

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, MARCH 10, 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., March 10, 2026, 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 Grafton Cook, Alderwoman Michelle Ishmael, Alderman JB Waggoner and Alderman Patrick Roll – present on the phone-.

ADDITIONS TO AND APPROVAL OF AGENDA

Alderwoman Ishmael requested the removal of Item #1, Discussion and/or approval of Fayette Housing Authority request for Pilot fees exemption, from Old Business.

Alderman Waggoner requested the removal of Item #2, Discussion and/or approval of Ambulance District Zoning change request, from Old Business.

Alderwoman Ishmael moved to approve the Agenda with the stated removals. 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 FEBRUARY 24, 2026**

Alderman Cook moved to approve the Minutes of the Regular Meeting held February 24, 2026. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

INVITED GUESTS:

No invited guests.

CITIZEN PARTICIPATION:

- **Bekki Galloway**
Ms. Galloway stated that, due to the issue with stray cats in the City, she requested the Council to consider adopting an ordinance requiring a permit for cat trapping or make an agreement with a state-licensed animal rescue organization. She noted that this measure would help to ensure humane

treatment of cats within the City, prevent harm to owned cats, and avoid illegal trapping. She also mentioned that the City could consider implementing a trap, spay, neuter and release program or working with Paws to find foster homes for the cats.

- **Kelly Beeler**

Ms. Beeler stated that she was present to support Ms. Galloway in her proposal of an Ordinance regulating cat trapping and be part of the effort to address this issue.

- **Mike Battles**

Mr. Battles expressed that, in the event the Cats Ordinance is approved, he would ask for mercy, explaining that if he finds a stray cat in a trap, he would not contact the police but instead care for the cat or attempt to locate its owner.

Mr. Battles also requested clarification regarding the seasonal closure of DC Rogers Lake and Peters Lake. Ms. Cooper, City Administrator, explained that the closure is to prevent damage to roads and facilities during winter weather conditions. Mr. Battles noted that in some years the fall season is longer and the roads remain in good conditions. He stated that he regularly cleans up yards in his neighborhood, including those of abandoned properties and expressed that the closure would prevent residents from disposing of organic yard waste at the designated location at DC Rogers Lake.

Mayor Stidham stated that the Council will follow up on this matter.

- **Brian McMillan**

Mr. McMillan informed Council that a Parade will be held on St. Patrick's Day at 6:00 pm, followed by a band performance at 7:00 pm at McMillan's Cafe.

- **Arthur Dudenhoeffer**

Mr. Dudenhoeffer informed the Council that the 6-mile trail at DC Rogers Lake has been completed and requested Mayor Stidham to sign his report for his Eagle Scout project.

ARBOR DAY IN THE CITY OF FAYETTE PROCLAMATION

Mayor Stidham read the Arbor Day proclamation in the City of Fayette for April 3rd, 2026.

Ms. Galloway took the opportunity to inform the Council that the City of Fayette's Tree City USA status has been renewed. She also announced that a tree giveaway will be held on March 28, for arrowwoods, American beauty, black gum and pecan trees.

CITY STAFF REPORTS

- **Timothy Wells – City Marshal**

Marshal Wells reported that his health condition is improving and that he expects to be walking without a crutch by next week. He also informed the Council that Police Department has received vehicles and body cameras, and that each officer is equipped with this equipment.

Regarding tornado sirens, Marshal Wells reported that he has been working with the City Administrator and 911 personnel to get the sirens to work properly. Ms. Cooper clarified that the sirens were operable but were not triggering due to issues with the radio signal from Central Dispatch, and that an emergency plan is in place for manual activation. She also noted that the sirens are from 1980 and have an expected life span of 30-year. Ms. Cooper stated that she is currently researching replacement options, with an estimated cost of approximately \$30,000 per

unit. She explained that one 70 decibels unit for 6,000 feet could potentially cover the entire town if installed in the park.

Finally, Marshal Wells requested that the Council consider reviewing the Marshal's salary, noting that it has not been increased for several years. Alderman Cook requested Marshal Wells to research on comparable salaries in neighborhood communities.

