



The City Council of the City of Festus, Missouri, met on Monday, November 24, 2025, for a Public Hearing at 5:50 p.m. and a Regular Meeting at 6:00 p.m. at City Hall located at 711 West Main Street, Festus, Missouri.

I. 5:50 PM - Public Hearing

- a. Rezoning R-1/N-1 to I-1 – County Road CC & US 67

Mayor Richards opened the Public Hearing for the rezoning at 5:50 p.m.

Mayor Richards asked if there were any citizens who wished to speak.

The following citizens spoke in opposition of the rezoning:

- Sarah Doenges
- Nancy Withington
- Cheryl Haggerty
- Christy Stites
- Hunter Rose
- Erica Carter
- Larry Johnson
- Chris Gording
- William Wolf
- Adaline Johnson
- Warren Hansen
- Ricky Wilson
- Carter (unknown)
- Edie Thurman

Mayor Richards closed the Public Hearing at 6:00 p.m.

II. 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 Venz
Councilman Cook
Councilman Tinnin

Absent:
None

Also in attendance:

Mayor Samuel F. Richards, City Administrator Greg Camp, City Clerk Leah Smith, Finance Director Michelle Vaughn, 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

III. Approval of Consent Agenda

1. Approval of the Minutes

a. November 10, 2025 – Work Session

b. November 10, 2025 – Regular Meeting

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 \$245,944.26.

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

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

IV. Remarks of Visitors

The following citizens spoke in favor of Bill Nos. 4866 and 4867:

- Ted Ramsdell
- Jacob West
- Tim Brinker
- Nick Gierse
- Cyndi Buchheit-Courtway
- Bill Seek
- Dennis Gannon
- Alisyn Beffa
- Scott Seek
- Dena McCaffrey
- Dante Heck
- Scott Ramshaw
- Derrick Good
- Leslie Hanson
- Devon Hoppmann
- Ryan McKenna
- Subash Alias
- Shannon Michelle Murphy
- Charlie Harr

The following citizens spoke in opposition of Bill Nos. 4866 and 4867:

- Matt Drinen
- Grant Winnett
- Jessie Shepherd
- Mark Richardson
- Lori Merriman
- Jesse Cordova
- Sherman Doyle
- Julie Schulte
- Bailey Abt
- Mary Fakes
- Eric Fehn
- Dianna Fehn



- Anthony Ruble
- Rozilyn Daniels
- Todd Bennett
- Joshua Pope
- Matthew Gallion
- Natalie Brice
- Bryan Basler

V. Bids

a. Ford F-150 Pickup Truck (Parks Department)

Parks Director Josh Whaley reported that the department has expanded over the past year, creating the need for an additional truck to support operations. He noted that he is currently using a ¾-ton truck, which is more vehicle than required for his position. That truck will be reassigned to the parks crews, where it will be better utilized. Whaley presented a bid for a 2026 Ford F-150 from Machens in the amount of \$48,150, which was obtained through the State bid process.

Motion to approve the Ford F-150 bid for \$48,150.00 from Machens 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.

VI. Ordinances and Resolutions

Clerk Smith read the following:

Bill No. 4865 - An Ordinance of the City Council of the City of Festus, Missouri; Allowing the City to Enter into a Collective Bargaining Agreement with International Association of Firefighters – Local 2665; And Establishing an Effective Date.



City Administrator Greg Camp acknowledged representatives present from Schlichting and Reinbold (Fire Department) as well as Paul Vessels with Local 2665. Councilman Cook noted that the City is “tapped out” in terms of building space and emphasized keeping this issue on the radar. Councilman KD expressed appreciation, noting that the department has grown and is working both on establishing a new facility and addressing improvements to the current building.

Motion to suspend rules to read Bill No. 4865 a second time was made by Councilman Venz and seconded by Councilman Dennis.

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. 4865 a second time.

Mayor Richards called for a vote to finally approve Bill No. 4865.

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 4865 finally passed.

Clerk Smith read the following:

Bill No. 4866 - An ordinance of the City Council of the City of Festus, Missouri, rezoning two parcels within the City of Festus located at 11815 County Road CC (Jefferson County Parcel Identification Number 1860130000201901), and Jefferson County Parcel Identification Number 18601300002026, from the R-1 Single Family Dwelling District



and the N-1 Non-Urban District, respectively, to the I-1 Industrial District; directing the City Clerk to update the Zoning Map of the City; and establishing an effective date.

