



The City Council of the City of Festus, Missouri, met on Monday, November 10, 2025, for a Regular Meeting at 6:00 p.m. at City Hall located at 711 West Main Street, Festus, Missouri.

I. Call to Order

Mayor Richards called the meeting to order at 6:00 p.m.

Roll Call

Present:

Councilman Boyer
Councilman Collier
Councilwoman Templeton
Councilman Wehner
Councilman Dennis
Councilman Venez
Councilman Cook
Councilman Tinnin

Absent:

None

Also in attendance:

Mayor Samuel F. Richards, City Administrator Greg Camp, Deputy City Clerk Jen Filkins, Finance Assistant Miranda O'Haleck, Building and Planning Director Mark Harris, Parks Director Josh Whaley, Police Chief Doug Wendel, Fire Chief Jeff Broombaugh, Public Works Director Michael Christopher, and City Attorney Brian Malone.

Pledge of Allegiance

Recited

II. Approval of Consent Agenda

1. Approval of the Minutes

a. October 27, 2025 – Regular Session

2. Approval of Bills

Mayor Richards asked for a motion to approve the consent agenda. Mayor Richards announced the bills were in the amount of \$1,297,899.99.

Motion to approve the consent agenda, the bills, and minutes of the Council Regular Meeting Minutes on October 27, 2025, was made by Councilman Venez, seconded by Councilwoman Templeton.



Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye
Councilman Venz:	Aye
Councilman Cook:	Aye
Councilman Tinnin:	Aye

Motion carried.

3. Correspondence

III. Remarks of Visitors

None

IV. Bids

a. Jokerst Park Pickleball Stairs and Sidewalks

Parks Director Josh Whaley presented the construction bid and addressed council questions about the proposed project. He noted that the bid came in below the budgeted amount, freeing funds for additional Parks Department projects. In response to Councilman Wehner's inquiry about ADA accessibility and the inclusion of a handrail, Mr. Whaley clarified that the steps themselves would not be ADA accessible and that accessible routes would continue to be provided from the upper parking lot. He also confirmed that the design includes a handrail.

Motion to approve the Jokerst Park Pickleball Stairs and Sidewalks bid with Meyer Contracting for \$25,778.13 amount, with authorization for expenditures up to a Not-to-Exceed total of \$60,000 amount was made by Councilman Wehner and seconded by Councilman Cook.

Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye



Councilman Venz: Aye
Councilman Cook: Aye
Councilman Tinnin: Aye

Motion carried.

V. Ordinances and Resolutions

Deputy Clerk Filkins read the following:

Bill No. 4860 - An ordinance of the City Council of the City of Festus, Missouri, annexing to the City certain real property located at 11355 Pounds Road, determining that said annexation is contiguous and compact to the existing city limits, and will redound to the benefit of the City of Festus; specifying the new boundary lines to which the city limits are extended by reason of said annexation; and establishing an effective date.

City Administrator Greg Camp reported that this is a voluntary annexation made by the property owner who is asking bring their property into Festus city limits.

Motion to suspend rules to read Bill No. 4860 a second time was made by Councilman Collier and seconded by Councilman Venz.

Vote:

Councilman Boyer: Aye
Councilman Collier: Aye
Councilwoman Templeton: Aye
Councilman Wehner: Aye
Councilman Dennis: Aye
Councilman Venz: Aye
Councilman Cook: Aye
Councilman Tinnin: Aye

Motion carried. Deputy Clerk Filkins read Bill No. 4860 a second time.

Mayor Richards called for a vote to finally approve Bill No. 4860.

Vote:

Councilman Boyer: Aye
Councilman Collier: Aye
Councilwoman Templeton: Aye
Councilman Wehner: Aye
Councilman Dennis: Aye



Councilman Venz: Aye
Councilman Cook: Aye
Councilman Tinnin: Aye

Bill 4860 finally passed.

Deputy Clerk Filkins read the following:

Bill No. 4861 - An ordinance of the City Council of the City of Festus, Missouri; authorizing the Mayor to enter into and execute a Second Amendment and Renewal Agreement with All Seasons Maintenance Services, LLC.; incorporating said agreement as a part of this ordinance; and establishing an effective date.

Building & Planning Director Mark Harris reported that All Seasons Maintenance Services has requested a contract renewal. A three-year extension has been negotiated, holding pricing steady for the first two years followed by a 10% increase in the third. Mr. Harris noted that the company maintains a strong working relationship with the city and consistently delivers quality work. Councilman Tinnin mentioned that this has been one of the rainiest years in some time, and Mr. Harris added that the city has also increased the number of their mowing cuts by five. Councilman Dennis observed that the company responds promptly whenever issues arise.

