

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI**
TUESDAY, OCTOBER 28, 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 28, 2025, by Mayor Greg Stidham.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Roll Call verified Five Board Members present for the meeting.

Responding to the Roll Call: Alderwoman Ronda Gerlt, Alderman Patrick Roll, Alderwoman Michelle Ishmael, Alderman JB Waggoner and Alderman Grafton Cook – present via phone, Alderman Frees - absent.

ADDITIONS TO AND APPROVAL OF AGENDA

Alderman Waggoner moved to approve the Agenda as presented. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed.

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF ALDERMAN
HELD ON OCTOBER 14, 2025**

Alderman Waggoner noted that the Minutes state two items that were requested to be added to the October 28th, 2025 Agenda, however, they were not included. He requested that these items be added to the agenda for next meeting.

Alderman Roll moved to approve the Minutes of the Regular Meeting held October 14, 2025. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed.

INVITED GUESTS

1. **Bekki Galloway – Forestry Cost Share Grant**

Ms. Galloway provided the Council with an update of the Forestry Cost Share Grant. She mentioned that the City's cost will be lower than estimated because additional funds are being awarded to help cover the cost of watering the trees, which must be paid to a contractor. Ms. Galloway also stated that there are two contracts that require the Mayor's signature, one for tree removal and another for education, tree purchase and planting.

Alderman Roll moved to authorize the Mayor to sign the Missouri Department of Conservation Cost Share Grant Agreements. Alderwoman Gerlt seconded the motion. Five voting Aye. Nays – none. Motion passed.

CITIZEN PARTICIPATION

- **Marsha Broadus**

Ms. Broadus expressed that she was following up on the status of the nursing home building. Mayor Stidham stated that there has been no update on the matter. Ms. Broadus also inquired whether the cameras on Liberty Park can help to identify the person that is using the surrounding streets as a racetrack. Mayor Stidham responded that the cameras are monitored by Ann Schnell.

CITY STAFF REPORTS

- **Sonny Conrow – Electric Superintendent**

Mr. Conrow was unable to attend the meeting.

City Administrator, Ms. Deanna Cooper informed the Council that she and Mr. Conrow are exploring a Grant through MPUA, funded by Department of Natural Resources called a System Targeting Project in the amount of approximately \$750,000, to strengthen the City's current electrical grid. Ms. Cooper noted that the City can apply through MPUA or directly through DNR, stating that MPUA will assist the City in either case.

Ms. Cooper also mentioned that the oil testing report for the transformers has not yet been received.

- **Curtis Hammons – Water Superintendent**

Mr. Hammons mentioned that he was present to address any questions or concerns regarding the Street Project.

- **Timothy Wells – City Marshal**

City Marshal, Timothy Wells informed the Council that he has a matter to discuss in Closed Session regarding a part-time officer. He reported that the Police vehicles have new decals and new license plates. Marshal Wells thanked Ms. Cooper for her assistance coordinating with IT to restore the body cameras online again and stated that he is exploring additional options to mount and clip the cameras.

He reminded the Council about their fourth annual pork dinner, scheduled for Sunday, noting that all proceeds, after expenses, will benefit the Holiday House. Marshal Wells also mentioned that the Howard County Heroes will host an event on November 30th, during which children will be taken to the Boonville Walmart to purchase toys.

Marshal Wells stated that he ordered two trail cameras that will be connected to their cell phones. Finally, he informed the Council that the Highschool and CMU donated hats for the Police Officers.

- **Deanna Cooper – City Administrator**

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

- The administrative staff will hold the first onboarding meeting with BS&A, the new accounting software. City Hall will be closed during that session.
- Ms. Cooper recommended that the Mayor establish a Finance Committee to review and discuss topics such as the budget and major purchases. Attorney Nickolaus noted that it is a common practice to have such a committee, and the Mayor is responsible for appointing its members. Mayor Stidham appointed the following Council members: JB Waggoner, David Frees and Pat Roll.

Alderman Waggoner suggested developing a plan for capital related to infrastructure projects for the next two or three years to ensure that the decisions are made properly. He

also mentioned that processes and procedures would probably need to be rebuilt to properly manage the current sinking funds and contributions made to those funds. Additionally, he recommended establishing a Personnel Committee.

Attorney Nickolaus reminded the Council that all Committee meetings are subject to Sunshine Law, so agendas need to be posted.

- Ms. Cooper informed the Council that staff is gathering information requested by KPM for the audit.
 - Ms. Cooper is working with MPUA on the process for the grant previously mentioned to address the City's aging electrical grid system. Alderman Waggoner reminded the Council that an electric reliability study is currently in process and noted that about seven years ago, during pandemic, the Council voted to conduct an electric reliability study that was later converted into a rate study. Mr. Waggoner pointed that there are several major issues to be addressed, including the replacement of poles marked with pink ribbons.
 - Ms. Cooper mentioned that she is working on another grant opportunity through Security Rural School – SRS funding. She explained that considering the amount of government land in the area and the revenue you might have as a result of that, this grant funds schools and infrastructure, so the City is eligible to apply for water line infrastructure maintenance throughout the city.
 - City Administrator, Ms. Cooper, thanked the Community Improvement District - CID, for its commitment to contribute with \$218,464.12, which represents two thirds of the total cost of Part A and Part C of the Street project – intersection repairs and the seal coat around the square.
- **City Attorney – Nathan Nickolaus**
Attorney Nickolaus had nothing to report.

OLD BUSINESS

1. RATIFICATION OF RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE DNR FINANCIAL ASSISTANCE AGREEMENT #TNP250022-2025 NON-PLAYGROUND SCRAP TIRE SURFACE MATERIAL GRANT FOR NW PARK TABLES AND BENCHES

Alderman Roll moved to authorize the Mayor to sign the Financial Assistance Agreement # TNP-250022-2025 that was already approved on the previous meeting. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed.

