

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, OCTOBER 14, 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., October 14, 2025, by Mayor Greg Stidham.

PLEDGE OF ALLEGIANCE

Everyone in the Chamber rose for the Pledge of Allegiance led by Alderman David Frees.

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

Alderwoman Ishmael requested an addition to the Agenda under New Business #9, Authorizing the Mayor to sign the Financial Assistance Agreement of the Department of Natural Resources.

Alderman Roll moved to approve the Agenda with the above addition. Alderman Cook seconded the motion. Six voting Aye. Nays – none. Motion passed.

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF ALDERMAN
HELD ON SEPTEMBER 23, 2025**

Alderman Frees moved to approve the Minutes of the Regular Meeting held September 23, 2025. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

PUBLIC HEARINGS

**PUBLIC HEARING FOR THE PROPOSED AMENDMENT TO THE CURRENT B1 ZONING
REGULATIONS TO ALLOW SHORT TERM RENTAL ON THE BACKSIDE 30% OF THE
MAIN FLOOR SPACE**

Alderman Cook moved to postpone the Public Hearing to the next meeting, following its publication in the newspaper. Alderman Roll seconded the motion. Six voting Aye. Nays – none. Motion passed.

INVITED GUESTS

1. Ann Schnell - Land and Water Grant

Ms. Schnell explained to the Council that the Missouri Department of Natural Resources requires to sign the Financial Assistance Agreement for the 50/50 Land and Water Grant application that

has previously been approved by the Council. Ms. Schnell requested that the Mayor sign the document to comply with the requirements. The grant funds will be used to update the bathrooms and electric system at the pool building.

Alderman Waggoner moved to authorize the Mayor to sign the DNR Financial Assistance Agreement. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

2. Tristin Head – Trunk or Treat

Ms. Head informed the council about the Trunk or Treat event to be held on October 26th from 3:00 to 5:00 pm at the Fayette square. She presented a map requesting street closures and mentioned that there will be one to three food vendors. Ms. Cooper, City Administrator, noted that the City will also participate in the Trunk or Treat event.

CITIZEN PARTICIPATION

- **Heather Dawson**

Ms. Dawson introduced herself to the Council as the new Executive Director for Downtown Fayette. She expressed her enthusiasm for working in collaboration with the City, business owners and community members to continue revitalizing Fayette.

- **Marsha Broadus**

Ms. Broadus expressed her gratitude to Ms. Deanna Cooper, City Administrator, for providing the information that she needed.

CITY STAFF REPORTS

- **Curtis Hammons – Water Superintendent**

Did not attend the meeting.

- **Sonny Conrow – Electric Superintendent**

Mr. Conrow informed the Council that he has not yet received the results of the transformer test. He also reported that Crossline has been working in town for the past two weeks, beginning with the Northwest Circuit. Mr. Conrow noted that he is marking the poles in bad condition with pink ribbons.

Mr. Conrow stated that, since previous mapping has been completed in the past and the cost of line inspections is very high, he recommends that the City invest those funds in the upgrade and maintenance of existing lines and poles. He estimated that approximately 20% of the poles in the Northwest Circuit are in poor condition.

He also mentioned that he has spoken with MPUA and other providers to obtain cost estimates for replacing poles in the Northwest Circuit. Labor was estimated at \$150 to \$250 per pole, and materials – including wires and transformers – were estimated at approximately \$5,000 per pole.

Mr. Conrow also reported that the trees around the Senior Center have been cut down.

- **Timothy Wells – City Marshal**

City Marshal, Timothy Wells reported that the Police Department handled approximately 200 calls over the past two weeks. He also noted that the Department participated in a first responder activity with the Central Missouri Community Action, Fire Department, Ambulance and Sheriff's Department at the Fayette school.

Marshal Wells informed the Council about the Police Department annual pork steak dinner benefiting the non-profit organization Holiday House, which will take place on November 2nd at

the City Shed. He also mentioned a fund raiser for the Howard County Heroes organization and expressed appreciation for any City or personal donations. Marshal Wells also noted that the Police Department will participate in the Trunk or Treat event.