Motion to suspend rules to read Bill No. 4861 a second time was made by Councilman Venz and seconded by Councilman Collier.

Vote:

Councilman Boyer: Aye
Councilman Collier: Aye
Councilwoman Templeton: Aye
Councilman Wehner: Aye
Councilman Dennis: Aye
Councilman Venz: Aye
Councilman Cook: Aye
Councilman Tinnin: Aye

Motion carried. Deputy Clerk Filkins read Bill No. 4861 a second time.

Mayor Richards called for a vote to finally approve Bill No. 4861.

Vote:

Councilman Boyer: Aye



Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye
Councilman Venz:	Aye
Councilman Cook:	Aye
Councilman Tinnin:	Aye

Bill 4861 finally passed.

Deputy Clerk Filkins read the following:

Bill No. 4862 - An ordinance of the City Council of the City of Festus, Missouri; authorizing the Mayor to enter into and execute an agreement with TREKK Design Group, LLC for the Street Master Plan; incorporating said agreement as a part of this ordinance; and establishing an effective date.

Public Works Director Michael Christopher reported that the city is developing a street master plan to identify, evaluate, and prioritize roadway, pedestrian, and transportation improvement needs throughout the community. The plan will serve as a strategic guide for future infrastructure investments and will help position the city to pursue state and federal funding opportunities. By assessing current street conditions, safety concerns, traffic patterns, and community needs, the street master plan will outline a coordinated list of projects that support long-term mobility, safety, and connectivity for residents, businesses, and visitors.

Motion to suspend rules to read Bill No. 4862 a second time was made by Councilman Boyer and seconded by Councilman Collier.

Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye
Councilman Venz:	Aye
Councilman Cook:	Aye
Councilman Tinnin:	Aye

Motion carried. Deputy Clerk Filkins read Bill No. 4862 a second time.



Mayor Richards called for a vote to finally approve Bill No. 4862.

Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye
Councilman Venz:	Aye
Councilman Cook:	Aye
Councilman Tinnin:	Aye

Bill 4862 finally passed.

Deputy Clerk Filkins read the following:

Bill No. 4863 - An ordinance of the City Council of the City of Festus, Missouri; authorizing the Mayor to enter into and execute an agreement with the Lochmueller Group for Right of Way Acquisition Services; incorporating said agreement as a part of this ordinance; and establishing an effective date.

Public Works Director Michael Christopher announced that the Lochmueller Group will provide right-of-way acquisition services and noted that the firm is approved by MoDOT for this work. The city has budgeted \$125,000 for property acquisition and ROW design, with \$64,788 already committed to design, leaving \$60,212 available for acquiring property. Approximately 15 parcels are expected to be needed for temporary and permanent easements. In response to a question from Councilman Cook, Mr. Christopher confirmed that the cost includes appraisal services.

Motion to suspend rules to read Bill No. 4863 a second time was made by Councilwoman Templeton and seconded by Councilman Collier.

Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye
Councilman Venz:	Aye
Councilman Cook:	Aye
Councilman Tinnin:	Aye



Motion carried. Deputy Clerk Filkins read Bill No. 4863 a second time.

Mayor Richards called for a vote to finally approve Bill No. 4863.

Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye
Councilman Venz:	Aye
Councilman Cook:	Aye
Councilman Tinnin:	Aye

Bill 4863 finally passed.

Deputy Clerk Filkins read the following:

Bill No. 4864 - An ordinance of the City Council of the City of Festus, Missouri, annexing to the City certain Real Property with the Jefferson County Parcel Identification Numbers 18601400000001, 18602300000004, 18601300002019, 18602300000003, & 18601400000006, generally located North of U.S. Highway 67 to the West of County Road CC, determining that said annexation is contiguous and compact to the existing city limits, and will redound to the benefit of the City of Festus; specifying the new boundary lines to which the city limits are extended by reason of said annexation; and establishing an effective date.

City Administrator Greg Camp reported that Festus has received interest from a data center developer for the property currently seeking annexation. He emphasized that annexation is only the first step in a long process—no site plan has been submitted, and the developer is not yet working with an end user. The developer has also applied to rezone the property, with Planning & Zoning scheduled for 11/20 and a City Council hearing expected on 11/24, pending any changes.

Camp noted that, unlike other high-profile developments, the city has not been asked to sign any non-disclosure agreements. Because Festus proactively updated its data center zoning regulations, the city is well-positioned with clear safeguards to guide any future proposals.



