



City Hall
117 S. Main Street
Fayette, MO 65248
Ph:(660) 248-5246
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Tentative Agenda December 9, 2025

Regular Meeting of the Board of Alderman of the City of Fayette
Fayette City Hall, 117 South Main, Fayette, MO 65248
Tuesday, December 9, 2025 at 6:00 p.m.

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. ADDITIONS TO AND APPROVAL OF AGENDA**
- E. APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF ALDERMAN HELD ON NOVEMBER 25, 2025**
- F. INVITED GUESTS:**
- G. CITIZEN PARTICIPATION:**
- H. CITY STAFF REPORTS:**
 - 1. City Marshal
 - 2. Sonny Conrow – Electric Superintendent
 - 3. Curtis Hammons – Water Superintendent
 - 4. Dennis Daniels – Street Superintendent
 - 5. Tracy Read – Building Inspector
 - 6. City Administrator – Deanna Cooper
 - 7. City Attorney – Nathan Nickolaus
- I. OLD BUSINESS:**
 - 1. DISCUSSION OF DRAFT ORDINANCE REGARDING OCCUPANCY PERMITS
 - 2. DISCUSSION AND/OR APPROVAL OF ORDINANCE AMENDING CHAPTER 350 RELATING TO THE METHOD OF PARKING AND SIGNS OR MARKINGS INDICATING ANGLE PARKING
2nd and Final Reading by Title only
 - 3. DISCUSSION AND OR/APPROVAL OF ORDINANCE AMENDING CHAPTER 120 RELATING TO CITY ADMINISTRATOR POWER AND DUTIES.
2nd and Final Reading by Title only
 - 4. DISCUSSION AND/OR APPROVAL OF SENIOR CENTER INSURANCE COVERAGE UPON ACCEPTANCE AND APPROVAL OF THE SENIOR CENTER BOARD



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J. NEW BUSINESS:

1. DISCUSSION AND/OR APPROVAL OF AMI METER READING SYSTEM PURCHASE
2. DISCUSSION AND/OR APPROVAL OF RESOLUTION 2025-27 APPROVING INVOICES FOR PAYMENT

K. BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE:

1. David Frees - East Ward
2. Ronda Gerlt - East Ward
3. Patrick Roll - Northwest Ward
4. Grafton Cook - Southwest Ward
5. Michelle Ishmael - Northwest Ward
6. JB Waggoner - Southwest Ward

L. Motion to adjourn to closed session pursuant to RSMO Chapter 610.021 (2) leasing, purchase or sale of real estate by a public government body where public knowledge of the transaction might adversely affect the legal consideration therefore: RSMO Chapter 610.021 (3) hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded; RSMO Chapter 610.021 (13) individually identifiable personal records, performance rating or records pertaining to employees or applicants for employment

M. MOTION TO ADJOURNMENT

Posted Monday December 8, 2025

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, NOVEMBER 25, 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., November 25, 2025, by Mayor Greg Stidham.

PLEDGE OF ALLEGIANCE

Everyone in the Chamber rose for the Pledge of Allegiance led by Alderman Grafton Cook.

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 Roll moved to approve the Agenda as presented. 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 NOVEMBER 11, 2025**

Alderman Frees moved to approve the Minutes of the Regular Meeting held November 11, 2025. Alderman Waggoner seconded the motion. Six voting Aye. Nays – none. Motion passed.

INVITED GUESTS

No invited guests.

CITIZEN PARTICIPATION

No citizens participated.

CITY STAFF REPORTS

• **Timothy Wells – City Marshal**

In the absence of City Marshal Timothy Wells, Officer Matt Johnson represented the Marshall. Officer Johnson reported to the Council that the Police Department conducted 32 traffic stops and responded to 180 calls for service. He also informed the Council that Marshall Wells will get surgery on Wednesday due to his recent accident. Officer Johnson also stated that, due to the shortage of police officers, he is coordinating with the Sheriff's Office to ensure full coverage of the City.

- **Sonny Conrow – Electric Superintendent**
Did not attend the meeting.
- **Curtis Hammons – Water Superintendent**
Did not attend the meeting.
- **Dennis Daniels – Street Superintendent**
Did not attend the meeting.
- **Tracy Read – Building Inspector**
Mr. Read informed the Council that 2 permits have been issued, and two final inspections were completed resulting in the issuance of a Certificate of occupancy. He also stated that he had been working on the Occupancy permit.
- **Deanna Cooper – City Administrator**
Ms. Cooper provided the Council with updates on the following topics:
 - Continued work on the DNR Grant applications for lead service line inventory and the electrical grid hardening project in collaboration with MPUA.
 - Continued work on auditing process and requested documents to upload.
 - Ms. Cooper will meet with Matt Vandelicht and Mati to review the Finance Police and bring it to the Finance Committee meeting.
 - Sonny Conrow and the Electrical crew are working on brush trimming around town.
 - Curtis Hammons and the Water crew are working on service lines on Davis Street and will follow work on Lucky Street.
 - Dennis Daniels and the Street and Parks crew have been winterizing the parks and preparing for the arrival of the picnic tables. They received 38 tables awarded by the DNR Recycled Tire Grant.
 - AJ Stone, Wastewater Superintendent, is in the process of receiving a new desktop to replace the outdated system used for the Scada software at the water treatment plant.
 - Regarding the Street project, a pre-construction meeting was held with Own Engineering, Schneider Construction, Mayor and Street and Water Superintendents. They reviewed the timeline and discussed the water service lines on Davis and Lucky Streets, as well as storm drains that need to be addressed before the project begins. The plan is to begin the asphalt work between March and April and complete the project between June and July, 2026. Alderman Waggoner noted that the City needs to coordinate with Exchange Bank and C&R to ensure access to their parking lots during the project.

Alderman Cook inquired about the Fayette Housing Authority and the Payment in Lieu of Taxes (PILT). Ms. Cooper explained that, according to their accountant, it appears they owe the City taxes since nothing has been filed since 2021 or 2022. She stated that she is working with them to get everything corrected. Alderman Waggoner noted that commonly there is an PILT agreement that provides funds to the City.

- **City Attorney – Nathan Nickolaus**
Attorney Nickolaus mentioned about a text message he received apparently from a Law firm about Jeff Parks.

OLD BUSINESS

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

2nd and final Reading by Title only

Alderman Roll moved to approve the 2nd and final Reading of Ordinance amending zoning to include short term rentals on street level in B-1 and B-2 Business Districts. 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.

2. DISCUSSION AND/OR APPROVAL OF ORDINANCE AMENDING BUSINESS LICENSE REGULATIONS

2nd and final Reading by Title only

Alderman Waggoner moved to approve the 2nd and final Reading of Ordinance Amending Business Licenses regulations. Alderwoman Gerlt seconded the motion. Six voting Aye. Nay – none. Motion passed.

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

3. DISCUSSION AND OR APPROVAL OF ORDINANCE FOR DC ROGERS CAMPING RESERVATIONS

2nd and final Reading by Title only

Alderman Waggoner moved to approve the 2nd and final Reading of Ordinance for DC Rogers Camping Reservations. 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.

4. DISCUSSION AND OR APPROVAL OF ORDINANCE CALLING AN ELECTION IN THE CITY OF FAYETTE, MISSOURI ON APRIL 7, 2026

2nd and final Reading by Title only

Alderman Frees moved to approve the 2nd and final Reading of Ordinance Calling an Election in the City of Fayette, Missouri on April 7, 2026. Alderman Waggoner 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 SUNSHINE LAW POLICY MEETINGS OF LESS THAN A QUORUM

Alderman Waggoner explained to the Council that the purpose of this Policy is to provide guidelines for all types of meetings in order to promote transparency. Attorney Nikolaus noted that being a meeting with less than a quorum, the Sunshine Law does not apply, and it is fine to add requirements for the Council to follow.

Alderman Frees moved to approve the Sunshine Policy for Meetings of less than a quorum. 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.

NEW BUSINESS:

1. DISCUSSION AND OR APPROVAL OF ORDINANCE REGARDING OCCUPANCY PERMITS

1st Reading by Title only

Alderwoman Gerlt moved to open discussion about the Ordinance regarding Occupancy permits. Alderman Cook seconded the motion.

Attorney Nickolaus explained to the Council that the Occupancy Permit should be required for every property when there is a change in occupancy, including rental properties. Mr. Nikolaus stated that the current code is more like a property maintenance code due to the extensive number of requirements. He recommended that the Building Inspector, Tracy Read, identify the ten most critical health and safety requirements.

Alderman Waggoner also suggested restarting the Ordinance with those top ten requirement and refer to the code as the standard. Attorney Nickolaus noted that renting to multiple unrelated people, such as college students, must be regulated by the RS-1 zoning.

Alderwoman Gerlt moved to table the Ordinance regarding Occupancy Permits until the Building Inspector makes a list of the top ten requirements to redo the Occupancy permit Ordinance. 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.

**2. DISCUSSION AND OR APPROVAL OF ORDINANCE AMENDING CHAPTER 350
RELATING TO THE METHOD OF PARKING AND SIGNS OR MARKINGS
INDICATING ANGLE PARKING**

1st Reading by Title only

Alderman Waggoner clarified that the only change was the removal of the requirement to obtain MODOT approval for how the City sets up the parking, and that the Street Superintendent has the authority to make decisions regarding angle parking.

Alderman Waggoner moved to approve the 1st Reading of Ordinance Amending Chapter 350 relating to the method of parking and signs or markings indicating angle parking. 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.

3. DISCUSSION AND OR APPROVAL OF ORDINANCE AMENDING CHAPTER 120 RELATING TO CITY ADMINISTRATOR POWER AND DUTIES.

1st Reading by Title only

Alderwoman Gerlt expressed her concern about giving too much authority to the City Administrator. The City Attorney commented that in many other cities, the City Administrator is responsible for hiring and making personnel decisions, which helps prevent political influence and allows the Council to focus on policy rather than employee performance.

Alderman Frees moved to approve the 1st Reading of Ordinance Amending Chapter 120 relating to City Administrator Power and Duties. Alderwoman Ishmael seconded the motion.

Roll Call vote: Ayes: Alderman Frees, Alderman Roll, Alderman Cook, Alderwoman Ishmael, Alderman Waggoner. Nays – Alderwoman Gerlt. Motion passed.

4. DISCUSSION AND/OR APPROVAL OF RESOLUTION 2025-26 APPROVING INVOICES FOR PAYMENT

Alderwoman Ishmael moved to approve the Resolution 2025-26 approving invoices for payment and salaries in the total sum of \$334,758.33 which includes, General Fund \$89,329.16, Electric Fund \$221,494.67, Water Fund \$15,445.23, Sewer Fund \$8,489.27. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderman David Frees - East Ward

Alderman Frees wished everyone a Happy Thanksgiving.

Alderwoman Ronda Gerlt - East Ward

Alderwoman Gerlt wished everyone a Happy Thanksgiving.

Alderman Patrick Roll - Northwest Ward

Alderman Roll wished everyone a Happy Thanksgiving.