Marshal Wells reported an issue at the intersection of South Church and Terra Road, where tractor-trailers attempting right-hand turns are running into the ditch on the southwest corner creating a potential hazard for vehicles coming from Highway 240 that may not be able to see the trucks obstructing the road. He requested consideration of installing a “No Right Turn” sign at the intersection for safety. Alderman Waggoner suggested contacting Mr. Dennis Daniels, Streets Superintendent, who has the authority under City Ordinance to make that decision and will need to coordinate the Missouri Department of Transportation (MODOT), as the highway is under their jurisdiction.

Alderman Waggoner expressed his appreciation to Marshal Wells and two of his Officers for their presentation at the Optimist Club, highlighting the work they are doing for the community. Mayor Stidham also commended Marshal Wells for his excellent presentation at the Rotary Club. Alderwoman Ishmael also recognized Marshal Wells for assisting a person who had fallen and needed help getting up.

- **Tracy Read – Building Inspector**

Mr. Read reported the issuance of three building permits, one of them is for the new CMU Baseball locker room. He also stated that he is preparing information to be added to the City’s website under “Department of Building Safety” which will list all the requirements for building permits and inspections. Mr. Read informed that he has ordered the building code books adopted by City ordinance. These books will be available for the public to review at City Hall and the Library. He also reported that the Steve Woodard permit has been revoked and the construction has been removed.

Mr. Read stated that he is developing a demolition permit process to ensure that all the utilities are disconnected and the nearby property owners are notified. Alderman Waggoner noted that air pollutant regulations and hazardous materials safety requirements should also be considered in the demolition permit.

Mr. Read informed the Council that he attended to the Missouri Association of Building Officials and Inspectors Annual Conference, where he participated in seminars on the legal aspects of building code administration.

- **Deanna Cooper – City Administrator**

Ms. Cooper provided the Council with updates on the following topics:

- Ms. Cooper presented a recognition to Sonny Conrow from the City of Springfield for the outstanding work performed by the City of Fayette crew during the Mutual Aid assistance following the April 29, 2025 storm. She noted that the City has already received the funds for the Mutual Aid assistance.
- The City of Fayette was awarded the 2025 Missouri Department of Natural Resources Solid Waste Management Program Grant in the amount of \$54,897. The grant will fund 38 picnic tables, 6 benches and 6 wheelchair accessible tables, all made from recycled tires, to be distributed throughout Page Liberty Park and DC Roger Lake.
- The 2022 Audit has officially begun and is currently in progress.
- New Computers for the City have been received and installed.

- Ms. Cooper reported receiving a letter from MODOT stating that any parking changes should be determined by City Resolution or noted in its minutes that the roadway is of sufficient width to permit angle parking without interfering with free movement of traffic. The letter also clarified that the city owns the highway while MODOT maintains the driving surfaces.
Alderman Waggoner noted that, based on the MODOT letter, the City will need to amend the Ordinance which currently requires a Resolution from the State Highway Commission for angle parking.
 - Expressed the City's thanks to Inovatia for donating mums for the front of City Hall.
 - A French drain was installed on the side of the building to improve drainage, hoping that it will reduce basement issues.
 - Ms. Cooper expressed gratitude to Alderman Frees for preparing smoked pork meal for the city employees in recognition of their service.
- **City Attorney – Todd Smith**
Attorney Todd Smith was present in the absence of the City Attorney Nathan Nickolaus.
Attorney Smith had no report.

OLD BUSINESS

1. DISCUSSION AND/OR APPROVAL OF ORDINANCE AMENDING THE ZONING MAP TO CHANGE JOHN GEHA'S PROPERTY FROM B-1, BUSINESS DISTRICT TO RS-1 SINGLE FAMILY RESIDENTIAL.

2nd and Final Reading by Title Only

Alderman Roll moved to approve the Ordinance amending the Zoning Map to change John Geha's property from B-1, Business District to RS-1, Single Family Residential. Alderman Cook seconded the motion.

