

**REGULAR MEETING OF THE BOARD OF ALDERMAN OF  
THE CITY OF FAYETTE, MISSOURI  
TUESDAY, AUGUST 13, 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., August 13, 2024 by Mayor Greg Stidham.

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

Roll Call verified six Board Members present for the meeting.

Responding to the Roll Call: Alderwoman Ford, Alderwoman Gerlt, Alderwoman Shiflett, Alderwoman O'Connell, Alderwoman Ishmael, Alderwoman Broadus.

**ADDITIONS TO AND APPROVAL OF AGENDA.**

Alderwoman Ford motioned to approve the August 13, 2024 agenda with no additions. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN HELD ON JULY 23, 2024**

Alderwoman Shiflett motioned to approve the minutes of the Regular Meeting held July 23, 2024. Alderwoman Ford seconded the motion. Six voting Aye. Nays – none. Motion passed.

**VISITORS**

**Dr. Drake of Central Methodist University**

Dr. Drake made a brief update on the project. Timeline: CMU was notified that they were recipient of the tap grant on November 2023. On Feb 2024 they received the notice to proceed and the project has to be completed by October 2025. The total project is \$548,000 including the 20% college match. In the beginning they commissioned a landscape architect. CMU submitted drawings on September 21<sup>st</sup>. 2023 and handed the drawings again to the Council members. He stated that the final project shouldn't look substantially different. He handed also handed an assessment from the certified arborist informing about the condition of each tree with pictures that supports his explanation.

Alderwoman Gerlt asked about the trees that are healthy, if there is a way to go around them. Dr. Drake answered that wasn't possible, because that would involve breaking up the parking line to do any bump out and this tap grant is just for the side walk, but Church St needs to be widened. They are working hard to have an attractive campus.

Alderwoman Shiflett asked if the cars that park on Church Street can park in the parking lot in the back and if they would be able to fit there. Dr. Drake stated that the cars parking there are faculty, staff, people that have limited access. He said that they need those parking spaces and would be a major sacrifice if they don't have them.

Dr. Drake stated that this project is of great utility and that CMU is committed to plant at least as many trees as they took down. Other questions were asked and Dr. Drake answered.

### **Angie Malone of REH Solutions, LLC**

Angie Malone reported that some building permits have been issued and the amount of funds brought to the city for the building permits is \$2,160.00. There have been sent sixty-three nuisance violation letters. Several of them are willing clean up their property. Twelve rental inspections were done in the month of July. Eleven of them passed and thirty days have been given to correct the issues and get reinspection to the ones that didn't pass. Also working on contacting contractors to inform them that they are required a proper permit from the city.

### **Ann Schnell of Parks Commission**

Ann Schnell reported that the Wi-fi is already installed and we need two cameras, one to be installed in the middle of the pool and the one facing the splash pad on the light pole. She stated it's expected that the cameras cure some issues that have been happening. The total cost of the cameras will be \$400.00, a one-time purchase. The cloud storage for the cameras would be \$200.00 per year. The cameras can be used to prosecute anyone that damages the property. Ms. Schnell asked for permission to proceed with the purchase of the cameras and storage.

Alderwoman Ford made a motion to add this to the next agenda. Alderwoman Shiflett seconded the motion. Six voting Aye. Nays – none. Motion passed.

Ms. Schnell also informed that there is some money left for Lucile Thurman Memorial that she gave for the park. Since there is no need to buy anything as far as lighting, they will buy two new picnic tables for that shelter house. The currently picnic tables that are currently there, will be allocated around the splash pad. She also informed that they have the tree and they need to buy a tree marker and little plaques to put on the tables.

Ms. Schnell also answered Mr. Tim Jackman that this is a trial and the camera's company will be writing up a plan for the other city parks, Page Liberty, DC Rogers, Ricketts Lake, Peters Lake.

### **Pam Huttshell of Fayette Historic Preservation Commission**

Ms. Huttshell stated that she is following up from past council meeting to clarify that HPC and P&Z have recommended advisory/incentive program. The advisory part would be an educational opportunity for HPC to work with the property owners. The incentive part would be when the property owner applies for any kind of financial aid to fix the building. Ms. Huttshell mentioned some grant opportunities and that the Certificate of Appropriateness refers to recommendations that are in the Design Guidelines which deals only with exterior changes to the building, highlighting that there is not a mandatory statement.

Ms. Huttshell referred to the two amendments to the ordinance Chapter 405 and Chapter 415.

Mayor Stidham stated that the attorney Nathan Nicholas is not ready to approve these amendments so it will be tabled to review the information pertaining to it.

### **CITIZENS PARTICIPATION**

#### **Gary Bagby**

Mr. Bagby thanked the council and so many others that have given them support for the very successful Festival of Arts held two weeks ago. Coil Construction provided tents, CMU provided tables and chairs and the utility workers helped to put up and down the tents.

#### **Tim Jackman**

Following up to Dr. Drake's participation, Mr. Jackman mentioned that the City of Fayette is known because of CMU college. He also mentioned that we are fortunate to have the college in Fayette and considering that having an attractive campus is the first thing the students see. The students are customers to Central Methodist but they are also consumers to this community. Mr. Jackman asked to give serious consideration to the CMU project because it means so much to this community.

