

**REGULAR MEETING OF THE BOARD OF  
ALDERMAN OF THE CITY OF FAYETTE,  
MISSOURI**  
**TUESDAY, JANUARY 13, 2026**

**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., January 13, 2026, by Mayor Greg Stidham.

**PLEDGE OF ALLEGIANCE**

Everyone in the Chamber rose for the Pledge of Allegiance led by Alderman JB Waggoner.

**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 DECEMBER 9, 2025**

Alderman Cook moved to approve the Minutes of the Regular Meeting held December 9, 2025. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

**INVITED GUESTS**

1. Denise Haskamp – Presentation of the Tree Board Grant Award  
Ms. Haskamp informed the Council the excitement of being the recipient of the Tree Grant from Howard Electric. She also stated that the Tree Board project includes the planting of 16 trees along Highway 240 on the West corridor coming into town to beautify the area.
2. Ann Schnell – Fayette Housing Authority  
Ms. Schnell in representation of the Housing Authority stated that the Housing Authority has made Payments in Lieu of Taxes (PILOT) to the City under an agreement that was apparently established in the 1970's; however, no copies of this agreement have been found.  
Ms. Schnell explained that the PILOT amount should be calculated as 10% of the total rental income charged by the Housing Authority, less allowed deductible expenses. She requested that the Council forgive the outstanding balance and consider waiving future PILOT payments. She also noted that the Housing Authority is planning a \$1'700,000 project to upgrade electrical wiring and install energy-efficient equipment and solar panels in addition to paying for all the utilities.

The Council requested revenue reports from the Housing Authority in order to make an informed decision.

Alderman Cook moved to table the discussion regarding the Fayette Housing Authority's request for exemption from PILOT fees until additional information is received. Alderman Roll seconded the motion. Motion passed.

3. **Bryan Kopp – GBA George Butler Associates, Inc.**

Mr. Kopp, representing GBA Building Inspectors, presented the Company to the Council. He stated that GBA has offices in several states like Washington, North Carolina, Texas, Nebraska Missouri with its headquarters in Lenexa, Kansas. He explained that GBA have inspectors and ICC Certified technicians based in Columbia, Missouri, with extensive Municipal experience.

Mr. Kopp noted that GBA can provide building inspection and code enforcement services. He also stated that the company can assist with ordinance amendments or revisions, cleaning up the zoning code and training for City staff, development of the Building Inspection department as well as other services.

### **CITIZEN PARTICIPATION**

• **George Befort**

Mr. Befort informed the Council that the State of Missouri has become the first state to be 100% County Purple State. The Council expressed its appreciation for his hard work on this achievement and for his service.

### **CITY STAFF REPORTS**

• **Matt Johnson – Police Department**

Officer Johnson was represented by Officer Abbott who informed the Council about vandalism that occurred at the high school football stadium. He requested that anybody with live cameras in the area contact the Police Department to assist with the investigation.

• **Sonny Conrow – Electric Superintendent**

Mr. Conrow informed the Council that following an accident that struck an electrical pole and locked out the Northwest circuit, and with assistance from MPUA, it was found that 45 out of 61 batteries are leaking. He stated that this issue requires immediate attention and would cost approximately \$45,000. This expense was not budgeted and would need to be paid from reserves. Alderwoman Gerlt moved to approve the purchase upon receipt of an estimate and delivery time information. Alderman Roll seconded the motion. Six voting Aye. Nays – none. Motion passed.

• **Curtis Hammons – Water Superintendent**

Mr. Hammons informed the Council that the Regional Water Commission requested each member to vote on whether to include Howard County Consolidated Water District #2 as a member or only as a purchasing customer. He recommended that the City vote to add the district as a member and stated that Howard County Regional Water has the capacity to do so.

Mr. Hammons also noted the need for nomination of a substitute representative in the event he is unable to attend meetings of the Howard Council Regional Water Commission. He stated that David Beach is willing to serve as a substitute if Mr. Hammons is unable to attend.

- **Dennis Daniels – Street Superintendent**

Mr. Daniels informed the Council that the picnic tables have been received and that staff are in the process of assembling them. He also noted that they are grading at DC Rogers.

- **Deanna Cooper – City Administrator**

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

- BS&A has uploaded the City's data and has begun to integrate it into their software. Conference calls have been held to identify City processes for the integration.
- Staff are working with KPM on the audit process.
- Repairs at the intersection of Church, Walnut and Depot Streets are expected to begin in approximately three weeks.
- The DC Rogers Wing Wall project is on hold due to weather conditions and access issues.
- The building inspector position is open to both internal and external candidates.

- **City Attorney – Nathan Nickolaus**

Mayor Stidham asked Attorney Nickolaus to explain the process for handling a vacant ward position for the April 2026 elections. Mr. Nickolaus explained that any individual wishing to file for the position must do so at the County Clerk's office by the established deadline. If no candidates file and the ballot is blank; write-in candidates may be permitted.

If a candidate is elected, the City must verify the individual's eligibility prior to the swear in, including residency within the City and respective ward, payment of taxes and confirmation that the individual does not have a felony. Following the election, the Council will certify the results and authorize swearing in.

## OLD BUSINESS

### NEW BUSINESS:

1. PRESENTATION OF MEMORIAL CITIZEN APPRECIATION CERTIFICATE TO THE FAMILY OF MR. JESSIE WILLIAMS.

The Mayor read the Memorial Citizen Appreciation Certificate and presented it to the family of Mr. Jessie Williams.

