



City Hall
117 S. Main Street
Fayette, MO 65248
Ph: (660) 248-5246
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**Tentative Agenda
August 25, 2026**

Regular Meeting of the Board of Alderman of the City of Fayette
Fayette City Hall, 117 South Main, Fayette, MO 65248
Tuesday, August 25, 2026 at 6:00 p.m.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. ADDITIONS TO AND APPROVAL OF AGENDA

**E. APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF
ALDERMAN HELD ON AUGUST 11, 2026**

F. INVITED GUESTS:

- Caleb Walker, Heritage Insurance – City Liability Insurance renewal
- Gary Bagby

G. CITIZEN PARTICIPATION:

H. CITY STAFF REPORTS:

1. Timothy Wells – City Marshal
2. Sonny Conrow – Electric Superintendent
3. Dennis Daniels – Street Superintendent
4. Curtis Hammons – Water Superintendent
5. Jason Hampton – Building Inspector
6. Deanna Cooper - City Administrator

I. OLD BUSINESS:

J. NEW BUSINESS:

1. DISCUSSION AND/OR APPROVAL OF MECO ENGINEERING MANAGEMENT
SERVICES FOR DC ROGERS WING WALL PROJECT



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2. CHANGE ORDER #2 FOR MO DOT TAP GRANT, NOTH MAIN SIDEWALK PROJECT. TIME EXTENSION TO 10.17.26 FOR COMPLETION DATE, 18” PIPE MODIFICATION AND MITIGATION OF DISCOVERED OF ABANDONED CONCRETE WALL.
3. DISCUSSION AND REVIEW OF DRAFT ORDINANCE REGARDING VACANT STRUCTURES.
4. DISCUSSION AND REVIEW OF FRAFT ORDINANCE REGARDING USE OF RVs AND AUXILLARY HOUSING UNITS.
5. DISCUSSION AND REVIEW OF DRAFT ORDINANCE REGARDING THE AMENDING OF DEFINITION OF “FAMILY” IN RS1, SECTION 405.010 OF THE MUNICIPAL CODE OF THE CITY OF FAYETTE, MO.
6. DISCUSSION AND REVIEW OF DRAFT ORDINANCE LANGUAGE REGARDING THE DEFINITION OF MONTHLY RENTALS IN RS2.

K. BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE:

1. David Frees - East Ward
2. Austin Ivy - East Ward
3. Patrick Roll - Northwest Ward
4. Bradley Patty - Southwest Ward
5. Michelle Ishmael - Northwest Ward
6. JB Waggoner - Southwest Ward

L. CLOSED SESSION pursuant to the following exemptions under RSMo Chapter 610.021:

RSMo §610.021(2) – Real estate: leasing, purchase, or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration thereof.

RSMo §610.021(3) – Personnel: hiring, firing, disciplining, or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

RSMo §610.021(13) – Personnel records: individually identifiable records, performance ratings, or records pertaining to employees or applicants for employment.

M. ADJOURNMENT

Posted Monday August 24, 2026

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, AUGUST 11, 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., August 11, 2026, by Mayor Greg Stidham.

PLEDGE OF ALLEGIANCE

Everyone in the Chamber rose for the Pledge of Allegiance led by Alderman Bradley Patty.

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 addition of the following item:

New Business

9. Discussion and/or approval of Ordinance Amending Ordinance # 120.240 to Exclude the duty of signing checks as a duty of the City Clerk.

10. Discussion and/or approval of Sewer Waiver request for 208 N Church Street.

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 JULY 28, 2026**

Alderwoman Ishmael moved to approve the Minutes of the Regular Meeting held on July 28, 2026. Alderman Roll seconded the motion. Six voting Aye. Nays – none. Motion passed.

PUBLIC HEARING:

TO SET THE AD VALOREM PROPERTY TAX RATE FOR 2026

Alderman Waggoner stated that the current Ad Valorem Property Tax Rate is very low and does not generate sufficient revenue to fund the City's administrative costs, which is the intended purpose of the tax. He noted that, when compared with cities of similar size, the City of Fayette's tax rate is approximately one-fourth of those cities' rates and that the condition of the City's infrastructure, maintenance, and equipment reflects the limited revenue. He also stated that the City could increase the tax rate by 30% with a vote of the Board.

MAYOR STIDHAM DECLARED THE PUBLIC HEARING END

INVITED GUESTS:

No invited guests.

CITIZEN PARTICIPATION:

- **Kevin Flieger**

Ms. Flieger presented a request to the Council to close the alleyway located on the property at 120 South Park. Mr. Hampton, Building Inspector, explained that there are no conflicts with utilities in the alleyway, including power, water, or sewer lines, and that the City does not have any infrastructure or easement needs in the area. He also stated that neighbors have been dumping trash in the alleyway and that closing it would help eliminate this issue.

Ms. Cooper, City Administrator, stated that she will handle the administrative and legal process necessary to proceed with the closure of the alleyway.

- **Marsha Broadus**

Ms. Broadus inquired about whether the City has an ordinance addressing individuals who mow their lawns and blow or discharge grass clippings into the roadway.

CITY STAFF REPORTS

- **Timothy Wells – City Marshal**

Marshal Wells reported to the Council that several thefts have occurred over the past month and a half and are currently under investigation. He also reported that traffic and parking issues have been addressed.

Marshal Wells stated that he needed to discuss staffing concerns with the Council in closed session. He also reported that the officer who fell down the stairs sustained fractures and is expected to require approximately two months to recover.

Marshal Wells also inquired about the relocation of the Police Department. Mayor Stidham stated that the Council is waiting for the Marshal to fully recover from his leg injury before proceeding.

- **Sonny Conrow – Electric Superintendent**

Mr. Conrow did not attend the meeting.

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

Mr. Daniels did not attend the meeting.

- **Curtis Hammons – Water Superintendent**

Mr. Hammons was not present. Mr. Hampton, Building Inspector, reported that the Water Department has been assisting the contractor with repairs to Lucky Street in an effort to complete the work before school starts. He also stated that the crew is working to replace all mechanical water meters to make the meter-reading process easier and more efficient.

Alderman Waggoner asked about the percentage of water loss. Mr. Hampton stated that during the summer months, water loss ranges from approximately 12% to 17%. During the winter months, particularly when pipes freeze, the percentage can increase to approximately 20%.

- **Jason Hampton – Building Inspector**

Mr. Hampton was present to answer any questions regarding the closure of the alleyway on South Park Street, which was previously discussed, and to provide the Water Department report.

- **Deanna Cooper – City Administrator**

Ms. Cooper provided the Council with the following updates:

She reported that the City is 58 days away from being fully converted to the BS&A software. On September 21, BS&A will complete one additional data upload, and the City is scheduled to go live with the software on September 24.

She also reported that the auditor is finalizing the 2023 audit and will proceed with the 2024 audit upon completion.

