

**REGULAR MEETING OF THE BOARD OF  
ALDERMAN OF THE CITY OF FAYETTE,  
MISSOURI  
TUESDAY, MAY 12, 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., May 12, 2026, by Mayor Greg Stidham.

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

Roll Call verified Six Board Members present for the meeting.

Responding to the Roll Call: Alderman David Frees, Alderman Austin Ivy, Alderman Patrick Roll, Alderman Bradley Patty, Alderwoman Michelle Ishmael and Alderman JB Waggoner.

**ADDITIONS TO AND APPROVAL OF AGENDA**

Alderwoman Ishmael requested the following additions to the Agenda:

New business:

13. Aldermen appointment to Finance, CID and Downtown Commissions.

14. Appointment / hiring of new City Attorney firm BRYDON, SWEARENGEN & ENGLAND, P.C. Attorney Erin Wiseman.

Alderman Frees moved to approve the Agenda with the additions presented. Alderman Patty seconded the motion. Six voting Aye. Nays – none. Motion passed.

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF ALDERMAN  
HELD ON APRIL 14, 2026**

Alderwoman Ishmael moved to approve the Minutes of the Regular Meeting held on April 14, 2026. Alderman Patty seconded the motion. Six voting Aye. Nays – none. Motion passed.

**INVITED GUESTS:**

- **Bekki Galloway – Activity summary of the Tree Board and budget request.**  
Ms. Galloway presented a Tree Board update on recent activities, including a Grant received by Howard County Electric, robust community and school outreach efforts conducted by volunteers, and the upcoming Liberty Tree dedication honoring Major General Marquis de Lafayette, schedule for May 23.  
Ms. Galloway also stated that, in support of the Liberty Tree celebration, she donated

advertisements in The Fayette Advertiser and The Glasgow news.

She informed the Council that the Cost Share Grant reimbursement from the State had been received. Ms. Galloway requested the reimbursement of \$146.10 for the purchase of buckets used to water the trees.

- **Grafton Cook - Connectivity for AED Device on Downtown Square**  
Mr. Cook was not present. Alderman Waggoner reported that the CID has been working to acquire an AED. Following the recommendations received, the CID has been exploring installation options for the equipment but has encountered issues related to internet connectivity and power access. Mr. Waggoner stated that the exact location on the Courthouse Square has not been determined, but the AED will be placed in a location that is convenient.

#### **CITIZEN PARTICIPATION:**

- **Georg Befort**  
Mr. Befort requested that the City relocate a sign on his street, stating that it is causing difficulty when moving his vehicle. Mayor Stidham stated that the Streets Superintendent will check it out.
- **Kelly Beeler**  
Ms. Beeler stated that she is willing to serve as co-chair of the Animal Control Committee and noted that Shelly Day is also willing to serve as co-chair as well. She stated that she has already recruited individuals interested in serving on the committee and will contact Paws to be the representative of the program.  
Mayor Stidham requested a list of the individuals interested in serving on the committee and stated that Marshal Wells and a member of the Council will also serve on the committee.
- **Regina Powell**  
Ms. Powell requested the Council not to approve more permits to build houses on South Park Avenue.
- **Sara Palmer**  
Ms. Palmer addressed the proposed Ambulance plan and stated her opposition to the project, even after reviewing the information shared about their Ambulance Board plan. She expressed concern that the residential neighborhood is not an appropriate location for the ambulance shed.  
Ms. Palmer stated that the street is narrow and could present future traffic issues. She also noted existing drainage issues during rainfall and expressed concern that increased activity associated with the ambulance facility could potentially create additional sewer-related problems.  
Ms. Palmer stated that children ride bikes in the neighborhood and residents frequently walk with strollers along the street. She also expressed concerns regarding increased noise and traffic and suggested that the Ambulance Board consider an alternative location for the facility.
- **Tim Flaspohler**  
Mr. Tim Flaspohler stated that he believed he had signed an attendance sheet and did not wish to participate.
- **Frank Flaspohler**  
Mr. Flaspohler thanked the Council for reviewing the information provided by the Ambulance Board regarding the proposed Ambulance relocation plan.

He stated that the Board spent several years looking for potential locations based on information on hard data that would best serve the residents of Howard County. Mr. Flaspohler stated that based on this information, the Board determined that the facility needed to be located near Highway 5 to provide the most effective service.