Building and Planning Director Mark Harris reported that the applicants are requesting a rezoning to support future development on the property, noting that the request complies with City Code and comes with a recommendation from the Planning & Zoning Commission. Councilman Cook confirmed with City Attorney Brian Malone that the action before the Council is rezoning only, and that any future development would still require a lengthy review process. Cook also noted that all required studies were presented during the open house. Councilman Tinnin asked whether either an end-user or developer could withdraw if they disagreed with later terms; Malone explained that a development agreement would likely be negotiated after proposals are received. He also confirmed that, if needed, the property could hypothetically be rezoned back in the future.

Additional questions were raised regarding Senate Bill 4, with City Administrator Camp explaining that it relates to Ameren's rules under the PSC large-load tariff, requiring a minimum 75 MW load and a 12-year contract covering electric and infrastructure costs, without passing those costs on to consumers. Councilman Dennis asked about water supply from JCWA and whether drilling wells would be allowed; Camp stated that the JCWA plant pumps approximately 3.3 million gallons per day, with around 2.2 million used, and that JCWA is assessing plant expansion and storage capacity. He noted the raw water source—pulled from beneath the Mississippi River—serves Festus and Herculaneum and exceeds current plant capacity.

Motion to suspend rules to read Bill No. 4866 a second time was made by Councilman Collier and 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. Clerk Smith read Bill No. 4866 a second time.



Mayor Richards called for a vote to finally approve Bill No. 4866.

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 4866 finally passed.

Bill No. 4867 - An ordinance of the City Council of the City of Festus, Missouri, rezoning five parcels within the City of Festus : Jefferson County Parcel Identification Numbers 18601400000001, 18602300000004, 18601300002019, 18602300000003, & 18601400000006, from the N-1 Non-Urban District to the I-1 Industrial District; directing the City Clerk to update the Zoning Map of the City; and establishing an effective date.

Building and Planning Director Mark Harris explained that this request mirrors Bill 4866 and applies to the five parcels annexed on November 10, 2025, noting that the Planning and Zoning Commission has recommended approval.

Motion to suspend rules to read Bill No. 4867 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. Clerk Smith read Bill No. 4867 a second time.



Mayor Richards called for a vote to finally approve Bill No. 4867.

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 4867 finally passed.

Bill No. 4868 - An ordinance of the City Council of the City of Festus, Missouri; authorizing the Mayor to enter into and execute a Revenue Sharing Agreement with Jefferson County, Missouri, for the one-half of one-percent sales tax for capital improvements to publicly maintained roads; incorporating said agreement as a part of this ordinance; prescribing the conditions thereto; and establishing an effective date.

Public Works Director Michael Christopher reported that this item had been previously discussed during the prior Work Session. Councilman Cook asked City Attorney Brian Malone whether he could vote on the matter given his employment with Jefferson County, the entity involved in the agreement, to which Malone confirmed there was no conflict and no problem with him voting.

Motion to suspend rules to read Bill No. 4868 a second time was made by Councilman Collier and 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. Clerk Smith read Bill No. 4868 a second time.



Mayor Richards called for a vote to finally approve Bill No. 4868.

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 4868 finally passed.

Bill No. 4869 - 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 Crites Park Pump Station and Sewer Design; incorporating said agreement as a part of this ordinance; and establishing an effective date.

Public Works Director Michael Christopher reported that the bathrooms at Crites Park have experienced long-standing issues caused by both design and mechanical deficiencies. He stated that the department plans to enter into an agreement with TREKK Design Group, a consultant from the City's on-call engineering list, to design a new wet well and sewer services capable of supporting increased park attendance and upcoming improvements in the surrounding area. In response to Councilman Wehner's question, Parks Director Josh Whaley confirmed that the affected facility includes the bathroom across the bridge and also serves Barn Phase 2, the Stage field restroom, the shop, and Animal Control.

Councilman Dennis asked whether the bathrooms would be usable year-round; Whaley explained they would continue to be restricted during winter months. Councilman Venz inquired about long-term plans, and Whaley noted that while future climate-controlled facilities could allow year-round use, the current design will not.

Motion to suspend rules to read Bill No. 4869 a second time was made by Councilman Collier and 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. Clerk Smith read Bill No. 4869 a second time.

Mayor Richards called for a vote to finally approve Bill No. 4869.