NEW BUSINESS

1. DISCUSSION AND/OR APPROVAL OF AUTHORIZING THE MAYOR TO SIGN THE DEPARTMENT OF CONSERVATION FORESTRY COST SHARE GRANT

This item was approved under the Invited Guest section – Bekki Galloway participation.

2. DISCUSSION AND/OR APPROVAL OF RESOLUTION 2025-22 APPROVING INVOICES FOR PAYMENT

Alderman Roll moved to approve Pay Resolution 2025-22, approving invoices for payment and salaries in the total sum of \$220,410.96 which includes, General Fund \$58,587.98, Electric Fund \$18,596.67, Water Fund \$66,256.14, Sewer Fund \$76,970.17. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – none. Motion passed.

3. DISCUSSION AND/OR APPROVAL OF CID CONTRIBUTION TO STREETS REPAIR PROJECT

Ms. Deanna Cooper, City Administrator explained to the Council that CID has generously offered to contribute to the City's Street Project with two-thirds of the total cost of the Part A of the project which includes the intersections of Church Street, and Part C which is the seal coat of the downtown square. The total cost of Parts A and C is \$327,696.18, with the CID contributing \$218,464.12 and City's portion being \$109,232.06.

Alderman Waggoner, also as a member of the CID, noted that these funds come from tax revenues and that the CID Board had been building reserves for this moment to allow for significant improvement in the district. Alderman Cook, also a member of the CID, stated that it is a pleasure to provide these funds to the City and emphasized the importance of ensuring that all infrastructure issues are fully addressed before the concrete is laid.

Alderwoman moved to accept the contribution of the CID to the Street Project. Alderman Roll seconded the motion. Five voting Aye. Nays – none. Motion passed.

4. DISCUSSION AND/OR APPROVAL OF SCHNIEDER'S BID OF \$949,471.58 FOR STREET PROJECT

Mayor Stidham explained to the Council that four bids were received, two of them were rejected for not meeting bid requirements. Of the remaining two, Schnieder's bid is the lowest at \$949,471.58, covering the three intersections on South Church Street and the seal coat on the square. He noted that if approved, the plan is to complete the concrete work for the intersections this year and the asphalt work in early summer next year.

Alderman Waggoner moved to approve the Schnieder's bid for the Street Project. Alderman Roll seconded the motion. Five voting Aye. Nays – none. Motion passed.

City Administrator showed the Council on the City map the location of the areas that require work before the street repair project. Curtis Hammons, Water Superintendent, noted that it is good to proceed with the intersections but a six-inch water line by C&R needs to be replaced.

It was discussed also the Lucky Street to Cleveland intersections as well as other areas that are more complex, requiring water and sewer lines improvements before any overlay is completed in these streets.

Alderman Waggoner mentioned that the Finance Committee will be developing a program to address these improvements over the next two or three fiscal years. City Administrator added that once the audits are completed, the City will be able to apply to CDBG, DNR or MODOT grants for these types of projects.

Roll Call: Alderwoman Ronda Gerlt, Alderman Patrick Roll, Alderwoman Michelle Ishmael, Alderman JB Waggoner and Alderman Grafton Cook.

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderman David Frees - East Ward

Absent.

Alderwoman Ronda Gerlt - East Ward

Alderwoman Gerlt informed the Council that the Trunk or Treat event was postponed due to the bad weather.

Alderman Patrick Roll - Northwest Ward

Nothing to report.

Alderman Grafton Cook - Southwest Ward

Alderman Cook inquired about installing speed signs on Church Street westbound, as well as West Morrison and West Davis, due to speeding concerns. The request will be referred to Dennis Daniels, Street Superintendent.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael expressed her gratitude to Aldermen Grafton Cook and JB Waggoner, members of the CID, for the contribution to the Street Project. She also thanked Ms. Bekki Galloway for her hard work on the Forestry Grant and Marshal Wells for his service to the community.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner thanked the administrative staff for the financial report, which will assist in making informed decisions on budget amendments. He also thanked the Police Department for helping during Band Day and CMU Homecoming.

Mr. Waggoner inquired about the status of the Tap Grant for North Main Street. Ms. Cooper stated that the Tap Grant is still moving forward, with ongoing meetings with Great River Engineering and MODOT, and are awaiting a response from the Historic Preservation Survey, which is just a formality.

Alderman Waggoner also asked about the status of the Fairgrounds' road work for the Gerlt addition. It was informed that the City's portion is completed and Curtis Hammons stated that the construction permits were signed by DNR.

Alderman Waggoner requested that the following items be included on the next meeting's agenda: Sunshine Law policy, Business License Ordinance, change requested by Alderwoman Gerlt, Occupancy permitting for short term rentals and hospitality tax for short term stays. Attorney Nathan Nickolaus explained the process to establish a lodging tax.

TO CLOSED SESSION

Alderman Roll motioned to move to closed session at 7:05 p.m. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – 0. Motion Passed.

Responding to the Roll Call: 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 8:20 p.m. and go into open session. Alderman Roll seconded the motion. Six voting Aye. Nays – None. Motion passed.

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

THE OPEN MEETING CONTINUED

The Council agreed to discuss on next meeting a five-year agreement with the Senior Center and the Library where they will be included on the City's insurance packet.

ADJOURNMENT

Alderwoman Gerlt moved to adjourn at 8:25 p.m. Alderwoman Ishmael seconded the motion. Five voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:

 _____ Maria Rogers, City Clerk

 _____ Greg Stidham, Mayor