

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, JANUARY 27, 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 27, 2026, by Mayor Greg Stidham.

PLEDGE OF ALLEGIANCE

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

Mayor Stidham called for a minute of silence because of lost caused by a terrible fire in town.

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 the removal of Item #2, Employee Recognition, from New Business and that it be moved to the next Council meeting.

Alderwoman Ishmael moved to approve the Agenda with the stated amendment. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF ALDERMAN
HELD ON JANUARY 13, 2026**

Alderman Roll moved to approve the Minutes of the Regular Meeting held January 13, 2026. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

PUBLIC HEARING

**THE PURPOSE OF THIS SPECIAL HEARING IS TO CONSIDER CONDITIONAL USE
WITHIN RS1 ZONING DESIGNATION FOR THE CONSTRUCTION OF A NEW AMBULANCE
BUILDING AND OPERATION**

Ms. Sara Palmer expressed concerns regarding the proposed zoning change, stating that the street is not wide enough to accommodate two-way traffic. She also noted that there is a culvert where two vehicles cannot pass simultaneously. Additionally, Ms. Palmer expressed concerns about potential runoff from the proposed building, indicating that during heavy rains the water backs up in the area.

Ms. Palmer also questioned whether, if the property is approved for conditional use, future owners would be permitted to build something other than a single-family residence. She stated that she is confused as to why the Ambulance Board purchased a property located within a residential area without assurance that the conditional use would be approved, and noted that the Ambulance Board has not presented a plan.

Other citizens present also expressed concerns regarding the proposed zoning change and questioned whether the Ambulance Board have held a public meeting in town to present its plans. They also asked why the ambulance service could not be relocated to the Industrial Park. Citizens stated that they did not feel they had sufficient information to approve the requested zoning change.

Ms. Deanna Cooper, City Administrator, clarified that the request had been reviewed by the Planning and Zoning Commission, which requested that a Public Hearing be held to receive public input. She further stated that the role of the Council at this time was only to hear comments and concerns from the public.

Alderman Cook read a letter he received from Ms. Melissa Vroman expressing her concerns regarding the proposed construction and operation of an ambulance facility within the RS1 residential zone district. In her letter, Ms. Vroman stated her opposition to the requested conditional use, stating concerns that frequent noise, especially during nighttime hours, and increased traffic activity would disrupt the residential character of the neighborhood. She also noted that the streets are not designed to accommodate emergency vehicles traffic. Ms. Vroman expressed further concerns about the existing sewer capacity issues that she currently experiences at her house. Additionally, she requested the City review any easements and limitations as part of the evaluation of the condition use request, as well as consider the potential value impact in the properties nearby.

Ms. Gwen Wilder, representing the Planning and Zoning Commission, stated that the Ambulance Authority presented its request to the Commission, and the proposed use was considered appropriate, and voted to forward the request to the City Council.

According to Attorney Nathan Nickolaus, the Council must either approve or deny the conditional use request submitted by the Ambulance Board. Mayor Stidham stated that the Council will have further discussion at the next meeting and, in the meantime, they will obtain additional information from the Ambulance Board regarding its plans.

PUBLIC HEARING END

Mr. Frank Flaspohler Sr., Director of the Ambulance Service, joined the City Council meeting after the Public Hearing concluded. Mayor Stidham requested additional information about the proposed relocation of the ambulance facility and the requested zoning change.

Mr. Flaspohler stated that the plans have not yet been consolidated and that other options are still being considered. He explained that the property was purchased due to an opportunity that came after two years of searching. He noted that the Ambulance Service's preference is to have the ambulance operations in a single building, and that the property referenced in the Public Hearing would not accommodate that need. Mr. Flaspohler stated that no specific plans have been developed, and the Ambulance Service continues to explore alternative locations.

INVITED GUESTS:

- Bekki Galloway – Sons of the American Revolution, Liberty tree plant in Fayette

Ms. Galloway was sick and participated by phone. She stated that the Sons of the Revolution chapter in Columbia would like to plant a disease-resistant elm Liberty tree in Fayette City Park and install a plaque, along with a reenactment honoring the Revolutionary Lafayette using non-bullet musket fire. The Police Marshal stated that there would be no issue with the reenactment as long as no projectiles are used.

Alderman Cook moved to approve the plant of a Liberty tree in the Fayette City Park by the Sons of the Revolution. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

CITIZEN PARTICIPATION:

- **Sara Parker**
Ms. Parker participated during the Public Hearing section.

