

**REGULAR MEETING OF THE BOARD OF ALDERMAN OF
THE CITY OF FAYETTE, MISSOURI
TUESDAY, JULY 23, 2024**

CALL TO ORDER

The regular meeting of the Board of Aldermen of the City of Fayette was called to order at 6:00 p.m., July 23, 2024 by Mayor Greg Stidham.

PLEDGE OF ALLEGIANCE

Everyone in the Chamber rose for the Pledge of Allegiance led by Alderwoman Gerlt.

ROLL CALL

Roll Call verified five Board Members present for the meeting.

Responding to the Roll Call: Alderwoman Marsha Broadus, Alderwoman Michelle Ishmael, Alderwoman Peggy O'Connell, Alderwoman Ronda Gerlt, and Alderwoman Stephanie Ford.

Alderwoman LeeAnna Shiflett joined the meeting at 6:49 p.m.

ADDITIONS TO AND APPROVAL OF AGENDA.

Alderwoman O'Connell motioned to approve the July 23, 2024 agenda with the additions of adding #13, to New Business. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed.

APPROVAL OF THE MINUTES OF THE BUDGET HELD JUNE 18, 2024

Alderwoman O'Connell motioned to approve the minutes of the Budget Meeting held June 18, 2024 with one correction. Alderwoman Broadus seconded the motion. Five voting Aye. Nays – none. Motion passed.

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN HELD ON JULY 9, 2024

Alderwoman Broadus motioned to approve the minutes of the Budget Meeting held July 9, 2024. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed.

PUBLIC HEARING BEGINS

The Public Hearing regarding amending City Code Section 405.310 and Section 415.450 of the City Code, both regarding historic buildings began at 6:02 p.m.

Pam Huttshell suggested that the board wait for City Attorney Nathan Nickolaus to attend the meeting, who arrived shortly after.

When the City Attorney arrived, he explained that if in the district, the business owner would have to get a Certificate of Appropriateness. Mr. Nickolaus asked the board if they would like business owners to be required to complete the Certificate of Appropriateness or not.

Pam Huttzell stated the recommendation from Planning & Zoning was if there were any changes to exterior of building, a Certificate of Appropriateness would be required, referring to the Advisory/Incentive Program. If they were applying for an incentive through Main Street or CID funding programs, it would be required to follow recommendations if there were any change or demolition.

Discussion was held regarding the issue and was decided to table the issue until the next board meeting.

Alderwoman Broad motioned to table the issue until the next board meeting. Alderwoman O'Connell seconded the motion. Five voting Aye. Nays – none. Motion passed.

Public Hearing ended at 6:45 p.m.

VISITORS

Sonny Conrow, Curtis Hammonds, A.J. Stone, Dennis Daniels, DaShayla Bush

Sonny Conrow spoke on behalf of all of the full-time city employees regarding the unfairness of one department to receive full insurance benefits, and asked the board to approve the same 100% benefit of health insurance premiums to be paid by the city, to all full-time employees.

Ann Schnell

Ann Schnell spoke on behalf of the Fayette Parks Commission regarding Wi-fi equipment in the amount of \$1,115.00 through Airlink to be added to the Fayette Swimming Pool to prepare for the addition of cameras. There will be no monthly charge after the initial charge.

Due to the item not being on the agenda for a vote, it was decided to wait for City Attorney Nathan Nickolaus to get to the meeting to advise how to handle the vote.

Mr. Nickolaus attended at 6:17 p.m. and was asked if a vote to approve the Wi-fi to be added to the pool, could go forward at the current meeting and he stated that it could be added to the agenda at this point.

Alderwoman O'Connell motioned to add the purchase of the Wi-fi to the agenda as New Business number 14. Alderwoman Gerlt seconded the motion. Five voting Aye. Nays – none. Motion passed.

Pam Huttzell & Ann Schnell

Pam Huttzell & Ann Schnell spoke on behalf of the Fayette Historic Preservation Commission and asked for the board's permission to apply for a DAR Grant for repairs to the top section of the Fayette Swimming Pool and that the board agree to get the repairs done. The grant will be in the amount of \$10,000.00 with a matching \$10,000.00 portion paid by the Friends of the Fayette Swimming Pool.

