

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, APRIL 22, 2025**

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., April 22, 2025, 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 Stephanie Ford, Alderwoman Ronda Gerlt, Alderwoman Peggy O'Connell, Alderwoman Michelle Ishmael and Alderwoman Marsha Broadus.

ADDITIONS TO AND APPROVAL OF AGENDA

Alderwoman Ishmael asked for the following addition:

Invited Guests:

- ANN SCHNELL - Community Trust Grant application for the pool

New Business:

6. LINE-ITEM REQUEST – Culvert Pipes for the Street Dpt.

Alderwoman Ford motioned to approve the April 22, 2025 Agenda with the above addition. 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 APRIL 8, 2025**

Alderwoman Ford motioned to approve the Minutes of the Regular Meeting held April 8, 2025. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed.

**APPROVAL OF RESOLUTION 2025-09 CERTIFYING THE VOTES CAST IN THE
MUNICIPAL ELECTION HELD ON APRIL 8, 2025**

Aldерwoman Ford motioned to approve the Resolution 2025-09 Certifying the votes cast in the Municipal election held on April 8, 2025. Aldерwoman Broadus seconded the motion. Five voting Aye. Nays – none. Motion passed.

INVITED GUESTS

- **Bekki Galloway – Tree Keeper & Cost Share Grant Update**

Ms. Galloway presented a Tree Board Report for the past 3 years and provided a summary of last year's activities. She noted that the ash tree treatment was completed last fall. Additionally, she reported that the black gum trees received were not suitable for planting, therefore the Tree Board will purchase Fiesta Maple trees which will cost \$200 extra. Ms. Galloway requested that the Council amend the budget to approve the extra \$200 needed to cover the Fiesta Maple trees.

Aldерwoman O'Connell made a motion to approve adding the extra \$200 for the purchase of the fiesta Maple trees. Aldерwoman Gerlt seconded the motion. Five voting Aye. Nays – none. Motion passed.

- **Dustin Vogt**

Mr. Vogt informed the council that he has been working on rebuilding the back of the old IGA building and is considering purchasing the property. His plan would be to build apartments on the upper level and build an open room with a bathroom in the front quarter of it for family events, birthday parties, etc. He also plans to develop additional apartments at the lower level behind the event space, maintaining a storefront.

Mr. Vogt was informed that he will need to go to the Planning and Zoning Commission to request an amendment to the ordinance to allow this use under certain conditions.

- **Ann Schnell - Community Trust Grant application for the pool**

Ms. Schnell requested the City's permission to apply for the Fayette Area Community Trust Fund Grant to purchase an AED device for the pool, as well as lounges, umbrellas, deck chairs, and other items.

Ms. Schnell expressed her appreciation to the Streets crew for fixing the benches in front of the Library. She also informed the Council that she and Pam Hutsell were interviewed about the pool and will share the date that will be on air on Channel 8.

Aldерwoman Gerlt made a motion to approve the application to the Fayette Area Community Trust Fund Grant. Aldерwoman Ford seconded the motion. Five voting Aye. Nays – none. Motion passed.

CITIZEN PARTICIPATION

Regina Powell

Ms. Powell inquired about who authorized the building permit for the new Fly By business located behind the car wash. She also asked who is responsible for cleaning the street ditches.

Pam Hutsell

Ms. Hutsell informed the Council that May is National Preservation Month and shared the planned activities, including symposiums and seminars. As a Certified Local government, the Historic Preservation Commission (HPC) is required to attend some training sessions. She noted that a seminar will be held on Thursday, May 1st in Jefferson City at a cost of \$25 per person. Ms. Hutsell requested the Council approve the participation fee for those attending.

Alderwoman O'Connell made a motion for the City to cover the seminar fee for up to five people. Alderwoman Ford seconded the motion. Five voting Aye. Nays – none. Motion passed.

Ms. Hutsell also announced that Downtown Fayette will host a workshop on May 13th from 11:30 am to 2:00 pm to provide information on the historic tax credit.

Hope Smith

Ms. Smith reported that the sewer was running into her yard and noted that a similar issue had been fixed approximately nine years ago. She also mentioned that one of the bolts is missing from the nearby manhole.

Alissa Watkins – Downtown Fayette

Ms. Watkins introduced herself as the President of Downtown Fayette and informed the Council of upcoming events. On May 22nd, the Economic Vitality Committee will hold an event to update the community on different Downtown Fayette initiatives. A Street Dance is scheduled for June 7th and a movie night will be held on July 12th.

CITY STAFF REPORTS

CITY MARSHAL - DAVID FORD

Mr. Ford stated that the Police Department has been short of staff, preventing some officers from taking vacation, which has been an issue for the past several years. He mentioned that an officer near to retire is concerned about potentially losing his accrued vacation time.

CITY ADMINISTRATOR – DEANNA COOPER

Ms. Cooper provided the Council with an update on her activities over the past two weeks. She mentioned that she worked on several projects, including shredding old documents according to the Secretary of the State Office, updating the Personnel Policy, conducting employee reviews and grant reporting with Lincoln Brown and Mid MO Regional Planning.

Ms. Cooper had various meetings, including discussions with Dr. Vroman regarding the sewer line at the Fairgrounds, Tree Committee, City Staff meetings to review safety rules, vacation and sick leave policies. Additionally, she met with Bradley Minor from MEM regarding the Safety Recommendations audit visit.

CITY ATTORNEY – NATHAN NICKOLAUS

Nothing to report.

OLD BUSINESS

1. BUSINESS LICENSE APPLICATION FOR FLY BY

Alderwoman Broadus motioned to approve the Business License for Fly By. Alderwoman Gerlt seconded the motion. Five voting Aye. Nays – none. Motion passed.