- **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:

- Attendance at a mock high-voltage electrical contact and pole top rescue training event hosted by Howard County Electric on March 12.
- Ongoing work on budget projections for the upcoming fiscal year.
- Completion of closing of Arpa Federal Grant in 2023.
- Continued progress on service line work according to the five-year plan, as well as pre work ahead of the street project.
- The Streets and Parks has reopened DC Rogers Lake and continue working on street repair in conjunction with the street project, as well as replace street signs.

- **Jason Hampton – Building Inspector**

Mr. Hampton informed the Council that he has sent several Code violation letters, some of them for dangerous properties. He also informed that two big properties in Louisiana Court have been purchased that will be residential duplex.

- **City Attorney – Nathan Nickolaus**

Did not attend the meeting.

OLD BUSINESS

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

Item removed from the Agenda

2. **DISCUSSION AND OR APPROVAL OF AMBULANCE DISTRICT ZONING CHANGE REQUEST**

Item removed from the Agenda

NEW BUSINESS:

1. **DISCUSSION AND/OR APPROVAL OF SUPPLEMENTAL AGREEMENT FOR END DATE EXTENSION OF MO DOT TAP-9901(543) GRANT - SIDEWALK IMPROVEMENTS ON NORTH MAIN STREET**

Alderman Waggoner moved to approve the extension of MO DOT Tap-9901(543) Grant and to place the corresponding Ordinance on the Agenda for next meeting. Alderman Gert seconded the motion. Six voting Aye. Nays – none. Motion passed.

2. REVIEW AND DISCUSSION OF HISTORIC DOWNTOWN FAYETTE COMMERCIAL COMMUNITY IMPROVEMENT DISTRICT (CID) FISCAL YEAR 2027 BUDGET

Alderman Waggoner, serving as Treasurer of the Community Improvement District, explained that the CID is required by Statute to present its budget to the City for review and comments. He stated that the CID was created by ordinance of the City of Fayette and that the CID and the City of Fayette have an administrative service agreement under which the CID pays the City 2% of the revenue.

Alderman Cook, also a member of the CID Board, stated that they were pleased to present the budget to the Council for consideration. He noted that the CID had a busy year and anticipates another active year ahead.

Alderman Waggoner added that comments may be submitted by email or during CID meetings, which are held the fourth Wednesday of each month at 5:30 pm at City Hall.

3. DISCUSSION OF DRIVE THRU LIQUOR SALES

Mayor Stidham informed the Council that he received a phone call from Mr. Jeff Parks, who expressed his desire to attend the meeting for this discussion and mentioned he intends to add a liquor drive-thru along with a food drive-thru to his business, projecting a 20% increase in revenue and a corresponding sales tax for the City. Mr. Parks wife, who was present at the meeting, noted that they are currently having parking issues and that a drive-thru would help their customers.

Alderman Cook expressed that he does not consider the location practical for such a business due to the narrow street and that it would not suit with the rest of downtown. Additionally, Mr. Cook expressed his concern that a liquor drive-thru could promote drinking and driving, and that the Council should consider the fact that it is adjacent to the Episcopal Church.

Alderman Waggoner stated that the liquor license was approved by previous councils and the proximity to the Episcopal Church should have been considered at that time. He also noted that the State law allows liquor drive-thru for packaged liquor sales. Alderwoman Gerlt stated that, she considers there is not significant difference between customers purchasing liquor inside the store and through a drive-thru window.

Alderman Waggoner expressed that the Council should consider its vision for the community when evaluating this matter.

Mayor Stidham stated that the Council will seek input from the City Attorney and that this item will be discussed at the next Council meeting with Mr. Parks present.

4. DISCUSSION AND/OR APPROVAL OF RELOCATION OF THE POLICE DEPARTMENT OFFICE SPACE

Alderman Cook stated that the Police Department's current location is impractical and that the stairs are dangerous and present a safety hazard. He proposed that Department be relocated to a facility the community can be proud of, improving public perception of the police force.

Alderman Waggoner noted that the Council should develop a plan for such transition, considering budget, technology and service needs, and that this should be a discussion for the next fiscal year budget.

Alderman Cook moved that the mayor form a committee to research the relocation of the Police Department including budgetary and safety considerations. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

5. DISCUSSION OF STRAY OR FERAL CATS ISSUE

Alderwoman Gerlt stated that, at the next meeting, she will present information regarding the issue of stray and feral cats in the community. Alderman Waggoner inquired whether the Council could take immediate action by implementing a moratorium on trapping cats and, following the consultation with the City Attorney, adopt an Ordinance addressing the matter.