Ms. Cooper noted that, at the next meeting, the Council will revisit and review several ordinances, including those related to vacancies, RV rentals, and RS-1 and RS-2 zoning districts.

OLD BUSINESS:

1. BID REVIEW AND SELECTION FOR RESIDENTIAL AND COMMERCIAL MOWING

The following bids were received:

	Commercial		Residential	
	1st. Cut	Second+	1st Cut	Second+
Garrett Fuemmeler	100/hr *	75/hr	75/hr	50/hr
Andrew York	140/acre	100/acre	70.00	50.00
GL Rentals	200.00	180.00	125.00	80.00
Jordan Fuemmeler	200.00	100.00	120.00	60.00

* Garrett Fuemmeler \$125/hr over certain height

Alderman Patty moved to approve and accept the Bid submitted by Andrew York for Residential and Commercial mowing services. Alderman Frees seconded the motion. Five voting Aye. Abstain: One, Alderman Ivy. Motion passed.

NEW BUSINESS:

1. DISCUSSION AND/OR APPROVAL OF ORDINANCE FIXING AD VALOREM PROPERTY TAX RATES OF THE CITY OF FAYETTE FOR FISCAL YEAR 2027. BILL # 2026-11

1st Reading by Title only

Alderman Ishmael moved to approve the 1st Reading by Title only of the Ordinance Fixing the Ad Valorem Tax Rates of the City of Fayette for Fiscal Year 2027. Alderman Roll seconded the motion.

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

2nd and Final Reading by Title only

Alderman Frees moved to approve the 2nd Reading by Title only of the Ordinance Fixing the Ad Valorem Tax Rates of the City of Fayette for Fiscal Year 2027. Alderman Roll seconded the motion.

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

2. DISCUSSION AND/OR APPROVAL OF ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2026. BILL # 2026-12

Ms. Cooper, City Administrator briefly explained to the Council about the additional expenses incurred during Fiscal Year 2026, some of them pretty significant, like new software, audits and others.

1st Reading by Title only

Alderwoman Ishmael moved to approve the 1st Reading by Title only of the Ordinance Amending the Annual Budget for the Fiscal Year ending June 30, 2026. Alderman Patty seconded the motion.

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

2nd and Final Reading by Title only

Alderman Roll moved to approve the 2nd Reading by Title only of the Ordinance Amending the Annual Budget for the Fiscal Year ending June 30, 2026. Alderman Ivy seconded the motion.

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

3. DISCUSSION AND/OR APPROVAL OF ORDINANCE REENACTING SECTION 200.290 OF THE CITY CODE RELATING TO THE PROHIBITION OF EXCESSIVE FORCE DURING NON-VIOLENT CIVIL RIGHTS DEMONSTRATIONS. BILL # 2026-13

1st Reading by Title only

Alderwoman Ishmael moved to approve the 1st Reading by Title only of the Ordinance Reenacting Section 200.290 of the City Code relating to the prohibition of excessive force during Non-violent civil rights demonstrations. Alderman Roll seconded the motion.

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

2nd and Final Reading by Title only

Alderman Frees moved to approve the 2nd Reading by Title only of the Ordinance Reenacting Section 200.290 of the City Code relating to the prohibition of excessive force during Non-violent civil rights demonstrations. Alderman Roll seconded the motion.

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

4. DISCUSSION AND/OR APPROVAL OF ORDINANCE TO INCLUDE THE ACTING PRESIDENT OF THE BOARD AS AN OFFICIAL TO SIGN WARRANTS DRAWN ON THE CITY TREASURY FOR MONEY. BILL # 2026-14

Ms. Cooper, City Administrator explained that checks are currently signed by the Mayor and City Clerk. She stated that this Ordinance would authorize the Acting President of the Board, AKA Mayor ProTem, to sign checks.

1st Reading by Title only

Alderman Roll moved to approve the 1st Reading by Title only of the Ordinance To Include the Acting President of the Board as an Official to sign warrants drawn on the City Treasury for money. Alderman Frees seconded the motion.

Discussion was opened. Alderman Waggoner stated that the proposed change would be a major change in the way the City operates. He noted that the City Clerk is, for all intents and purposes, the Chief Financial Officer (CFO) of the City and should retain the ability to sign checks. He further explained that the City Clerk is required to attest to payments; so, two signatures are required. The City Clerk's signature attests that the payment is valid and properly drawn on the City Treasury, while the Mayor's signature authorizes the payment. Alderman Waggoner also stated that the Mayor Pro Tem only has authority in the absence of the Mayor.

Mayor Stidham stated that there should be a separation of duties and that the same person who issues the checks should not also sign them.

Roll Call vote: Ayes – None. Nays: Alderman Frees, Alderman Ivy, Alderman Roll, Alderman Patty, Alderman Waggoner. Abstain: Alderwoman Ishmael. Motion did not pass.

5. DISCUSSION AND/OR APPROVAL OF CHANGE ORDER #1 FROM DRINKARD CONSTRUCTION LLC FOR \$27,782.50. PROJECT NORTH MAIN STREET SIDEWALK IMPROVEMENTS – TAP-9901(543)

Mr. Hampton explained to the Council that the change order addresses issues with curb heights that were not accurately surveyed. He stated that portions of the sidewalk would have curbs approximately 12 inches high and would not be ADA compliant. The change order also includes adjustments to the sizes of the stormwater pipes.

Alderwoman Ishmael moved to approve the Change Order #1 from Drinkard Construction LLC For \$27,782.50, Project North Main Street Sidewalk improvements. Alderman Roll seconded the motion. Six voting Aye. Nays – none. Motion passed.

6. DISCUSSION AND/OR APPROVAL OF PROPOSAL FOR THE INSTALLATION OF A CURED-IN-PLACE PIPE LINER ON HACKBERRY ST.

Ms. Cooper, City Administrator, explained that there is an issue in the area involving a pipe beneath Highway 240 that is beginning to collapse. She stated that the best solution would be to repair the pipe by installing a liner.

Alderman Waggoner stated that the CID is prepared to assist with the cost of the repair.

Alderman Frees moved to approve the Proposal for the Installation of a Cure-in-Place pipe liner on Hackberry St. Alderman Ivy seconded the motion. Six voting Aye. Nays – none. Motion passed.

7. DISCUSSION AND/OR APPROVAL OF RESOLUTION # 2026-16 APPROVING INVOICES FOR PAYMENT

Alderman Frees moved to approve the Resolution #2026-16 approving invoices for payment and salaries in the total sum of \$393,966.65 which includes, General Fund \$77,286.08, Electric Fund \$272,802.66, Water Fund \$26,003.47, Sewer Fund \$17,874.44. Alderman Patty seconded the motion. Six voting Aye. Nays – none. Motion passed.

8. RICK ALEXANDER FROM ALEXANDER AND ASSOCIATES REQUEST FOR CONTRACT EXTENSION OF DC ROGER WING WALL PROJECT

Mr. Alexander did not attend the meeting on time.