Alderman O'Connell motioned to support the whole project and write letters and to do the due diligence to support them to the full measure that they request. Alderman Gerlt seconded the motion. Five voting Aye. Nays – none. Motion passed.

Mrs. Huttshell and Ms. Schnell also asked the board's permission to apply for the 2025 Land and Water Conservation Fund Grant for repairs and improvements to the Fayette Swimming Pool.

Alderman O'Connell motioned to support Ann and her bid to get the 2025 Land and Water Conservation Fund Grant. Alderman Gerlt seconded the motion. Five voting Aye. Nays – none. Motion passed.

CITIZENS PARTICIPATION

Ann Schnell

Presented an informational sheet to be given to citizens by the building inspector.

Regina Powell

Regina Powell spoke about the traffic through South Park Street and the amount of dirt on the streets due to the construction of the new buildings.

Ms. Powell shared that the Dump sign is gone and that people are cutting trees and taking it out.

Ms. Powell asked the board to clean up the little pond at the City Park.

CITY STAFF REPORTS

CITY MARSHAL DAVID FORD

City Marshal David Ford brought Lindsey Bachtel from 911 to ask the board for training funds in the amount of \$300.00. Mrs. Bachtel will send the city an invoice for payment.

CITY ELECTRIC SUPERINTENDENT SONNY CONROW

City Electric Superintendent Sonny Conrow presented a line-item request for four 50 KVA Pad mount Transformers, single phase meters, Dyna Coupler, tires, two rear wheels and a seat, in the amount of \$36,477.11, which will be voted on in New Business.

CITY WATER SUPERINTENDENT CURTIS HAMMONS

City Water Superintendent Curtis Hammons presented a line-item request for 175 Smart points for meters, eighty ¾" water meters and twenty 1" water meters in the amount of \$46,770.00, which will be voted on in New Business.

CITY CLERK JUDY THOMPSON

City Clerk Judy Thompson reported that the City Hall will be closed the morning of July 31st to install a new server rack for the city mainframe.

CITY ATTORNEY NATHAN NICKOLAUS

City Attorney Nathan Nickolaus stated that the trash ordinance will need to be amended to change the price for trash services to \$16.50 per customer. The ordinance amended will be brought to the next board meeting.

NEW BUSINESS**PAY RESOLUTION 2024-15 APPROVING INVOICES FOR PAYMENT**

Alderman Ford motioned to approve Pay Resolution 2024-15, approving invoices for payment and salaries in the total sum of **\$87,903.00** which includes, General Fund \$46,278.32, Electric Fund \$13,588.12, Water Fund \$21,071.48, Sewer Fund \$6,965.08. Alderman O'Connell seconded the motion. Six voting Aye. Nays – None. Motion passed.

DISCUSSION AND/OR APPROVAL OF BILL NO. 2024-11, AN ORDINANCE AMENDING CHAPTER 405 OF THE CITY CODE REGARDING HISTORIC BUILDINGS.

Tabled until next Board of Alderman meeting.

DISCUSSION AND/OR APPROVAL OF BILL NO. 2024-12, AN ORDINANCE AMENDING CHAPTER 415 OF THE CITY CODE REGARDING HISTORIC BUILDINGS.

Tabled until next Board of Alderman meeting.

DISCUSSION AND/OR APPROVAL OF LINE-ITEM REQUEST FOR PAD MOUNT TRANSFORMERS FOR THE ELECTRIC DEPARTMENT.

Alderman Ford motioned to approve the line-item request for four 50 KVA Pad Mount Transformers, single phase meters, Dyna Coupler, tires, two rear wheels and a seat, in the amount of \$36,477.11. Alderman O'Connell seconded the motion. Six voting Aye. Nays – None. Motion passed.

DISCUSSION AND/OR APPROVAL OF LINE-ITEM REQUEST FOR WATER METERS AND SMART POINTS FOR METERS FOR THE WATER DEPARTMENT.

Alderman Ford motioned to approve the line-item request for 175 Smart points for meters, eighty ¾" water meters and twenty 1" water meters in the amount of \$46,770.00 for the Water Department. Alderman O'Connell seconded the motion. Six voting Aye. Nays – None. Motion passed.

