

**REGULAR MEETING OF THE BOARD OF ALDERMAN OF THE CITY OF
FAYETTE, MISSOURI
TUESDAY, JULY 8, 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., July 8, 2025, by Mayor Greg Stidham.

In absence of the City Clerk, the minutes were taken by DaShayla Bush.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Roll Call verified Six Board Members present for the meeting.

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

ADDITIONS TO AND APPROVAL OF AGENDA

City Administrator Cooper requested the following addition to the Agenda in Old Business section:

6. Discussion and or Approval of the Fair Boards Agreement

Alderwoman Ishmael requested the following additions to the Agenda in the New Business section:

5. Reappointment for 4 Year Terms to Planning and Zoning Commission for Bill Quint and Gwen Wilder

Alderman Cook requested the following additions to the Agenda in the New Business section:

6. Discussion of a Proposal for New Businesses utilities discount.

Alderman Frees moved to approve the agenda with the mentioned addition. Alderman Cook seconded the motion. Six voting Aye. Nays – none. Motion passed.

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF
ALDERMAN HELD ON JUNE 24, 2025.**

Alderman Roll moved to approve the Minutes of the Regular Meeting held June 24, 2025. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed. *Alderman Waggoner abstaining due to being absent from the Regular Meeting held June 24, 2025.*

INVITED GUESTS:

- **Joe Kmetz - Building Code Services Lead - George Butler Associates, Inc.**

Mr. Kmetz informed the Council that George Butler Associates, Inc. was interested in possibly serving as third party services either temporarily or for longer term bases as building inspectors. He mentioned that they serve many locations throughout Missouri and Kansas. Mayor Stidham asked Mr. Kmetz if they were currently working with any other cities in central Missouri? He stated their only client in Mid-Missouri at this time is the University of Missouri, as they started a building permitting program approximately six years ago. Mayor Stidham inquired how often they could be available, once or twice a week, one project, be on call as needed, etc.? Mr. Kmetz responded, “yes, that is the dream.” He explained that unfortunately many cities find themselves in this situation, which is how their company began. Their main goal is to be available for whatever the city may need. Mayor Stidham asked if they serviced both residential and commercial customers? Mr. Kmetz confirmed that they do. Their lead inspector was a former Building Inspector for the City of Columbia for fifteen years, prior to joining their team. Mayor Stidham inquired about the cost of their service, Mr. Kmetz answered they are very flexible on how they can structure their arrangement. Mentioning some cities have fixed costs per permit, and some do time and expense. Mayor Stidham asked if the City decided to use their company, how much time would they need to begin work? Mr. Kmetz answered they would begin to start services right away. Alderman Waggoner inquired “how does liability work in these situations?” Mr. Kmetz answered, “they reference similar ways that a building inspector would be viewed, that each place is different.” Alderman Waggoner then asked Mr. Kmetz if their company carries professional liability insurance? He answered absolutely and assured the council that it was a part of their standard agreement. Alderman Cook inquired what would the case be should a legal issue arise from an inspection his company performed? Mr. Kmetz answered “the hope would be we would be filling in for a similar spot of what you would have for a building inspector, in the same way that the protections that are offered from the City of an employee, the same expectations we would have from a third party. I have been doing this for six years at GBA and we have had no issues so far.” Mayor Stidham let Mr. Kmetz know the council would discuss it more and get back to them.

CITIZEN PARTICIPATION:

No citizen participation.

CITY STAFF REPORTS:

- **Sonny Conrow - Electric Superintendent**

Mr. Conrow informed the council that he had ordered the 224 meters and that should complete the residential meters. He also let the council know they had purchased the mini excavator along with 3 extra buckets. Mayor Stidham inquired if they had used the buckets yet, and Mr. Conrow said yes, they had used them that day. He also shared that Mayor Stidham, City Administrator Cooper, Alderman Waggoner, and himself met with Crossline to discuss different scenarios for height and ground line inspections. Mr. Conrow mentions there may be kickback money to use since they installed it and it is not right. Mayor Stidham mentions that it is on the agenda later that night, and they will go into more detail then. Mr. Conrow also informed the council that they had all also went to the power plant for the Crossline employee to look around and take photos to try and find someone interested in taking or moving the generators. Mr. Conrow also informs the council that he has 3 bids for a new trailer but will wait until the next council meeting to put it on the agenda for discussions.