Alderman Grafton Cook - Southwest Ward

Alderman Cook shared the idea for the Council to consider hiring a social media person to post updates about what is happening in the City on platforms such as Facebook and others. He expressed concern that many residents are not informed about the work the City Council is doing, noting that he was surprised by

how many people were unaware of the street repair project. Ms. Cooper noted that she is planning to create a newsletter section on the City's website where positive news and updates can be posted. Attorney Nickolaus added that this will need to be managed on a consistent base.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael informed about the upcoming Festival of Lights organized by Downtown Fayette on December 6. She noted that the lighted Parade's Grand Marshalls will be the Electric, Water, Sewer and Streets crews as well as the administrative City team. She also introduced Tristin Head, Chair of the Downtown Fayette Promotions Committee. Ms. Ishmael reminded everyone that Sparkle in the Park will begin on December 1, with participation of many local clubs and organizations. Finally, she thanked the Parks crew for their support and hard work.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner stated that he is looking forward to the Financial Committee meeting before December 9. He emphasized that the City needs to develop a plan for parking, street overlay work and restriping. He also expressed concern about the additional work being done to prepare for overlays, noting that the City is cutting small deep holes that are not wide or long, which tend to sink. Residents on West Davis Street have complained about this issue, and Mr. Waggoner suggested exploring new technology that would allow repairs to create a smoother surface. Finally, he requested a formal progress report on the electric reliability study.

ADJOURNMENT

Alderman Roll moved to adjourn at 7:25 p.m. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:

_____ Maria Rogers, City Clerk

_____ Greg Stidham, Mayor

Section 500.230 Occupancy Permit.

- A. Purpose. The purpose of this Article is to protect the public health, safety and general welfare of the people in the City in non-owner occupied dwellings, including:
 1. To protect the character and stability of residential areas.
 2. To correct and prevent housing conditions that adversely affect or are likely to adversely affect the life, safety, general welfare and health, including the physical, mental and social well-being of persons occupying dwellings.
 3. To provide minimum standards for cooking, heating, and sanitary equipment necessary for health and safety.
 4. To provide minimum standards for light and ventilation necessary for health and safety.
 5. To prevent the overcrowding of dwellings by providing minimum space standards per occupant for each dwelling unit.
 6. To provide minimum standards for the maintenance of existing residential buildings and to thus prevent slums and blight.
 7. To preserve the value of land and buildings throughout the City.
 8. With respect to rental disputes, except as otherwise specifically provided by this Article, it is not the intention of the City to intrude upon contractual relationships between tenant and landlord. The City does not intend to intervene as an advocate of either party, nor to act as an arbiter, nor to be receptive to complaints from tenant or landlord which are not specifically and clearly relevant to the provisions of this Article. In the absence of such relevancy with regard to rental disputes, it is intended that the contracting parties exercise such legal sanctions as are available to them without the intervention of City Government.
- B. Permit Required. It shall be unlawful for any person, firm or corporation to conduct or operate or cause to be newly occupied ~~rented~~ either as owner, lessee, agent or manager within the City any ~~rental~~ units used for human habitation without having first obtained a permit to do so as provided in this Article. A unit is a family occupancy, or a sleeping room of a facility, a boardinghouse, or a dwelling. This Article shall not apply to hospitals, nursing homes or other rental units used for human habitation which offer or provide medical or nursing services or hotels, motels and dormitories if such units are subject to other City, State or Federal licensing or regulations concerning the safety of the users, patients or tenants, or where owned and inspected by the Fayette Housing Authority. The permit so issued shall state that the condition of the premises and its proposed occupation complies with all of the provisions of this Code as far as can be determined by a visual inspection of the premises and a review of the records.
- C. No person shall hereafter occupy, nor shall any owner or agent thereof permit the occupation of, any industrial or commercial building, or addition thereto or part thereof, for any purpose until a certificate of occupancy has been issued by the City Building Inspector. Every owner, agent or manager of any building, or addition thereto, shall inform the City Building Inspector whenever any portion of said building becomes vacant, and request an inspection thereof under

the provisions of this Chapter. The application for occupancy permit shall set forth the type of use, amount and type of utilities to be used, the quantity of utilities to be needed, the number of personnel to be on-site and expected number of public to be on-site.

Section 500.240 Occupancy Permit Fee.

- A. The fee for the occupancy permit shall be ~~twenty dollars (\$20.00)~~ thirty dollars (\$30.00) for each dwelling, dwelling unit or rooming unit occupied. If a vacancy occurs within six (6) months of receiving an occupancy permit, the owner of the property may request an inspection waiver from the City and will not be charged an additional fee for reinspection nor required to purchase an additional occupancy permit. If the inspection meets City standards as set forth in this Chapter, an occupancy permit shall be issued.
- B. A fee of fifty dollars (\$50.00) shall be paid to the City and shall accompany each request for an occupancy permit of a non-residential building or portion thereof. However, if the application for inspection is submitted to the City after occupancy has occurred, the fee shall be one hundred dollars (\$100.00). Notwithstanding anything in Section 505.040(B) above, while an occupancy permit shall still be required, for industrial and commercial structures that have been issued an occupancy permit following an inspection within the previous three (3) years, no additional inspection nor inspection fee shall be required with such occupancy permit, provided there is no change in use.

Section 500.250 Completion Of Inspection And Notice Of Violation.

- A. It shall be the responsibility of the City to complete the inspection for the occupancy permit and either grant or deny the permit within three (3) working days of a request by a property owner for an occupancy permit. Whenever the building inspector determines a violation, he/she shall give written notice of the violation to the owner or his/his agent. Notice shall be considered served when delivered in person to the property owner or by certified mail to the last known address of the property owner or posted in a conspicuous place in or about the dwelling affected by such notice.

Section 500.260 Issuance Of Permit.

- A. Upon completion of the inspection of the building or buildings, if the Inspector finds the requirements of the City codes and zoning ordinance have been met, a permit certifying such facts shall be issued. If the Inspector finds that the requirements of the City Code and/or zoning ordinance have not been met, a written denial specifying the defects shall be transmitted to the applicant. When a permit has been denied, expired, suspended, or revoked, no further rental and occupancy of dwelling units then vacant or which may become vacant shall be permitted until a permit has been issued. The units within a structure which are in compliance with the Housing Code requirements may continue to be occupied if units in other portions of the structure which do not comply, do not create hazard to the health and safety of the persons in the occupied units.

~~Renewal Of Permit. After the initial inspection, a permit shall be renewed upon a change of ownership and in accordance with Subsection (M) of this Section.~~

Section 500.270 Suspension Or Revocation.

A. A permit may be suspended upon a finding by the Inspector that one (1) or more of the requirements of the Housing Code have been violated. The Inspector shall give written notice to the permit holder of the violations of the Housing Code. Upon failure of the permit holder to correct the violations as stated in the notice of violation, the permit may be revoked in the manner provided by ordinance for the revocation of permits. The suspended permit may be reinstated upon meeting the requirements of the code.

Section 500.280 Availability.

A. Permits issued under this Section shall be produced on the request of a tenant or prospective tenant, and shall be available at reasonable times for inspection by an authorized inspector of the building.

~~Schedule Of Fees. At the time of application for the permit or for permit renewal required by this Section, the City Clerk shall collect the appropriate permit fee and inspection fee in accordance with the following schedule:~~

PERMIT AND INSPECTION FEES

Single family dwelling: \$35.00.

Multi family dwellings:

Main structure or duplex: \$25.00 (main structure).

Individual dwelling units: \$10.00 (per unit).

Boardinghouse:

Main structure or boardinghouse: \$25.00 (main structure).

Sleeping rooms: \$5.00 (per room).

~~The above permit fees shall be tendered with the application for the first issuance of a permit and thereafter on an annual basis or a change of ownership, except for a bed and breakfast which shall be on an annual basis. If a permit is denied or suspended, the permit and inspection fee is non refundable. A twenty dollar (\$20.00) reinspection fee will be required. The City Administrator shall review the fee schedule annually and recommend changes as deemed appropriate to the Board of Aldermen.~~

~~Review Of Ordinance. As part of the monthly and annual reports the City Administrator shall report to the Board of Aldermen on the results of this program.~~

Section 500.290 Penalty.

A. Any person violating the provision of this Chapter shall be punished in accordance with Chapter 100, Article III, of this Code. The separate offense shall be deemed committed on each day during or on which a violation occurs or continues after the time specified for completion

has expired.

~~Application Of Ordinance. Every building and its premises used in whole or in part as a rented home or rented residence, or as an accessory structure thereof, for a single family or person, and every building used in whole or in part as a rented home or rented residence of two (2) or more persons or families living in a separate unit shall conform to the requirements of this Article, irrespective of when such building may have been constructed, altered, or repaired. This establishes minimum standards for erected dwelling units, accessory structures and related premises.~~

Section 500.300 Definitions.

- A. As used in this Article, the following terms shall have the following meanings, unless the context clearly indicates that a different meaning is intended.
 1. APPROVED — A determination of compliance with all applicable City ordinances and City Code. An approval does not warrant or guarantee the safety of any structure inspected in any way.
 2. BUILDING — A roofed and walled structure built for use as a dwelling.
 3. CITY — The City of Fayette, Missouri.
 4. ~~CITY ADMINISTRATOR~~ — Where mentioned, shall include the City Administrator or any person authorized by him/her.
 5. DUPLEX — A building containing two (2) dwelling units.
 6. DWELLING — A building, or portion thereof, designed or used predominantly for residential occupancy of a continued nature, including single-family dwellings, two-family dwellings, and multiple-family dwellings, but not including hotels or motels.
 7. DWELLING UNIT — A single residential accommodation, which is arranged, designed, used or, if vacant, intended for use exclusively as a domicile for one (1) family. Where a private garage is structurally attached, it shall be considered as part of the building in which the dwelling unit is located.
 8. EXISTING STRUCTURE — Existing prior to the date of the adoption of this Article.
 9. ~~FAMILY~~
 - (a) ~~An individual living as a single non-profit housekeeping unit in a dwelling unit;~~
 - (b) ~~Two (2) or more persons related by blood, marriage, adoption or foster care relationship living together as a single non-profit housekeeping unit in a dwelling unit;~~
 - (c) ~~A group of not more than four (4) persons who need not be related by blood, marriage, adoption or foster care relationship, living together as a single non-profit housekeeping unit in a dwelling unit; or~~

(d) ~~Two (2) unrelated individuals having a child or children related by blood, adoption or foster care relationship to both such individuals, plus the biological, adopted or foster children of either such individual, living together as a single non-profit housekeeping unit in a dwelling unit.~~

10. FLUSH WATER CLOSET — A toilet bowl flushed with water with a water sealed trap.
11. GARBAGE — Putrescible animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.
12. HABITABLE BUILDING — Any building or part thereof that meets minimum standards for use as a home or place of abode by one (1) or more persons.
13. HABITABLE ROOM — A room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, excluding bathrooms, water closet compartments, laundries, furnace rooms, unfinished basements (those without floor covering, ceiling covering, wall finish, required ventilation, required electric outlets and required exit facilities), pantries, utility rooms of less than fifty (50) square feet of floor space, foyers, communicating corridors, stairways, closets, storage spaces, and workshops, hobby and recreation areas in parts of the structure below ground level or in attics.
14. HEATED WATER — Water heated to a temperature of not less than one hundred twenty degrees Fahrenheit (120° F) measured at faucet outlet.
15. INSPECTOR (or Building Inspector) — The inspector(s) of the City includes Code Enforcement, Fire, Police or any other person as authorized by the City Administrator.
16. KITCHEN — A space which contains a sink with counter working space, adequate space for installing cooking and refrigeration equipment, and adequate space for the storage of cooking utensils.
17. ~~MULTIPLE FAMILY DWELLING — A dwelling or portion thereof containing three (3) or more dwelling units.~~
18. OCCUPANT — Any person, including owner or operator living, sleeping, cooking and eating in a dwelling unit.
19. OPERATOR — The owner or his/her agent who has charge, care, control, or management of a building, or part thereof, in which dwelling unit or rooming units are let.
20. OWNER — Any person, partnership, firm or corporation who, alone, jointly, or severally with others, shall be in actual possession of, or have charge, care or control of, any dwelling or dwelling unit within the City as owner, employee or agent of the owner, or as trustee or guardian of the estate or person of the title holder. Any such person representing the actual owner shall be bound to comply with the provisions of this Article to the same extent as the owner.
21. PERMISSIBLE OCCUPANCY — The maximum number of persons permitted by State law or City ordinance to reside in a dwelling unit or rooming unit.