Mr. Flaspohler stated that their architects and engineers would address concerns regarding water runoff toward Williams Street and ensure that the facility design takes those concerns into consideration. Regarding sewer concerns, he stated that the proposed facility would not overload the sewer system because the property would not generate usage comparable to a residential house with activities such as laundry. Regarding noise and traffic concerns, Mr. Flaspohler stated that he did not believe that this would differ significantly from those at the Ambulance current location.

Mr. Flaspohler further stated that, according to the Board's data, relocating the Ambulance facility to the opposite side of the City would increase response times by approximately two-thirds. He added that relocating the facility between Fayette and New Franklin would increase response times by approximately six to seven minutes. Based on the studies conducted, he stated that the proposed site was determined to be the best location for the Ambulance facility.

Mr. Flaspohler expressed the Board's desire to conduct the project professionally by ensuring that the design addresses water drainage and other concerns in advance, including preserving the grass and trees on the property.

In response to a question from the public regarding the type of easement being considered, Mr. Flaspohler stated that the easement had not yet been discussed and that the primary focus of discussions had been about the drainage concerns.

- **Ronda Gerlt**

Ms. Gerlt noted that a town hall meeting had previously been held regarding proposed changes to the traffic flow around the square and stated that most attendees opposed the changes. She expressed concern that visitors may find the traffic confusing and frustrating, potentially discouraging them from returning to visit the City. Ms. Gerlt stated that the Town Square should remain walkable, slow-paced and shop friendly. She expressed her opinion that two-way traffic is generally suitable for that and stated that the parking angles should be corrected.

- **Bart Ballew**

Mr. Ballew stated that he did not wish to add anything further to Mr. Frank Flaspohler's participation regarding the Ambulance relocation, expressing that Mr. Flaspohler had covered everything.

## **CITY STAFF REPORTS**

- **Timothy Wells – City Marshal**

Marshal Wells informed the Council about the possibility of receiving a donation of four AEDs to be carried in Police vehicles. He also reported the increase in juveniles misconduct within the City related to drug use.

Marshal Wells stated that the Police Department is addressing the overnight parking issue and that officers have been instructed to issue tickets. The Council discussed the idea of requiring mirror-hanger tags for gym members using parking spaces during restricted parking hours.

Mayor Stidham requested that Marshal Wells address reported issues regarding the loose dog with a lady jogging in town during the mornings.

Finally, Marshal Wells informed the Council that he is scheduled for another surgery on May 26<sup>th</sup> and expects to be on crutches for approximately one week.

- **Sonny Conrow – Electric Superintendent**

Mr. Conrow reported that the Electric crew have several projects currently in process, including pad-mount equipment at the Keller Building, and others involving solar installation and replacement of pad-mounts. He also noted that work is ongoing on Church Street and at the Lake. Mr. Conrow referred to a meeting with Central Electric regarding the second transformer and that it was discovered that it will not tie in with the other transformer due to incorrect phasing. He added that Central Electric will bring equipment to test the second transformer.

Alderman Waggoner asked about the possibility of having a meeting regarding the second transformer, noting that Central Electric reviewed and approved the designs.

Alderman Ishmael expressed her appreciation to Mr. Conrow for his hard work.

- **Dennis Daniels – Street and Park Superintendent**

Did not attend the meeting.

Ms. Cooper, City Administrator, reported that as temperatures have warmed, the Streets Department will begin Addressing potholes using cold mix. She also noted that the crew has been working on Park restrooms maintenance, as well as evaluating the Main Street and Davis Street intersection and storm drain repair in preparation for seal coating on the square. She stated that the issue is complex, as an additional storm drain has been discovered, and its direction is still not identified.

Ms. Cooper also informed the Council that the North Main Street project has gone out for bid and work is expected to begin soon. She added that ongoing streets repair project is continuing and the crew has also been mowing the parks.

- **Curtis Hammons – Water Superintendent**

Mr. Hammons informed the Council that they have been working on the sewer line on South Park Street and working also on the Splash Pad that should be ready for next week.

He also reported that in the last Howard County Rural Water Association meeting, it was informed that all the entities decided to vote for the pay back.

- **Jason Hampton – Building Inspector**

Mr. Hampton provided an update on the DC Rogers Dam project and shared pictures showing the progress. He reported that the contractor has completed rebar installation for the foundation and footing, locked up the walls and poured concrete to allow for construction of the upper walls section to manage the water flow to continue with the project. He noted that the contractor was unable to provide a completion date due to weather conditions and concerns about seepage and overflow leakage.