- **Curtis Hammons - Water Superintendent**

Mr. Hammons was absent, but City Administrator Cooper informed the Council that Mr. Hammons and the water crews have been very busy with getting the Splash Pad up and running after receiving parts that would not work.

- **Dennis Daniels - Street Superintendent**

Mr. Daniels informed the council that he went to look at a grater and was able to get \$10,000 for the mini grater. Mayor Stidham asked what the price difference would be and Mr. Daniels informed them it was a \$60,000 difference. City Administrator Cooper reassured the Council this was included in the budget.

Alderman Freese moved to approve the purchase of the new grater. Alderwoman Ishmael seconded. Six voting Aye. Nays – none. Motion passed.

- **City Marshal**

Police Chief David Ford was not present but was represented by Officer Bo Wells. Mr. Wells asked for the Councils assistance in posting open positions for the Police Department, as 4 positions will be open come August.

- **City Administrator**

Mrs. Cooper provided the Council with a few quick announcements; Katie and Anthony Shifflet's two sons have a 50-lawn challenge that they are needing lawns to mow for free. She also informed the Council August 8th will be a Clean Up Fayette Day. RTS will be bringing 2 roll away dumpsters to the City Shop to be better monitored. Mrs. Cooper also mentioned the City will be having a surplus sale with a variety of items for buyers to submit a sealed bid that will be opened at the Council meeting August 5th. She also informed Council members the Fayette Festival of Arts will be coming up and the City will be sponsoring 2 competitions, one adult and one youth. Mrs. Cooper also mentioned that a 2018 street sweeper that was discussed in prior meetings would be available in October or November, and would need to be discussed again at that time. Mayor Stidham asked Mrs. Cooper for an update on the front entrance. She let the council know materials had been

ordered and should be completed soon.

- **City Attorney**
Nothing to report.

OLD BUSINESS:

1. DISCUSSION AND OR APPROVAL TO MOVE FORWARD WITH BS&A, ACCOUNTING SERVICES SOFTWARE

Mrs. Cooper reminded the council this software would replace gWorks and be used for utility billing, accounts payable and payroll. BS&A is \$12,000 yearly but will be \$37,000 this year to begin. The final balance would be paid next year.

Alderman Frees moved to approve that the City switch to BS&A software. Alderwoman Gerlt seconded the motion. Six voting Aye. Nays – none. Motion passed.

2. DISCUSSION AND OR APPROVAL OF INFINITECH IT SERVICES MANAGEMENT AGREEMENT.

Mrs. Cooper informed the council Infnitech IT is a company out of Columbia, that has rave reviews on customer service and managing network. They would replace Fusion out of Moberly but was budgeted for. Mayor Stidham asked if there was a timeline for when we could break the contract, and Mrs. Cooper let them know the contract was for month to month. Alderman Waggoner also mentioned he has worked with Fusion in the past and it was not a good experience. Mayor Stidham asked about the cost difference and Mrs. Cooper let them know it is \$312 more monthly. We currently pay Fusion \$933 monthly.

Alderman Waggoner moved to approve switching to Infnitech IT. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

3. DISCUSSION AND OR APPROVAL OF FIREARMS ORDINANCE AMENDMENT

Mrs. Cooper mentioned to the council she had a map with an outline of the general area. Mrs. Cooper also mentioned she met with Dr. Vroman.

Alderman Frees moved to approve the Firearms Ordinance Amendment. Alderman Cook seconded the motion. Six voting Aye. Nays – none. Motioned passed.

