

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, FEBRUARY 10, 2026**

CALL TO ORDER

The regular meeting of the Board of Alderman of the City of Fayette was called to order at 5:59 p.m., February 10, 2026, by Mayor Greg Stidham.

In absence of the City Clerk, the minutes were taken by DaShayla Bush.

PLEDGE OF ALLEGIANCE

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

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 motioned to add Caleb Walker from Heritage Insurance to the invited guests lists, and on Health Insurance renewal to include language for change of dental and vision insurance to Delta Dental/Vision Insurance discussion and or approval. Alderman Waggoner motioned to add discussion and or approval of MPUA Billing Increase to spread payments out over time or pay now, he also motioned to add discussion and or approval of the annual agreement for Downtown Fayette. Alderman Frees motioned to approve the four additions. Alderwoman Gerlt seconded the motion. Six voting Aye. Motion passed.

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF ALDERMAN
HELD ON JANUARY 27, 2026**

Alderman Waggoner motioned to approve the meeting minutes from January 27th. Alderwoman Ishmael seconded the motion. Six voting Aye. Motion passed.

INVITED GUESTS

1. Caleb Walker – Heritage Insurance

Mr. Walker informed the council of updates and options regarding health insurance set to renew for March 1st. Alderman Waggoner questioned if the renewal could be aligned

with the fiscal year, as it's hard to budget for. Mr. Walker answered he would check on the renewal date change and let the council know.

CITIZEN PARTICIPATION

- **Dustin & MARRISA VOGT**

Mrs. Vogt reported to the council that they were informed earlier today (Feb. 10th, 2026) that they will need to have a sprinkler system installed in the upstairs apartments. After meeting with the old Building Inspector, Tracy Reed, numerous times and inquiring with Mr. Reed if they would need this and were told they did not. The apartment spaces are now finished, and it would be approximately minimum \$30,000 to rip the walls and sidewalks to repair. Mayor Stidham asked would there need to be a sprinkler system downstairs as well? Mr. Vogt said, Mr. Reed did tell him that there does need to be one for the hotel. Alderman Waggoner inquired if Mr. & Mrs. Vogt checked to see if the safety precautions they had done prior may give them any exemptions? Mr. Vogt mentions that they will be installing three smoke detectors in each apartment, along with a fire extinguisher. Mayor Stidham let Mr. & Mrs. Vogt know the council will follow up and get back to them.

- **Ed Lammers**

Mr. Lammers wanted to follow up and get clarification on conditional use with the proposal from the Ambulance Board discussion from last meeting. If the board approves the zoning proposal and they decide not to use it that way, does it revert the property back to residential? Mayor Stidham answered that it was the recommendation to the council, but council has not reviewed and voted yet. Mr. Lammers also expressed appreciation of the newspaper for reporting how the neighbors of the area voiced their opinions and concerns from last meeting.

- **Howard County Ambulance Board**

Mr. Flaspohler asked if he could get the Council's help in having an open forum. Mayor Stidham answered the council would try to have a few members there to hear both sides. Alderman Waggoner asked Mr. Flaspohler if there were building plans ready and available? Mr. Flaspohler answered there were plans available.

- **Brian Cummiskey**

Mr. Cummiskey asked the council if those voting in the next election could write "Right On" as his last name is often spelled wrong. Mayor Stidham said Mr. Cummiskey would need to check that with the County Clerk.

CITY STAFF REPORTS

1. **Timothy Wells – City Marshall**

Mr. Wells provided the council with an update that he has been working on policies. He also let the council know they've lost out on two potential hires but does have one that has accepted and should be starting soon. Mr. Wells also updated the council that they've resolved a few of the abandoned vehicles within town. Alderman Waggoner asked if the department issues tickets for parking over sidewalks? Mr. Wells let the

council know they will continue to monitor, but they try to educate citizens to let them know this is against our ordinance, prior to issuing a ticket. Officer Brandon Abbott spoke to the council regarding how difficult it is to enforce the three-hour parking as there is no way to accurately monitor it. Also, with The Gym being 24-hours, it also makes enforcing no parking between 2am – 6am. Chief Wells also mentioned when they run license plates regarding the parking most times it is students from the college that are out of state or have their parents vehicles, or they do not have enough information to know who the car belongs to. He also stated the police department doesn't write civil parking tickets, but that is something they could look into. Alderman Waggoner inquired would putting up tow away zones prevent any of this? Both Chief Wells and Officer Abbott believed it would but may cause conflict with customers attending The Gym early morning. Alderwoman Gerlt suggested customers of The Gym could have special window tags so that officers knew they were there. Chief Wells says he agrees with that but wonders how many businesses may want the same. Mayor Stidham asked Chief Wells to check on solutions and let the council know his findings. Alderman Cook suggested to look around neighboring towns to see how they enforce parking. He also mentioned getting rid of parking signs and possibly needing parking meters to help the parking problems.

