

**REGULAR MEETING OF THE BOARD OF  
ALDERMAN OF THE CITY OF FAYETTE,  
MISSOURI  
TUESDAY, NOVEMBER 11, 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 11, 2025, by Mayor Greg Stidham.

**PLEDGE OF ALLEGIANCE**

Everyone in the Chamber rose for the Pledge of Allegiance led by Alderman Patrick Roll.

**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 Frees 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 OCTOBER 28, 2025**

Alderman Cook moved to approve the Minutes of the Regular Meeting held October 28, 2025. Alderman Roll seconded the motion. Six voting Aye. Nays – none. Motion passed.

**A. PUBLIC HEARING BEGIN:**

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

Mayor Stidham explained that the purpose of the Public Hearing was to consider an amendment to the current B1 zoning designation. He stated that the Planning and Zoning Commission recommends that the Board of Alderman amend the Ordinance 405.200 to allow short term rental on no more than the 30% of the lower-level floor space of a property in the B-1 zoning district, and that such rental space must be located on the back side of the building.

Alderman Waggoner noted that the public hearing notice does not specify that the rental area must be located on the back side of the building, although the Agenda does include this requirement.

There were no comments from the public.

**PUBLIC HEARING ENDED**

## **INVITED GUESTS**

### **1. Ann Schnell – Land and Water Grant**

Ms. Schnell presented to the Council the signed award for the Land and Water Grant with the authorization to proceed.

## **CITIZEN PARTICIPATION**

### **• George Befort**

Mr. Befort expressed his disappointment at the results of the recent elections. He also shared about the ceremony held at the High School in commemoration of Veterans Day.

## **CITY STAFF REPORTS**

### **• Timothy Wells – City Marshal**

City Marshal, Timothy Wells was represented by Officer Matt Johnson. He had nothing to report.

### **• Deanna Cooper – City Administrator**

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

- Ms. Cooper presented to the Council the new door hangers for various utility notices, including service requests, disconnects, water main break, broken water meter antenna, unreadable meters due to dog or vehicle interference, high weeds and others. She also noted that additional door hangers for Ordinance violations are forthcoming.
- Auditing process is underway, and required information is being uploaded.
- The first data pull for BS&A will begin on December 9, 2025. BS&A will also provide input and recommendations on processes and procedures as well.
- Ms. Cooper reported that she is working on a 100%, zero-match grant application for a water line inventory in the amount of \$190,000, as well as a grant application for electrical grid hardening of \$750,000.
- Ms. Cooper informed the Council that the CDBG grant is in the administrative phase. Once the single audit for the grant is finalized, the City will be eligible to apply for another CDBG grant. Attorney Nathan Nickolus noted that the City may want to consider beginning the application process now due to the time involved. He also mentioned that CDBG offers a program for property demolition.

Mayor Stidham reported that Rick Alexander has been working on the DC Rogers project for 30 days. He noted that, after demolition, the contractor discovered concrete underneath the pipe, requiring additional concrete to be poured at the end of the exposed pipe. As a result, the plans must be revised. Mecor Engineering will increase its cost by approximately \$4,500 and Rick Alexander has presented a Change Order for \$12,000. Mr. Stidham stated that the grant funds will cover these additional expenses.

Alderman Roll moved to approve the Change Order presented by Alexander and Associates for \$12,000 for the DC Rogers Wing Wall Project. Alderwoman Ishamel seconded the motion. Six voting Aye. Nays – none. Motion passed.

- **City Attorney – Nathan Nickolaus**

Attorney Nickolaus informed the Council that he is working on the Occupancy Permit process. He noted that the City has many detailed inspections points and recommended simplifying the Ordinance. He also reported that other cities are experiencing issues with businesses not paying sales tax. He explained that if a business does not report sales tax, the No Tax Due Letter will simply indicate that no tax is owed. He recommended that the first-year businesses be required to submit a No Tax Due Letter, and that retail business in their second and following years be required to provide proof that they have submitted their tax forms to the Department of Revenue. Mayor Stidham recommended adding that requirement to the business license application form requesting proof of submission of sales and use tax for retail businesses.

## **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.**

#### **1<sup>st</sup> Reading by Title only**

Alderman Waggoner moved to approve the 1<sup>st</sup> Reading by Title only 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.

Alderman Cook moved to amend the Ordinance on Section 1 to add “30% of back side floor space”. Alderwoman Ishmael 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.