4. DISCUSSION AND OR APPROVAL OF RENEWAL OF 5 YR PROGRAM FOR DRINKING WATER/OWNER SUPERVISED PLAN AS REQUIRED FOR PRIOR SEWER GRANT PROJECT.

Mrs. Cooper informed the Council it is time to renew the 5-year owner supervised plan. MECO will create an updated plan to submit to DNR.

Alderman Waggoner moved to approve the renewal of the 5-year owner plan. Alderman Roll seconded the motion. Six voting Aye. Nays – none. Motioned passed.

5. DISCUSSION AND OR APPROVAL OF ORDINANCE FORMALLY APPROVING ANNUAL BUDGET PASSED ON JUNE 24, 2025.

1st Reading by Title Only

Alderman Frees moved to proceed with the first reading; Alderman Roll seconded the motion.

Roll call vote: Ayes: Alderman Waggoner, Alderwoman Ishmael, Alderman Frees, Alderwoman Gerlt, Alderman Cook, Alderman Roll. Nays – none.

2nd Reading by Title Only

Alderman Cook moved to proceed with the second reading; Alderwoman Ismael seconded the motion.

Roll call vote: Ayes: Alderman Waggoner, Alderwoman Ishmael, Alderman Frees, Alderwoman Gerlt, Alderman Cook, Alderman Roll. Nays – none. Motion passed.

6. DISCUSSION AND OR APPROVAL OF THE FAIR BOARDS AGREEMENT

Mrs. Cooper reminded the board of the discussion from the last meeting of the Fair board wanting to consolidate meters at the Fairgrounds. The City would waive base fees from 8 meters and only charge for 1 meter; it would save the City \$8,000 from purchasing a single meter. Within 8 years it would be revisited. The Fair Board agreed to this.

Ms. Cooper will continue to work on the final document. Discussion was tabled for the next Council meeting.

B. NEW BUSINESS:

1. DISCUSSION AND OR APPROVAL OF ORDINANCE EXTENDING SEMI ANNUAL FINANCIAL STATEMENT TO ALLOW FOR FISCAL YEAR END CLOSING.

Mrs. Cooper suggested that there be an extension to closing the fiscal year to August 22nd as there are still items coming in after June 30th. Alderman Waggoner agreed but suggested a 45-day extension from the close of the fiscal year would give plenty of time, but will bring it back up next year.

1st Reading by Title Only

Alderman Waggoner moved to proceed with the first reading; Alderwoman Ishmael seconded the motion.

Roll call vote: Ayes: Alderman Waggoner, Alderwoman Ishmael, Alderman Frees, Alderwoman Gerlt, Alderman Cook, Alderman Roll. Nays – none.

2nd Reading by Title Only

Alderman Frees moved to proceed with the second reading; Alderman Roll seconded the motion.

Roll call vote: Ayes: Alderman Waggoner, Alderwoman Ishmael, Alderman Frees, Alderwoman Gerlt, Alderman Cook, Alderman Roll. Nays – none. Motion passed.

2. DISCUSSION AND OR APPROVAL OF LIQUOR LICENSE FOR LAFAYETTE RESTAURANT UPON APPROVAL OF STATE APPROVED LIQUOR LICENSE.

Alderwoman Gerlt moved to approve liquor license for LaFayette. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

3. DISCUSSION OF CITY OF FAYETTE POLE AND ASSET DATA REGARDING ELECTRIC RELIABILITY STUDY.

Alderman Waggoner asked Mr. Conrow his thoughts, to which Mr. Conrow said he is unsure on how much will get back on the kickback, so he is not sure what to suggest at this time, but says it needs to get done. Mayor Stidham suggests making changes over 3 years. He asks Mr. Conrow to get recommendations and bring those to the next meeting. Discussion was tabled for the next Council meeting.