Later in the meeting, Chief Wells asked if he could be more involved in getting potential hires hired quicker before they find other opportunities. Mayor Stidham let Chief Wells know if anything happens between the council meetings, they can have an emergency meeting to review potential hires. He also suggests trying to hire new recruits closer to Howard County, using a recruiter or having a job fair.

2. City Administrator - Deanna Cooper

Mrs. Cooper provided the Council with an update on the following topics:

- Sonny has ordered the batteries and they are 6 – 8 weeks out
- Dennis and crew have been working on the storm drain at Walnut and Church, it has been repaired, and ready for the street repairs beginning soon
- Continued work with Auditors, they are at 90% for 2022
 - Alderman Cook inquired if 2022 would allow the closing of the CDBG Grant? Mrs. Cooper let him know that it would be 2022, and the single audits, 2023, and also those single audits which they believed would be completed by May.
- Open Enrollment for Insurance
- Onboarding Jason Hampton as Building Inspector with Brian Kopp from GBA
 - Alderman Waggoner suggested the Council get a report from Jason and Brian to be able to reconcile previous building history.

NEW BUSINESS

1. DISCUSSION AND/OR APPROVAL OF EMPLOYEES' HEALTH INSURANCE RENEWAL.

Alderman Roll made a motion to move to Option 4 – Level Health Silver 2000 Insurance plan. Alderman Frees seconded the motion. Six voting Aye. Motion approved.

2. DISCUSSION AND/OR APPROVAL OF RESOLUTION # 2026-03 APPROVING INVOICES FOR PAYMENT.

Alderman Roll made a motion to approve invoices for payment. Alderwoman Ishmael seconded this motion. Six voting Aye. Motion approved.

3. DISCUSSION AND/OR APPROVAL OF SEWER WAIVER REQUEST, 713 N CHURCH STREET.

Alderman Waggoner made a motion to approve the sewer waiver. Alderwoman Gerlt seconded this motion. Six voting Aye. Motion approved.

4. DISCUSSION AND/OR APPROVAL OF MPUA BILLING INCREASE, SPREAD OUT OVER TIME OR PAY NOW.

City Administrator Cooper explained to the council during the last winter storm electric costs surged everywhere, causing a high MPUA bill. Alderman Waggoner also followed up to say power is used one month, billed the next month based on estimates, then “trued up” the following month for actual costs. Mr. Waggoner suggests making payments over the 9 months, for \$15,000. Later down the line to discuss putting that surcharge on the electric bills.

Alderman Waggoner made a motion to finance the amount owed. Alderman Frees seconded the motion. Six voting Aye. Motion approved.

5. DISCUSSION AND/OR APPROVAL OF ANNUAL AGREEMENT FOR DOWNTOWN FAYETTE.

Alderman Frees motioned to approve the annual agreement. Alderman Waggoner seconded the motion. Alderwoman Ishmael abstained. Five voting Aye. Motion approved.

6. DISCUSSION AND/OR APPROVAL FOR CHANGE OF DENTAL AND VISION INSURANCE TO DELTA DENTAL/VISION INSURANCE.

Alderwoman Waggoner made a motion to approve the change to Delta Dental and Vision. Alderman Frees seconded the motion. Six voting Aye. Motion approved.

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderman David Frees - East Ward

Alderman Frees informed the council he's received continuous calls regarding the zoning for the ambulance. He agrees he would need to see building plans first before making a decision.

Alderwoman Ronda Gerlt - East Ward

Nothing to report.

Alderman Patrick Roll - Northwest Ward

Nothing to report.

Alderman Grafton Cook - Southwest Ward

Nothing to report.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael expressed excitement having a town hall for the ambulance board. She is also still concerned about the scooters being used in town. Many times, they do not have lights, driving at night, and they zoom around cars. Chief Wells said he will contact CMU and ask that they share traffic laws with students. Alderman Waggoner questioned if these would be considered "toys" as licenses aren't needed to operate? Chief Wells said he'd check this with Prosecuting Attorney, Deborah Riekhof.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner thanked everyone involved in the Street Improvements going on within town. He also addressed the zoning for the ambulance board, he believes the town hall meeting will be good for the citizens to hear but believes residential areas should stay as they are to provide housing options.

ADJOURNMENT

Alderman Roll motioned to adjourn at 7:41 pm. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:



DaShayla Bush



Greg Stidham, Mayor