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 4869 finally passed.

VII. New Business

a. Health Insurance Pool Renewal

City Administrator Camp repeated from the prior Work Session report that the City participates in the MIRMA Health Insurance Pool to manage healthcare costs, share risk with other municipalities, and provide strong, sustainable coverage for employees and retirees. For the 2026 plan year, staff recommend shifting from MIRMA Plan #4 to Plan #3A, which offers a lower deductible and maintains the same 10% coinsurance. Although Plan #3A reflects an 8.82% premium increase, it remains below the 15% increase budgeted by the City and results in an overall savings of \$114,670 while improving employee benefits.

Councilman Dennis stated he was not opposed to the proposal but asked where the City would eventually “cap” the benefit level if increases occur each year, questioning whether the goal was full coverage. City Administrator Camp explained that the current cost-share has been frozen for seven years for the “Plus” plan and that moving to a fully paid Plus plan would be significantly more expensive, with out-



of-pocket changes impacting the entire organization. He noted the long-term goal—next year or the following year—is to achieve a 3–5% renewal increase, which would allow the City to buy down to a \$0 deductible and eventually provide fully paid family medical coverage. He also stated the City aims to move toward \$250 or \$0 out-of-pocket costs for individual plans. Councilman Dennis said he was pleased to see progress toward that direction.

Motion to approve transition to MIRMA Plan 3A, was made by Councilman Dennis, 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.

VIII. Old Business

a. Liquor License Request – Quality Inn (Jalarambapa, LLC)

City Administrator Camp reported that the owners of the Baymont by Wyndham (formerly Quality Inn) submitted additional information following the Council's request at the previous meeting. The Council agreed that the owners' presence at the meeting is important to address questions and concerns regarding the building's condition. The owners inquired whether the business was current on city and state obligations, to which Camp confirmed it was. City Attorney Malone clarified that the Council holds greater leverage during the initial approval process than at renewal.

Motion to table the Liquor License Request for Jalarambapa LLC, was made by Councilman Cook, 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.

IX. Mayor and City Council Reports

Councilman Collier appreciated public attendance and emphasized that the process in place can be restrictive but thorough. Noted that when the time comes, all requirements—including DNR and other regulations—will be addressed.

Councilwoman Templeton agreed with Collier, emphasizing that the Council is not simply a rubber stamp and has recourse if requirements are not continually met. Highlighted the multiple steps involved and expressed appreciation for public passion and engagement.

Councilman Venz agreed with the previous comments, noting the Council's personal investment as residents is also considered when making tough decisions. Emphasized that the process is serious and expresses hope that the public understands the Council's careful approach. Raised a safety concern regarding a newly installed 4-way stop, asking if white stripes had been placed to alert drivers. Public Works Director Christopher responded that this will be addressed along with other items prior to the holidays.

Councilman Tinnin thanked Council and City Administrator for their efforts, describing the project as a "once in a lifetime opportunity" with strong backing from the county. Also thanked staff for the Thanksgiving dinner.

Councilman Cook noted that measures have been put in place to protect homeowners and the council will do their due diligence moving forward.

Councilman Dennis shared that the decision caused sleepless nights and emphasized that he wants to see what is proposed. There are no secrets, and the devil is in the details. Noted that while the process is challenging, nothing is a done deal, and the Council must see all proposals and details.

Councilman Wehner acknowledged that the process was extremely difficult and emotional, noting the Council's reliance on expert guidance to ensure decisions are done correctly. Everyone cares that is on this dais.



Councilman Boyer thanked the public for attending and recognized the thorough research conducted by Planning & Zoning, the City Attorney, City Administrator, and Mayor. Praised Council and staff for making tough decisions in the interest of citizen safety and betterment and wished everyone a happy Thanksgiving.

Mayor Richards emphasized that it has been a trying three weeks and the City will ensure that any projects will be reviewed and be done properly. Has been a resident for twenty years and a resident of neighboring Crystal City for twenty years. Good job tonight and appreciate how everyone came together and got this passed for the betterment of the city.

X. Adjournment

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

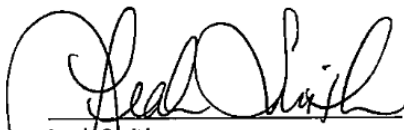
Vote:

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 9:34 p.m.

12/08/2025

Date - Approved by Council


Leah Smith
City Clerk
City of Festus, Missouri