## **B. NEW BUSINESS:**

### **1. DISCUSSION AND/OR APPROVAL OF BUSINESS LICENSE ORDINANCE AMENDMENT**

#### **1<sup>st</sup> Reading by Title only**

Alderman Waggoner moved to approve the 1<sup>st</sup> Reading by Title only of Ordinance Amending Business Licenses regulations. Alderwoman Ishmael 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.

Alderman Frees moved to amend the Ordinance Amending Business Licenses regulations on General Regulations, Point #1, to add “or other person designated by the Mayor”. 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 DNR FINANCIAL ASSISTANCE FOR LEAD SERVICE LINE INVENTORY GRANT APPLICATION**

City Administrator explained to the Council that this is a 100% funded Grant for the Lead Service Line inventory as required by DNR. Ms. Cooper noted that the grant provides \$190,000 to replace lead or galvanized water line pieces.

Alderman Cook moved to approve the Grant application. Alderman Roll seconded the motion. Six voting Aye. Nays – none. Motion passed.

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

**1<sup>st</sup> Reading by Title only**

Ms. Cooper explained to the Council that the City has an existing Ordinance that requires people wishing to camp at DC Rogers Lake to obtain permit from the Police Department rather than the City Administration office. She stated that this should be corrected through this Ordinance.

Alderman Waggoner moved to approve the 1<sup>st</sup> Reading of Ordinance for DC Rogers Camping Reservations. Alderman Roll 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 FAYETTE SENIOR CENTER INSURANCE AGREEMENT**

Mayor Stidham explained to the Council that the purpose of this agreement is to add the Fayette Senior Center to the City's insurance policy. He noted that the Senior Center currently pays approximately \$6,000 for the building insurance, while it would cost around \$1,600 under the City's policy. Mr. Stidham added that the Senior Center has lost 30% of its funding, so this change would allow them to save \$6,000 from their budget. He also mentioned that, according to the broker Caleb Walker, the City must sign an agreement with the Senior Center. Mr. Stidham noted that the same situation applies to the Fayette Library.

Alderman Cook moved to table the Fayette Senior Center Insurance Agreement and the Fayette Library Insurance Agreement in order to meet with them next week. Alderman Waggoner seconded the motion. Six voting Aye. Nays – none. Motion passed

**5. DISCUSSION AND/OR APPROVAL OF FAYETTE LIBRARY INSURANCE AGREEMENT**

This item was tabled under New Business, Point #4.

**6. DISCUSSION AND/OR APPROVAL OF RESOLUTION 2025-23 APPROVING INVOICES FOR PAYMENT**

Alderman Ishmael moved to approve the Resolution 2025-23 approving invoices for payment and salaries in the total sum of \$265,127.92 which includes, General Fund \$151,082.35, Electric Fund \$45,537.07, Water Fund \$21,825.89, Sewer Fund \$46,682.61. Alderman Cook seconded the motion. Six voting Aye. Nays – none. Motion passed.

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

**1<sup>st</sup> Reading by Title only**

Alderman Frees moved to approve the 1<sup>st</sup> Reading by Title only of Ordinance Calling an Election in the City of Fayette, Missouri on April 7, 2026.

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

**BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE**

**Alderman David Frees - East Ward**

Nothing to report.

**Alderwoman Ronda Gerlt - East Ward**

Nothing to report.

**Alderman Patrick Roll - Northwest Ward**

Nothing to report.

**Alderman Grafton Cook - Southwest Ward**

Alderman Cook expressed his appreciation for the engagement and participation of the community in the recent elections. He noted that, although he had hoped for a different outcome, he is still pleased with community's response. Mr. Cook also stated that the election served as a referendum on the Police Department, reflecting the community's expectation for accountability and professionalism. He emphasized that all the Council members only want what is best for the community, including support for the Police Department.

**Alderwoman Michelle Ishmael - Northwest Ward**

Alderwoman Ishmael expressed her gratitude to the City for the donation of six park tables to Downtown Fayette. She also reported that Downtown Fayette recently held its board meeting with Missouri Main Street and received comments that Fayette is becoming a thriving community. Ms. Ishmael also noted that the cemetery fence needs to be cleaned, to which Mayor Stidham responded that he would contact Gary Bagby or the Cemetery Board.

**Alderman JB Waggoner - Southwest Ward**

Nothing to report.

**TO CLOSED SESSION**

Alderman Frees motioned to move to closed session at 6:55 p.m. Alderman Roll 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 8:40 p.m. and go into open session. Alderwoman Ishmael 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.

### **ADJOURNMENT**

Alderman Frees moved to adjourn at 8:45 p.m. Alderwoman Gerlt seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:

  
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Maria Rogers, City Clerk

  
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Greg Stidham, Mayor