#### **Deanna Cooper**

Deanna Cooper echoed what Mr. Jackman stated that CMU has an impact in this community. Mrs. Cooper seriously asked to look deep and consider this project thinking about the elderly people or people with mobility issues. She asked them to embrace our past but embrace the future as well and approve the project.

Mrs. Cooper spoke on behalf of Downtown Fayette to give updates. She informed that the Executive Director that was hired, declined his/her acceptance, so Downtown Fayette is back on the search of an ED. Cara Owings is taking care as Interim Director. Ms. Cooper informed that they are working hard on projects and things that are coming up, like the street dance, movie night, trick or treat, in addition to plans for Christmas.

Mrs. Cooper also informed that they are looking for some more board members, as well as volunteers.

#### **Bekki Galloway**

Bekki Galloway wanted to inform that they are working on the cost shared grant. On Friday at 6:00 pm the Tree Board meeting will be held at the shelter house by the splash pad. Also, the Memorial Splash where pizza will be provided.

She stated that the cost share grant is going to be along with the education. They were looking at trees that were interfering with electric wires and in the process discovered that there is an unwritten policy that the right-of-way was from at the center of the road to ten feet, or on the street side of the sidewalk, so they

will have to change the list of trees that are going to take down. The ordinance will need to be updated to make it very clear.

Mrs. Galloway passed along a paper showing the replanting trees. For every five trees taken down, ten will be planted.

Mrs. Galloway stated that the removal costs are going to be under the bid limit to go through that process. She asked the council members how many estimates they want her to get. Mayor Stidham answered two estimates will be fine.

## **CITY STAFF REPORTS**

### **CITY MARSHAL DAVID FORD**

City Marshal David Ford informed that the grant to purchase the radar was approved for \$2,571.00 and the process has already started, so we should get the funds in the next few weeks.

An update on the incinerator, the City of Glasgow declined to join in, so the cost will be shared by the City of Fayette and Howard County. It will be \$3,500.00 for the city.

Mayor Stidham stated that a vote would be taken at the next meeting to increase the approved amount.

### **CITY ELECTRIC SUPERINTENDENT SONNY CONROW**

Mr. Conrow presented two bids for the purchase of a new air conditioning system at the Electric Switch Gear Building; one from Hilgedick Electric and one from Vaughn Heating & Cooling. Mr. Conrow recommends Vaughn heating & Cooling since it is less expensive and has a ten-year parts warranty and two-year warranty.

Mayor Stidham stated that a vote would be taken at the next meeting to approve the bid.

### **CITY CLERK JUDY THOMPSON**

City Clerk Judy Thompson was absent so, Administrative Assistant Mati Salazar reported that open registration for the duck blind drawing will begin on August 14<sup>th</sup>, 2024 and the drawing is to be held on August 30<sup>th</sup> at 9:00 am at City Hall.

Mrs. Salazar reported that the City Pool will close on August 18<sup>th</sup>, 2024 for the season.

### **CITY ATTORNEY NATHAN NICKOLAUS**

City Attorney Nathan Nickolaus was absent so Associate Attorney, James Newell attended the meeting. Mr. Newell had no comments.

**NEW BUSINESS****PAY RESOLUTION 2024-16 APPROVING INVOICES FOR PAYMENT**

Alderwoman Shiflett motioned to approve Pay Resolution 2024-16, approving invoices for payment and salaries in the total sum of **\$472,297.93** which includes, General Fund \$135,212.17, Electric Fund \$223,751.21, Water Fund \$75,542.83, Sewer Fund \$37,791.72. Alderwoman Ford 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 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 NEW BUSINESS LICENSE FOR TRIANGLE ELECTRIC, LLC**

Alderwoman Ford motioned to approve the new business license for Triangle Electric, LLC. Alderwoman Broadus seconded the motion. Six voting Aye. Nays – None. Motion passed.

**DISCUSSION AND/OR APPROVAL OF NEW BUSINESS LICENSE FOR CGE ENTERPRISES, LLC D/B/A THE GYM FAYETTE, LLC**

Alderwoman Ford motioned to approve the new business license for CGE Enterprises, LLC D/B/A The Gym Fayette, LLC. Alderwoman Shiflett seconded the motion. Six voting Aye. Nays – None. Motion passed.

**DISCUSSION AND/OR APPROVAL OF NEW BUSINESS LICENSE FOR CORE CONSTRUCTION SERVICES, LLC D/B/A CORE CONSTRUCTION**

Alderwoman Ford motioned to approve the new business license for Core Construction Services, LLC D/B/A Core Construction. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – None. Motion passed.

**DISCUSSION AND/OR APPROVAL OF PLANNING & ZONING COMMISSION APPOINTMENT JOEY SMITH.**

Tabled until next Board of Alderman meeting.

**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 BILL NO. 2024-17 AMENDING THE TRASH SERVICE FEE.**

Tabled until next Board of Alderman meeting.

