

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, SEPTEMBER 9, 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., September 9, 2025, by Mayor Greg Stidham.

PLEDGE OF ALLEGIANCE

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

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 JB Waggoner. Alderman Grafton Cook - absent.

ADDITIONS TO AND APPROVAL OF AGENDA

Alderman Frees moved to approve the Agenda as presented. Alderwoman Ishmael seconded the motion. Four voting Aye. Alderman Waggoner – Abstained. Motion passed.

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF ALDERMAN
HELD ON AUGUST 26, 2025**

Alderman Roll moved to approve the Minutes of the Regular Meeting held August 26, 2025. Alderwoman Ishmael seconded the motion. Four voting Aye. Nays – none. Motion passed. *Alderman Waggoner abstaining due to being absent from the Regular Meeting held August 26, 2025.*

INVITED GUESTS

1. Caleb Walker, City Insurance renewal – Heritage Insurance

Mr. Walker stated that he attended the meeting to answer any questions regarding the Insurance information presented at the previous Council meeting. He noted that the two recommendations remain same as presented. He explained that Tokyo Marine offers high wind-hail deductible with the option to buy down a lower deductible, while Star Insurance offers a lower wind-hail deductible. Mayor Stidham stated that a revision of the buildings and vehicles is necessary to ensure adequate coverage, whether they need to be added or excluded, insured for actual cash value (ACV), or insured for content only.

2. Patricia Fisher – Not present

City Administrator Ms. Deanna Cooper explained to the Council that Ms. Fisher suggested holding a Fayette Gem Art Contest during the Festival of the Arts. The contest would focus on specific landmarks within the City, and the winning pieces would be displayed in City Hall. She also explained Ms. Fisher's vision for the Public Arts Work Project.

CITIZEN PARTICIPATION

- **Regina Powell**
Ms. Powell requested to be excluded from the list, stating that she would like to participate when Alderman Cook is present.
- **Eric Gonzales**
Mr. Gonzales expressed his complaint about receiving his Delinquent notice with very little time before his utilities were shut off. He mentioned that he receives his bill by email, but he had been busy and didn't check his messages.
- **Edward Dodson**
Mr. Dodson stated that he owns a house on Oaklawn Street adjacent to an alley that was supposedly closed several years ago. He reported that, according to the City Administrator, when an alley is vacated, part of the paperwork should have been forwarded to the Howard County Assessor, however, this apparently didn't occur. Mr. Dodson will provide an approximate date when the alley vacation took place so the Administrator can review the Council minutes. He expressed his intention to build a garage on that area and wants to get permission for that.
- **Marsha Broadus**
Ms. Broadus inquired about the status of the vacant Fayette caring building. Mayor Stidham responded that he contacted the owner and will be meeting to discuss plans for the property.

CITY STAFF REPORTS

- **Timothy Wells – Police Marshal**
Police Marshal, Timothy Wells informed the Council that he obtained quotes for vehicle decals as part of rebranding the Police Department. He reported that many nuisance properties are getting fixed and looking better. Marshal Wells stated that the County requested the use of the City dog Pound to occasionally hold a dog overnight or for a short time until it's returned to the owner, which he accepted as a matter of mutual cooperation. He also reported receiving donations from local businesses to purchase new ballistic vests for police officers.
Mayor Stidham asked if there were any parking issues on the square or in front of the Post Office due the new restaurant. Marshal Wells responded that no issues had been reported.
- **Deanna Cooper – City Administrator**
Ms. Cooper provided the Council with an update on the following topics:
 - New computer equipment will arrive and be set up next week.
 - Audit preparation is ongoing.
 - Capstones have been installed at the City Hall front entrance, and the hand railing will be installed soon.
 - The City has hired a new Building Inspector, Mr. Tracy Read, who will work two days a week. His work area will be located on the second floor of City Hall at the end of the hall.
 - Street project bids have reopened and are due September 26 at 11 am at City Hall, where the bids will also be opened. Some deadlines have been modified, with the goal of completing the intersections this fall.
 - The DC Rogers Wing Wall Project is in process and must be completed by November 30, 2025.

- **City Attorney – Nathan Nickolaus**

Not present due to an emergency in another city.

- **Sonny Conrow – Electric Superintendent**

Mr. Conrow informed the Council that he didn't get the dump truck at the auction in Columbia.

He also reported that, using the test kits they got, a test was performed at the substation and revealed that the LTC load tab changer, which automatically raises and lowers voltage, is not functioning. He stated that he will work to get it working. MPUA has installed a temporary switch to get it operating based on air temperature. He noted that the repair is necessary, and it is going to cost approximately \$15,000.

Mr. Conrow also mentioned that they participated in the MPUA Rodeo in Colombia and Caleb Smedley won first place.

OLD BUSINESS

1. **DISCUSSION AND OR APPROVAL OF ALEXANDER & ASSOCIATES COMPLETION OF MANHOLE INSTALLATION AT GERLT SUBDIVISION.**

Alderman Waggoner inquired whether this obligation should fall on the developer or the City. He suggested reviewing the sub-division's Ordinance to follow it and determine the City's and developer responsibilities.