Mayor Stidham noted that, during a previous meeting, the City Attorney advised that trapping cats is not illegal but dumping them is. Marshal Wells stated that if there is not an Ordinance adopted, the Police cannot enforce it. Marshal Wells will contact the City Attorney to ask for advice on this matter and Ms. Cooper, City Administrator, will follow up.

Alderman Grafton moved to approve an emergency moratorium, subject to the City Attorney's guidance, to stop the trapping of stray and feral cats until an Ordinance is adopted. 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.

6. DISCUSSION AND/OR APPROVAL OF RESOLUTION # 2026-05 APPROVING INVOICES FOR PAYMENT

Alderman Frees moved to approve the Resolution 2026-05 approving invoices for payment and salaries in the total sum of \$ 464,817.66 which includes, General Fund \$297,998.35, Electric Fund \$63,510.89, Water Fund \$74,600.34, Sewer Fund \$28,708.08. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

7. DISCUSSION AND/OR APPROVAL OF SEWER WAIVER REQUEST FOR 510 N CHURCH STREET

Alderman Wagoneer moved to approve the sewer waiver request for 510 N Church St. Alderman Cook seconded the motion. Six voting Aye. Nays – none. Motion passed.

8. DISCUSSION AND/OR APPROVAL OF SEWER WAIVER REQUEST FOR 303 S PARK AVE

Alderman Wagoneer moved to approve the sewer waiver request for 303 S Park Ave. Alderman Cook seconded the motion. Six voting Aye. Nays – none. Motion passed.

9. DISCUSSION AND/OR APPROVAL OF SEWER WAIVER REQUEST FOR 301 SILVEY STREET

Alderman Wagoneer moved to approve the sewer waiver request for 301 Silvey St. Alderman Cook seconded the motion. Six voting Aye. Nays – none. Motion passed.

10. DISCUSSION AND/OR APPROVAL OF SEWER WAIVER REQUEST FOR 107 OLIVE ST.

Alderman Wagoneer moved to approve the sewer waiver request for 107 Olive St. Alderman Cook seconded the motion. Six voting Aye. Nays – none. Motion passed.

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderman David Frees - East Ward

Nothing to report.

Alderwoman Ronda Gerlt - East Ward

Alderwoman Gerlt informed the Council that she and Alderman Waggoner are working on the organization of the Candidate forum and reported that all candidates confirmed their participation. Alderman Waggoner also expressed gratitude to the Golden Study Club for sponsoring the event.

Alderman Patrick Roll - Northwest Ward

Nothing to report.

Alderman Grafton Cook - Southwest Ward

Nothing to report.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael inquired about the citywide dumpster program for Fayette Cleanup Day, to which Ms. Cooper responded that it will be held at the end of April. Alderwoman Ishmael also emphasized the importance of consistency in the application and enforcement of community regulations.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner echoed Alderwoman Ishmael's statement regarding the importance of consistent application and fair enforcement of ordinances across the community. He also discussed the need for improved communication with residents about City projects, such as the current street work, to help avoid disruptions. Alderman Waggoner also mentioned the importance of coordinating work near the school during times when students are not in attendance. Additionally, he suggested placing a notice in the newspaper to inform the public of upcoming street improvements.

TO CLOSED SESSION

Alderman Frees motioned to move to closed session at 7:20 p.m. Alderwoman Ishmael 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.

Aldерwoman Ishmael moved to adjourn closed session at 7:58 p.m. and go into open session. Aldерwoman Gerlt seconded the motion. Six voting Aye. Nays – None. Motion passed.

Responding to the Roll Call: Aldерman David Frees, Aldерwoman Ronda Gerlt, Aldерman Patrick Roll, Aldерman Grafton Cook, Aldерwoman Michelle Ishmael and Aldерman J.B. Waggoner.

ADJOURNMENT

Aldерman Frees moved to adjourn at 8:00 p.m. Aldерwoman Gerlt seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:


_____ Maria Rogers, City Clerk


_____ Greg Stidham, Mayor