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

2 .RATIFICATION OF ORDINANCE 16-17 FOR SIGNING – ALLEY VACATION BETWEEN 308 OAKLAWN AND 400 OAKLAWN (SECTION 100.085)

Alderman Waggoner moved to approve the ratification of Ordinance 16-17, authorizing the Mayor to sign the Ordinance – Alley Vacation between 308 Oaklawn and 400 Oaklawn. 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.

NEW BUSINESS

1. DISCUSSION AND /OR APPROVAL OF BID SELECTION FOR STREET PROJECT

Alderman Frees moved to table the Discussion of Bid Selection for the Street Project until next meeting. Alderman Waggoner seconded the motion. Six voting Aye. Nays – none. Motion passed.

2. DISCUSSION OF BOARD OF ALDERMEN SUNSHINE LAW POLICY FOR MEETINGS OF LESS THAN A QUORUM.

Attorney Smith clarified that Board or Commission meetings where city business is discussed, are considered open meetings. Such meetings require an agenda, which must be posted at least 24 hours in advance, as well as meeting minutes. He also stated that public comments are not required at these meetings. Attorney Smith stated that if a Council member's meeting does not meet a quorum, posting the agenda is not legally required.

Alderman Waggoner commented that this serves as a reminder of how committees should proceed on these meetings. He also inquired about the difference between an Ordinance and a Policy. Attorney Smith explained that the compliance with ordinances is mandatory and they have unlimited validity. The policies are more flexible and can be changed more easily as law or circumstances changes.

Alderman Waggoner suggested that the agenda should be posted whenever Council members meet to discuss City business.

3. DISCUSSION AND/OR APPROVAL OF RESOLUTION 2025-21 APPROVING INVOICES FOR PAYMENT.

Alderman Roll moved to approve Pay Resolution 2025-21, approving invoices for payment and salaries in the total sum of \$595,158.65 which includes, General Fund \$199,646.93, Electric Fund \$259,515.27, Water Fund \$98,135.43, Sewer Fund \$37,861.02. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

4. DISCUSSION AND/OR APPROVAL OF BUSINESS LICENSE FOR MAIN STREET BOUTIQUE HOTEL

Mr. Dustin Vogt explained that he plans to establish a hotel on the main floor of 105 Main Street, consisting of six comfortable rooms equipped with kitchenettes. In the adjacent building, he intends to provide a fully equipped reception hall for community rental, with apartments on the second floor. Regarding parking Mr. Vogt stated that it will be designated on the side street.

Alderman Waggoner noted the City's rental Ordinance and inquired about occupancy permits for the hotel to ensure compliance with safety and sanitation standards. Attorney Smith explained that there are standards in the international code about lodging, which differ from standard rentals. The hotel will require annual inspections for basic safety, including mattresses, heating and air conditioning and smoke detectors.

Alderwoman Gerlt inquired about a lodging tax, to which Attorney Smith responded that a transient tax could be established by the City.

Alderman Cook asked about potential liability if guests bring alcohol. Attorney Smith stated that the City would not be liable, as it is private property and such issues would be addressed under the property's policies.

Alderwoman Gerlt moved to approve the Business License for Main Street Boutique Hotel. Alderman Roll seconded the motion. Six voting Aye. Nays – none. Motion passed.

5. DISCUSSION AND OR APPROVAL OF BUSINESS LICENSE FOR CONCRETE CONCEPTS

Alderwoman Gerlt moved to approve the Business License for Concrete Concepts. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

6. DISCUSSION AND/OR APPROVAL OF BUSINESS LICENSE FOR RAYMORE CONSTRUCTION

Aldерwoman Gerlt moved to approve the Business License for Raymore Construction. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

7. DISCUSSION AND/OR APPROVAL OF SEWER WAIVER REQUEST FOR 200 S. MAIN ST.

Aldерwoman Gerlt moved to approve the Sewer Waiver request for 200 S. Main St. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

8. DISCUSSION AND/OR APPROVAL OF SEWER WAIVER REQUEST FOR 410 W. MORRISON ST.

Alderman Frees moved to approve the Sewer Waiver request for 410 W. Morrison St. Aldерwoman Gerlt seconded the motion. Six voting Aye. Nays – none. Motion passed.