9. DISCUSSION AND/OR APPROVAL OF ORDINANCE AMENDING ORDINANCE #120.240 TO EXCLUDE THE DUTY OF SIGNING CHECKS AS A DUTY OF THE CITY CLERK.

This item was not discussed because the item # 4 on New Business did not pass.

10. DISCUSSION AND/OR APPROVAL OF SEWER WAIVER REQUEST FOR 208 N. CHURCH STREET.

Alderman Frees moved to approve the Sewer Waiver Request for 208 N. Church Street. Alderman Patty seconded the motion. Six voting Aye. Nays – none. Motion passed.

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderman David Frees - East Ward

Nothing to report.

Alderman Austin Ivy - East Ward

Nothing to report.

Alderman Patrick Roll - Northwest Ward

Alderman Roll inquired about when the inspection of the liquor store wall would take place. Mayor Stidham stated that he is in contact with Mr. Parks to schedule a date for the inspection.

Alderman Bradley Patty - Southwest Ward

Alderman Patty inquired about the Animal Ordinance and when the Council would receive an update from the Animal Committee. Mayor Stidham stated that the next Animal Committee meeting is scheduled for October 15. He also noted that the Mayor, City Administrator, and Kelly Bieler will meet soon to discuss matters related to the Animal Ordinance.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael stated that Downtown Fayette is working to establish a Good Neighbor Program and that she will provide updates to the Council as the program develops. She also noted that she has not seen the new City Attorney at recent meetings. Ms. Cooper explained that the City Attorney has been out of the country and typically attends only the second Council meeting of each month.

Alderwoman Ishmael also reminded the Council about concerns regarding the pond at the park and the school flooding due to past heavy rainfall. Mayor Stidham stated that the City is contacting an engineer to evaluate and survey the park to determine whether improvements can be made to address the issue.

Alderman Waggoner noted that the USDA has extensive watershed data and knowledge of the area. He suggested contacting the USDA to determine what information is available before the City engages an engineer. He stated that he had already contacted the USDA and was awaiting a response and would provide an update to the Council.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner expressed his condolences to Alderman Patty regarding the election and stated that it was rewarding to see a local individual willing to put himself forward as a candidate and advocate for the community. Alderman Waggoner also commended the City's communication on social media regarding the RS-1 zoning district and thanked staff for their work. Ms. Cooper stated that the City will continue to provide public announcements and updates on the City's website.

TO CLOSED SESSION

Alderwoman Ishmael 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 Frees, Alderman Ivy, Alderman Roll, Alderman Patty, Alderwoman Ishmael, Alderman Waggoner.

Alderwoman Ishmael moved to adjourn closed session at 8:05 p.m. and go into open session. Alderman Frees seconded the motion. Six voting Aye. Nays – None. Motion passed.

OPEN SESSION:

Mr. Rick Alexander apologized for arriving late to the meeting.

Mr. Alexander, representing Alexander & Associates, the contractor for the D.C. Rogers Wing Wall Project, stated that the project is behind schedule due to weather conditions. He reported that the walls were poured on July 1 and that, since then, the project site has received more than eight inches of rain. He further stated that the site has received at least one inch of rain each week, except for one week. Because the project site is located at one of the lowest points in the surrounding area, the rainfall has resulted in significant water accumulation. He stated that crews have spent a considerable amount of time pumping water from the site.

Mr. Alexander explained that, in order to continue the concrete work, the contractor needs approximately seven consecutive days without rain before beginning the next section. Although crews continue to pump water from the site, progress remains difficult due to the continued rainfall. He stated that, under dry weather conditions, the project could be completed within approximately 30 days.

Mr. Alexander requested an additional extension of the project contract through September 15, with the understanding that the project schedule may need to be discussed again if the rainy conditions continue.

TO CLOSED SESSION

Alderman Frees motioned to move to closed session at 8:20 p.m. Alderman Ivy seconded the motion. Six voting Aye. Nays – 0. Motion Passed.

Responding to the Roll Call: Alderman Frees, Alderman Ivy, Alderman Roll, Alderman Patty, Alderwoman Ishmael, Alderman Waggoner.

Alderwoman Ishmael moved to adjourn closed session at 8:35 p.m. and go into open session. Alderman Frees seconded the motion. Six voting Aye. Nays – None. Motion passed.

ADJOURNMENT

Alderman Frees moved to adjourn at 8:35 p.m. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – None. Motion passed.

Respectfully submitted by:

_____ Maria Rogers, City Clerk

_____ Greg Stidham, Mayor



Renewal Summary – City of Fayette

Heritage Insurance is pleased to present the City of Fayette's renewal for the 2026–2027 policy term. Our goal is to provide a clear explanation of what is driving the renewal and to confirm that the City continues to receive broad protection at a competitive cost.

Renewal Overview

The expiring Star Insurance premium is \$129,482. After accounting for exposure changes, the adjusted expiring premium is \$127,529. The 2026–2027 renewal premium is \$135,535, plus the \$400 participation fee, for a total of \$135,935.

The City's building values were increased by 10% this year as part of the carrier's periodic valuation adjustment. Budget and payroll updates also increased certain liability exposures. These changes were partially offset by a reduction in the law enforcement exposure, resulting in a net exposure adjustment of \$1,953 downward. Compared with the actual expiring premium, the renewal premium is up \$6,053, or approximately 4.7%.

Key Renewal Points

Last year, the City elected to move its insurance program to Star Insurance. Although Star's premium was slightly higher than the alternative available at the time, the move significantly improved the City's protection against wind and hail losses. Star provided a \$5,000 property deductible compared with substantially higher wind/hail deductibles available through the other markets considered. That advantage remains in place for the 2026–2027 renewal.

- **Property Values and Deductible:**
 - Building values: \$18,762,673, reflecting the 10% valuation increase
 - Contents: \$186,700
 - Property deductible: \$5,000
- **Exposure Changes Driving Premium:**
 - Property: +\$4,238 from the 10% building value adjustment
 - General Liability: +\$3,049 from amended exposures/payrolls
 - Law Enforcement Liability: -\$5,002 from removal of reserves
 - Net exposure adjustment shown by the carrier: -\$1,953
- **Renewal Premium:**
 - Star Insurance package and auto premium: \$135,535

- Participation fee: \$400
- Total: \$135,935
- Cyber Liability:
 - Coalition Insurance: \$1,000,000 limit
 - \$5,000 retention
 - \$4,705 insurance premium + \$250 broker fee = \$4,955 total

Our Recommendation

We recommend renewing the City's program with Star Insurance for the 2026–2027 term.

The primary reason for moving to Star last year was the significantly lower wind/hail deductible. That benefit remains in place this year: Star continues to provide a \$5,000 property deductible, while other municipal insurance markets available to us continue to require substantially higher wind/hail deductibles. This materially reduces the City's potential out-of-pocket exposure following a severe wind or hail event.