22. PERSON — An individual, firm, partnership, association, limited liability corporation, limited liability company, corporation or joint venture or organization of any kind.
23. PLUMBING — All of the following supplied facilities and equipment in a dwelling: gas pipes, gas-burning equipment, water pipes, steam pipes, garbage disposal units, waste pipes, water closet, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes washing machines, catch basins, drains, vents, and any other similar fixtures and the installation thereof, together with all connections to water, sewer and gas lines.
24. PREMISES — A platted lot or part thereof or unplatted parcel of land, either occupied or unoccupied by any dwelling or non-dwelling structure, including such building, accessory structure or other structure thereon.
25. PUBLIC HALL — A hall, corridor or passageway for providing egress from the dwelling unit to a public way and not within the exclusive control of one (1) family.
26. REFUSE — All putrescible and non-putrescible waste solids, including garbage and rubbish.
27. RENTAL OR RELATED DWELLING OR DWELLING UNIT — A dwelling or dwelling unit let or intended to be let for rent or lease.
28. REPAIR — To a sound and acceptable state of operation, serviceability or appearance.
RODENT HARBORAGE — Any place where rodents can live, nest, or seek shelter.
29. ROOMING UNIT — Any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking and eating purposes.
30. RUBBISH — Non-putrescible solid wastes consisting of both combustible and non-combustible wastes, such as paper, cardboard, tin cans, grass and shrubbery clippings, wood, glass, brick, plaster, bedding, crockery and similar materials.
31. SAFETY — The condition of being reasonably free from danger and hazards which may cause accidents or disease.
32. SUBSTANDARD DWELLING — Any dwelling which does not conform to the minimum standards established by the City Code.
33. SUPPLIED — Paid for, furnished by, provided by or under the control of the owner, operator, or agent of a dwelling.

(a)

B. Meaning Of Certain Words. Whenever the words "dwelling," "dwelling unit," "premises," or "structure" are used in this Section, they shall be construed as though they were followed by the words "or any part thereof."

M — Permit Required. The following requirements shall apply to permits:

~~No person shall rent any building or mobile home to any person for dwelling purposes without obtaining a permit. A permit must be renewed every three (3) years, or to a maximum of six (6)~~

~~years if the same tenants occupy the unit and there have been no complaints filed in that time frame.~~

N. Application shall be made to the City Administrator. Each applicant shall provide the name and address of each applicant. If the applicant is a corporation, the application shall name the principal officers. The applicant shall provide the address and apartment number, if any, of the subject property.

Section 500.310 Inspections

- A. The inspector shall inspect each unit before a permit is issued.
- B. The inspector shall issue the permit if the dwelling unit to be covered by the permit has been inspected and it does not appear that any violation of this Chapter or of any other applicable State law or City ordinances exist.

Section 500.320 General Requirements.

- A. No owner or other person shall occupy or let to another person any dwelling, dwelling unit or rooming unit unless it and the premises are clean, sanitary, fit for human occupancy, and comply with all applicable legal requirements of the State and the City, including the following requirements:
 1. Every dwelling, dwelling unit, or rooming unit shall be clean, sanitary and safe for human occupancy. Every dwelling shall contain the following:
 - a. Kitchen sink in good working condition and properly connected to an approved water and sewer system.
 - b. Water closet equipped with a flush toilet, lavatory basin or sink, shower or bathtub, all in good working condition and properly connected to an approved water and sewer system.
 2. Every foundation, floor, wall, ceiling and roof shall be structurally sound, reasonably weathertight, watertight and rodentproof; shall be capable of affording privacy; and shall be kept in good repair. Mobile homes shall be properly anchored and underpinned with vinyl or metal siding commercially manufactured for use with that particular type, size and style of home.
 3. Every window, exterior door and basement hatchway shall be reasonably weathertight, watertight and rodentproof and shall be kept in satisfactory working condition and in good repair.
 4. Every inside and outside stair, porch and appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be kept in satisfactory condition and good repair.
 5. Every plumbing fixture, water and waste pipe, and sanitary sewerage facility shall be properly installed and maintained in good sanitary working condition.
1. Maintenance Of Shared Or Public Areas. Every owner of a dwelling containing two (2) or

more dwelling units shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof; provided, however, a tenant or tenants may assume that responsibility.

2. ~~Maintenance Of Occupied Areas. Every occupant of a dwelling, dwelling unit or rooming unit shall maintain in a clean and sanitary condition that part or those parts of the dwelling, dwelling unit and premises thereof that he/she occupies and controls.~~
3. ~~Maintenance Of Yards. Outside storage for dwelling units or rooming houses shall be limited to equipment and materials for the care and maintenance of lawns and gardens, except as specifically provided in the Zoning Code.~~¹
4. ~~Pest Extermination. Every owner of a dwelling or dwellings shall be responsible for the extermination of vermin and rodents on the premises. No occupant of a dwelling or dwelling unit shall accumulate fire wood, rubbish, boxes, lumber, scrap metal or any other materials in such manner that may provide a rodent harborage in or about any dwelling or dwelling unit; stored materials shall be stacked neatly and safely. The premises shall be free of vermin, rodents, and insects.~~
5. ~~Sanitary Fixtures And Appliances. Every occupant of a dwelling unit shall keep all supplied fixtures and facilities therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.~~
6. Minimum Heating And Maintenance. In every dwelling unit or rooming unit where the control of the supplied heat is the responsibility of a person other than the occupant, a temperature of at least sixty-eight degrees Fahrenheit (68° F) shall be maintained at a distance of three (3) feet above the floor and three (3) feet above the floor in all habitable rooms, bathrooms and water closet compartments from September through May.
7. Minimum Exterior Lighting. The owner of a multiple-family dwelling or dwellings shall be responsible for providing and maintaining effective illumination near the entrances of the dwelling.
8. ~~Minimum Standards For Basic Equipment And Facilities. No person shall occupy as owner, occupant or let to another for occupancy any dwelling or dwelling unit, for the purpose of living, sleeping, cooking or eating therein, which does not comply with the following requirements:~~
9. Every dwelling unit shall have a space in which food may be prepared and cooked, which shall have adequate circulation area and which shall be equipped with the following:
 - (a) A kitchen sink in good working condition, connected to an approved water supply, including hot and cold water and also connected to an approved sewer system;
 - i) Cabinets or shelves for the storage of eating, drinking and cooking equipment and utensils; and
 - ii) Adequate space and hookups shall be provided for a stove, or similar device for cooking food and a refrigerator, or similar device.

10. ~~Toilet Facilities. Within every dwelling unit there shall be a room which affords privacy to anyone within said room and which is supplied with a flush toilet in good working condition, connected to an approved water and sewer system.~~
11. ~~Lavatory Sink. Within every dwelling there shall be a lavatory sink; said sink may be in the same room with the flush toilet or if located in another room, the sink shall be placed in close proximity to the door leading directly into the room containing the flush toilet; said lavatory sink shall be connected to an approved water system with both hot and cold water and also connected to an approved sewer system.~~
12. ~~Bathtub Or Shower. Within every dwelling unit there shall be a room which affords privacy to a person within said room and which is equipped with a bathtub or shower in good working condition. Said tub or shower can be in the same room with the flush toilet or in another room, shall be properly connected to an approved water system with hot and cold water and connected to an approved sewer system.~~
13. Egress. Every dwelling unit in a one- or two-story building shall have at least one (1) means of egress leading to a safe and open space at ground level. Every dwelling unit in a three-story or taller building shall have immediate access to two (2) or more means of egress leading to a safe and open space at ground level.
14. Handrails. Structurally sound handrails shall be provided on any steps containing four (4) risers or more. If steps are not enclosed, handrails with vertical posts spaced no greater than six (6) inches apart shall be provided. Porches, decks and balconies located more than thirty (30) inches from ground level or floor below shall have approved handrails thirty (30) to thirty-four (34) inches high. Stairs, balconies and porches exceeding thirty (30) inches from ground level or lower floor shall have a protective railing thirty-six (36) inches in height, and if unenclosed vertical posts shall be spaced no greater than six (6) inches apart. Alternate systems providing at least the same degree of protection shall be acceptable.
15. Access. Access to or egress from each dwelling unit shall be provided without passing through any other dwelling or dwelling unit.
16. Door Locks. No owner shall occupy or let to be occupied any dwelling or dwelling unit unless all exterior doors of the dwelling or dwelling unit are equipped with safe, functional locking devices.
17. Habitable Room Ventilation. Every habitable room shall have a means of affording adequate ventilation. Where ventilation is provided by windows alone, the minimum total of operable window area in every habitable room shall be at least five and seven-tenths (5.7) square feet.
18. Other Room Ventilation. Every bathroom and water closet compartment, and every laundry and utility room shall have adequate ventilation. No window shall be required if said rooms are equipped with a ventilation system providing at least equal ventilation.
19. Electric Service, Outlets And Fixtures. Every dwelling unit and all public and common areas shall be supplied with electric service, overcurrent protection devices, electric outlets, and electric fixtures which are properly installed, maintained in safe working condition, and energized by an approved source of electric power in compliance with the applicable

ordinances of the City and State. The minimum capacity of said electric service and the minimum number of electric outlets and fixtures shall be as follows:

20. Buildings containing one (1) or more dwelling units shall have at least sixty (60) amp service or feeder per dwelling unit. Main service to multi-family buildings shall have sufficient capacity to carry the load as computed in accordance with City ordinances.
21. Internal wiring and outlets in single- or multi-family dwellings shall conform to the following:
 22. Every dwelling should have adequate duplex outlets. Minimum two (2).
 23. At least one (1) duplex receptacle on a separate twenty (20) amp appliance circuit in the kitchen. If there is a kitchen counter, such receptacle shall be accessible to the counter.
 24. At least one (1) duplex receptacle on a separate twenty (20) amp circuit for laundry. Multi-family buildings may have a common laundry area with duplex receptacles on separate twenty (20) amp circuits that are not overloaded.
 25. Every habitable room with one hundred twenty (120) square feet of habitable floor space or less shall be provided with two (2) separate wall-type electric convenience outlets and an additional outlet for each eighty (80) square feet or fraction thereof of habitable floor space. Required outlets shall, insofar as possible, be spaced equal distances apart. One (1) ceiling type or wall-type light fixture controlled by a remote switch may be supplied in lieu of one (1) required electric convenience outlet in each habitable room. Every public hall, water closet compartment, bathroom, laundry room and furnace room shall contain at least one (1) supplied electric light fixture controlled by at least one switch.
 26. ~~The bathrooms in all new construction whether a completely new dwelling or the renovation of an existing structure shall have at least one (1) ground fault interrupter receptacle. This receptacle may be in a wall light if readily accessible.~~
 27. ~~All hazardous wiring shall be removed. This includes hazardous wiring to and in garages and other accessory buildings. The Inspector may order hazardous electrical installations removed.~~
 28. Every public hall and stairway in a multiple-family dwelling shall be adequately lit by natural or electric lights at all times, so as to provide effective illumination in all parts thereof.
 29. Alternate methods may be used where the equivalent objectives can be achieved while maintaining effective safety.
 30. Minimal Thermal Standards. No person shall occupy as owner or occupant to let to another for occupancy any dwelling or dwelling unit, for the purpose of living therein, which does not have heating facilities which are properly installed, and which are maintained in a safe condition, and which are capable of adequately heating all habitable rooms in every dwelling unit at a temperature of at least sixty-eight degrees Fahrenheit (68° F) at a distance of three (3) feet above the floor level and three (3) feet from any exterior wall at an outside temperature of twenty-five degrees Fahrenheit (25 °F). Gas or electric appliances previously

designed for cooking or water-heating purposes shall not be considered as heating facilities under this Section. Portable heating equipment using flame and liquid fuel does not meet the requirements of this Section. No owner or occupant shall operate or use any space heater or wood-burning stove or fireplace that does not comply with all applicable City ordinances.