Mr. Hampton also reported that he worked on ordinance reminders issued for grass and weed violations, debris, abandoned vehicles and trash violations, as well as issuance of several demolition permits. He added that a letter was sent regarding the old jail house, and some corrective work has already been done in response.

Alderman Waggoner asked whether Mr. Hampton considered addressing the auxiliary dwelling unit issue through an ordinance. Mr. Hampton responded that an ordinance would need to be adopted to address that matter.

- **Deanna Cooper – City Administrator**

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

- She reported that she is exploring two options to convert the Council meetings into a digital format to improve efficiency, reduce paper and toner use and reduce time spent producing and handling meeting material, as well as improving website connectivity updates.
- She stated that the DNR Scrap Tire Grant for picnic tables has been finalized and the inspection has been completed.
- She reported that work is ongoing on the Street improvement project.
- She noted that a bid has been received for electrical updates at City Hall to address issues on the second floor.
- She stated that Requests for Proposals (RFPs) have been received for the North Main Street project.
- She reported that the City is working on a survey Architectural Grant.
- She informed the Council that the MODOT bridge program grant application for the Mulberry Street Bridge Grant has been submitted.
- She noted that staff have begun work on the 2027 Fiscal Year Budget.
- She stated that FEMA funds are currently on hold, and as a result, the Grid hardening Grant application is on hold.

**OLD BUSINESS:**

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

Alderman Patty inquired whether anyone had suggestions for alternative sites along Highway 5.

Alderman Waggoner stated that there may be alternative opportunities to find suitable sites along Highway 5, including within City limits. He also expressed interest in preserving RS1 zone district, noting that housing is a key issue in the community and that economic development depends on attracting residents who live and spend money in the City. He further stated his opinion that the zoning change application should have included review of stormwater and sewer plans prior to being brought before the City for consideration.

Alderwoman Ishmael stated that she had received significant amount of feedback on this matter from both sides of the issue and that she believed there was so much to consider.

Alderman Roll moved to proceed with a vote on the Ambulance District Zoning Change Request. Alderman Frees seconded the motion.

Roll Call Vote: Ayes - None. Nays: Alderman David Frees, Alderman Austin Ivy, Alderman Patrick Roll, Alderman Bradley Patty, and Alderman J.B. Waggoner. Abstain: Alderwoman Michelle Ishmael. Ambulance Zoning Change Request was not approved.

**2. DISCUSSION AND/OR APPROVAL OF DOWNTOWN PARKING AND STRIPING**

Alderman Frees stated that when the temporary parallel parking was stripped, he received numerous comments from residents expressing opposition to the parallel parking, and he formed the impression that the overwhelming majority were not in favor of it.

Mayor Stidham stated that, based on his recollection of the Town Hall meeting, most attendees were opposed to parallel parking on Main Street but not on Church Street.

Alderman Waggoner stated that some of the opposition related to the road crown that is not properly constructed, causing concerns that when the vehicle doors were opened, they could potentially contact the sidewalk.

Mayor Stidham noted that the decision on the traffic and parking configuration (parallel and angle parking), must be made before the contractor reaches the Square on the Streets improvements project. He also stated that, according to the engineers, certain angles could create additional parking spaces, and converting to one-way traffic would increase parking availability.

Alderman Patty noted the importance of clearly labeling the parking configuration to maximize available parking spaces and stated his support for two-way traffic and the parallel parking.

Alderwoman Ishmael stated her agreement with two-way traffic and noted that one business owner did not want parallel parking in front of his business. She added that the Council was not ready to make a final decision on this matter.

Mayor Stidham stated that there are still many questions and suggested holding a Public Hearing and bringing the item at the next Council meeting.

Alderman Waggoner stated that the Council could only provide a recommendation, and the final decision would be made by the Streets Superintendent in accordance with the Ordinance.

Alderman Frees moved to table the Discussion and/or Approval of Downtown Parking and Striping. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

**NEW BUSINESS:**

**1. PROCLAMATION DEDICATING THE SAR LIBERTY TREE IN HONOR OF THE MAJOR GENERAL MARQUIS DE LAFAYETTE**

Mayor Stidham read the Proclamation Dedicating the Sar Liberty Tree in Honor of the Major General Marquis de Lafayette. Pictures were taken.