In response to Councilman Collier, Mr. Camp confirmed that the current property owners are requesting the annexation. Addressing reactions from the audience, Councilman Cook stressed that if a development is proposed, the city will hold open houses and share information transparently. He noted there are both positive and negative types of AI centers, and public engagement will help clarify the details. Mr. Camp added that all regulations governing data centers are included in the city's updated I-1 zoning ordinance.

Motion to suspend rules to read Bill No. 4864 a second time was made by Councilman Collier and seconded by Councilman Cook.

Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye
Councilman Venz:	Aye
Councilman Cook:	Aye
Councilman Tinnin:	Aye

Motion carried. Deputy Clerk Filkins read Bill No. 4864 a second time.

Mayor Richards called for a vote to finally approve Bill No. 4864.

Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye
Councilman Venz:	Aye
Councilman Cook:	Aye
Councilman Tinnin:	Aye

Bill 4864 finally passed.

VI. New Business

a. Festus Farmer's Market 2026



Amy Wilson and Tricia Nelson, representing the Festus Farmers Market, requested approval to relocate the market to the area along Behring Street and South 3rd Street. The proposed location would support a weekly Saturday market from 9 a.m. to 1 p.m., running April through October, and would require temporarily closing Behring Street during operating hours. They reported strong community support and turnout and noted that the new site offers flatter terrain and more space for growth.

In response to Councilman Dennis's question, they confirmed the market would adjust its schedule to avoid conflicting with Four Brothers Mead's major Viking events in April and October. Councilmen Wehner, Collier, and Venz congratulated the organizers, expressed appreciation for their efforts, and shared enthusiasm for next year's market.

Motion to approve Festus Farmer's Market 2026, was made by Councilman Wehner, seconded by Councilman Boyer.

Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye
Councilman Venz:	Aye
Councilman Cook:	Aye
Councilman Tinnin:	Aye

Motion carried.

b. Liquor License Request – Quality Inn

City Administrator Greg Camp presented City Clerk Leah Smith's staff report regarding Sharlin Patel, operator of the Quality Inn, who is seeking preliminary approval for both a full liquor license and a Sunday liquor license. Approval would be contingent on obtaining the corresponding State of Missouri licenses. The City Clerk confirmed that the application meets all requirements for Council consideration. Mr. Camp also noted that the hotel is currently rebranding to Baymont and has been making related improvements.

In response to Councilman Cook, Mr. Camp confirmed that the business is in full compliance with state, county, and local requirements, including all licenses and remittances. Chief Wendel stated he had no concerns about issuing the license.



However, when Councilman Collier asked how the hotel intended to serve or sell liquor, it became clear that additional information was needed. Given this uncertainty and past concerns associated with the property, the Council agreed to table the request until the applicant provides more details about the proposed liquor service for review at a future Council meeting.

Motion to table liquor license request for Quality Inn to a future council meeting pending receipt of additional information on how liquor license will be used, was made by Councilman Boyer, seconded by Councilman Collier.

Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye
Councilman Venz:	Aye
Councilman Cook:	Aye
Councilman Tinnin:	Aye

Motion tabled.

c. Liquor License Request – Pedal’n Pi

City Administrator Greg Camp presented the staff report. Chris Creed and his family, are renovating the former Sinclair station to serve as the new location for Pedal’n Pi, relocating the business from Crystal City. They are requesting preliminary approval for a full liquor license, contingent upon obtaining the corresponding State of Missouri license. All requirements for Council consideration have been satisfied, and Chief Wendel reported no concerns regarding the issuance of the license. Councilman Boyer also complimented the work being done on the new building.

Motion to approve liquor license request for Pedal’n Pi, was made by Councilwoman Templeton, seconded by Councilman Boyer.

Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye



Councilman Venz: Aye
Councilman Cook: Aye
Councilman Tinnin: Aye

Motion carried.

d. Financial Records Destruction

Finance Assistant Miranda O’Haleck presented a request to destroy forfeiture records from fiscal years 2011–2018. She noted that the Secretary of State’s retention requirement for these records is three years, meaning all listed documents are eligible for disposal pending Council approval. In response to Councilman Cook’s question, City Administrator Greg Camp confirmed that the city maintains electronic copies of financial records even when paper copies are destroyed.

Motion to approve request for destruction of financial records, was made by Councilman Collier, seconded by Councilwoman Templeton.

Vote:

Councilman Boyer: Aye
Councilman Collier: Aye
Councilwoman Templeton: Aye
Councilman Wehner: Aye
Councilman Dennis: Aye
Councilman Venz: Aye
Councilman Cook: Aye
Councilman Tinnin: Aye

Motion carried.