31. ~~Exterior Foundation, Exterior Walls And Roofs.~~ The foundation, exterior walls and exterior roof shall be substantially water tight and protected against vermin and rodents and shall be kept in sound condition and repair. The foundation shall adequately support the building at all points. Every exterior wall shall be free of deterioration holes, breaks, loose or rotting boards or timbers and any other thing that might admit rain or dampness to the interior portion of the walls. The roof shall be tight and have no defects which might admit rain. Roof drainage shall be adequate to prevent rainwater from causing dampness to interior walls. All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay, by paint or other protective coverings or treatment. If the exterior surface of such a wood structure is unpainted or unprotected and is determined by the inspector to be paint blistered and in need of protection, it shall be painted or protected.
32. ~~Windows And Doors.~~ Every window and exterior door shall be substantially tight and shall be kept in sound condition and repair.
33. ~~Floors, Interior Walls, Ceilings.~~ Every floor, interior wall, and ceiling shall be adequately protected against the passage and harborage of vermin and rodents, and shall be kept in sound condition and good repair. Every floor shall be free of loose, warped, protruding or rotted flooring materials. Every interior wall and ceiling shall be free of large holes, large cracks and loose plaster and shall be maintained. Paints or materials that remain toxic after being applied and after drying or hardening shall not be used. Every toilet room and bathroom floor surface shall be capable of being easily maintained in a clean and sanitary manner.
34. ~~Infestation.~~ Every dwelling and accessory structure and the premises upon which it is located shall be adequately protected against rats, mice, termites and other vermin infestation. Building defects which permit the entrance of rats, mice, termites and other vermin shall be corrected immediately by the owner.
35. Safe Buildings. Every foundation, roof, floor, exterior wall, interior wall, ceiling inside and outside stairways, every porch, balcony and every attachment thereto shall be safe to use and capable of supporting loads that may be anticipated to be placed on them in normal use.
36. Facilities To Function. Every supplied facility and every piece of equipment or utility and every chimney and flue shall be installed and shall be maintained so that it works effectively and safely.
37. ~~One (1) Family Per Dwelling Unit.~~ Not more than one (1) family, except for temporary guests, shall occupy a dwelling unit.
38. ~~Occupancy Of Sleeping Rooms.~~ In every dwelling unit, every room occupied for sleeping purposes shall have a minimum floor area of seventy (70) square feet.
39. Smoke Detector. All buildings which fall under this Article shall be provided with a minimum of one (1) approved single-station smoke detector in the sleeping area. When activated, the

smoke detector shall provide an alarm suitable to warn the occupants within the individual room or unit.

Section 500.330 Enforcement And Inspection Authority.

- A. The inspector as defined shall enforce the provisions of this Article and is thereby authorized to make inspections on a scheduled basis or when reason exists to believe that violation of this Article has been or is being committed.
- B. Inspection Access. If any owner, occupant or other person in charge of a dwelling or a dwelling unit fails or refuses to permit free access and entry to the structure or premises under his/her control for any inspection pursuant to this Article, the inspector may seek a search warrant or other appropriate court order authorizing such inspections.

Section 500.340 Notice Of Violation.

- A. Whenever the inspector determines that any dwelling, dwelling unit or rooming unit or the premises surrounding any of these fails to meet the requirements set forth in this Article, he/she shall issue a notice setting forth the alleged failure and advising the owner, occupant, operator, or agent that such failure must be corrected. This notice shall:
 1. Be in writing;
 2. Set forth the alleged violations of this Article;
 3. Describe the dwelling, dwelling unit, or rooming unit or other premises where the violations are alleged to exist or to have been committed;
 4. Provide a reasonable time, not to exceed ninety (90) days, for the correction of any alleged violations. If work cannot be completed within the ninety (90) day period, an extension may be requested from the inspector who can grant the same in appropriate circumstances.
 5. Be served on the owner, occupant, operator and/or agent of the dwelling, dwelling unit, or rooming unit personally, or by certified mail addressed to the last known place of residence of the owner, operator or agent. If upon a diligent effort to locate the owner, occupant, operator or agent, none can be found, notice may be posted on or near the dwelling, dwelling unit, rooming unit, or premises described in the notice.
- B. Repairs And Corrective Action. Whenever an owner, operator, agent of a dwelling, dwelling unit or rooming unit neglects or refuses to make repairs or take other corrective action called for by order or notice of violation issued by a compliance official, said persons shall be deemed guilty of an ordinance violation and punished as set out herein for violations of this Article. In addition, the City may undertake such repairs or action, when in its judgment the failure to do so will substantially endanger the public health, safety, or welfare. The cost of such repairs and actions shall be charged to the person or persons required to make such repairs.

Section 500.350 Secure Unlit And Vacated Dwellings.

- A. The owner, operator, or agent of a dwelling, dwelling unit or rooming unit, which has been

declared unfit for human habitation or which is otherwise vacant for a period of thirty (30) days or more, shall make it safe and secure so that it is not hazardous to the health, safety or welfare of the public and does not constitute a public nuisance. Any vacant dwelling, dwelling unit or rooming unit with open and unguarded doors or windows shall be deemed to be a hazard to the health, safety or welfare of the public and a public nuisance within the meaning of this Section.

~~Process Of Complaint. All complaints shall be made to the City Administrator, in writing, on forms provided by that office.~~

~~Appeal To City Administrator. Any person aggrieved by any decision of any inspector from the City may appeal the decision to the City Administrator. No formalities shall be required, but a written note or letter shall be provided by the person making the appeal, informing the City Administrator of the action taken by the City employee and the change requested.~~

Section 500.360 Nuisance, Injunction.

- A. Any violation of this Article is hereby declared to be a nuisance. In addition to any other relief provided by this Article, the City Attorney may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this Article. Such application for relief may include seeking a temporary restraining order, temporary injunction or permanent injunction.

Section 500.370 Appeal.

- A. Where it is alleged that an error in judgment or interpretation has been made by the Building Inspector, an appeal may be made to the Board of Adjustments by filing a notice of appeal with the City Clerk at the City Hall of the City of Fredericktown within ten (10) days of the decision of the Building Inspector. The Board of Adjustments shall conduct a hearing and render an advisory opinion to the Board of Aldermen of the City of Fredericktown within thirty (30) days of the property owner's notice of appeal. The Board of Aldermen shall act on all appeals at the next scheduled Board of Aldermen meeting.

Section 500.380 Violations And Penalties.

- A. It shall be unlawful for any person to knowingly make false statement in his/her application for an occupancy permit or for any property owner to allow his/her industrial premises, commercial premises, dwelling, dwelling unit, or rooming unit to be occupied or continue to be occupied without first receiving an occupancy permit as required under Section 505.040. Any person found guilty of violating this Chapter shall be subject to a fine of not more than five hundred dollars (\$500.00) or by confinement of not more than ninety (90) days or by both a fine and confinement. In addition, in instances where the industrial premises, commercial premises, dwelling, dwelling unit, or rooming unit constitutes a dangerous building or public nuisance, the Building Inspector is authorized to abate such conditions by legal proceedings in such manner as generally provided for abatement of nuisances elsewhere in the Municipal Code of the City of Fredericktown.

CITY OF FAYETTE, MISSOURI

BILL No. _____

ORDINANCE No. _____

AN ORDINANCE AMENDING CHAPTER 350 OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTE, MISSOURI, RELATING TO THE METHOD OF PARKING, SIGNS OR MARKINGS INDICATING ANGLE PARKING

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FAYETTE, MISSOURI, AS FOLLOWS:

SECTION 1.

That Chapter 350. Method of Parking, Section 350.020. Signs or Markings Indicating Angle Parking of the Code of Ordinances of the City of Fayette, Missouri, is hereby repealed in its entirety and enacted in lieu thereof the following:

Section 350.020. Signs or Markings Indicating Angle Parking.

(R.O. 2013 §350.020)

A. Determination and Authority.

1. The City Street Department Superintendent shall determine upon which streets angle parking shall be permitted within the City of Fayette and shall mark or sign such streets accordingly.
2. In accordance with correspondence from the Missouri Department of Transportation (MoDOT) dated September 23, 2025, it is acknowledged that:
 - o MoDOT did not acquire deeds through the City of Fayette when establishing the State Highway system.
 - o There are multiple maintenance agreements in place indicating that the City of Fayette is the owner of the roadway system within the city limits, including those portions designated as State Highway 240.
 - o MoDOT maintains only the driving surface and signage on such routes.

Therefore, pursuant to MoDOT's statement, RSMo Section 300.420 is not applicable, and the City of Fayette is not required to obtain a resolution or order from the Missouri Highways and Transportation Commission to install angled parking on these routes.

3. The City shall, however, coordinate with MoDOT's Area Engineer to ensure that any roadway proposed for angle parking is of sufficient width to safely permit such parking without interfering with the free movement of traffic.

B. Restrictions.

Angle parking shall not be indicated or permitted at any location where passing traffic would be caused or required to drive upon the left side of the street or otherwise violate provisions of State law or City traffic ordinances.

C. Signage and Markings.

All angle parking zones shall be clearly marked or signed by the City Street Department in accordance with standards established by the City of Fayette and consistent with the Manual on Uniform Traffic Control Devices (MUTCD) where applicable.

D. Enforcement.

Parking outside the lines or markings of designated angle parking spaces, or in violation of restrictions established by the City, shall constitute a parking violation subject to penalties as set forth in Chapter 370 of the Code of Ordinances.

SECTION 2. SUPERSESSION.

This Ordinance supersedes and replaces all prior versions of Section 350.020 of the Code of Ordinances, including but not limited to R.O. 2013 §350.020 and any amendments thereto.

SECTION 3. SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

This Ordinance shall be in full force and effect from and after its passage and approval.

1st Reading _____

2nd Reading _____

Passed and approved by the City Council of the City of Fayette, Missouri, this _____ day of _____, 2025.

ATTEST

Greg Stidham, Mayor

Maria Rogers, City Clerk

CITY OF FAYETTE, MISSOURI

BILL No. _____

ORDINANCE No. _____

AN ORDINANCE AMENDING CHAPTER 120 OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTE, MISSOURI, RELATING TO CITY ADMINISTRATOR POWERS AND DUTIES

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FAYETTE, MISSOURI, AS FOLLOWS:

SECTION 1.