**2. BID AWARD CDBG GRANT ADMIN SERVICES**

Bids received were opened and are listed as follows:

<b>Name</b>	<b>Writing</b>	<b>Admin</b>	<b>Total</b>
Mid-MO Reg Planning	0.00	25,000.00	25,000.00
Jonsie, LLC	3,000.00	30,000.00	33,000.00
Grants by Desing, LLC	500.00	35,000.00	35,500.00
Halo RRS	12,500.00	\$ 65-175 p/hr	x

Alderman Frees moved to table the Award decision for the Writing and Administration for next meeting to have time to research and look at their references. Alderman Ivy seconded the motion. Six voting Aye. Nays – none. Motion passed.

**3. DISCUSSION AND OR APPROVAL OF CONTRACT EXTENSION OF DC ROGERS DAM REPAIR PROJECT – ALEXANDER AND ASSOCIATES**

Alderman Patty moved to approve the contract extension of DC Rogers Dam Repair Project – Alexander and Associates for 60 days, including a penalty of \$500 per day if not completed in 60 days. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

**4. DISCUSSION AND OR APPROVAL OF WATER LINE RELOCATION AT CLEVELAND AND LUCKY STREET**

Alderman Roll moved to approve the Water Line Relocation at Cleveland and Lucky Street accepting the following quotes: Don Schnieders Excavating Company for \$55,116.00 and Own Engineering for \$20,600.00, with expenses to be included on the 2027 Budget. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

**5. DISCUSSION AND/OR APPROVAL OF AUDIT FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

Alderman Waggoner moved to approve the Audit for the Fiscal Year ended June 30, 2022. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

**6. DISCUSSION AND/OR APPROVAL OF PURCHASING AUTHORITY ORDINANCE, BILL#2026-04**

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

Ms. Cooper explained that the update pertains to the purchasing authority for the City Administrator and City Clerk.

Alderman Patty asked for a revision on Section A (Purchasing levels), noting that “Minor purchases”, should read \$2,501.00 - \$5,000. He also asked for a revision to Section C, specifying that Minor Purchases do not require prior approval “from the Board of Alderman”.

Alderwoman Ishmael moved to approve the 1<sup>st</sup> Reading by Title only of the Purchasing Authority Ordinance # 2026-04 with the requested revisions. Alderman Waggoner seconded the motion.

Voice vote: Ayes: Alderman Frees, Alderman Ivy, Alderman Roll, Alderman Patty, Alderwoman Ishmael, Alderman Waggoner. Nays – none. Motion passed.

**7. ELECTION OF AN ACTING PRESIDENT OF THE BOARD OF ALDERMAN, TRADITIONALLY REFERRED TO AS THE MAYOR PRO TEM**

Alderman Frees moved to approve the nomination of Alderwoman Michelle Ishmael as Acting President of the Board. Alderman Waggoner seconded the motion. Six voting Aye. Nays – none. Motion passed.

**8. ALDERMEN APPOINTMENT TO COMMISSIONS:**

The following Aldermen were appointed to:

- Planning and Zoning – Alderman Bradley Patty
- Historic Preservation – Mayor Greg Stidham
- Parks Board – Alderman David Frees
- Tree Board – Alderman Austin Ivy

Alderman Roll moved to approve the Aldermen appointments to the mentioned commissions. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

**9. ALDERMEN APPOINTMENT TO ELECTRIC GRID COMMITTEE**

Mayor Stidham stated that Alderman JB Waggoner is currently serving on the Electric Grid Committee.

**10. ALDERMEN APPOINTMENT TO POLICE DEPARTMENT RELOCATION COMMITTEE**

Mayor Stidham stated that this item will be discussed in the next Council meeting.

**11. ALDERMEN APPOINTMENT TO ANIMAL CONTROL COMMITTEE**

Mayor Stidham stated that he will be working with Ms. Kelly Beeler to establish the Animal Control Committee. This item will be discussed in the next Council meeting.

**12. DISCUSSION AND/OR APPROVAL OF RESOLUTION # 2026-09 APPROVING INVOICES FOR PAYMENT**

Alderman Roll moved to approve the Resolution #2026-09 approving invoices for payment and salaries in the total sum of \$476,549.80 which includes, General Fund \$105,964.96, Electric Fund \$216,741.43, Water Fund \$82,814.08, Sewer Fund \$71,029.33. Alderman Frees seconded the motion. Six voting Aye. Nays – none. Motion passed.