VII. Old Business
None

VIII. Mayor and City Council Reports

Councilman Boyer – inquired about work on Maple Street. Public Works Director Michael Christopher responded that new water lines are being installed in the area and that steel plates will be placed in the roadway during the project.

Councilman Wehner – Comments highlighted that the parking lot behind Main Street is looking very nice and that the Farmers Market will be a welcome addition to the area.



Appreciation was expressed for the increased presence of Highway Patrol on local highways. Condolences and gratitude were also extended to the Festus Police Department for the difficult situations they face in the line of duty, acknowledging the challenges of their work.

Councilman Dennis – Comments highlighted a visit to the new fire department property, noting the valuable fire department training being conducted at the site. The stop sign on Central Street was recognized for improving traffic flow. Appreciation was expressed for the dedication of city employees. Remarks also acknowledged Veteran’s Day, honoring veterans and noting Mayor Sam Richards’ Marine Corps service and anniversary. Overall, it was observed that recent city investments are proving successful, and there is encouragement to continue progressing.

Councilman Cook – Commented he will email Mr. Camp if the Council is interested in several online seminars and conferences about AI centers. They discuss the good, the bad, the ugly. We don’t have the plans yet, we can’t answer on the plans, we just have interest. He acknowledged the failure of Prop P. The voters were clear, so we must concentrate on development. We have a fire house with structural issues and it can’t accommodate a specific type of fire truck. As Chief Wendell will state we have a staffing problem, we don’t have enough officers on. As a result development is going to be key player in that. Let’s do our due diligence. We have a lot of research to do and responsibility. Councilman Cook shared insights from contacting the city engineer in Altoon, Iowa, and residents near an existing AI center, who reported that tree planting was the biggest complaint they had about living next to an AI center. Councilman Cook continued to say residents will have ample opportunity to provide input through open houses as plans are submitted. The remarks concluded with a lighthearted note about the city’s firework ordinance and volunteering to drive the Mayor’s Mustang while the Mayor attends the Veteran’s Day parade.

Councilman Collier – Thanks were expressed to Miranda and Jennifer for covering for Michelle and Leah, noting their hard work and dedication to keeping city operations running smoothly. The discussion then turned to upcoming MoDOT work, specifically the planned 28-day closure of Highway CC at Highway 67. City Administrator Greg Camp explained that weekly coordination calls are held with MoDOT and KCI, and a preliminary detour route has been shared for feedback. MoDOT will lead public communications, with the city amplifying updates through social media.



The closure, targeted for the week of the 17th, involves work on the on- and off-ramps; Highway 67 will remain open. It is the beginning of a larger work in the area eventually leading to a small diamond interchange in the area.

Councilwoman Templeton – Comments echoed appreciation for Mayor Richards’ military service and recognized all Marines and others who serve the community daily. She also noted attending Saturday’s Ladies’ Night event, describing it as successful, and suggested that Christmas lights on Main Street could be displayed in the future to coincide with the event.

Councilman Venz – Comments echoed previous Council concerns and raised again the idea of a 4-way stop at Central and Horine, noting it as a frequent complaint. Mr. Camp acknowledged the need to review the request, referencing a prior inquiry by Councilman Venz for that intersection. Public Works Director Michael Christopher stated the work could begin after a current project is completed. Councilman Venz also mentioned traffic concerns at Ivy and Horine, but Chief Wendel advised that the intersection is functioning as it should and does not recommend converting that intersection into a 3-way stop.

Councilman Tinnin – echoed other Council member’s comments. No further comments.

Mayor Richards – Comments highlighted the 250th birthday of the Marine Corps and reflected on 23 years of personal service and retirement from the corps, emphasizing that “once a Marine, always a Marine.” Appreciation was expressed for veterans, with a wish for a Happy Veteran’s Day. The Mayor plans to attend Veteran’s Day celebrations with the high school and intermediate school parade. He also noted satisfaction with the city’s diligent approach to addressing issues and ensuring decisions are made correctly from the start.

IX. Adjournment

Councilman Cook made a motion to adjourn, seconded by Councilman Collier.

Vote:

Councilman Boyer:	Aye
Councilman Collier:	Aye
Councilwoman Templeton:	Aye
Councilman Wehner:	Aye
Councilman Dennis:	Aye
Councilman Venz:	Aye
Councilman Cook:	Aye
Councilman Tinnin:	Aye



Motion carried and the meeting was adjourned at 6:59 p.m.

11/24/2025

Date - Approved by Council

Prepared by: Jennifer Filkins, Deputy City Clerk