

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, AUGUST 12, 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., August 12, 2025, by Mayor Greg Stidham.

PLEDGE OF ALLEGIANCE

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

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

Alderman Cook moved to approve the Agenda. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF ALDERMAN
HELD ON JULY 22 AND THE SPECIAL MEETING HELD ON JULY 29, 2025**

Alderwoman Ishmael moved to approve the Minutes of the Regular Meeting held August 12, 2025. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

Alderman Cook moved to approve the Minutes of the Special Meeting held July 29, 2025. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

INVITED GUESTS - No invited guests.

CITIZEN PARTICIPATION

- **Jezabelle Estrada**

Miss Estrada expressed her concerns regarding public safety due to recent incidents involving vicious dogs in the community. She requested an update from the Council on any measures being taken to address this matter.

- **Regina Powell**

Ms. Powell expressed her concern about the overgrown grass on several properties around town, which she believes is contributing to an increase in snakes in the City, particularly on the property across from her house. She presented a photo of a snake recently found in the area, emphasizing the potential danger to residents.

- **Gary Bagby**

Mr. Bagby expressed his gratitude to all those who contributed to the success of the Festival of the Arts. He specifically thanked the Administration department, the Streets crew for placing the tents, the Electric crew for providing power, the Police Department for the street closures, and the Council for their special support, including donating prizes for the youth category. Alderwoman Ishmael extended her appreciation to Mr. Bagby for his continued dedication and service to the community.

- **Marsha Broadus**

Ms. Broadus expressed her concerns about rental properties in town, stating that many do not comply with City codes regarding the trash cans. She also suggested that the City should establish a way to hold property owners accountable for code violations, even when they are occupied by tenants. She also inquired whether the City has hired a Building Inspector.

- **Justin Addison**

Mr. Addison expressed his appreciation for Curtis Hammons – Water Superintendent, for his assistance in locating a water leak on Mr. Addison's property. He also thanked the City for providing dumpsters for the residents to use during the recent community clean-up day.

CITY STAFF REPORTS

- **Dennis Daniels – Streets Superintendent**

Mr. Daniels informed the Council that he is proceeding with the purchase through a trade-in, of two new mowers for the Streets and Parks Department through trade. He presented two quotes and confirmed that this purchase is already in the budget.

- **Timothy Wells – Police Marshal**

Police Marshal, Timothy Wells reported that the Police Department handled approximately 350 incidents over the past month, including traffic stops, business checks, 2 cases of narcotics and nuisance properties in the past month. He noted that the Department has seven active Reserve Officers and is working to recruit qualified officers as well as getting uniforms that match. Marshal Wells also stated that he is in communication with the School about regular patrols during mornings and afternoons and possibly conducting walk-throughs inside the school twice or three times a week. Additionally, they will participate in active intruder training at the school with the Highway Patrol on Friday.

- **Deanna Cooper – City Administrator**

Ms. Cooper provided the Council with an update on the following topics:

- The City's Clean Up Day was a success. Moving forward, the City will provide Dumpsters for residents twice a year.
- The boat ramp at DC Rogers Lake is currently closed due to dam repairs. This project is expected to be completed in the next two months.
- The MEM Safety 50/50 Grant application for the Wastewater Plant has been submitted.
- The City is awaiting a response regarding the Recycle Grant which would fund wheelchair accessible park tables and benches.
- The on boarding process with Infinitel has begun.
- The BS&A Software discovery process is set to begin soon.

- **City Attorney – Nathan Nickolaus**

Absent.

OLD BUSINESS

No Old Business.

NEW BUSINESS

1. APPOINTING OF ARCHER DUDENHOFFER TO THE PARKS COMMISSION.

Alderman Frees moved to appointing Archer Dudenhoffer to the Parks Commission. Alderwoman Gerlt seconded the motion. Six voting Aye. Nays – none. Motion passed.

2. OPENING OF SEALED BID FOR SURPLUS EQUIPMENT.

City Administrator proceeded to open the bids with the following results:

Equipment	Name	Amount
709 John Deere Mower	Robbie Gibson	\$ 556.76
2000 Ford ½ Ton/4x4 Pickup	Gardell Powell	\$1,500.00
1974 Dodge Digger Truck	Jeff Parks	\$ 489.00
2009 Dodge Bucket Truck	1 bid rejected, didn't meet the minimum	---
Forklift Caterpillar V50B	No bids received	---
Trencher – model 3610 w/ low hours	No bids received	---
2024 Chevy 2500, 8' truck bed - New	No bids received	---

Alderwoman Ishmael moved to accept the winning Bids received for the Surplus Equipment. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

3. DISCUSSION AND APPROVAL ALEXANDER & ASSOCIATES COMPLETION OF MANHOLE INSTALLATION AT GERLT SUBDIVISION.

Mayor Stidham explained that he met with Deanna Cooper, City Administrator and Curtis Hammons, Water Superintendent to discuss the installation of two manholes required to connect the sewer line to the Gerlt Subdivision. Due to Mr. Hammons' workload, they agreed to contact Alexander & Associates, who are already working on other sewer lines in the area, to handle this project.

