title only on Bill 29062026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 29062026: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF FARMINGTON TO ACCEPT A DONATION OF PROPERTY C. VERDELL SITZES AND DAVID R. BUERCK, TRUSTEES FROM THE SITZES FAMILY TRUST FUND. (BRAY ROAD AND US HIGHWAY 67 TURBO ROUNDABOUT)

Councilor Smith made a motion for a first reading by title only on Bill 30062026, seconded by Councilor Pegram, and passed unanimously.

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

BILL 30062026: 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.

Mayor Morrison congratulated Harold Gallagher on the announcement of his retirement at the end of his term as St. Francois County Commissioner, and thanked him for this service to St. Francois County. He also announced the City of Farmington received the Light of Hope award from CASA of the Parkland.

Councilor Smith made a motion to go into closed session to discuss matters pursuant to Real Estate authorized by Section 610.021 (2) RSMo., seconded by Councilor Pegram.

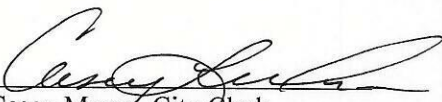
The roll was called as follows: Councilor Kennedy, aye; Councilor Parks, aye; Councilor Follis, aye; Councilor Linnenbringer, aye; Councilor Smith, aye; Councilor Combs, aye; and Councilor Pegram, aye. Seven (7) ayes and No (0) nays. Motion passed.

Adjourned to Closed Session.

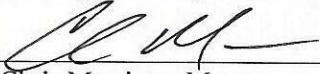
Reconvene in Open Session.

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

Meeting adjourned.


Casey Moore, City Clerk

June 22, 2026
Date Approved by Council


Chris Morrison, Mayor

06/22/2026
Date



CITY OF FARMINGTON

Public Hearing Minutes of Hearing June 11, 2026 6:00 p.m.

The City Council of the City of Farmington met on June 11, 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: David Kennedy, Adam Parks, Chad Follis, Wayne Linnenbringer, Joshua Smith, Dan Combs, and Vanessa Pegram.

Councilor Kauflin 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 an Amendment to the Second Amended Plat of a Planned Unit Development Phase 1 Jones Subdivision Plat 2 at 604 Walmart Dr (Case PUD-26-0001). The property is currently zoned "C-2" General Commercial District, submitted by Laura Jones, RL Jones Properties

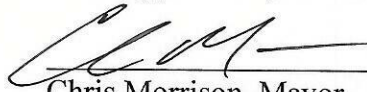
Tim Porter, Development Services Director, explained that the applicant would like to add an extension up to 21,000 square feet to accommodate at 12,000 square foot renovation and a loading dock for TJ MAXX. He stated the Planning and Zoning Committee passed this request to the Council with a favorable recommendation.

Hearing closed at 6:04 p.m.


Casey Moore, City Clerk

June 22, 2026

Date Approved by Council


Chris Morrison, Mayor

06/22/2026
Date



CITY OF FARMINGTON

Public Hearing Minutes of Hearing June 11, 2026 6:04 p.m.

The City Council of the City of Farmington met on June 11, 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: David Kennedy, Adam Parks, Chad Follis, Wayne Linnenbringer, Joshua Smith, Dan Combs, and Vanessa Pegram.

Councilor Kauflin was absent.

City Counselor, Scott Reid, was present.

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

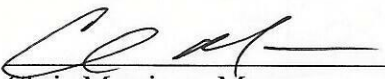
An Application to vacate a portion of Right-of-Way at 614 Willow Tree Ln. (Case ROW-26-0001). The property is currently zoned "R-2" Single Family Residential, submitted by Robert Devine

Tim Porter, Development Services Director, explained the applicant would like to install a fence along his property line. Charter, Spire, and AT&T have no adverse reaction to the vacation of the right of way. He further explained there is a stormwater pipe in the right of way, and a formal easement request will be submitted in the future.

Hearing closed at 6:06 p.m.


Casey Moore, City Clerk

June 22, 2026
Date Approved by Council


Chris Morrison, Mayor

06/22/2026
Date

CITY OF FARMINGTON

Public Hearing Minutes of Hearing June 11, 2026 6:06 p.m.

The City Council of the City of Farmington met on June 11, 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: David Kennedy, Adam Parks, Chad Follis, Wayne Linnenbringer, Joshua Smith, Dan Combs, and Vanessa Pegram.

Councilor Kauflin was absent.

City Counselor, Scott Reid, was present.

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

An Application to vacate a portion of Right-of Way at 200 Maple Valley Dr. (Case ROW-26-0002). The property is currently zoned as "OA-1" Office and Apartment District, submitted by Chad Carron, Taylor Engineering on behalf of Cedarhurst of Farmington Real Estate, LLC

Tim Porter, Development Services Director, explained that Cedarhurst is in the planning stages of constructing new senior assisted living facilities. The vacation of the right-of-way would allow Cedarhurst to adequately access the new structures with the setback requirements.

Hearing closed at 6:08 p.m.


Casey Moore, City Clerk

June 22, 2026
Date Approved by Council


Chris Morrison, Mayor

06/22/2026
Date

CITY OF FARMINGTON

Public Hearing Minutes of Hearing June 11, 2026 6:08 p.m.

The City Council of the City of Farmington met on June 11, 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: David Kennedy, Adam Parks, Chad Follis, Wayne Linnenbringer, Joshua Smith, Dan Combs, and Vanessa Pegram.

Councilor Kauflin was absent.

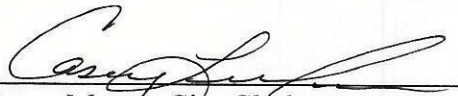
City Counselor, Scott Reid, was present.

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

An Application for Rezone at 305 W Columbia St. (Case REZ-26-0004). The property is currently zoned "R-4" General Residential District with a proposed zoning of "C-1" Central Business District, submitted by Leah Kernan on behalf of First Freewill Baptist Church Farmington

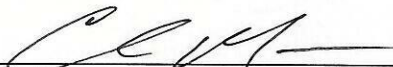
Tim Porter, Development Services Director, explained the applicant would like to update the zoning to match the surrounding zoning of C-1 Central Business District. He stated the plan for the building would contain a mixed use of apartments, offices, an art and craft gallery, and an event space.

Hearing closed at 6:11 p.m.


Casey Moore, City Clerk

June 22, 2026

Date Approved by Council


Chris Morrison, Mayor

06/22/2026
Date



CITY OF FARMINGTON

Public Hearing Minutes of Hearing June 11, 2026 6:11 p.m.

The City Council of the City of Farmington met on June 11, 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: David Kennedy, Adam Parks, Chad Follis, Wayne Linnenbringer, Joshua Smith, Dan Combs, and Vanessa Pegram.

Councilor Kauflin 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 Final Record Plat at Woodlawn and Maple St. (Case FRP-26-0003). The property is currently zoned "C-2" General Commercial District, submitted by Chad Carron, Taylor Engineering on behalf of Justin Gorse

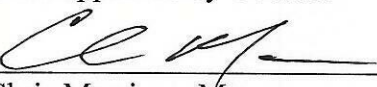
Tim Porter, Development Services Director, explained the final record plat would subdivide the property into two lots with shared access easements. The owner intends to operate and automotive and tire business from the property.

Hearing closed at 6:14 p.m.


Casey Moore, City Clerk

June 22, 2026

Date Approved by Council


Chris Morrison, Mayor

06/22/2026
Date