- **COUNCIL ADJOURNS SINE DIE**
- **NEW ALDERMEN SWEAR IN**

ROLL CALL

Roll Call verified five Board Members present for the meeting.

Responding to the Roll Call: Alderman David Frees, Alderwoman Ronda Gerlt, Alderman Patrick Roll, Alderwoman Michelle Ishmael and Alderman J.B. Waggoner. Alderman Grafton Cook – Absent.

PUBLIC HEARING BEGINS

Regarding a Proposal to implement a 3% annual increase in the sewer rate effective May 1st 2025, for the next 5 years.

Administrator Deanna Cooper informed the Council that the last sewer increase was in 2019.

Alderman Waggoner explained that when the City got the bond to rebuild the sewer plant, part of the bonding requirements included maintaining a certain reserve and implementing rate increases of at least 2% per year. He noted that, in his understanding, this would be only the second increase since the original bond, meaning that the City may be behind on the required increase. Mr. Waggoner recommended reconciling the sewer increase, conducting a rate study and a budget analysis before voting.

Attorney Nathan Nickolaus clarified that the proposed 3% increase was based on the inflation rate.

NEW BUSINESS

1. PAY RESOLUTION 2025-10 APPROVING INVOICES FOR PAYMENT

Alderman Waggoner motioned to approve Pay Resolution 2025-10, approving invoices for payment and salaries in the total sum of \$253,217.68 which includes, General Fund \$46,334.68, Electric Fund \$188,524.38, Water Fund \$11,549.23, Sewer Fund \$6,809.39. Alderman Frees seconded the motion. Five voting Aye. Nays – none. Motion passed.

**2. DISCUSSION AND OR APPROVAL OF FIREWORKS DISPLAY ON JULY 4TH.
2025 - J & M DISPLAYS**

Alderman Roll motioned to approve the Fireworks Display on July 4th. 2025. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed.

**3. DISCUSSION AND OR APPROVAL OF DISPOSITION LIST OF LOCAL
RECORDS RSMO.109.230**

Alderwoman Gerlt motioned to approve the Disposition List of Local Records, RSMo.109.230. Alderman Frees seconded the motion. Five voting Aye. Nays – none. Motion passed.

**4. DISCUSSION AND OR APPROVAL OF SEWER WAIVER FOR 602 N. CHURCH
ST**

Alderman Waggoner made a motion to table the Sewer Waiver for 602 N. Church St. to gather more information. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed.

5. BUSINESS LICENSE APPLICATION FOR MARTIN HOUSE PIZZA

Alderman Waggoner made a motion to approve the Business License Application for Martin House Pizza. Alderman Frees seconded the motion. Five voting Aye. Nays – none. Motion passed.

6. LINE-ITEM REQUEST – Culvert Pipes for the Street Dpt.

Mr. Dennis Daniels, Streets Superintendent, presented a Line-Item Request for the purchase of Culvert.

Alderman Waggoner motioned to table the Line-Item Request until the City Administrator can determine the appropriate line item and amounts. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed.

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderwoman Ronda Gerlt - East Ward

Alderwoman Gerlt introduced herself to the Council and emphasized that her priorities for the City include working on the audits and addressing the condition of the streets. She also expressed her desire for all local organizations to align their goals to work together for the benefit of the citizens.

Alderman David Frees - East Ward

Alderman Frees introduced himself to the Council and expressed his desire to see improvements made on the streets this year.

Alderman Patrick Roll - Northwest Ward

Alderman Roll introduced himself to the Council and expressed his interest in seeing progress on both streets' improvements and housing development. He said that housing and population growth tend to follow retail development.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael introduced herself to the Council and expressed her desire to see the completion of the parking project on the Square. She emphasized her commitment to continue building positive relationships with the community in the ward she is representing. Ms. Ishmael expressed her desire to promote Fayette and support initiatives to move the City forward. She reiterates her support to a managed City budget and working with the Council and Mayor in a professional and respectful manner.

Alderman Grafton Cook - Southwest Ward

Absent.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner introduced himself as a third-term Council member and expressed his gratitude to former Alderwoman Marsha Broadus for her service to the community. He also thanked the previous Council members for making the decision to hire a City Administrator and shared his hope that the current City Council will actively support the City Administrator and staff. Mr. Waggoner expressed his commitment to supporting personnel development and making Fayette a great place to work.

Mr. Waggoner mentioned his desire for Council meeting to focus on discussions that elevate the City and benefit its citizens, with a forward vision beyond any disagreements. He also expressed the importance of achieving a clear understanding of the City budget, re-evaluating it to ensure funds are allocated properly. Lastly, he expressed interest in engaging grant writers to secure additional funding for the City.

MAYOR'S COMMENTS

- Mayor Stidham informed the Council that Meco Engineering is still working on the bid package for the DC Rogers project.

TO CLOSE SESSION

Alderman Waggoner motioned to move to closed session at 7:28 p.m. Alderwoman Gerlt seconded the motion. Five voting Aye. Nays – 0. Motion Passed.

Responding to the Roll Call: Alderman David Frees, Alderwoman Ronda Gerlt, Alderman Patrick Roll, Alderwoman Michelle Ishmael and Alderman J.B. Waggoner.

Alderman Frees moved to adjourn closed session at 8:40 p.m. and go into open session. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – None. Motion passed.

Roll Call: Alderman David Frees, Alderwoman Ronda Gerlt, Alderman Patrick Roll, Alderwoman Michelle Ishmael and Alderman J.B. Waggoner.

ADJOURNMENT

Alderwoman Gerlt motioned to adjourn at 8:40 p.m. Alderman Roll seconded the motion. Five voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:


_____ Maria Rogers, City Clerk


_____ Greg Stidham, Mayor