DISCUSSION AND/OR APPROVAL OF NEW BUSINESS LICENSE FOR OCHA IN THE COUNTRY, LLC, D/B/A OCHA ASIAN RESTAURANT.

Alderman O’Connell motioned to approve the new business license for Ocha In The Country, LLC, d/b/a Ocha Asian Restaurant. Alderman Shiflett seconded the motion. Six voting Aye. Nays – None. Motion passed.

City Clerk Judy Thompson shared that the Missouri No Tax Due letter had not yet been received, so the motion was revised. Alderman O’Connell motioned to approve the new business license for Ocha In The Country, LLC, d/b/a Ocha Asian Restaurant pending the receipt of the Missouri No Tax Due letter. Alderman Ishmael seconded the motion. Six voting Aye. Nays – None. Motion passed.

DISCUSSION AND/OR APPROVAL OF NEW BUSINESS LICENSE FOR REH SOLUTIONS, LLC

Alderman Ford motioned to approve the new business license for REH Solutions, LLC. Alderman Ishmael seconded the motion. Six voting Aye. Nays – None. Motion passed.

DISCUSSION AND/OR APPROVAL OF REPLACING AIR CONDITIONING SYSTEM AT THE ELECTRIC SWITCH GEAR BUILDING

Tabled until next Board of Alderman meeting.

DISCUSSION AND/OR APPROVAL OF HOUSING AUTHORITY APPOINTMENT OF LARRY ISHMAEL.

Alderman Ford motioned to appoint Larry Ishmael to the Housing Authority Board. Alderman Broadus seconded the motion. Alderman Ford, Alderman Gerlt, Alderman O’Connell and Alderman Broadus voting Aye. Alderman Shiflett and Alderman Ishmael Abstained. Nays – None. Motion passed.

DISCUSSION AND/OR APPROVAL REQUEST FOR WAIVER OF EXCESS SEWER CHARGE FOR THE FOLLOWING:

- 301 Reynolds Street

Alderman Shiflett motioned to approve the sewer waiver for 301 Reynolds Street. Alderman Ishmael seconded the motion. Four voting Aye. One Abstained, One voting Nay. Motion passed.

Roll Call Vote: Alderman Broadus, Alderman Ishmael, Alderman Shiflett and Alderman Gerlt voting Aye. Alderman Ford abstained. Alderman O’Connell voting Nay. Motion passed.

- 206 Lake Street

Alderman Shiflett motioned to approve the sewer waiver for 20 Lake Street. Alderman Broadus seconded the motion. Six voting Aye. Nays - None. Motion passed.

DISCUSSION AND/OR APPROVAL OF BILL NO. 2024-16, AN ORDINANCE AMENDING SECTION 205.100, LICENSE FOR DOGS, ISSUANCE OF LICENSE, ANNUAL FEE, VACINATION.

Tabled until next Board of Alderman meeting.

DISCUSSION AND/OR APPROVAL OF PROVIDING INSURANCE FOR EMPLOYEES.

Alderswoman Shiflett motioned to approve the full payment of health insurance premiums for all employees in the amount of the lower plan. Alderswoman Ishmael seconded the motion. Five voting Aye. One Abstained. Nays – None. Motion passed.

Roll Call Vote: Alderswoman Gerlt, Alderswoman Ishmael, Alderswoman Shiflett, Alderswoman O’Connell, Alderswoman Ishmael and Alderswoman Broadus voting Aye. Alderswoman Ford abstained. Nays - None.

A Budget Amendment will be voted on at the next board meeting due to the cost of the insurance.

DISCUSSION OF POOL GUIDELINES

Alderswoman Ford discussed new pool guidelines including how to charge for pool parties with more than fifty swimmers.

DISCUSSION AND OR APPROVAL OF THE PURCHASE OF WI-FI FOR THE FAYETTE SWIMMING POOL

Alderswoman Ford motioned to approve the purchase of Wi-fi for the Fayette Swimming Pool. Alderswoman O’Connell seconded the motion. Six voting Aye. Nays – None. Motion passed.