CITY STAFF REPORTS

- **Timothy Wells – City Marshal**
Marshal Wells expressed his gratitude to the Council for providing office space to continue working during his partial disability. He also commended the officers for their actions during the recent house fire. Additionally, he stated that the Police Department is addressing complaints about inoperable vehicles that have been parked within the City for several months.
- **Sonny Conrow – Electric Superintendent**
Did not attend the meeting.
- **Dennis Daniels – Street Superintendent**
Did not attend the meeting.
- **Deanna Cooper – City Administrator**
Ms. Cooper provided the Council with updates on the following topics:
 - The general auditing process is 80% complete, single audits will follow.
 - The streets repair project at the intersections is delayed due to weather.
 - Street crews have been very busy preparing for the storm.
- **City Attorney – Nathan Nickolaus**
Attorney Nickolaus stated that in response to the proposal to attend only one Council meeting per month, he would prefer the second Tuesday of each month. Mayor Stidham noted that this schedule needs the Council approval and will inform him of the decision. Mayor Stidham also inquired about the dog ordinance and requested Attorney Nickolaus contact the Prosecutor Attorney to review it. Regarding the engineering inspection of the dangerous building with temporary wood supports in town, Attorney Nickolaus stated that inspection is awaiting scheduling. Regarding new legislation, Attorney Nickolaus mentioned a bill that, if passed, would eliminate the solid waste districts, and funding of solid waste projects would go through DNR

OLD BUSINESS

1. DISCUSSION AND/OR APPROVAL OF FAYETTE HOUSING AUTHORITY REQUEST FOR EXEMPTION TO THE OWED PILOT FEES.

The Council discussed the agreement from 1967 between the City and the Fayette Housing Authority, which was located by Ms. Cooper. Ms. Ann Schnell and Ms. Kathryn Leaton explained an upcoming \$1,700,000 project for improvements at FHA that will be financed, as well as details of the number and size of rental and occupancy rate of about 90%.

Mayor Stidham noted that according to the agreement, the City must obtain approval from the other taxing authorities.

Alderman Waggoner moved to table the discussion regarding the Fayette Housing Authority's request for exemption to the owed pilot fees until the City obtains more information. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed

2. DISCUSSION AND/OR APPROVAL OF BATTERY BANK, RACK AND INSTALLATION PURCHASE FOR DC POWER GRID SYSTEM AS REPRESENTED IN UPDATED QUOTE.

Ms. Cooper, City Administrator, presented a new quote in the amount of \$49,980 for Batteries for DC Power grid.

Alderman Roll moved to approve the purchase of the Battery Bank, Rack and installation according to the presented quote. Alderman Cook seconded the motion. Six voting Aye. Nays – none. Motion passed

NEW BUSINESS:

1. DISCUSSION AND/OR APPROVAL OF RESOLUTION # 2026-02 APPROVING INVOICES FOR PAYMENT.

Alderman Roll moved to approve the Resolution # 2026-02 approving invoices for payment and salaries in the total sum of \$63,620.35, which includes General Fund \$31,832.19, Electric Fund \$15,659.73, Water Fund \$9,300.76 and, Sewer Fund \$6,827.67. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed

2. EMPLOYEE RECOGNITION:

David Wallace – 5 years of service

Mati Rogers – 3 years of service

This item was removed from the agenda.

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 reiterated one of the priorities he expressed at a previous Council meeting regarding relocating the Police Department to the Keller Building and offered to assist in any way necessary to help implemented the relocation.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael expressed her gratitude to Ms. Cooper for keeping the Council informed of the recent house fire in town.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner thanked all the persons involved in the street improvements project, noting that the work will start within 10 days. He also mentioned the possibility of holding a candidate forum for the April 7th election on the second Thursday of February and stated that he is willing to assist with organizing it.

TO CLOSED SESSION

Alderwoman Gerlt motioned to move to closed session at 7:10 p.m. Alderman Frees 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.

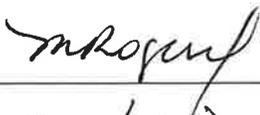
Alderman Waggoner moved to adjourn closed session at 8:10 p.m. and go into open session. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – None. Motion passed.

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 8:15 p.m. Alderman Roll seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:


_____ Maria Rogers, City Clerk


_____ Greg Stidham, Mayor