We continue to evaluate the municipal insurance markets available to the City rather than simply accepting the incumbent renewal. Based on the options currently available to us, we believe Star continues to provide the strongest overall combination of coverage, deductible structure and cost for the City of Fayette. The renewal premium increase is moderate overall and is driven primarily by the scheduled 10% building value adjustment and updated budget/payroll exposures, partially offset by the law enforcement adjustment.

The Coalition cyber renewal also remains consistent, maintaining a \$1,000,000 limit and \$5,000 retention for a total cost of \$4,955 including the broker fee.

Heritage's Commitment

The City of Fayette is a long-standing and highly valued client of our agency. We remain committed to keeping the City's values and exposures current, explaining renewal changes clearly, and advocating for a coverage structure that protects the City's balance sheet while keeping the overall program competitive.

Council Action Requested

The City Council is being asked to approve renewal of these two policies for 2026–2027:

Star Insurance Package Policy – \$135,935 total

Property, inland marine, general liability, employee benefits liability, law enforcement liability, public officials/employment practices liability, automobile and crime. Includes \$135,535 premium + \$400 participation fee.

Coalition Cyber Liability Policy – \$4,955 total

\$1,000,000 limit with a \$5,000 retention. Includes \$4,705 premium + \$250 broker fee.

Total insurance program presented for approval: \$140,890

PREPARED FOR
CITY OF FAYETTE
POLICY CA/CP0993445 – 09/20/26

August 18, 2026

HERITAGE

THROUGH
MISSOURI RURAL SERVICES
STAR INSURANCE COMPANY

Dedicated to Missouri Public Entities & Not-For-Profit Organizations

Information contained in this proposal is descriptive only. This proposal contains highlights or typical features available in our policies. These features are subject to change based upon underwriting and may or may not be available or apply to your policy. The precise coverage afforded is subject to the terms and conditions of the policies issued.

Rated by: Sonnie Nichols

August 18, 2026

General Liability – Occurrence Form

Named Insured: CITY OF FAYETTE

Limits of Liability:

\$4,000,000 General Aggregate Limit (Other Than Products-Completed Operations)

\$4,000,000 Products-Completed Operations Aggregate Limit

\$2,000,000 Personal and Advertising Injury

\$2,000,000 Each Occurrence Limit

\$ 100,000 Fire Damage Limit - Any One Fire

\$ 5,000 Medical Expense Limit - Any One Person

- Premises and Operations
- Completed Operations and/or Products Liability, Water, Sewer, Electric and Gas Utility Operations
- Contractual Liability
- Personal and Advertising Injury
- Broad Form Property Damage
- Premises Medical Payment - \$5,000
- Host Liquor Liability
- Fire Legal Liability, Real Property - \$100,000
- Non-Owned Watercraft Liability
- Explosion, Collapse and Underground Property Damage
- Incidental Medical Malpractice
- Emergency Medical Services Malpractice
- Special Events
- Parks and Playgrounds
- Swimming Pools

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Employee Benefits Liability

Named Insured: CITY OF FAYETTE

Limits of Liability:

\$ 2,000,000 Each Claim Limit

\$ 4,000,000 Aggregate Limit

Deductible \$1,000

**Provides Coverage for Negligent Acts, Errors or Omissions of the Insured
for which you are legally liable in the administration of your
Employee Benefits Program**

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Public Officials/Directors & Officers Liability

Named Insured: CITY OF FAYETTE

Claims Made Form

Limits of Liability and Deductible:

\$2,000,000 Each Wrongful Act Limit

\$2,000,000 Aggregate Limit

\$ 5,000 Deductible

Prior Acts: 9/20/1995

- Sexual Abuse or Molestation – Defense Costs Only
- Deductible Does NOT Apply to Defense Costs
- Issuance of Permits or License
- Passing/Enforcing Ordinances, Variances
- Injunctive Relief - \$10,000 Defense Only
- Criminal Action Defense - \$35,000 Defense Only
- Broad Definition of Insured

Employment Practices Liability

Claims Made Form

Limits of Liability and Deductible:

\$2,000,000 Each Wrongful Act Limit

\$2,000,000 Aggregate Limit

\$ 5,000 Deductible

Prior Acts: 9/20/1995

- Defense Costs outside of limits
- Deductible does NOT apply to defense costs
- Hiring and Firing Practices
- Discrimination or Sexual Harassment
- Sexual Abuse or Molestation
- Civil Rights Violations
- Fellow Employee Suits
- Retaliatory Allegations
- Coercion Allegations

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Law Enforcement Liability

Named Insured: CITY OF FAYETTE

Limits of Liability: \$2,000,000 / \$4,000,000

Liability Limits - Included in General Liability

\$5,000 Deductible

Comments: Based on 6 Full Time

- False Arrest, Detention or Imprisonment, or Malicious Prosecution
- Libel, Slander or Defamation of Character; Violation of an Individual's Right of Privacy
- Wrongful Entry or Eviction or other Invasion of the Right of Private Occupancy
- Assault or Battery
- Discrimination
- Violation of Civil Rights
- Improper Service of Process
- Intentional Acts
- Defense for Allegations of Sexual Abuse & Molestation
- Mutual Aid Coverage
- Excessive Force
- Jail Operations

August 18, 2026

Property Coverage

Named Insured: CITY OF FAYETTE

Special Form

90% Coinsurance

Replacement Cost ☒

Actual Cash Value ☐

Total Insured Value \$18,762,673 – Building
\$186,700 – Contents

Deductible \$5,000

Earthquake with 10% Deductible ☐ (Included if checked)

- Buildings
- Personal Property
- Property Special Broadening Endorsement which includes at no charge:

1. Debris Removal	\$ 50,000
2. Pollutant Clean-up	\$ 25,000
3. Arson Reward	\$ 30,000
4. Newly Acquired or Constructed Property:	
- Buildings	\$ 1,000,000
- Personal Property	\$ 500,000
5. Property Off-Premises	\$100,000
6. Worldwide Property Off Premises	\$45,000
7. Salesperson Samples	\$ 25,000
8. Exhibitions	\$ 50,000
9. Property In Transit	\$50,000
10. Depositors Forgery	\$ 25,000
11. Employee Dishonesty Including Welfare and Pension Plan ERISA Compliance	\$ 50,000
12. Money and Securities	\$ 25,000
13. Foundations and Underground Pipes	\$ 250,000
14. Tenant Glass	\$ 10,000
15. Ordinance or Law Coverage	\$ 250,000
16. Newly Acquired Locations Increased Limits for Business Income and Extra Expense	\$ 250,000
17. Contractual Penalties	\$ 25,000
18. Dependent Properties	\$ 100,000
19. Utility Services	\$ 25,000
20. Transit Business Income and Extra Expense	\$ 100,000
21. Contingent Transit Business Income and Extra Expense	\$ 100,000
22. Change in Temperature, Electrical Injury, Utility Services and Contamination by Refrigerant	\$ 50,000
23. Water Damage, Other Liquids, Powder or Molten Material Damage	\$ 25,000
24. Underground Water Seepage	\$ 10,000