That Chapter 120, City Officials, Article II. City Administrator, Section 120.130. City Administrator Powers and Duties of the Code of Ordinances of the City of Fayette, Missouri, is hereby repealed in its entirety and enacted in lieu thereof the following:

Section 120.130. City Administrator — Powers and Duties.

(R.O. 2013 §120.130; R.O. 2005 §2-86; Ord. No. 20.030 §5; Ord. No. 20.032 §2; Ord. No. 04-13 §2, 8-3-2004; Ord. No. 09-01 §1 (2-86), 1-6-2009)

A. The City Administrator shall be the Chief Administrative Assistant to the Mayor and, as such, shall serve as the Chief Administrative Officer of the City Government. The City Administrator shall perform such duties as may be required by the Board of Aldermen, consistent with State Statutes, laws, and ordinances, including but not limited to the following:

1. The City Administrator shall coordinate and advise on the activities of the Administrative, Police, Fire, and Public Works Departments.
2. The City Administrator shall serve as the purchasing agent for the City. All purchases amounting to less than five thousand dollars (\$5,000.00) shall be made under his or her direction and in accordance with purchasing policies approved by the Board of Aldermen.
3. The City Administrator shall act as the personnel officer for the City and shall recommend an appropriate position classification system and pay plan to the Mayor and Board. After consultation with department heads, the City Administrator shall approve advancements and pay increases within the approved pay plan and classification system.
 - o The City Administrator shall have the power to recommend employment, removal, or disciplinary actions.
 - o The Board of Aldermen shall make all final employment decisions for leadership positions.
 - o The City Administrator shall have the authority to interview, hire, and determine compensation rates for all part-time employees and full-time employees, with the involvement and approval of the reporting superintendent.

4. The City Administrator shall recommend standard personnel policies, classifications, and pay schedules.
5. The City Administrator shall ensure the preparation of annual budgets and budget messages, including the annual report.
6. The City Administrator shall advise the Mayor and Board of Aldermen of financial conditions, including biweekly financial reports comparing actual revenues and expenditures to the approved budget.
7. The City Administrator shall prescribe such administrative rules and regulations as may be necessary for the coordination and efficient operation of City departments.
8. The City Administrator shall have the authority to investigate the affairs of the City or any department thereof.
9. The City Administrator shall attend all meetings of the Board of Aldermen and work closely with all City boards, committees, and commissions.
10. The City Administrator shall supervise the preparation of bid specifications for services and equipment and shall receive sealed bids for presentation to the Board of Aldermen.
11. The City Administrator shall coordinate and advise on departmental activities and may make recommendations to the City Engineer regarding public works, infrastructure, and capital improvement projects.
12. The City Administrator shall coordinate Federal and State programs applicable to the City of Fayette, including serving as the authorized signatory for grant applications.
13. The City Administrator shall be responsible for public communication and keeping the public informed of the purposes, progress, and projects of City government through available media outlets.
14. In collaboration with the City Administrator, the City Clerk shall submit to the Mayor and Board of Aldermen a proposed agenda for each meeting at least twenty-four (24) hours prior to the scheduled meeting and assist the Board in compliance with all Sunshine Law requirements (RSMo §610.010 et seq.).
15. The City Administrator shall maintain full and accurate records of all administrative actions and safeguard all City records and papers under his or her control. All records shall remain the property of the City and shall be available for inspection by the Mayor and Board of Aldermen.
 - Upon separation from employment, the City Administrator shall return all City-issued property, including but not limited to computers, cell phones, and other equipment, in usable condition prior to issuance of the final paycheck.
16. The City Administrator shall be responsible for all real and personal property of the City, including real estate files and vehicle records. The City Administrator shall supervise the maintenance of such property, and personal property may be sold only with the approval of the Board of Aldermen by resolution or ordinance.

17. The City Administrator shall be responsible for the review and approval of Business License Applications and shall ensure compliance with all applicable City codes prior to issuance.
18. The City Administrator shall attend, represent the City of Fayette and act as a voting member to the Howard County Economic Development Council and Boonslick Community Development Corporation.

SECTION 2. SUPERSESSION.

This Ordinance supersedes and replaces all prior versions of Section 120.130, including but not limited to Ordinance No. 120.130 as previously adopted and amended.

SECTION 3. SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

This Ordinance shall be in full force and effect from and after its passage and approval.

1st Reading _____ **2nd Reading** _____

Passed and approved by the City Council of the City of Fayette, Missouri, this _____ day of _____, 2025.

ATTEST

Greg Stidham, Mayor

Maria Rogers, City Clerk

STRUCTURE INSURANCE AGREEMENT

Between:

The City of Fayette

And

Fayette Senior Citizens, Inc.

Effective Date: December 8, 2025

RECITALS

WHEREAS, the Fayette Senior Citizens, Inc., (a 501c3) is the owner of the property and building located at 600 S. Cleveland St., Fayette, MO (the "Premises"), which is occupied and operated by Fayette Senior Citizens, Inc., for the purpose of providing programs and services for senior citizens; and

WHEREAS, the City of Fayette desires to maintain adequate structure insurance coverage on the Premises to protect the public interest and services provided to the community; and

WHEREAS, Fayette Senior Citizens, Inc. agrees to assume responsibility for payment of any deductible associated with any covered loss under such insurance policy and agrees to maintain general liability insurance and Personal Property/Contents coverage for Fayette Senior Citizens, Inc.;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Insurance Coverage

1.1 The City of Fayette shall procure and maintain structure (property) insurance coverage for the Premises in an amount deemed appropriate by the City of Fayette's risk management and insurance advisors. The City of Fayette's insurance carrier will complete an evaluation of the property and from that will determine the Replacement Cost of the building. The building will be insured to within 90% of Replacement Cost.

1.2 The insurance policy shall name the City of Fayette as the insured and Fayette Senior Citizens, Inc. will be listed as an additional insured and shall provide coverage for perils customarily included in a standard property insurance policy.

1.3 The Fayette Senior Citizens, Inc., agrees to maintain a general liability insurance policy and a Personal Property/Contents policy.

1.4 Under the City of Fayette's blanket coverage for buildings, the Fayette Senior Citizens, Inc. structure will be insured within 90% of Replacement Cost Value.

2. Deductible Responsibility

2.1 In the event of any loss, damage, or destruction to the Premises that results in a claim under the City of Fayette's property insurance, Fayette Senior Citizens, Inc. agrees to be responsible for the amount of any deductible applicable to such claim.

2.2 The deductible for the policy is \$5,000 for wind and hail and \$5,000 for all other perils.

2.3 The Fayette Senior Citizens, Inc.'s obligation under this deductible section shall be limited to the deductible amount in effect under the City of Fayette's insurance policy at the time of the loss.

3. Term and Termination

3.1 This Agreement shall commence on the Effective Date and shall remain in effect until terminated by either party upon thirty (30) days' written notice.

3.2 This agreement will be renewed annually on September 20th.

3.3 Termination of this Agreement shall not relieve either party of obligations incurred prior to the effective date of termination.

4. Indemnification

Fayette Senior Citizens, Inc. agrees to indemnify and hold harmless the City of Fayette, its officers, employees, and agents from and against all claims, liabilities, damages, and expenses arising out of or related to the Fayette Senior Citizens, Inc.'s activities or failure to comply with this Agreement.

5. Miscellaneous

5.1 Entire Agreement: This document constitutes the entire understanding between the parties and supersedes all prior negotiations or agreements regarding the subject matter herein.

5.2 Amendment: This Agreement may be amended only by written instrument executed by both parties.

5.3 Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

5.4 Notices: Any notice required or permitted under this Agreement shall be in writing and delivered personally or by certified mail to the addresses below:

City of Fayette:

117 S. Main St.
Fayette, MO 65248

Fayette Senior Citizens, Inc.:

600 S. Cleveland St.
Fayette, MO 65248

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

CITY OF FAYETTE

By: _____
Name: _____
Title: _____
Date: _____

FAYETTE SENIOR CITIZENS, INC.

By: _____
Name: _____
Title: _____
Date: _____



12/5/2025

601 Big Bear Blvd
Columbia, MO 65202
T: 573-442-4450
F: 573-875-0822

City of Fayette, MO
610 South Church Street
Fayette, MO 65248

<u>Quantity</u>	<u>Item</u>	<u>Unit</u>	<u>Extended</u>
1	Base Station Setup/Installed	\$ 70,000.00	\$ 70,000.00
1	FlexNet Setup/Integration/Training	\$ 39,480.00	\$ 39,480.00
1	FlexNet Annual Fee YR1	\$ 23,800.00	\$ 23,800.00
		Total	\$ 133,280.00

Please feel free to call if you have any questions.

Prepared by:

Kaleb Breshears

Kaleb Breshears
AMR/AMI Product Specialist MO
Cell: 816-598-2754
kaleb.breshears@coreandmain.com

Dave Kennon

Dave Kennon
OSR - MO
Cell: 573-818-5630
dave.kennon@coreandmain.com

RESOLUTION APPROVING PAYMENT OF INVOICES 2025-27

Be it Ordained by the Board of Aldermen of the City of Fayette, as follows:

Section 1: For the purpose of paying invoices and various accounts against the City of Fayette, which have been allowed by the Board of Aldermen, at the meeting thereof on December 9, 2025, the sum of **\$368,846.38**

General Fund	\$	62,232.76
Electric Fund	\$	271,281.57
Water Fund	\$	17,225.81
Sewer Fund	\$	18,106.24

Section 2: The City Clerk is hereby authorized and instructed to draw checks on the respective City bank accounts, in favor of the accounts that have been allowed as above amounting to **\$368,846.38** being the total amount of money appropriated.

Section 3: This resolution shall take effect and be in force from and after its passage.

Approved December 9, 2025:

Greg Stidham, Mayor

Endorsed December 9, 2025: I hereby certify that a sufficient sum of money stands to the credit of the City, unappropriated, in the City Clerk's Payment Fund to meet the requirements of this ordinance.