BOARD OF ALDERMAN & MAYOR COMMENTS & COMMITTEE UPDATES

Alderswoman Stephanie Ford – East Ward

Alderswoman Ford commented that she and Alderswoman O’Connell are working on the personnel manual.

Alderswoman Ronda Gerlt – East Ward

Alderswoman Gerlt stated that she hadn’t had a chance to go to a Parks meeting.

Alderswoman Peggy O’Connell – Northwest Ward

Mrs. O’Connell presented the Procurement Conflict of Interest Chapter 112 Ordinance on Authority Spending Limits and suggested that it be amended to increase the City Clerk spending limit to \$5,000.00.

Mrs. O’Connell inquired on an update on the leak on the Rickett’s Lake Dam. Ann Schnell stated that two people have looked at it and both said the dam would have to be rebuilt, but Danny Dougherty stated the leak in the dam wasn’t bad enough to fix unless the leak got bigger.

Alderman Michelle Ishmael – Northwest Ward

Alderman Ishmael thanked Angie Malone, Mayor Stidham and Chief Ford for handling some matters regarding complaints.

Mrs. Ishmael thanked the city for pot hole repair.

Mrs. Ishmael commented on the chunk out of the road by Gale Shaffer's house. Superintendent Hammons stated that it was going to be fixed on Friday.

Alderman LeeAnna Shiflett – Southwest Ward

Alderman Shiflett had no comments.

Alderman Marsha Broadus – Southwest Ward

Alderman Broadus commented that speed bumps need to be added to the street in front of her house.

Mayor Greg Stidham

Mayor Stidham shared that the large number of students that came to town helped the city to do painting several areas of the city.

Mr. Stidham reported City Clerk position has been posted and that several applications had been received.

Mr. Stidham stated that Auditor John Gillum would be at the city in the coming week to finish the 2021 audit.

Mr. Stidham reported he would have a meeting with David Bach from Mid-Missouri Regional Planning at City Hall in the coming week to talk to him about the sewer project, golf course, street project and the Fayette Pool.

Mr. Stidham reported that he had received some spam emails.

TO CLOSED SESSION

Alderman Broadus motioned to move to closed session at 7:35 p.m. Alderman Ishmael seconded the motion. Six voting Aye. Nays – 0. Motion Passed.

Responding to Roll Call: Alderman Ford, Alderman Ishmael, Alderman Gerlt , Alderman Shiflett, Alderman Gerlt and Alderman Ford.

Alderman Broadus moved to adjourn closed session at 8:10 p.m. and go into open session. Alderman Ishmael seconded the motion. Six voting Aye. Nays – None. Motion passed.

Roll Call Vote: Ayes - Alderman Broadus, Alderman Ishmael, Alderman O'Connell, Alderman Shiflett, Alderman Gerlt and Alderman Ford.

DISCUSSION AND/OR APPROVAL OF BUILDING INSPECTOR CONTRACT

Alderwoman Gerlt commented that the contract for new building inspector, Angie Malone was not approved.

Alderwoman Ishmael motioned to approve the building inspector contract with Angie Malone contingent on the presentation of Ms. Malone’s Certificate of Insurance and training certificates. Alderwoman Broadus seconded the motion. Six voting Aye. Nays – None. Motion passed.

Roll call vote: Alderwoman Ford, Alderwoman Gerlt, Alderwoman Shiflett, Alderwoman Ishmael, Alderwoman O’Connell and Alderwoman Broadus.

Alderwoman Gerlt motioned to amend the motion to add the required amount of \$1,000,000.00 liability insurance for Ms. Malone. Alderwoman Ford seconded the motion. Six voting Aye. Nays – None. Motion passed.

Roll call vote: Alderwoman Ford, Alderwoman Gerlt, Alderwoman Shiflett, Alderwoman Ishmael, Alderwoman O’Connell and Alderwoman Broadus.


DISCUSSION OF UTILITY CUSTOMER DISPUTE

Mayor Stidham shared about a customer dispute he has been having with a Utility customer.


ADJOURNMENT

Alderwoman Broadus motioned to adjourn at 8:33 p.m. Alderwoman Ford seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:



Judith Thompson, City Clerk



Greg Stidham, Mayor