- \$250,000 Blanket Limit - applies to any or all of the following: Accounts Receivable, Claims Expenses, Fine Arts, Movement of Property, Personal Effects & Property of Others, Business Income & Extra Expense, Computer & Computerized Equipment, Fire Dept. Service Charges, Outdoor Property, Valuable Papers & Records/Cost of Research
- **Equipment Breakdown – \$1,000 DEDUCTIBLE**

August 18, 2026

Inland Marine Coverage

Named Insured: CITY OF FAYETTE

Contractors Equipment:

Total Insured Value \$582,129

Deductible \$500

Miscellaneous Equipment:

Total Insured Value \$219,574

Deductible \$250

Rented and Leased Equipment:

Total Insured Value \$100,000

Deductible \$1,000

- Contractors Equipment
- Miscellaneous Equipment
- Electronic Data Processing Equipment - All Risk - Replacement Cost
- Deductible Waiver Endorsement
- Firefighters Personal Property - \$1,000 Limit/\$100 Deductible
- Commandeered Property

August 18, 2026

Combination Crime Policy

Named Insured: CITY OF FAYETTE

Blanket Employee Theft:

Amount \$25,000

Deductible \$1,000

Forgery & Alteration:

Amount \$25,000

Deductible \$1,000

Computer Fraud:

Amount \$25,000

Deductible \$1,000

Money & Securities:

Amount \$25,000

Deductible \$1,000

August 18, 2026

Automobile Coverage

Named Insured: CITY OF FAYETTE

Number of Vehicles - 28

Limits of Liability and Deductible:

\$2,000,000 Bodily Injury/Property Damage Combined Single Limit

\$ 50,000 CSL Uninsured/Underinsured Motorist Limit

Medical Payments Limit - \$5,000

\$1,000 or \$2,500 Comprehensive Deductible (depending on the vehicle)

\$1,000 or \$2,500 Collision Deductible (depending on the vehicle)

**** Missouri Municipal Amendatory Endorsement applies ****

- Comprehensive Automobile Liability
- Hired and Non-Owned Liability
- Underinsured Motorist/Uninsured Motorist
- Medical Payments
- Comprehensive - Actual Cash Value - per Designated Schedule
- Collision - Actual Cash Value - per Designated Schedule

Commercial Auto Enhancement Endorsement:

- Injury to fellow employee resulting from the use of a covered auto
- Hired Auto Physical Damage \$50,000 limit
- Rental Reimbursement up to \$75 per day up to 30 days
- Towing expense up to \$2,500
- Firefighter's Deductible Reimbursement up to \$300
- No deductible applies to glass breakage to commandeered autos
- Customized Auto Extension
- Coverage for Freezing (Fire Trucks Only)
- Deductible Waiver Endorsement

August 18, 2026

Premium Summary

Named Insured: CITY OF FAYETTE

Policy No: CA/CP0993445

Effective: 09/20/26

Agent: HERITAGE INSURANCE

Property	\$46,550
Inland Marine	\$6,543
General Liability	\$45,442
Employee Benefits Liability	\$249
Law Enforcement Liability	\$6,698
POL and Employment Practices Liability	\$5,567
Automobile	\$24,386
Crime	\$100
Total Premium	\$135,535.00
Participation Fee	\$400
Grand Total	\$135,935.0
Umbrella/Excess Liability (separate Policy & Premium)	\$

NOTE! Terrorism premium charge is not included in the above total – see attached disclosure. THIS MUST BE SENT BACK TO US BEFORE POLICY CAN BE ISSUED!

_____ Quote Accepted by Applicant/Insured

_____ Quote Not Accepted by Applicant

Signature of Agent or Insured

RETURN THIS PORTION & TERRORISM DISCLOSURE ONLY TO MRS!

POLICYHOLDER DISCLOSURE
NOTICE TERRORISM INSURANCE COVERAGE
ELECTION - REJECTION

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses arising out of acts of terrorism, *as defined in Section 102(1) of the Act*: The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury in consultation with the Secretary of Homeland Security, and the Attorney General of the United States — to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property; or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT COVERAGE PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES THE PERCENTAGE SHOWN BELOW OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

1. Insured Losses would be partially reimbursed by the United States Government. If the aggregate industry Insured Losses exceed:
 - a. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2021, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
 - b. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2022, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
 - c. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2023, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
 - d. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2024, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
 - e. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2025, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
 - f. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2026, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
 - g. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2027, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U. S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURER'S LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

Acceptance or Rejection of Terrorism Insurance Coverage

☐	I hereby elect to purchase Terrorism coverage for a prospective premium of \$340.00.
☐	I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.

_____ Policyholder/Applicant's Signature	_____ STAR INSURANCE COMPANY Insurance Company
_____ City of Fayette Print Name	_____ CA/CP0993445 Policy Number
_____ Date	

Project Management for the remaining work on D.C. Rogers outfall

From Robert Hogan <rhogan@mecoengineering.com>
Date Mon 8/10/2026 11:21 AM
To Deanna Cooper <administrator@cityoffayettemo.com>

External (rhogan@mecoengineering.com)

InfiniTech
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Good day Deanna,

Estimated costs for MECO Engineering to provide the following services:

1. Project kick-off meeting with new contractor and city representatives, with MO DNR attending should they choose to do so.
2. General project coordination between the city, MO DNR, MECO, and contractor to include up to 5 on-site visits by engineer/project manager
3. Construction inspection and observation if requested by the city of Fayette to include 5 inspection visits and concrete sampling.
4. Project management to include project schedule, weekly project updates, and on-site management of contractor work when requested by either the contractor or city.

MECO Engineering is not providing:

1. Surveying or direct contractor employee management as those duties will be the responsibility of the contractor.
2. Billing or payment duties for this project.
3. Securing permits for this project.

Additional services can be provided at standard hourly charge-out rates upon receiving written permission from the city of Fayette.

We estimate the remaining work can be completed in more than 90 days with proper mobilization and effort by the contractor, minus revegetation of disturbed areas.

MECO Engineering will charge on an hourly basis with a not to exceeds limit of \$25,000.

Please note additional services are excluded from this NTE limit.

Let me know if you have any questions of if you would like us to provide a contract for your review.

Respectfully,



CHANGE ORDER No. 2

CONTRACTOR: Drinkard Construction LLC
PROJECT NAME: City of Fayette TAP-9901(543)

LPA: City of Fayette
PROJECT NO.: 4772

The Contractor is hereby directed to make the following changes from the contract:

1. DESCRIPTION AND REASON FOR CHANGE:

22, CO2.1 - Value engineering proposed by the contractor to install 18" HDPE pipe rather than 18" PVC. As well as to replace an existing pipe that was to be tied into but at the city's request is going to be replaced.

