

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, SEPTEMBER 23, 2025**

CALL TO ORDER

The regular meeting of the Board of Alderman of the City of Fayette was called to order at 5:59 p.m., September 23, 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 Alderman JB Waggoner.

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 Waggoner.

ADDITIONS TO AND APPROVAL OF AGENDA

Alderman Cook motioned for the City to adopt a resolution that establishes creation of a new Utilities Credit program. Alderman Waggoner motioned to add discussion and/or approval to waive the residency requirement for the City Administrator and also the ratification of the Building Inspector. Alderman Frees motioned to approve the three additions. Alderwoman Ishmael seconded the motion. Six voting Aye. Motion passed.

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF ALDERMAN
HELD ON SEPTEMBER 9, 2025**

Alderman Frees motioned to approve the meeting minutes from September 9th. Alderman Roll seconded the motion. Six voting Aye. Motion passed.

**APPROVAL OF MINUTES FOR THE SPECIAL MEETING OF THE BOARD OF ALDERMAN
HELD ON SEPTEMBER 17, 2025**

Alderwoman Ishmael motioned to approve the special meeting minutes from the September 17th. Alderman Frees seconded the motion. Six voting Aye. Motion passed.

INVITED GUESTS

1. Roxi Connell - P.A.W.S, Opportunity to Provide Art Project Benefiting Mobile Animal Shelters

Ms. Connell informed the council that they've been discussing with Cheri Huster at Fayette Schools, a project of building wooden boxes that would help trap the stray cats in town, and safely remove them out of town. Throughout this year, P.A.W.S has so far been able to catch and fix approximately 40 (forty) cats in town. Mayor Stidham questioned if Ms. Connell had spoken with the home owners to where they plan to put these cat traps, Ms. Connell informed that she wanted to confirm this would be accepted by the City first. Alderwoman Gerlt motioned to approve P.A.W.S building the homes for the stray cats. Alderwoman Ishmael seconded the motion. Six voting Aye. Motion passed.

CITIZEN PARTICIPATION

• **Marsha Broadus**

Ms. Broadus inquired about an update on the Nursing Home building. Mayor Stidham informed Ms. Broadus that he had been in contact with the owner, who is looking to sell the property. Interested buyers have begun to view the space for possible low income housing options or assisted living.

CITY STAFF REPORTS

1. Dennis Daniels - Street Superintendent

Mr. Daniels informed the Council that he was there on behalf of all the City crews, wanting to purchase another mini excavator for each department to share. City Administrator, Mrs. Deanna Cooper, let the council know that the cost is within the budget. That the crew members plan to postpone the purchase of a street sweeper to purchase the mini excavator. Mayor Stidham inquired on the price of the mini excavator and Mr. Daniels let the council know that it would cost \$64,650.10 after the trade-in of one of the backhoes the crews had. Alderman Waggoner motioned to approve the purchase of the mini excavator. Alderman Frees seconded the motion. Six voting Aye. Motion passed.

2. AJ Stone - Wastewater Superintendent

Mr. Stone provided the Council with an update over the ongoing maintenance at the Wastewater department such as mowing and weed control. He informed the Council that Precision Ariel would be to his office soon to spray the drone for safety precaution as the mat is getting old and beginning to sink if standing too long. Mr. Stone also reminded the Council they had budgeted and planned to upgrade the Bell St. Lift Station. It would cost \$16,885. He also mentions soon needing to put in a bolted down manhole at the fairgrounds as it overflows when it rains. Mayor Stidham inquired how long the mat has before it would need to be replaced? Mr. Stone was unsure; Alderman Waggoner

thought it would not have much longer left on it. Mayor Stidham asked if anyone knew a ball park estimated price? Alderman Waggoner thought it was upwards of \$750,000.

3. Sonny Conrow - Electric Superintendent

Mr. Conrow informed the Council they had been troubleshooting a control panel in a transformer and due to faulty wiring it was blowing fuses, they got the issue resolved. He also mentioned they will be sampling the transformer oil soon, and sending it off to be tested. Mr. Conrow also informed the council he had been speaking to a few different companies for when there are outages. He also mentioned they'd been looking into the purchase of a new trailer, and working on getting 3 bids for it. Finally, Mr. Conrow informed the Council that during a storm a tree blew through the line and took out 3 utility poles, on the corner of Spring and Linn.

4. City Marshall - Timothy Wells

Mr. Wells reported to the Council that the Police Department received approx. 260 calls for service in the month of September. Some of those calls were 31 traffic stops, 24 warnings, 7 citations, 3 assaults, 2 other disturbances, 5 911 checks, 6 medicals, 2 assists to other agencies, 21 business checks, 7 driving complaints, and 1 harassment. He also let the Council know they are currently still investigating the brawl that happened at Casey's. There were two arrests made for that disturbance thus far. Mr. Wells also updated that he was still looking into decals, but may have to use another supplier. The price will be around \$600 per vehicle, but he will let the Council know closer to time. He also informed Council he was still working on the body camera situation, and would like to temporarily order 4 additional body cameras that are approximately \$200 each, as this is a safety and liability issue. These cameras would have SD memory cards that officers could offload to an external hard drive. The body cameras previously purchased are usable to record, but are not able to download the footage they record due to the server. City Administrator, Deanna Cooper commented that Infinitech is currently working on hopefully resolving the server issue. Mr. Wells let Council know there is another possible resolution that would be a \$7,000/year cloud based system, but he would get more information and let Council know soon.