**DISCUSSION AND/OR APPROVAL REQUEST FOR WAIVER OF EXCESS SEWER CHARGE FOR 311 S. MAIN ST.**

Alderswoman Ford motioned to approve the waiver of excess sewer charge for 311 S. Main St. Alderswoman Broadus seconded the motion. Five voting Aye. Abstain - Alderswoman Gerlt. Nays – None. Motion passed.

**DISCUSSION AND/OR APPROVAL REQUEST FOR WAIVER OF EXCESS SEWER CHARGE FOR 410 N. CHURCH ST.**

Alderswoman Ford motioned to approve the waiver of excess sewer charge for 410 N. Church St. Alderswoman Shiflett seconded the motion. Six voting Aye. Nays – None. Motion passed.

**DISCUSSION AND/OR APPROVAL FOR THE PURCHASE OF TWO CAMERAS FOR THE POOL AND THE CLOUD STORAGE FOR ONE YEAR**

Alderswoman Ford motioned to approve the purchase of the cameras and storage for one year. Alderswoman Shiflett seconded the motion. Six voting Aye. Nays – None. Motion passed. Ms. Schnell will check if they can use a DVR for storage and do not have to pay the \$200 for the cloud storage.

**BOARD OF ALDERMAN & MAYOR COMMENTS & COMMITTEE UPDATES**

**Alderswoman Stephanie Ford – East Ward**

Alderswoman Ford said that a citizen reported to her that there is a missing “One way street” sign on College Street and a “Do Not Enter” sign on the opposite side of the street.

**Alderswoman Ronda Gerlt – East Ward**

Alderswoman Gerlt reported on the Parks Commission meeting. New picnic tables, plaques for the tables and a plaque for the tree were approved. Ms. Gerlt pointed that the picnic tables are handicap accessible

and are made out of material that won't have to be painted. Also discussed was possible fund raising for the opening of the pool next summer and Regina Powell asked for appropriate mulch for the playground.

#### **Alderman Peggy O'Connell – Northwest Ward**

Alderman O'Connell reported gravel is being washed by rain on the streets, one is Spring Street. Requested if the city can check it up or pull it up.

#### **Alderman Michelle Ishmael – Northwest Ward**

Alderman Ishmael reported about concerned comments about the green large absorbent thing that is on the sidewalk outside of Glenn Ludtke's house right on the highway. The thing now has corn growing out of it. There are little ones walking to school and they can't even walk on the sidewalk because of it. She asked the city to remove it.

Some citizens asked why there are boats parked in the parking lot of where the new restaurant will go.

Mrs. Ishmael asked who was in charge of the website and Facebook of the city. Also, she asked why are folks not doing snow removal downtown on the sidewalks.

#### **Alderman LeeAnna Shiflett – Southwest Ward**

Alderman Shiflett reported that when you drive through Watts and Depot Streets and there is another car, you have to get off into the road a little bit and the gravel is so much washed away. She requested the city to put the gravel back on.

Mrs. Shiflett also asked if we still have an old paint drop off.

Mrs. Shiflett reported that a business owner on the square told her that when there are events, food trucks or others are blocking the businesses to the point that you can't see from the road. They are asking that maybe they can come to the opposite side of the road closer to the court house.

#### **Alderman Marsha Broadus – Southwest Ward**

Alderman Broadus reported that on her street there are still people speeding. Also, they put grass and a rubber tube on the new townhouses and there are no ditches so, there is mud on the road.

#### **Mayor Greg Stidham**

Mayor Stidham reported that MODOT is supposed to be in town this week to pave Highway 240.

Mr. Stidham reported that he has a video of Rickett's Lake and he could hear water pouring out of the side of the dam. He said that he thinks we need to lower the level of the water by about five feet to get it down below where that water is coming out and then get estimates on getting it repaired.

Mayor Stidham met with David Bock from Mid Missouri Regional Planning who is going to help us work on grants. Mr. Bock also met with Pam Huttshell and Ann Schnell about the pool and he has some ideas

for them. He also has ideas for the sewer project over the golf course, as well as repaving the city streets. Mr. Stidham also said that Mr. Bock thinks that there's pretty good chance of the city being able to get a grant to repave the streets because we just went through the sewer project so the streets should be in bad shape because of that, and the city would need to contribute 10% or 20% towards it.

Mr. Stidham mentioned that we are behind with the audits. CPA is doing 2021 audit and estimates that 2022 could be done by January 2025. Having the audits done is a requirement to apply for grants.

**TO CLOSED SESSION**

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

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

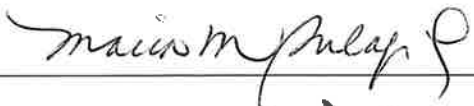
Aldерwoman Shiflett moved to adjourn closed session at 8:10 p.m. and go into open session. Aldерwoman Ishmael seconded the motion. Six voting Aye. Nays – None. Motion passed.


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

**ADJOURNMENT**

Aldерwoman Broadus motioned to adjourn at 8:10 p.m. Aldерwoman Ford seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:

  
\_\_\_\_\_ Mati Salazar, Administrative Assistant

  
\_\_\_\_\_ Greg Stidham, Mayor