CO2.2 - During excavation for the proposed sidewalk an abandoned wall and concrete back fill was encountered. In order to achieve the needed elevation of subgrade approximately 8" to 16" of concrete will need removed at a width of approximately 30" and a length of approximately 72'. This area is located between STA 1+89 to STA 2+61 along the South West of the project. It has been noted this wall and back fill was used for a walkway to the buildings basement and is abandoned and has been filled in with aggregate base. The wall and back fill proposed to be removed is not known to be connected to the building or its foundation.

Time Extension - Due to bidding and contract execution delays the contract was not executed until June 30th the pre-con was held on July 10th and the NTP and contractor started on July 20th. The contract completion date was set for Aug. 29th 2026 due to the delays the contractor would not be able to utilize the full 90 calendar days. In order for the 90 calendar days to be utilized the completion date is being revised to 10-17-2026.

2. COST OF WORK AFFECTED BY THIS CHANGE ORDER.

EST. LINE NO.	CONTRACT ITEM NO.	ITEM DESCRIPTION	UNITS PREVIOUSLY PROVIDED FOR	UNITS TO BE CONSTRUCTED	UNITS OVERRUN, UNDERRUN, CONTINGENT	UNIT PRICE	AMOUNT OF OVERRUN OR PLUS CONTINGENT	AMOUNT OF UNDERRUN OR MINUS CONTINGENT
220	22	18 IN. PVC Pipe	47.00	0.00	47.00	\$96.00		\$4,512.00
CO2.1	CO2.1	18 IN HDPE Pipe	0.00	88.00	88.00	\$85.50	\$7,524.00	
CO2.2	CO2.2	Partial Removal of Concrete Wall and Back Fill	0.00	1.00	1.00	\$5,000.00	\$5,000.00	

TOTALS: \$12,524.00 \$4,512.00

3. SETTLEMENT FOR COST OF THE ABOVE CHANGE TO BE MADE AT CONTRACT UNIT PRICES, EXCEPT AS NOTED:

N/A

4 COMMENTS:

Revised completion date to 10-17-2026.

5 COST ADJUSTMENTS TO THE CONTRACT:

1. CONTRACT AMOUNT	\$219,514.30
2. OVERRUN THIS ORDER	\$12,524.00
3. OVERRUN PREVIOUS	\$27,782.50
4. UNDERRUN THIS ORDER	\$4,512.00
5. UNDERRUN PREVIOUS	\$0.00
6. PROJECT TOTAL	\$255,308.80

THE TERMS OF SETTLEMENT OUTLINED ABOVE ARE HEREBY AGREED TO:

 APPROVED: City of Fayette Administrator DATE: 8/20/24	 APPROVED: Drinkards Construction LLC DATE: 8/17/24 Digitally signed by John Stob Date: 2026.08.17 14:30:45 -05'00'
APPROVED: MODOT DATE:	APPROVED: Great River Engineering DATE:
APPROVED: City of Fayette Mayor DATE:	

CITY OF FAYETTE, MISSOURI

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A VACANT BUILDING REGISTRATION PROGRAM, IMPOSING VACANCY IMPACT FEES, REQUIRING MAINTENANCE AND SECURITY OF VACANT STRUCTURES, PROVIDING FOR INSPECTION AND ENFORCEMENT, AND DECLARING LONG-TERM VACANT STRUCTURES TO BE A PUBLIC NUISANCE UNDER CERTAIN CONDITIONS.

WHEREAS

The Board of Aldermen finds that vacant and abandoned structures:

- contribute to blight and neighborhood deterioration;
- increase the risk of fire, crime, vandalism, and unsafe conditions;
- reduce surrounding property values;
- increase demands on police, fire, code enforcement, and public works services;
- negatively affect the economic vitality and appearance of the City; and
- threaten the public health, safety, and welfare of the residents of the City of Fayette;

AND WHEREAS, the City desires to encourage the productive occupancy, rehabilitation, sale, or lawful redevelopment of vacant properties;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FAYETTE, MISSOURI, AS FOLLOWS:

SECTION 1. TITLE

This Ordinance shall be known as the “Vacant Building Registration and Neighborhood Preservation Ordinance.”

SECTION 2. PURPOSE

The purpose of this Ordinance is to:

1. Reduce the number of vacant and deteriorating structures within the City;
2. Protect neighborhoods from blight and unsafe conditions;
3. Recover municipal costs associated with monitoring vacant properties;
4. Encourage rehabilitation, occupancy, sale, or redevelopment of vacant structures;
and
5. Establish accountability for owners of vacant structures.

SECTION 3. DEFINITIONS

For purposes of this Ordinance:

“Vacant Structure”

Any building or structure that:

- is unoccupied for more than one hundred eighty (180) consecutive days; and
- is not actively used for lawful residential, commercial, industrial, or institutional purposes.

A structure may also be deemed vacant if two or more of the following conditions exist:

- utilities disconnected or substantially unused;
- boarded windows or doors;
- accumulation of trash or debris;
- overgrown vegetation;
- evidence of vandalism or deterioration;
- delinquent property taxes;
- absence of active business license where required;
- code violations indicating abandonment.

“Owner”

Any person, corporation, trust, partnership, LLC, or other entity holding legal or equitable title to the property.

“Occupied”

A structure lawfully inhabited or actively utilized for business purposes on a regular basis.

“Director”

The City Administrator or designated code enforcement official.

SECTION 4. VACANT BUILDING REGISTRATION REQUIRED

A. Any owner of a vacant structure shall register the property with the City within thirty (30) days after the structure becomes vacant.

B. Registration shall include:

1. Owner name and contact information;
2. Local property manager or agent, if applicable;
3. Emergency contact information;
4. Proof of liability insurance;
5. A maintenance plan; and
6. A rehabilitation or occupancy plan and estimated timeline.

C. Registration shall be renewed annually until the structure is no longer vacant.

SECTION 5. VACANCY IMPACT FEE

A. The following annual vacancy impact fees are hereby established:

Abandoned Building Administrative Fee – Residential Property	\$200.00 semi-annually (RSMo \$67.399)
--	---

Abandoned Building Late Fee – Residential Property	\$150.00
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Abandoned Building Administrative Fee – Commercial Property	\$1,000.00 semi-annually
---	--------------------------

Abandoned Building Late Fee – Commercial Property	\$150.00
---	----------

B. Fees shall be due semi-annually, which begins the first of the month following the declaration of vacancy as set out herein.

C. The Board of Aldermen finds these fees reasonably related to increased municipal costs associated with vacant structures, including:

- inspections;
- police responses;
- fire protection risks;
- nuisance abatement;
- code enforcement;
- administrative oversight.

D. Unpaid fees and late fees may constitute a special tax bill or lien against the property to the extent permitted by Missouri law.

SECTION 6. MAINTENANCE REQUIREMENTS

All vacant structures shall be maintained in a secure and safe condition, including:

1. Doors and windows secured;
2. Roof maintained watertight;
3. Exterior free of graffiti and debris;
4. Grass and weeds maintained below twelve (12) inches;
5. Compliance with all building, fire, health, and nuisance codes;
6. Prevention of rodent infestation;
7. Posting of emergency contact information visible from the street.