2. DISCUSSION AND/OR APPROVAL OF FAYETTE HOUSING AUTHORITY REQUEST FOR EXEMPTION TO THE PILOT FEES THAT ARE OWED AND REQUEST FOR EXEMPTION FOR THE FUTURE PILOT FEES.

This item was addressed under Citizens' Participation, Item #2.

3. DISCUSSION AND/OR APPROVAL OF GBA AGREEMENT FOR BUILDING INSPECTOR SERVICES.

Ms. Cooper clarified that the City has the permit process in place and is seeking to modernize it with the guidance from GBA, including the development of a packet with all required information and step-by-step process. She also clarified that the agreement would allow the City to utilize GBA services as needed, from the variety of services offered by GBA.

Alderman Cook moved to approve the engagement of services with GBA Building Inspectors. Alderman Roll seconded the motion. Six voting Aye. Nays – none. Motion passed.

4. DISCUSSION AND/OR APPROVAL OF BATTERY BANK, RACK AND INSTALLATION PURCHASE FOR DC POWER GRID SYSTEM.

This item was addressed under City Staff Reports, Item #2, Sonny Conrow – Electric Superintendent.

5. DISCUSSION AND/OR APPROVAL AS HOWARD COUNTY REGIONAL WATER DISTRICT MEMBER TO INCLUDE HOWARD COUNTY CONSOLIDATED WATER DISTRICT #2 AS A NEW MEMBER AND PURCHASING CUSTOMER TO HOWARD COUNTY REGIONAL WATER DISTRICT.

Alderman Waggoner moved to table the discussion until the City receives additional information. Alderman Roll seconded the motion. Six voting Aye. Nays – none. Motion passed.

6. APPOINTMENT OF SUBSTITUTE OR SECOND REPRESENTATIVE TO THE HOWARD COUNTY REGIONAL WATER DISTRICT BOARD (CURTIS HAMMONS CURRENT REPRESENTATIVE).

Alderman Frees moved to approve the appointment of David Beach as a substitute representative to the Howard County Regional Water Commission. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

7. DISCUSSION AND/OR APPROVAL OF TEMPORARY OFFICE SPACE RENTAL FOR CITY MARSHAL AT THE KELLER BUILDING.

City Administrator, Ms. Cooper explained that with the partial return to work of Marshal Wells with sedentary duties, the City needs to provide an adequate space for him to be able to move with his wheelchair. She stated that Keller Building has spaces available at around \$154 a month with a month to month-based lease with all utilities included.

Alderman Frees moved to approve the month-to-month lease at Kelle Building for City Marshal office. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

8. DISCUSSION AND/OR APPROVAL OF RESOLUTION # 2026-01 APPROVING INVOICES FOR PAYMENT.

Alderman Roll moved to approve the Resolution # 2026-01 approving invoices for payment and salaries in the total sum of 460,044.86 which includes, General Fund \$89,500.73, Electric Fund \$207,366.56, Water Fund \$137,808,.21 and Sewer Fund \$25,369.36. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

## **BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE**

Mayor Stidham asked the Council members to share three accomplishments that they would like to see achieved in the City in 2026.

### **Alderman David Frees - East Ward**

Alderman Frees stated that he would like to see the streets repaired as a priority.

### **Alderwoman Ronda Gerlt - East Ward**

Alderwoman Gerlt stated that she would like to see the streets repaired, parking spaces painted in the most economical manner and more frequent publication of revenue and expenses details in the newspaper. Additionally, she would like the City to take a closer look at the historic preservation of the buildings in town, with the assistance of Historic Preservation Commission (HPC).

### **Alderman Patrick Roll - Northwest Ward**

Alderman Roll expressed that he would like to see development with the Community Housing Foundation, exploring all available grants and financing opportunities for a new water park, and addressing streets repairs through a five-year plan.

### **Alderman Grafton Cook - Southwest Ward**

Alderman Cook stated that he would like to see the Police Department offices relocated to the Keller Building; the City's master plan updated, and the downtown parking and traffic patterns clearly defined and implemented.

### **Alderwoman Michelle Ishmael - Northwest Ward**

Alderwoman Ishmael stated that she agreed with the comments expressed by the Council members and added that she would like to see stronger relationships among Council members, citizens and Commissioners. She also emphasized strengthening the relationship with the Police Department to support the recruitment of new officers. Additionally, she would like to support the Economic Development efforts to attract more business to town and assisting Ms. Cooper with grant research.

### **Alderman JB Waggoner - Southwest Ward**

Alderman Waggoner stated that he would like the City's financial audits done and remain current, including regulatory compliance GAAP to ensure proper management of the City. His second point focused on continuing to rebuild and establish processes, procedures and reporting systems to effectively operate the City. He emphasized the importance of identifying key positions and cross-training to prevent loss of continuity and carry that knowledge forward. He also mentioned that he would like a review of ordinances and statutes performed to ensure the City follows all requirements as Board of Alderman.

Alderman Waggoner expressed the importance of planning and executing and mentioned some initiatives that he would like to see like a forum where candidates for City positions have the opportunity to be heard, hiring a professional grant writer and finalizing and executing the downtown parking decision.

Finally, Alderman Waggoner expressed his desire for the development of a comprehensive sidewalk improvements plan for pedestrian traffic, which he called “Walkable Fayette”.

**ADJOURNMENT**

Alderman Frees moved to adjourn at 8:05 p.m. Alderman Cook 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