9. DISCUSSION AND/OR APPROVAL OF AUTHORIZING THE MAYOR TO SIGN THE DNR FINANCIAL ASSISTANCE AGREEMENT

Alderman Frees moved to authorize the Mayor to sign the DNR Financial Assistance Agreement. Alderman Waggoner seconded the motion. Six voting Aye. Nays – none. Motion passed.

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderman David Frees - East Ward

Nothing to report.

Aldерwoman Ronda Gerlt - East Ward

Aldерwoman Gerlt inquired whether the City Administrator could approve Business Licenses instead of having all licenses come before the Council. Attorney Smith stated it is possible to delegate this authority to the City Clerk or City Administrator. He noted that he will ask the City Attorney to amend the Business License Ordinance to authorize the City Administrator.

Alderman Patrick Roll - Northwest Ward

Nothing to report.

Alderman Grafton Cook - Southwest Ward

Alderman Cook reported a significant erosion at the west side of the road going up the hill on DC Rogers Lake. He inquired whether the area could be filled to stabilize it. Mayor Stidham stated that he will discuss the matter with Dennis Daniels, Street Superintendent.

Mr. Cook also inquired about the boat launch at the lake. Mayor Stidham explained that the lake's water was lowered about 4 or 5 feet to allow the construction of the wing wall and stated that once that project is finished the water level will go back up.

Aldерwoman Michelle Ishmael - Northwest Ward

Aldерwoman Ishmael reported vandalism at Walnut Ridge Cemetery and stated that the Sheriff Department is handling the investigation, as the cemetery is outside the City limits. Ms. Ishmael also brought to the

Marshal's attention a car parked on North Main Street without a license plate. Ms. Ishmael expressed her gratitude to Marshal Wells and his officers for wearing a pink flag on their uniforms in recognition of Breast Cancer Awareness Month. She also reiterated her concern regarding college students riding electric bikes around town. Alderwoman Ishmael thanked Ms. Cooper, City Administrator, for her great job.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner thanked the City for the thank-you card received for the Inovatia donation of two mom plants for the entrance of City Hall.

He reiterated that the City should establish an Ordinance to ensure that minimum safety and quality standards are met for occupancy of the boutique hotel. Also, after inquiring about the City Attorney fees and how much the City has been spending on legal matters, he noted that some Council members and citizens are generating bills for the City. He inquired who is authorized to request legal consultations that result in City expenses. Alderman Roll stated that the Council should agree that all these matters should go through the City Administrator. Attorney Smith explained that the firm bills in tenths of an hour and, as general rule, they try to address issues in about five minutes. He also mentioned that if the Council agrees, citizens could be referred to City Hall as a general practice. Alderman Waggoner suggested placing this topic on the Agenda for next meeting for further discussion.

Finally, Alderman Waggoner reminded the Council about the CMU Homecoming taking place the coming weekend and thanked Marshal Wells for the support provided to Central Methodist University during the Band Day last weekend. Alderman Waggoner noted that, through his involvement with the Howard County Economic Development, they have access to heat-mapping data related to new cell phone traffic in the area and have observed a large increase in visitors during CMU events, with CMU Homecoming being the largest of the year. He emphasized that CMU is an important economic engine for the City.

TO CLOSED SESSION

Alderman Frees motioned to move to closed session at 7:55 p.m. Alderman Waggoner seconded the motion. Six voting Aye. Nays – 0. Motion Passed.

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

Alderman Cook moved to adjourn closed session at 9:08 p.m. and go into open session. Alderman Roll seconded the motion. Six voting Aye. Nays – None. Motion passed.

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

THE OPEN MEETING CONTINUED

Mr. Ralph Parris, recommended by Marshal Wells for hire as a Police Officer, introduced himself to the Council. He resides in California, Missouri, and has 28 years of law enforcement experience, having served in Virginia, California, and St. Louis County and the University of Missouri Police Department.


The swear in was scheduled for the next day at 10:00 am.

ADJOURNMENT

Alderwoman Ishmael moved to adjourn at 9:15 p.m. Alderman Roll seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:


____ Maria Rogers, City Clerk


____ Greg Stidham, Mayor