SECTION 7. INSPECTION AUTHORITY

The City may inspect any registered vacant structure upon reasonable notice for purposes of code enforcement and public safety.

If an emergency condition exists, the City may enter or secure the property as permitted by law.

SECTION 8. EXEMPTIONS

The following properties may be exempt from vacancy impact fees, but not registration requirements:

1. Structures actively listed for sale for less than twelve (12) months;
2. Structures undergoing active permitted rehabilitation;
3. Estate properties for up to twelve (12) months following probate initiation;
4. Structures damaged by natural disaster for up to twenty-four (24) months;
5. Seasonal or temporary closures approved by the City;
6. Structures owned by governmental entities or nonprofit organizations actively pursuing redevelopment.

The Director may require supporting documentation.

SECTION 9. NUISANCE DECLARATION

Any vacant structure that:

- remains vacant for more than two hundred ten (210) days; and
- substantially deteriorates; or
- poses a threat to public health or safety

may be declared a public nuisance and subject to abatement proceedings pursuant to City Code and Missouri law. Notice shall be provided of said Nuisance Declaration by the Building Inspector and as provided by in Section 508.010 and to include the right to appeal as notated herein.

SECTION 10. APPEALS

Any owner aggrieved by a determination under this Ordinance may appeal to the Board of Adjustment or designated hearing officer within thirty (30) days.

The filing of an appeal shall not stay emergency enforcement actions.

SECTION 11. ENFORCEMENT AND PENALTIES

A. Any violation of this Ordinance shall constitute a municipal ordinance violation.

B. Each day a violation continues shall constitute a separate offense.

C. In addition to fines, the City may:

- secure the structure;
- abate nuisances;
- recover costs;
- seek injunctive relief; and/or
- pursue special tax bills or liens.

SECTION 12. SEVERABILITY

If any provision of this Ordinance is held invalid, the remaining provisions shall remain in full force and effect.

SECTION 13. EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after its passage and approval according to law.

APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF FAYETTE, MISSOURI THIS ____ DAY OF _____, 2026.

Mayor _____

ATTEST:

City Clerk _____

THE CITY OF FAYETTE, MISSOURI

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FAYETTE, MISSOURI, REGULATING THE USE OF RECREATIONAL VEHICLES, CAMPERS, AND OTHER AUXILIARY HOUSING UNITS FOR HUMAN HABITATION AND PROHIBITING THE RENTAL OR USE OF SUCH UNITS AS DWELLINGS EXCEPT AS EXPRESSLY AUTHORIZED

WHEREAS,

The City of Fayette, Missouri, is a fourth-class city organized under the laws of the State of Missouri and is authorized to enact ordinances promoting the public health, safety, and welfare and to regulate land use and occupancy pursuant to Chapters 79 and 89 of the Revised Statutes of Missouri; and

WHEREAS,

The Board of Aldermen finds that the use of recreational vehicles, campers, travel trailers, and similar auxiliary housing units as permanent or temporary rental dwellings may create concerns relating to sanitation, fire safety, overcrowding, utility connections, emergency access, and neighborhood compatibility; and

WHEREAS,

The Board of Aldermen further finds that such units are not constructed or regulated in the same manner as residential dwellings under applicable building and housing standards and that regulation is necessary to preserve residential character and protect the public welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FAYETTE, MISSOURI, AS FOLLOWS:

SECTION 1. TITLE

This Ordinance shall be known and may be cited as the “Auxiliary Housing and Recreational Vehicle Occupancy Ordinance.”

SECTION 2. PURPOSE

The purpose of this Ordinance is to prohibit the use of recreational vehicles and similar auxiliary housing units as rental or leased living quarters within the City of Fayette except in lawfully permitted campgrounds or temporary emergency situations authorized by the City.

SECTION 3. DEFINITIONS

For purposes of this Ordinance, the following terms shall have the meanings set forth below:

A. “Auxiliary Housing Unit”

Any structure or vehicle designed primarily for temporary occupancy or transport, including but not limited to recreational vehicles, campers, travel trailers, fifth-wheel trailers, motor homes, buses converted for habitation, portable cabins, or similar units.

B. “Recreational Vehicle” or “RV”

A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, either self-propelled or towable.

C. “Dwelling”

A structure or portion thereof used as a residence or sleeping place by one or more persons.

D. “Rental Occupancy”

Occupancy in exchange for money, services, consideration, lease, sublease, short-term rental, long-term rental, or any other compensation arrangement.

E. “Habitation”

Sleeping, cooking, eating, bathing, or otherwise residing in a structure or vehicle.

F. “Temporary Emergency Occupancy”

Occupancy permitted for a limited duration following fire, storm, natural disaster, or similar emergency as authorized by the City Administrator or designated official.

SECTION 4. PROHIBITED USES

A. Rental of Auxiliary Housing Prohibited

No person shall rent, lease, advertise for rent, permit occupancy of, or otherwise use any recreational vehicle or auxiliary housing unit as a dwelling or living quarters within the City limits of Fayette.

B. Occupancy Prohibited

No person shall occupy any recreational vehicle or auxiliary housing unit as a residence, dwelling, or sleeping quarters on any lot, tract, driveway, street, alley, or parcel within the City except as expressly authorized herein.

C. Utility Connections

No recreational vehicle or auxiliary housing unit shall be connected to utilities for the purpose of residential occupancy except in a lawfully permitted campground or temporary emergency occupancy approved by the City.

SECTION 5. EXCEPTIONS

The following shall be exempt from the provisions of this Ordinance:

A. Licensed Campgrounds or RV Parks

Recreational vehicles located within a campground or RV park lawfully approved and zoned for such use under City ordinances.

B. Temporary Emergency Occupancy

Temporary occupancy approved in writing by the City Administrator, Building Official, or designated representative following a declared emergency, casualty loss, or similar hardship, provided such occupancy shall not exceed thirty (30) consecutive days unless extended in writing.

C. Temporary Guest Use

Non-rental occupancy by guests for a period not exceeding fourteen (14) consecutive days and not exceeding thirty (30) total days within any calendar year, provided no compensation is exchanged.

D. Hardship Permit

The City may issue a hardship permit authorizing a limited exception to this ordinance only upon a determination, made after notice and an opportunity to be heard

1. Application Contents

An application for a hardship permit shall include, at minimum:

- (a) The applicant's name, address, and contact information.
- (b) The address or location within the City where the RV or auxiliary housing would be made available.
- (c) Identification of the RV or auxiliary housing (make/model/year and any identifying number reasonably available).
- (d) A description of the proposed rental arrangement (including anticipated duration and number of occupants).
- (e) A written statement describing the claimed hardship and the facts supporting the request.
- (f) Any additional information reasonably required by the City to create a record for decision.