5. City Administrator - Deanna Cooper

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

- Looking at vacant properties
- Audit preparation
- Street Project Bids doors open at 11am on Oct. 3rd
- Introduced new Building Inspector, Tracy Read who gave a quick overview of what he's noticed in town so far
- Code violation door hangers have delivered for Officers to use

6. City Attorney - Nathan Nickolaus

Nothing to report

OLD BUSINESS

- 1. DISCUSSION AND/OR APPROVAL OF ORDINANCE FOR THE ZONING CHANGE FOR A PORTION OF LOTS 13 AND 14, PAYNE AND PATRICK'S ADDITION, AS APPROVED AT COUNCIL MEETING ON 09-09-25 FOR JOHN GEHA.**

1st Reading by Title Only

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

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

Alderman Waggoner suggested clarifying the ordinance over 1st and 2nd readings.

Alderman Cook made a comment that for future situations similar to Mr. Geha, a \$10,000 fine should be included. He also mentions it may be time to relook at the zoning maps to make sure properties are zoned correctly.

- 2. DISCUSSION AND/OR APPROVAL OF AN AMENDED TEXT TO THE 04-04-2006 ANNEXATION POLICY, REFLECTING ORDINANCE 710.150, SECTION C, PARAGRAPH 4 AND SEWER LINE EXTENSION.**

Attorney Nathan let the Council know the ordinance was not ready. He mentioned he was unsure what the Council was wanting to be revised within the ordinance. Alderman Waggoner suggested the ordinance is not fully done and needs revising at a later point. Mayor Stidham suggests revisiting this at a later time, but possibly be looked at case by case.

- 3. DISCUSSION AND/OR APPROVAL OF AN ADDENDUM TO ORDINANCE 2023-16 APPROVING THE GL RENTALS FAYETTE SUBDIVISION ANNEXATION, REFLECTING THE CLARIFICATION OF THE EXTENSION OF THE CITY SEWER LINE (BEYOND THE 100')**

Alderman Roll motioned to approve running the sewer line to the edge of the GL Rentals Subdivision, from the existing manhole straight south, 171 feet, and 46 feet across the road, totalling 217 feet. Alderman Frees seconded this motion.

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

NEW BUSINESS

1. DISCUSSION AND/OR APPROVAL OF RESOLUTION 2025-20 APPROVING INVOICES FOR PAYMENT.

Alderman Roll made a motion to approve invoices for payment. Alderwoman Ishmael seconded the motion. Six voting Aye. Motion approved.

2. DISCUSSION AND/OR APPROVAL OF BUSINESS LICENSE FOR VISION ELECTRIC, LLC., ALLEN INDUSTRIES, INC., BB'S DONUT LLC., AND EMPIRE TRENCHING AND DIRT WORK, LLC.

Alderman Waggoner inquired to approve all Business License at once, instead of individually. Attorney Nathan mentioned this could be approved by staff if the council chose to. Alderman Waggoner made a motion to approve all of the Business Licenses but allow discussion if council members had questions. Alderman Roll seconded this motion. Six voting Aye. Motion approved.

Alderwoman Ishmael questioned if payment was received for the Business Licenses as she did not see receipts. City Administrator Deanna Cooper assured payment had been collected, and hopes to have this process put online in the future.

3. DISCUSSION AND/OR APPROVAL OF TWO SIGN PERMITS FOR ENDLESS OPTIONS, THE ATTIC, AND CASEY'S.

Alderman Frees made a motion to approve all sign permits for this meeting. Alderman Roll seconded this motion. Six voting Aye. Motion approved.

4. DISCUSSION AND/OR APPROVAL OF UTILITY CREDIT PROGRAM

Alderman Frees motioned to approve the utility credit for new businesses. Alderwoman Ishmael seconded the motion. Six voting Aye. Motion approved.

5. DISCUSSION AND/OR APPROVAL TO WAIVE THE RESIDENCY REQUIREMENT FOR THE CITY ADMINISTRATOR

Alderman Frees motioned to approve the resolution waiving the residency requirement for the City Administrator. Alderwoman Gerlt seconded the motion. Six voting Aye. Motion approved.

6. DISCUSSION AND/OR APPROVAL FOR THE RATIFICATION OF THE BUILDING INSPECTOR

Alderwoman Gerlt suggested the supervisor head should interview and make a suggestion, but the Council should decide on who is hired. Mayor Stidham suggested revisiting the ordinance at a later time.

Alderman Cook motioned to approve the ratification of the Building Inspector. Alderman Frees seconded the motion. Six voting Aye. Motion approved.

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

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderman David Frees - East Ward

Alderman Frees thanked City Marshall Bo Wells and Officers for the help he received when his father had a stroke.

Alderwoman Ronda Gerlt - East Ward

Nothing to report.

Alderman Patrick Roll - Northwest Ward

Alderman Roll reported the Mulberry St. bridge needs fixed soon. He also wanted to follow up on the sewer line for Green Acres.

Alderman Grafton Cook - Southwest Ward

Nothing to report.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael thanked Officer Wells for helping locate the missing bench. She also thanked the City Administrator and Mayor for taking care of the carport complaint. She expressed concern about the students parking in front of the restaurant for long periods of time.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner also expressed complaints on parking in front of the Court House and downtown businesses.

TO CLOSED SESSION

Alderman Frees motioned to closed session at 8:16 pm. Alderman Cook 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 8:32 p.m. and moved to open session. Alderman Cook 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 Ishmael moved to adjourn at 8:34 p.m. Alderwoman Roll seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:



DaShayla Bush



Greg Stidham, Mayor