**13. ALDERMEN APPOINTMENT TO COMMISSIONS:**

The following Aldermen were appointed to:

- Finance – Alderman David Frees, Alderman Pat Roll, Alderman Bradley Patty, Alderman Austin Ivy, City Administrator Deanna Cooper and Mayor Greg Stidham
- CID – Alderman JB Waggoner
- Downtown Fayette – Alderwoman Michelle Ishmael

**14. APPOINTMENT / HIRING OF NEW CITY ATTORNEY FIRM BRYDON, SWEARENGEN & ENGLAND, P.C. ATTORNEY ERIN WISEMAN**

Alderman Frees moved to approve the appointment / hiring of New City Attorney Firm Brydon, Swearngen & England, P.C/ Attorney Erin Wiseman. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed

**BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE**

Mayor Stidham previously requested that the Board of Alderman express their goals and what they hope to accomplish in the next fiscal year.

**Alderman David Frees - East Ward**

Alderman Frees stated that his goal is to see completed the Street improvements Project and expressed satisfaction with the progress that has been made to this. He also expressed his excitement about the Audit process, noting that it will allow the City to apply for Grants to help fund the project. Additionally, he stated that he would like to see more businesses established in Fayette to increase the City's tax revenue.

**Alderman Austin Ivy - East Ward**

Alderman Ivy expressed his desire to continue with the improvements already underway. He also noted the need for the City to improve communication with the community, stating that miscommunication has contributed to confusion among the citizens.

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

Alderman Roll expressed that his goals for the upcoming fiscal year include continuing street repairs and ensuring the City's resources are used wisely through more efficient budgeting. He also emphasized continued support for the City departments and employees. Additionally, Alderman Roll recommended hiring a grant writer to pursue grant opportunities.

#### **Alderman Bradley Patty - Southwest Ward**

Alderman Patty expressed that he wants to focus on revenue, something that would produce an increase individual incomes and jobs taking a strategy of preparing a business recruitment proposal instead of passively waiting for somebody to reach out to Fayette. He highlighted the importance of getting the project together and proactively contacting identified businesses of our own choice.

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

Alderwoman Michelle Ishmael stated that one of her goals is to build stronger relationships between the Council members and the community. She suggested organizing activities such as community events, meet-and-greets and town halls, as well as promoting them in a positive way to encourage residents to get involved. She also emphasized the importance of applying for grants to help cover the cost of city improvements and to support major projects, including the relocation of the Police Department.

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

Alderman Waggoner expressed his excitement about the future of the City and shared that he is pleased to be working with a strong team. He also stated that he is pleased with the City's audits accomplishments and the ongoing street improvement project, which is being completed in partnership with the CID, as the CID is helping fund part of the downtown project. He also mentioned that one of his main goals is to improve the reliability of the electric grid, which he identified as a serious issue. He explained that one of the reasons he serves on the Council is to help address this problem. Additionally, Alderman Waggoner noted that Fayette has other infrastructure challenges, including the fact that the City is not walkable. He stated that he would like the City to begin considering a "Walkable Fayette" project for sidewalk improvements in the future.

#### **Mayor Greg Stidham**

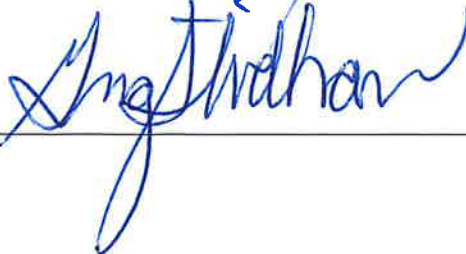
Mayor Stidham stated that he would like to see the City consider implementing a vacancy tax, noting that several large commercial properties have remained vacant for multiple years. He explained that this type of tax could encourage property owners to sell or redevelop those properties rather than allowing them to remain unused. He provided examples of vacant properties, including the former McDonalds, Dairy Queen among others.

**ADJOURNMENT**

Alderman Frees moved to adjourn at 8:05 p.m. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:

  
\_\_\_\_\_ Maria Rogers, City Clerk

  
\_\_\_\_\_ Greg Stidham, Mayor