Alderman Waggoner asked whether the City is required to obtain bids for project. Mayor Stidham responded that, according to the City Attorney, the project can proceed without bidding due to its cost of use of the amount of \$11,000. He also noted that Own Engineering should perform pressure testing before the City takes over the sewer lines.

Alderman Waggoner moved to table the discussion to obtain more information from the City Attorney. Alderwoman Ishmael seconded the motion. Motion passed.

4. ORDINANCE AUTHORIZING THE BALLOT PROPOSITION TO APPOINT A CHIEF OF POLICE.

1st Reading by Title Only

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

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

2nd Reading by Title Only

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

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

5. DISCUSSION AND OR APPROVAL OF ORDINANCE RE-ESTABLISHING PROCEDURES FOR DISCLOSING CONFLICTS OF INTEREST.

1st Reading by Title Only

Alderman Waggoner moved to proceed with the first reading contingent upon including a two-year expiration date as required by MEC. Alderwoman Ishmael seconded the motion.

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

2nd Reading by Title Only

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

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

6. DISCUSSION AND OR APPROVAL OF ORDINANCE ESTABLISHING THE CITY MARSHAL'S ANNUAL SALARY.

1st Reading by Title Only

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

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

2nd Reading by Title Only

Alderman Roll moved to proceed with the second reading. Alderwoman Ishmael seconded the motion.

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

7. DISCUSSION AND OR APPROVAL OF ORDINANCE UPDATING LIQUOR LICENSE FEES FOR 2026.

1st Reading by Title Only

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

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

2nd Reading by Title Only

Alderman Frees moved to proceed with the second reading. Alderwoman Gerlt seconded the motion.

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

8. DISCUSSION AND OR APPROVAL OF RESOLUTION 2025-17 APPROVING INVOICES FOR PAYMENT.

Alderman Roll moved to approve Pay Resolution 2025-17, approving invoices for payment and salaries in the total sum of \$366,982.62 which includes, General Fund \$57,933.56, Electric Fund \$266,271.40, Water Fund \$18,504.70, Sewer Fund \$24,272.96. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

9. DISCUSSION AND OR APPROVAL BUSINESS LICENSE FOR UNITY SOLAR GROUP, LLC.

Alderman Roll moved to approve the Business License for Unity Solar Group. Alderman Waggoner seconded the motion. Six voting Aye. Nays – none. Motion passed.

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderman David Frees - East Ward

Nothing to report.

Alderwoman Ronda Gerlt - East Ward

Nothing to report.

Alderman Patrick Roll - Northwest Ward

Alderman Roll reported receiving complaints about the parallel parking on Church Street, with concerns over loss of parking spaces and impacts on wheelchair accessible parking.

Alderman Grafton Cook - Southwest Ward

Alderman Cook responded that parallel parking has made traffic on Church Street flow smoother and safer, especially with the restaurant that is now open. Mr. Cook also mentioned that the City should revisit discussions about the deteriorated houses and unkept lawns. He recommended exploring ways to attach cleanup costs bills to the property at County level.

Alderman Cook also mentioned that CID will be discussing the Utility Grant project and work on clarification and process of the program.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael addressed overnight parking issues on North Main Street, reminding the Council that this was a concern last year and alerted Marshall Well of this situation since students are returning. She also mentioned that the park looks great and thanked the dumpster's initiative.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner referenced a City Ordinance that he mentioned in previous meeting that don't allow angle parking if it forces drivers to cross into the opposite lane. He clarified that a State or Federal funding highway requires a Resolution from the State Highway Commission. He stated that the current Ordinance doesn't permit angle parking.

Alderman Waggoner noted that the current parallel parking is temporary and suggested that there are options to fix the problem, like limiting the parking in that area to just vehicles and no trucks. He also stated that only one parking space is lost due to parallel parking.

Alderman Waggoner proposed forming a Committee to review, revise and update City's Ordinances. He also acknowledged progress made on junk removal in front of Derailed building and emphasized that, with the City Administrator, the City should actively pursue available grants, including grants for the Police Department.

MAYOR'S COMMENTS

Mayor Stidham informed the Council that we had the Bid opening day for the Street project and none of the three companies that had shown interest submitted bids on that day. He reported that he contacted Own Engineering, who oversees the bidding process, and they indicated that the 60-day completion deadline may have discouraged their participation. Own Engineering is working on the possibility of splitting the project into two phases, one to be completed this year and the remainder next year and will reschedule a new bid date.

TO CLOSED SESSION

Alderman Frees motioned to move to closed session at 7:25 p.m. Alderwoman Ishmael 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 Frees 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, Alderwoman Michelle Ishmael and Alderman JB Waggoner.

ADJOURNMENT

Alderman Cook moved to adjourn at 8:30 p.m. Alderman Frees seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:



Maria Rogers, City Clerk



Greg Stidham, Mayor