Alderman Frees moved to table the approval of Alexander & Associates Completion of Manhole installation at Gerlt Subdivision until the Building Inspector reviews the Ordinance. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed.

2. **DISCUSSION AND OR APPROVAL OF ORDINANCE AMENDING ZONING TO INCLUDE SHORT TERM RENTALS ON STREET LEVEL IN B-1 AND B-2 BUSINESS DISTRICTS.**

City Administrator Ms. Deanna Cooper explained the Council that this Draft Ordinance would allow short term rentals in the rear portion of the main level of commercial spaces located in B-1 and B-2 districts. She noted that short term rental is defined as the letting or offering for a dwelling unit or a portion thereof, to one or more guests for a period of 30 consecutive calendar days or less.

Ms. Cooper stated that the recommendation of Planning and Zoning is that rentals may be up to 14 days and occupy no more than 30% of the ground level square footage, 70% of storefront and no parking on the square would be permitted.

Alderman Waggoner proposed following the Planning and Zoning recommendations, holding a Public Hearing at the first meeting of October, and prepare the Ordinance for presentation and approval.

Alderwoman Gerlt moved to table the Ordinance and send it to the Attorney for revisions. Alderman Frees seconded the motion. Five voting Aye. Nays – none. Motion passed.

NEW BUSINESS

1. **DISCUSSION AND OR APPROVAL OF ORDINANCE AMENDING CHAPTER 123 OF THE CITY CODE REGARDING OPEN MEETINGS, OPEN RECORDS AND RECORD RETENTION**

City of Fayette: Board of Aldermen Meeting Minutes, September 9, 2025

1st Reading by Title Only

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

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

2nd Reading by Title Only

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

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

Alderman Waggoner suggested to the City Administrator establish an annual calendar for a Sunshine Law refresher after each election, ensuring that new officials are included.

2. DISCUSSION AND OR APPROVAL OF ZONING CHANGE FROM B-2 TO RS-1 OF A PORTION OF LOTS 13 & 14 OF PAYNE AND PATRICK'S ADDITION, REQUESTED BY MR. JOHN GEHA

Alderman Waggoner suggested implementing, by Ordinance, a fine to avoid requests zoning changes after construction has already been completed. The Council agreed that this approval after construction will be allowed as a one-time only case.

Alderman Roll moved to approve the Zoning change from B-2 to RS-1 requested by John Geha. Alderwoman Gerlt seconded the motion.

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

3. DISCUSSION AND OR APPROVAL OF RESOLUTION 2025-19 APPROVING INVOICES FOR PAYMENT

Alderman Frees moved to approve Pay Resolution 2025-19, approving invoices for payment and salaries in the total sum of \$117,694.36 which includes, General Fund \$62,013.90, Electric Fund \$20,627.05, Water Fund \$16,842.08, Sewer Fund \$18,211.33. Alderman Roll seconded the motion. Five voting Aye. Nays – none. Motion passed.

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderman David Frees - East Ward

Alderman Frees mentioned that he received a letter from the Utilities Department notifying damage to his water meter antenna. He suggested re-wording that first notice letter in a more courteous manner.

Mr. Frees also informed the Council that the Parks and Rec Committee will provide the city crew with pulled pork, mac and cheese and coleslaw for lunch on Thursday to express appreciation for their hard work.

Alderwoman Ronda Gerlt - East Ward

Alderwoman Gerlt inquired why the trash service company proposed a rate increase and stated that it is a 3-year contract signed in 2024. Ms. Cooper clarified that the rates have not been increased, and the proposal was intended to cover the wear and tears on the streets caused by the trash trucks.

Ms. Gerlt also inquired if anything can be done regarding the old Mc Donald's and Dairy Queen buildings. She also noted that the Council didn't vote or interview the new Building Inspector, highlighting that the ordinance states that the Council should approve the hiring of an employee. She requested that the City Attorney make the necessary corrections in the Ordinance and ensure the process is followed, as the Council has currently the final decision.

Alderman Patrick Roll - Northwest Ward

Nothing to report.

Alderman Grafton Cook - Southwest Ward

Absent.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael expressed several concerns about people bringing dogs to the baseball field and not cleaning up after them even though there are signs prohibiting animals as well as children riding motorized scooters around town and not following traffic signs. She also reported the presence of roosters on the golf course.

Ms. Ishmael informed the Council that Downtown Fayette has a new Executive Director, Ms. Heather Dawson, who started on August 15th and is doing an excellent job for the community. She also noted that the farmer's market proposal from Downtown Fayette has been tabled.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner brought again the idea of forming a committee to review some ordinances. He noted two examples: some speed limit signs do not match the Ordinance and the annual reappointing of the City Attorney. Ms. Waggoner expressed his appreciation to Mayor Stidham for being actively involved in managing many City matters.

TO CLOSED SESSION

Alderman Roll motioned to move to closed session at 8:10 p.m. Alderwoman Ishmael 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 Waggoner moved to adjourn closed session at 8:45 p.m. and moved to open session. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – None. Motion passed.

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

ADJOURNMENT

Alderman Roll moved to adjourn at 8:48 p.m. Alderman Waggoner seconded the motion. Five voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:


____ Maria Rogers, City Clerk


____ Greg Stidham, Mayor