Maria Rogers, City Clerk

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
AIR LINK RURAL BROADBAND 1234	TELEPHONE SERVICE	639.12	44563	12/09/25	
AMAZON CAPITAL SERVICES, INC	BLUEPRINT HANGING CLAMPS	557.38	44564	12/09/25	
ANTHEM BCBS MO GROUP	EMPLOYEE HEALTH INSURANCE	17,584.53	28257389	12/01/25	
APOLLO PORTA POTTIES & PUMPING	2 CHEMICAL TOILETS	200.00	44565	12/09/25	
AT&T MOBILITY	MONTHLY CITY CELL BILLS	343.07	44566	12/09/25	
AT&T INTERNET SERVICES	INTERNET SERVICE	192.55	44567	12/09/25	
AT&T U-VERSE INTERNET	INTERNET	124.83	44568	12/09/25	
PROACCT FINANCIAL ADVANTAGE LL	PAYROLL	570.00	44569	12/09/25	
CON-AGG COMPANIES, LLC	WINTER MIX	210.87	44570	12/09/25	
BOONSLICK INDUSTRIES INC	SHRED SERVICE DEC 25	37.91	44571	12/09/25	
C & R SUPER MARKET	HALLOWEEN CANDY	292.49	44572	12/09/25	
CORE & MAIN LP	METERS	39,274.63	44573	12/09/25	
CROSS DISCIPLINE ENGINEERING	DATA COLLECTION POLES	25,421.33	44574	12/09/25	
CUMMINS SALES AND SERVICE	PLANNED MAINT ON GENERATOR	1,147.71	44575	12/09/25	
FAMILY SUPPORT PAYMENT CENTER	GARNISHMENTS	69.23	44562	12/03/25	
FAYETTE SENIOR CENTER	DEC DONATION	300.00	44576	12/09/25	
FAYETTE UTILITIES	UTILITIES FIRE DPT	284.69	44577	12/09/25	
GRAYBAR ELECTRIC COMPANY, INC.	ALUM STIRRUPS	1,216.00	44578	12/09/25	
HOME OIL COMPANY	TIRE REPAIR	25.00	44579	12/09/25	
HOWARD CO EMERGENCY MANAGEMENT	EMERGENCY MANAGEMENT OCT-DEC 2	1,500.00	44580	12/09/25	
HOWARD COUNTY CLERK	SPECIAL ELECTIONS	4,498.44	44581	12/09/25	
HOWARD COUNTY VET SERVICE	VACCINATION FOR TEDDY	151.50	44582	12/09/25	
HOWARD ELECTRIC CO-OP	UTILITIES	8,196.65	44583	12/09/25	
HSA-C HAMMONS	HEALTH SAVINGS	100.00	28257386	12/03/25	
HSA-M SALAZAR	HEALTH SAVINGS	100.00	28257387	12/03/25	
INOVATIA LABORATORIES LLC	AMONIA NITROGEN TEST	36.75	44584	12/09/25	
IRS	FED/FICA TAX	11,919.56	28257385	12/03/25	
LAUBER MUNICIPAL LAW, LLC	LEGAL SERVICES	1,886.00	44585	12/09/25	
LIBERTY NATIONAL LIFE INS	MONTHLY INSURANCE PAYMENT	18.97	44586	12/09/25	
MFA OIL AND PROPANE	PROPANE FOR HEADWORKS BLDG	523.28	44587	12/09/25	
MISSOURI MUNICIPAL LEAGUE	MML MEMBERSHIP FEE	789.39	44588	12/09/25	
MPUA	MONTHLY ELECTRIC BILL	192,238.27	44589	12/09/25	
O'REILLY AUTOMOTIVE	HYDRAULIC FLUID FOR SWEEPER	64.99	44590	12/09/25	
PAT CHRISLIP	CONSULTING SERVICES	75.00	44591	12/09/25	
PETTY CASH	DUCK BLIND REFUND	197.74	44592	12/09/25	
PWSD#2 HOWARD COUNTY	DOG POUND WATER	19.98	44593	12/09/25	
Q SECURITY SOLUTIONS LLC	CENTRAL DISPATCH MONITORING	41.00	44594	12/09/25	
RTS WASTE SERVICES LLC	TRASH SERVICE NOV 25	12,911.50	44595	12/09/25	
SOCKET	MULES BACKUP	175.00	44596	12/09/25	
SOUND SOLUTIONS	VCM SYSTEM MONITORING	30.00	44597	12/09/25	
UNITED STATES POSTAL SERVICE	UB POSTAGE	479.46	28257388	11/28/25	
WATER & SEWER SUPPLY INC	3/4 COPPER	2,950.89	44598	12/09/25	
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Accounts Payable Total				327,395.71	

Payroll Checks

01	GENERAL	22,678.61
02	ELECTRIC	9,073.07
03	WATER	5,669.96
04	SEWER	4,029.03

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	DATE
	Total Paid On: 12/03/25		41,450.67		=====
	Total Payroll Paid		41,450.67		=====
	Report Total		368,846.38		=====

FUND	NAME	AMOUNT
01	GENERAL	62,232.76
02	ELECTRIC	271,281.57
03	WATER	17,225.81
04	SEWER	18,106.24
	TOTAL FUNDS	368,846.38

BANK#	BANK NAME	CHECK#	DATE	ACCOUNT#	NAME	CHECK AMOUNT	CLEARED	MANUAL	VOID	REASON FOR VOID
1 #128740 CITY CLERK PAYMENT FND										
44562	12/03/2025	1853	FAMILY SUPPORT PAYMENT CENTER			69.23				
44563	12/09/2025	2633	AIR LINK RURAL BROADBAND 1234			639.12				
44564	12/09/2025	2828	AMAZON CAPITAL SERVICES, INC			557.38				
44565	12/09/2025	1015	APOLLO PORTA POTTIES & PUMPING			200.00				
44566	12/09/2025	2198	AT&T MOBILITY			343.07				
44567	12/09/2025	2311	AT&T INTERNET SERVICES			192.55				
44568	12/09/2025	2520	AT&T U-VERSE INTERNET			124.83				
44569	12/09/2025	2950	PROACCT FINANCIAL ADVANTAGE LL			570.00				
44570	12/09/2025	1723	CON-AGG COMPANIES, LLC			210.87				
44571	12/09/2025	2949	BOONSLICK INDUSTRIES INC			37.91				
44572	12/09/2025	1189	C & R SUPER MARKET			292.49				
44573	12/09/2025	1298	CORE & MAIN LP			39,274.63				
44574	12/09/2025	3058	CROSS DISCIPLINE ENGINEERING			25,421.33				
44575	12/09/2025	2564	CUMMINS SALES AND SERVICE			1,147.71				
44576	12/09/2025	1360	FAYETTE SENIOR CENTER			300.00				
44577	12/09/2025	1086	FAYETTE UTILITIES			284.69				
44578	12/09/2025	2926	GRAYBAR ELECTRIC COMPANY, INC.			1,216.00				
44579	12/09/2025	1136	HOME OIL COMPANY			25.00				
44580	12/09/2025	2887	HOWARD CO EMERGENCY MANAGEMENT			1,500.00				
44581	12/09/2025	1448	HOWARD COUNTY CLERK			4,498.44				
44582	12/09/2025	1138	HOWARD COUNTY VET SERVICE			151.50				
44583	12/09/2025	1143	HOWARD ELECTRIC CO-OP			8,196.65				
44584	12/09/2025	1835	INOVATIA LABORATORIES LLC			36.75				
44585	12/09/2025	2704	LAUBER MUNICIPAL LAW, LLC			1,886.00				
44586	12/09/2025	2331	LIBERTY NATIONAL LIFE INS			18.97				
44587	12/09/2025	2725	MFA OIL AND PROPANE			523.28				
44588	12/09/2025	1218	MISSOURI MUNICIPAL LEAGUE			789.39				
44589	12/09/2025	1513	MPUA			192,238.27				
44590	12/09/2025	1239	O'REILLY AUTOMOTIVE			64.99				
44591	12/09/2025	2933	PAT CHRISLIP			75.00				
44592	12/09/2025	1248	PETTY CASH			197.74				
44593	12/09/2025	1406	PWSD#2 HOWARD COUNTY			19.98				
44594	12/09/2025	1663	Q SECURITY SOLUTIONS LLC			41.00				
44595	12/09/2025	2845	RTS WASTE SERVICES LLC			12,911.50				
44596	12/09/2025	2703	SOCKET			175.00				
44597	12/09/2025	2824	SOUND SOLUTIONS			30.00				
44598	12/09/2025	1617	WATER & SEWER SUPPLY INC			2,950.89				
*	44599 Thru 28257384									
28257385	12/03/2025	2957	IRS			11,919.56		E-PAY		
28257386	12/03/2025	2971	HSA-C HAMMONS			100.00		E-PAY		
28257387	12/03/2025	2997	HSA-M SALAZAR			100.00		E-PAY		
28257388	11/28/2025	1299	UNITED STATES POSTAL SERVICE			479.46		E-PAY		
28257389	12/01/2025	1022	ANTHEM BCBS MO GROUP			17,584.53		E-PAY		

* See Check Summary below for detail on gaps and checks from other modules.

BANK TOTALS:

OUTSTANDING	327,395.71
CLEARED	.00
<hr/>	
BANK 1 TOTAL	327,395.71

BANK#	BANK NAME	ACCOUNT#	NAME	CHECK AMOUNT	CLEARED	MANUAL	VOID	REASON FOR VOID
VOIDED								
		FUND		TOTAL	OUTSTANDING	CLEARED	VOIDED	
01	GENERAL			39,554.15	39,554.15	.00	.00	
02	ELECTRIC			262,208.50	262,208.50	.00	.00	
03	WATER			11,555.85	11,555.85	.00	.00	
04	SEWER			14,077.21	14,077.21	.00	.00	

ACCOUNTS PAYABLE CHECK REGISTER
***** CHECK SUMMARY *****

BANK#	BANK NAME	
CHECK#	DESCRIPTION	
1	#128740	CITY CLERK PAYMENT FND
44562	Thru 44598	Accounts Payable Checks
44599	Thru 1001686	Gap in Checks
1001687	Thru 1001739	Payroll Checks
28257385	Thru 28257389	Accounts Payable E-Pay

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1015 APOLLO PORTA POTTIES & PUMPING							
73062	1	01	12/09/25	2 CHEMICAL TOILETS	200.00	44565	
				** VENDOR TOTAL **	200.00	200.00	.00 200.00
1022 ANTHEM BCBS MO GROUP							
0009451200E	1	01	12/01/25	EMPLOYEE HEALTH INSURANC	1221.33	28257389E	
0009451200E	2	01	12/01/25	EMPLOYEE HEALTH INSURANC	3489.50	28257389E	
0009451200E	3	01	12/01/25	EMPLOYEE HEALTH INSURANC	1116.64	28257389E	
0009451200E	4	01	12/01/25	EMPLOYEE HEALTH INSURANC	1465.59	28257389E	
0009451200E	5	02	12/01/25	EMPLOYEE HEALTH INSURANC	3384.82	28257389E	
0009451200E	6	03	12/01/25	EMPLOYEE HEALTH INSURANC	2686.92	28257389E	
0009451200E	7	04	12/01/25	EMPLOYEE HEALTH INSURANC	1989.01	28257389E	
0009451200E	8	01	12/01/25	EMPLOYEE HEALTH INSURANC	1226.24	28257389E	
0009451200E	9	02	12/01/25	EMPLOYEE HEALTH INSURANC	464.92	28257389E	
0009451200E	10	03	12/01/25	EMPLOYEE HEALTH INSURANC	269.79	28257389E	
0009451200E	11	04	12/01/25	EMPLOYEE HEALTH INSURANC	269.77	28257389E	
				** TOTAL **	17584.53	17584.53	.00 17584.53
				** VENDOR TOTAL **	17584.53	17584.53	.00 17584.53
1086 FAYETTE UTILITIES							
113025	1	01	12/09/25	UTILITIES FIRE DPT	284.69	44577	
				** VENDOR TOTAL **	284.69	284.69	.00 284.69
1136 HOME OIL COMPANY							
113025	1	01	12/09/25	TIRE REPAIR	25.00	44579	
				** VENDOR TOTAL **	25.00	25.00	.00 25.00
1138 HOWARD COUNTY VET SERVICE							
20283	1	01	12/09/25	VACCINATION FOR TEDDY	151.50	44582	
				** VENDOR TOTAL **	151.50	151.50	.00 151.50
1143 HOWARD ELECTRIC CO-OP							
120125	1	04	12/09/25	UTILITIES	8081.70	44583	
1212025	1	04	12/09/25	UTILITIES MO PAC LIFT ST	72.95	44583	
12125	1	01	12/09/25	SHELTER HOUSE	42.00	44583	
				** VENDOR TOTAL **	8196.65	8196.65	.00 8196.65
1189 C & R SUPER MARKET							
103125	1	01	12/09/25	HALLOWEEN CANDY	120.97	44572	
110425-243	1	02	12/09/25	WASHERS	43.27	44572	
110525-480	1	01	12/09/25	CONDUIT CONNECTOR, OUTLE	9.37	44572	