4. DISCUSSION OF MECO DC ROGERS SPILLWAY REPLACEMENT/IMPROVEMENT PROJECT.

Mayor Stidham informed the Council that they met with MECO to inquire about and get a bid on getting the spillway fixed to be able to work on other projects at DC Rogers. MECO gave a bid of \$8,600. Alderman Roll questioned if there was another option for a new entrance. Mr. Daniels said there was not another entrance into the lake due to the dam. Alderman Cook suggests better ways for people to book and pay for camping online. City Administrator Cooper let Alderman Cook know this is something we've been looking into along with better entry and payment signs.

Alderman Frees moved to approve the DC Rogers Spillway Replacement/Improvement Project. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motioned passed.

5. DISCUSSION AND OR APPROVAL OF REAPPOINTMENT FOR 4 YEAR TERMS TO PLANNING AND ZONING COMMISSION FOR BILL QUINT AND GWEN WILDER

Alderman Cook moved to approve the Reappointment for 4-year terms to planning and zoning commission for Bill Quint and Gwen Wilder. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motioned passed.

6. DISCUSSION AND OR APPROVAL OF A PROPOSAL OF NEW BUSINESSES UTILITIES DISCOUNT

Alderman Cook reminded the Council from the last meeting discussion of the Utilities Credit Program for New Businesses with thoughts regarding separate programs for new businesses that had opened within the last 2 years. \$3,000 available for new businesses that opened after July 2025, \$2,000 for new businesses after July 2024 and \$1,000 for business after July 2023. This would be for any new business that has a City of Fayette business license and must have current activity and not be a sitting building. Discussion was tabled for the next Council meeting.

C. BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE:

David Frees - East Ward

Nothing to report.

Ronda Gerlt - East Ward

Nothing to report.

Patrick Roll - Northwest Ward

Nothing to report.

Michelle Ishmael - Northwest Ward

Alderwoman Ishmael thanked the City for their participation in the 4th of July activities and parade. She also informed the Council that Downtown Fayette would be speaking at the Rotary meeting. She also mentioned they will be hosting a movie on the Courthouse lawn and that they are still accepting applications for Executive Director.

Grafton Cook - Southwest Ward

Nothing to report.

JB Waggoner - Southwest Ward

Alderman Waggoner thanked the Council for their understanding while managing family issues.

MAYOR'S COMMENTS:

Mayor Stidham informed the Council that he had been in contact with OWN in regard to street plans. They expect to present 90% of plans to review to the City by mid-to-late next week, and will advertise for bids by July 15th. Mayor Stidham asked City Administrator Cooper to speak to auditors, to which Mrs. Cooper informed the Council that she had been in conversation with Williams Keepers, as we need to get caught up from two years. They quoted \$65,000 per year in addition on 2022's audit would need a single audit which would be an additional \$5,000. She spoke with the team lead for KPM out of Springfield, MO who would be approximately \$25,000. City Attorney Nathan Nicholas agreed that KPM would be ideal as they've worked with many municipalities. Alderman Roll asked if the Council could vote to give City Administrator Cooper the authority to approve the contract if she heard back from KPM for \$25,000 so they could begin the audit. Alderman Waggoner and Alderwoman

Ishmael both mentioned they would like to see the proposal first. Mrs. Cooper assured them she would email the Council if she received a proposal. Mayor Stidham reminded the Council that Police Chief Ford would be retiring, and the City will need to appoint a new City Marshall to finish out the term. They will be conducting interviews during closed session with current police officers.

TO CLOSED SESSION

Alderwoman Ishmael motioned to closed session at 7:06pm. Alderwoman Gerlt seconded the motion. Six voting Aye. Nays – 0. Motion passed.

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

Alderman Roll moved to adjourn closed session at 8:30 p.m. and moved to open session. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

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

ADJOURNMENT

Alderman Cook moved to adjourn at 8:33 p.m. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:



DaShayla Bush



Greg Stidham, Mayor