

**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 Marshal. 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 (PILOT). 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 PILOT 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.**

**2<sup>nd</sup> and final Reading by Title only**

Alderman Roll moved to approve the 2<sup>nd</sup> 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**

**2<sup>nd</sup> and final Reading by Title only**

Alderman Waggoner moved to approve the 2<sup>nd</sup> 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**

**2<sup>nd</sup> and final Reading by Title only**

Alderman Waggoner moved to approve the 2<sup>nd</sup> 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**

**2<sup>nd</sup> and final Reading by Title only**

Alderman Frees moved to approve the 2<sup>nd</sup> 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**

**1<sup>st</sup> 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**

**1<sup>st</sup> 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 1<sup>st</sup> 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.**

**1<sup>st</sup> 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 1<sup>st</sup> 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