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1189 C & R SUPER MARKET						
110725-430	1	01	12/09/25	COMMAND STRIPS	8.49	44572
110725-549	1	02	12/09/25	CONNECTORS	4.59	44572
111025-243	1	01	12/09/25	BOXES, OUTLETS FOR TRACY	18.96	44572
111225-549	1	02	12/09/25	BATTERIES, ZIP TIES	29.38	44572
111425-549	1	03	12/09/25	SAWZALL BLADES	39.98	44572
112525-99	1	01	12/09/25	GET WELL CARD FOR BO	2.49	44572
11425-243	1	02	12/09/25	FUSE PLUGS	14.99	44572
** VENDOR TOTAL **					292.49	.00
1218 MISSOURI MUNICIPAL LEAGUE						
112425	1	01	12/09/25	MML MEMBERSHIP FEE	789.39	44588
** VENDOR TOTAL **					789.39	.00
1239 O'REILLY AUTOMOTIVE						
4090-314335	1	01	12/09/25	HYDRAULIC FLUID FOR SWE	64.99	44590
** VENDOR TOTAL **					64.99	.00
1248 PETTY CASH						
120925	1	01	12/09/25	CAR WASH	10.00	44592
120925	2	01	12/09/25	CAR WASH	10.00	44592
120925	3	01	12/09/25	MAC'S RENTAL	16.29	44592
120925	4	01	12/09/25	MAC'S RENTAL	16.29	44592
120925	5	01	12/09/25	MAC'S RENTAL	16.29	44592
120925	6	02	12/09/25	MAC'S RENTAL	16.29	44592
120925	7	03	12/09/25	MAC'S RENTAL	16.29	44592
120925	8	04	12/09/25	MAC'S RENTAL	16.29	44592
120925	9	01	12/09/25	ALLEY VACATE FILING	30.00	44592
120925	10	01	12/09/25	DUCK BLIND REFUND	50.00	44592
** TOTAL **					197.74	.00
** VENDOR TOTAL **					197.74	.00
1298 CORE & MAIN LP						
X272970	1	02	12/09/25	METERS	35943.04	44573
Y166790	1	03	12/09/25	5/8 METERS	1261.00	44573
Y166815	1	03	12/09/25	METER WASHERS	69.00	44573
Y167070	1	03	12/09/25	METERS, TOUCHREADER	2001.59	44573
** VENDOR TOTAL **					39274.63	.00
** VENDOR TOTAL **					39274.63	.00

1299 UNITED STATES POSTAL SERVICE

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1299 UNITED STATES POSTAL SERVICE							
678282366	1	02	12/03/25	UB POSTAGE	159.82	28257388E	
678282366	2	03	12/03/25	UB POSTAGE	159.82	28257388E	
678282366	3	04	12/03/25	UB POSTAGE	159.82	28257388E	
				** TOTAL **	479.46	479.46	.00
				** VENDOR TOTAL **	479.46	479.46	.00
1360 FAYETTE SENIOR CENTER							
120125	1	01	12/09/25	DEC DONATION	300.00	44576	
				** VENDOR TOTAL **	300.00	300.00	.00
1406 PWSO#2 HOWARD COUNTY							
112425	1	01	12/09/25	DOG POUND WATER	19.98	44593	
				** VENDOR TOTAL **	19.98	19.98	.00
1448 HOWARD COUNTY CLERK							
11122025	1	01	12/09/25	SPECIAL ELECTIONS	4498.44	44581	
				** VENDOR TOTAL **	4498.44	4498.44	.00
1513 MPUA							
26665	1	02	12/09/25	MONTHLY ELECTRIC BILL	192238.27	44589	
				** VENDOR TOTAL **	192238.27	192238.27	.00
1617 WATER & SEWER SUPPLY INC							
259467	1	03	12/09/25	3/4 COPPER	2653.40	44598	
262101	1	03	12/09/25	PULLING CABLE	297.49	44598	
				** VENDOR TOTAL **	2950.89	2950.89	.00
1663 Q SECURITY SOLUTIONS LLC							
81251	1	01	12/09/25	CENTRAL DISPATCH MONITOR	41.00	44594	
				** VENDOR TOTAL **	41.00	41.00	.00
1723 CON-AGG COMPANIES, LLC							
1120807	1	01	12/09/25	WINTER MIX	210.87	44570	
				** VENDOR TOTAL **	210.87	210.87	.00
1835 INOVATIA LABORATORIES LLC							
33594	1	04	12/09/25	AMONIA NITROGEN TEST	36.75	44584	
				** VENDOR TOTAL **	36.75	36.75	.00
2198 AT&T MOBILITY							
11232025	1	01	12/09/25	MONTHLY CITY CELL BILLS	196.04	44566	

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2725 MFA OIL AND PROPANE							
13140	1	04	12/09/25	PROPANE FOR HEADWORKS BL	523.28	44587	
				** VENDOR TOTAL **	523.28	523.28	.00 523.28
2824 SOUND SOLUTIONS							
136093	1	01	12/09/25	VCM SYSTEM MONITORING	30.00	44597	
				** VENDOR TOTAL **	30.00	30.00	.00 30.00
2828 AMAZON CAPITAL SERVICES, INC							
11LD-DV9L-17RK	1	01	12/09/25	BLUEPRINT HANGING CLAMPS	149.99	44564	
17K6-XCVJ-YJH6	1	04	12/09/25	CALENDAR	45.99	44564	
17K6-XCVJ-YJH6	2	01	12/09/25	STICKY NOTES, TABS, ERAS	25.65	44564	
				** TOTAL **	71.64	71.64	.00 71.64
1JPP-QJVL-VJL3	1	01	12/09/25	POWER STRIP, HEATER	73.99	44564	
1JPP-QJVL-VJL3	2	01	12/09/25	POST ITS, CALENDARS	48.98	44564	
				** TOTAL **	122.97	122.97	.00 122.97
1LCQ-3DYC-TJHR	1	01	12/09/25	WRAP LIGHT FIXTURES	81.68	44564	
1LT4-RJLT-13RC	1	01	12/09/25	CARD STOCK, BINDERS	60.23	44564	
1LT4-RJLT-13RC	2	01	12/09/25	AIR FRESHENER	26.98	44564	
				** TOTAL **	87.21	87.21	.00 87.21
1YNM-VR3Q-VX39	1	01	12/09/25	CORD COVERS, LIGHTS	43.89	44564	
				** VENDOR TOTAL **	557.38	557.38	.00 557.38
2845 RTS WASTE SERVICES LLC							
120425	1	01	12/09/25	TRASH SERVICE NOV 25	12911.50	44595	
				** VENDOR TOTAL **	12911.50	12911.50	.00 12911.50
2887 HOWARD CO EMERGENCY MANAGEMENT							
120525	1	01	12/09/25	EMERGENCY MANAGEMENT OCT 5	1500.00	44580	
				** VENDOR TOTAL **	1500.00	1500.00	.00 1500.00
2926 GRAYBAR ELECTRIC COMPANY, INC.							
9300625052	1	02	12/09/25	ALUM STIRRUPS	1216.00	44578	
				** VENDOR TOTAL **	1216.00	1216.00	.00 1216.00
2933 PAT CHRISLIP							
111625	1	01	12/09/25	CONSULTING SERVICES	18.75	44591	
111625	2	03	12/09/25	CONSULTING SERVICES	18.75	44591	
111625	3	04	12/09/25	CONSULTING SERVICES	18.75	44591	
111625	4	02	12/09/25	CONSULTING SERVICES	18.75	44591	

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INVOICE	LN	DIST ID	DU DATE	REFERENCE	PAID AMT	CHECK NO			
		2933	PAT CHRISLIP		** TOTAL **	75.00	75.00	.00	75.00
					** VENDOR TOTAL **	75.00	75.00	.00	75.00
004296	1	2949	BOONSLICK INDUSTRIES INC	01 12/09/25 SHRED SERVICE DEC 25	37.91	44571			
					** VENDOR TOTAL **	37.91	37.91	.00	37.91
		2950	PROACCT FINANCIAL ADVANTAGE LL						
5701	1	01	12/09/25 PAYROLL		73.75	44569			
5701	2	02	12/09/25 PAYROLL		73.75	44569			
5701	3	03	12/09/25 PAYROLL		73.75	44569			
5701	4	04	12/09/25 PAYROLL		73.75	44569			
				** TOTAL **	295.00	295.00	.00	295.00	
5749	1	01	12/09/25 PAYROLL		43.75	44569			
5749	2	02	12/09/25 PAYROLL		43.75	44569			
5749	3	03	12/09/25 PAYROLL		43.75	44569			
5749	4	04	12/09/25 PAYROLL		43.75	44569			
				** TOTAL **	175.00	175.00	.00	175.00	
5761	1	01	12/09/25 ACCOUNTING SERVICES		12.50	44569			
5761	2	02	12/09/25 ACCOUNTING SERVICES		12.50	44569			
5761	3	03	12/09/25 ACCOUNTING SERVICES		12.50	44569			
5761	4	04	12/09/25 ACCOUNTING SERVICES		12.50	44569			
				** TOTAL **	50.00	50.00	.00	50.00	
5769	1	01	12/09/25 PAYROLL		12.50	44569			
5769	2	02	12/09/25 PAYROLL		12.50	44569			
5769	3	03	12/09/25 PAYROLL		12.50	44569			
5769	4	04	12/09/25 PAYROLL		12.50	44569			
				** TOTAL **	50.00	50.00	.00	50.00	
				** VENDOR TOTAL **	570.00	570.00	.00	570.00	
1103	1	3058	CROSS DISCIPLINE ENGINEERING	02 12/09/25 DATA COLLECTION POLES	25421.33	44574			
					** VENDOR TOTAL **	25421.33	25421.33	.00	25421.33
					** E-PAYMENT TOTAL **				18063.99
					** PRINTD CHK TOTAL **				297142.93
					** GRAND TOTAL **	315206.92	315206.92	.00	315206.92

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City of Fayette MO
SCHEDULED PAYMENT UPDATE
CALENDAR 12/2025, FISCAL 6/2026

OPER: MAS
JRNL:6411

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GL ACCOUNT NUMBER	GL ACCOUNT NAME	DEBITS	CREDITS	NET
01-00-1000	CASH ACCOUNT		200.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	200.00		
01-00-1000	CASH ACCOUNT		284.69	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	284.69		
01-00-1000	CASH ACCOUNT		25.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	25.00		
01-00-1000	CASH ACCOUNT		151.50	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	151.50		
04-00-1000	CASH ACCOUNT		8081.70	
04-00-2000	ACCOUNTS PAYABLE	8081.70		
04-00-1000	CASH ACCOUNT		72.95	
04-00-2000	ACCOUNTS PAYABLE	72.95		
01-00-1000	CASH ACCOUNT		42.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	42.00		
01-00-1000	CASH ACCOUNT		120.97	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	120.97		
02-00-1000	CASH ACCOUNT		43.27	
02-00-2000	ACCOUNTS PAYABLE	43.27		
01-00-1000	CASH ACCOUNT		9.37	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	9.37		
01-00-1000	CASH ACCOUNT		8.49	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	8.49		
02-00-1000	CASH ACCOUNT		4.59	
02-00-2000	ACCOUNTS PAYABLE	4.59		
01-00-1000	CASH ACCOUNT		18.96	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	18.96		
02-00-1000	CASH ACCOUNT		29.38	
02-00-2000	ACCOUNTS PAYABLE	29.38		
03-00-1000	CASH ACCOUNT		39.98	
03-00-2000	ACCOUNTS PAYABLE	39.98		
01-00-1000	CASH ACCOUNT		2.49	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	2.49		
02-00-1000	CASH ACCOUNT		14.99	
02-00-2000	ACCOUNTS PAYABLE	14.99		
01-00-1000	CASH ACCOUNT		789.39	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	789.39		
01-00-1000	CASH ACCOUNT		64.99	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	64.99		
01-00-1000	CASH ACCOUNT		10.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	10.00		
01-00-1000	CASH ACCOUNT		10.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	10.00		
01-00-1000	CASH ACCOUNT		16.29	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	16.29		
01-00-1000	CASH ACCOUNT		16.29	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	16.29		
02-00-1000	CASH ACCOUNT		16.29	
02-00-2000	ACCOUNTS PAYABLE	16.29		
03-00-1000	CASH ACCOUNT		16.29	
03-00-2000	ACCOUNTS PAYABLE	16.29		
04-00-1000	CASH ACCOUNT		16.29	
04-00-2000	ACCOUNTS PAYABLE	16.29		

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City of Fayette MO
SCHEDULED PAYMENT UPDATE
CALENDAR 12/2025, FISCAL 6/2026

OPER: MAS
JRNL:6411

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GL ACCOUNT NUMBER	GL ACCOUNT NAME	DEBITS	CREDITS	NET
01-00-1000	CASH ACCOUNT		30.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	30.00		
01-00-1000	CASH ACCOUNT		50.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	50.00		
02-00-1000	CASH ACCOUNT		35943.04	
02-00-2000	ACCOUNTS PAYABLE	35943.04		
03-00-1000	CASH ACCOUNT		1261.00	
03-00-2000	ACCOUNTS PAYABLE	1261.00		
03-00-1000	CASH ACCOUNT		69.00	
03-00-2000	ACCOUNTS PAYABLE	69.00		
03-00-1000	CASH ACCOUNT		2001.59	
03-00-2000	ACCOUNTS PAYABLE	2001.59		
01-00-1000	CASH ACCOUNT		300.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	300.00		
01-00-1000	CASH ACCOUNT		19.98	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	19.98		
01-00-1000	CASH ACCOUNT		4498.44	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	4498.44		
02-00-1000	CASH ACCOUNT		192238.27	
02-00-2000	ACCOUNTS PAYABLE	192238.27		
03-00-1000	CASH ACCOUNT		2653.40	
03-00-2000	ACCOUNTS PAYABLE	2653.40		
03-00-1000	CASH ACCOUNT		297.49	
03-00-2000	ACCOUNTS PAYABLE	297.49		
01-00-1000	CASH ACCOUNT		41.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	41.00		
01-00-1000	CASH ACCOUNT		210.87	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	210.87		
04-00-1000	CASH ACCOUNT		36.75	
04-00-2000	ACCOUNTS PAYABLE	36.75		
01-00-1000	CASH ACCOUNT		196.04	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	196.04		
01-00-1000	CASH ACCOUNT		49.01	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	49.01		
01-00-1000	CASH ACCOUNT		49.01	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	49.01		
04-00-1000	CASH ACCOUNT		49.01	
04-00-2000	ACCOUNTS PAYABLE	49.01		
04-00-1000	CASH ACCOUNT		192.55	
04-00-2000	ACCOUNTS PAYABLE	192.55		
02-00-1000	CASH ACCOUNT		6.32	
02-00-2000	ACCOUNTS PAYABLE	6.32		
03-00-1000	CASH ACCOUNT		6.32	
03-00-2000	ACCOUNTS PAYABLE	6.32		
04-00-1000	CASH ACCOUNT		6.33	
04-00-2000	ACCOUNTS PAYABLE	6.33		
01-00-1000	CASH ACCOUNT		124.83	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	124.83		
04-00-1000	CASH ACCOUNT		1147.71	
04-00-2000	ACCOUNTS PAYABLE	1147.71		
01-00-1000	CASH ACCOUNT		106.52	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	106.52		
01-00-1000	CASH ACCOUNT		106.52	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	106.52		

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SCHEDULED PAYMENT UPDATE
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GL ACCOUNT NUMBER	GL ACCOUNT NAME	DEBITS	CREDITS	NET
01-00-1000	CASH ACCOUNT		106.52	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	106.52		106.52
02-00-1000	CASH ACCOUNT		106.52	
02-00-2000	ACCOUNTS PAYABLE	106.52		106.52
03-00-1000	CASH ACCOUNT		106.52	
03-00-2000	ACCOUNTS PAYABLE	106.52		106.52
04-00-1000	CASH ACCOUNT		106.52	
04-00-2000	ACCOUNTS PAYABLE	106.52		106.52
01-00-1000	CASH ACCOUNT		175.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	175.00		175.00
01-00-1000	CASH ACCOUNT		1886.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	1886.00		1886.00
04-00-1000	CASH ACCOUNT		523.28	
04-00-2000	ACCOUNTS PAYABLE	523.28		523.28
01-00-1000	CASH ACCOUNT		30.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	30.00		30.00
01-00-1000	CASH ACCOUNT		149.99	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	149.99		149.99
04-00-1000	CASH ACCOUNT		45.99	
04-00-2000	ACCOUNTS PAYABLE	45.99		45.99
01-00-1000	CASH ACCOUNT		25.65	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	25.65		25.65
01-00-1000	CASH ACCOUNT		73.99	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	73.99		73.99
01-00-1000	CASH ACCOUNT		48.98	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	48.98		48.98
01-00-1000	CASH ACCOUNT		81.68	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	81.68		81.68
01-00-1000	CASH ACCOUNT		60.23	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	60.23		60.23
01-00-1000	CASH ACCOUNT		26.98	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	26.98		26.98
01-00-1000	CASH ACCOUNT		43.89	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	43.89		43.89
01-00-1000	CASH ACCOUNT		12911.50	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	12911.50		12911.50
01-00-1000	CASH ACCOUNT		1500.00	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	1500.00		1500.00
02-00-1000	CASH ACCOUNT		1216.00	
02-00-2000	ACCOUNTS PAYABLE	1216.00		1216.00
01-00-1000	CASH ACCOUNT		18.75	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	18.75		18.75
03-00-1000	CASH ACCOUNT		18.75	
03-00-2000	ACCOUNTS PAYABLE	18.75		18.75
04-00-1000	CASH ACCOUNT		18.75	
04-00-2000	ACCOUNTS PAYABLE	18.75		18.75
02-00-1000	CASH ACCOUNT		18.75	
02-00-2000	ACCOUNTS PAYABLE	18.75		18.75
01-00-1000	CASH ACCOUNT		37.91	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	37.91		37.91
01-00-1000	CASH ACCOUNT		73.75	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	73.75		73.75
02-00-1000	CASH ACCOUNT		73.75	
02-00-2000	ACCOUNTS PAYABLE	73.75		73.75

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City of Fayette MO
SCHEDULED PAYMENT UPDATE
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GL ACCOUNT NUMBER	GL ACCOUNT NAME	DEBITS	CREDITS	NET
03-00-1000	CASH ACCOUNT		73.75	
03-00-2000	ACCOUNTS PAYABLE	73.75		
04-00-1000	CASH ACCOUNT		73.75	
04-00-2000	ACCOUNTS PAYABLE	73.75		
01-00-1000	CASH ACCOUNT		43.75	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	43.75		
02-00-1000	CASH ACCOUNT		43.75	
02-00-2000	ACCOUNTS PAYABLE	43.75		
03-00-1000	CASH ACCOUNT		43.75	
03-00-2000	ACCOUNTS PAYABLE	43.75		
04-00-1000	CASH ACCOUNT		43.75	
04-00-2000	ACCOUNTS PAYABLE	43.75		
01-00-1000	CASH ACCOUNT		12.50	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	12.50		
02-00-1000	CASH ACCOUNT		12.50	
02-00-2000	ACCOUNTS PAYABLE	12.50		
03-00-1000	CASH ACCOUNT		12.50	
03-00-2000	ACCOUNTS PAYABLE	12.50		
04-00-1000	CASH ACCOUNT		12.50	
04-00-2000	ACCOUNTS PAYABLE	12.50		
01-00-1000	CASH ACCOUNT		12.50	
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	12.50		
02-00-1000	CASH ACCOUNT		12.50	
02-00-2000	ACCOUNTS PAYABLE	12.50		
03-00-1000	CASH ACCOUNT		12.50	
03-00-2000	ACCOUNTS PAYABLE	12.50		
04-00-1000	CASH ACCOUNT		12.50	
04-00-2000	ACCOUNTS PAYABLE	12.50		
02-00-1000	CASH ACCOUNT		25421.33	
02-00-2000	ACCOUNTS PAYABLE	25421.33		
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GENERAL LEDGER TOTALS			297142.93	297142.93

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City of Fayette MO
GENERAL LEDGER SUMMARY
CALENDAR 12/2025, FISCAL 6/2026

OPER: MAS
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ACCOUNT NUMBER	ACCOUNT TITLE	DEBITS	CREDITS	NET
01-00-1000	CASH ACCOUNT	.00	24,888.51	24,888.51-
01-00-2000	ACCOUNTS PAYABLE-GENERAL FUND	24,888.51	.00	24,888.51
02-00-1000	CASH ACCOUNT	.00	255,201.25	255,201.25-
02-00-2000	ACCOUNTS PAYABLE	255,201.25	.00	255,201.25
03-00-1000	CASH ACCOUNT	.00	6,612.84	6,612.84-
03-00-2000	ACCOUNTS PAYABLE	6,612.84	.00	6,612.84
04-00-1000	CASH ACCOUNT	.00	10,440.33	10,440.33-
04-00-2000	ACCOUNTS PAYABLE	10,440.33	.00	10,440.33

TRANSACTION TOTALS	297,142.93	297,142.93	.00
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FUND	NAME	DEBITS	CREDITS
01	GENERAL	24,888.51	24,888.51
02	ELECTRIC	255,201.25	255,201.25
03	WATER	6,612.84	6,612.84
04	SEWER	10,440.33	10,440.33
	TOTALS	297,142.93	297,142.93

CITY OF FAYETTE, MISSOURI
MEMORIAL CITIZEN APPRECIATION CERTIFICATE

Presented in Memory of
MR. JESSIE WILLIAMS

With Deep Respect and Gratitude

This certificate is presented *in loving memory* of **Mr. Jessie Williams**, whose life, service, and enduring dedication have left a profound and lasting impact on the City of Fayette, Missouri.

With heartfelt appreciation, the City of Fayette honors his legacy of integrity, compassion, and unwavering commitment to the well-being of our community. Mr. Williams' generosity of spirit, his quiet leadership, and his consistent devotion to supporting others enriched the lives of all who had the privilege of knowing him.

Though he is no longer with us, the influence of his kindness and his contributions will continue to strengthen the fabric of our community. His memory remains a guiding light—an example of true civic virtue and a legacy that will be cherished for generations.

In remembrance of his remarkable life and in appreciation of his lasting contributions, the City of Fayette offers this memorial recognition with the deepest respect.

Awarded this _____ day of _____, 2025

City of Fayette, Missouri

Mayor

City Administrator