2. Notice; Hearing; Record

- (a) **Notice and opportunity to be heard.** The City shall provide notice and an opportunity to be heard.
- (b) **Hearing officer/body.** The hearing shall be conducted by the City Council or by the City Administrator and Building Official authorized by the City to conduct the hearing and make a recommendation or decision.
- (c) **Record.** The City shall compile and maintain a record of the application materials and the evidence presented for purposes of the City's decision and any review.

3. Decision Standards; Written Determination

- (a) The City shall grant a hardship permit only if the applicant proves, based on the record, that:
 - 1. Strict application of the applicant's circumstances would constitute an arbitrary interference with the reasonable enjoyment of private lands; and

2. The requested exception, as conditioned, is limited to what is necessary to address the hardship found.
- (b) The City's decision shall be in writing and shall include findings sufficient to demonstrate that the decision is based on the record and is not arbitrary or capricious.

4. Permit Conditions; Duration; Renewal

- (a) The City may impose reasonable conditions on any hardship permit to ensure the exception remains limited and consistent with the purposes of this Ordinance.
- (b) Each hardship permit shall state:
 1. The authorized location,
 2. The authorized duration (including start and end dates),
 3. Any occupancy limits, and
 4. Any other conditions imposed.
- (c) Renewal shall require a new application or a renewal application as determined by the City, and shall be subject to the same notice, hearing, and decision standards.

5. Revocation

- (a) The City may revoke a hardship permit upon a determination, after notice and an opportunity to be heard, that:
 1. A material condition of the permit has been violated, or
 2. The permit was obtained by material misrepresentation.

SECTION 6. NUISANCE DECLARATION

Any violation of this Ordinance is hereby declared to be a public nuisance and may be abated by the City through any lawful means, including injunctive relief.

SECTION 7. ENFORCEMENT

This Ordinance may be enforced by the City Administrator, Code Enforcement Officer, Police Department, or any other official designated by the City.

The City may issue notices of violation, municipal citations, or seek relief in a court of competent jurisdiction.

SECTION 8. PENALTIES & ENFORCEMENT

1. Any person violating any provision of this Ordinance shall, upon conviction, be punished by:
 - (a) A fine not exceeding Five Hundred Dollars (\$500.00); and/or
 - (b) Imprisonment not exceeding ninety (90) days; and/or
 - (c) Both such fine and imprisonment.
2. Each day a violation continues shall constitute a separate offense.

3. A violation of this Ordinance is also a civil matter in the nature of an action for recovery of a penalty; however, due to the quasi-criminal nature of ordinance violations, the standard of proof is beyond a reasonable doubt.

SECTION 9. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 10. REPEALER

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 11. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED AND APPROVED THIS ____ DAY OF _____, 2026.
CITY OF FAYETTE, MISSOURI

Mayor

ATTEST:

City Clerk

CITY OF FAYETTE

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE DEFINITION OF “FAMILY” IN SECTION 405.010 OF THE MUNICIPAL CODE OF THE CITY OF FAYETTE, MISSOURI.

WHEREAS, Section 405.010 of the Municipal Code of the City of Fayette, Missouri, defines family; and

WHEREAS, the Board of Aldermen desires to provide greater clarity regarding what constitutes a family; and

WHEREAS, the Board of Aldermen finds that this clarification will support the consistent administration and enforcement of the City’s zoning regulations and help preserve the residential character of neighborhoods, specifically those located within the RS-1 District;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FAYETTE, MISSOURI, AS FOLLOWS:

SECTION ONE: AMENDMENT OF SECTION 405.010

The definition of Family Section 405.010 the Municipal Code of the City of Fayette, Missouri, is hereby repealed and replaced with the following:

SECTION 405.010: Definitions

Family:

1. An individual living as a single non-profit housekeeping unit in a dwelling unit;
2. Two (2) or more persons related by blood, marriage, adoption or foster care relationship living together as a single non-profit housekeeping unit in a dwelling unit;
3. A group of not more than two (2) unrelated people, who need not be related by blood, marriage adoption, or foster care relationship, living together as a single non-profit housekeeping unit in a dwelling unit; or
4. Two (2) unrelated individuals having a child or children related by blood, adoption or foster care relationship to both such individuals, plus the biological, adopted or foster children of either such individual, living together as a single non-profit housekeeping unit in a dwelling unit.

SECTION TWO: RETENTION OF EXISTING USES

Except for the definition of family, all other permissive and conditional uses contained in Section 405.010 are retained without substantive modification.

SECTION THREE: EXISTING LAWFUL USES

Any use lawfully established before the effective date of this Ordinance shall be governed by the applicable nonconforming-use provisions of Chapter 405.

Nothing in this Ordinance shall be construed as legalizing or granting lawful nonconforming status to any use, occupancy, rental arrangement, or property operation that was unlawful before the effective date of this Ordinance.

SECTION FOUR: ENFORCEMENT

This Ordinance shall be administered and enforced in accordance with Chapter 405 of the Municipal Code. The City may consider the actual use and occupancy of a dwelling and may request documentation reasonably necessary to determine compliance with this Ordinance.

SECTION FIVE: SEVERABILITY

If any section, subsection, paragraph, sentence, clause, phrase, or portion of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, that determination shall not affect the validity of the remaining portions of this Ordinance. The remaining provisions shall continue in full force and effect.

SECTION SIX: CONFLICTING PROVISIONS

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed solely to the extent of the conflict. All provisions of the Municipal Code not expressly amended by this Ordinance shall remain unchanged and in full force and effect.

SECTION SEVEN: CODIFICATION

The City Clerk is authorized to correct section numbers, subsection designations, spelling, punctuation, capitalization, and other non-substantive matters necessary for the proper codification of this Ordinance, provided that no substantive provision is altered.

SECTION EIGHT: EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF FAYETTE,
MISSOURI, THIS _____ DAY OF _____, 2026.

Greg Stidham, Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Proposed RS2 Language Regarding Monthly Rentals

Section 405.180. “RS-2” Residential, Duplex Use, District.

A. Permissive Uses. In District “RS-2,” no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered except for one (1) or more of the following:

1. Any permissive use of an “RS-1” District.
2. Two-family dwelling.
3. **Monthly Rental Dwelling.** A single-family dwelling or individual dwelling unit within a two-family dwelling may be rented or leased for residential occupancy for periods of **thirty (30) consecutive days or more**, provided that:
 - a. The rental or lease shall be for the **entire dwelling unit** as a single residential unit;
 - b. A dwelling unit shall not be divided or separately rented or leased by individual bedroom, sleeping room, portion of the dwelling, or other separately occupied area under separate rental agreements;
 - c. Nothing in this provision shall authorize the operation of a boardinghouse, rooming house, lodging house, bed-and-breakfast establishment, short-term rental, or other use otherwise regulated by this Chapter; and
 - d. A rental arrangement meeting the requirements of this Subsection shall constitute a **permissive residential use** within the “RS-2” District and shall not, solely because the dwelling is rented rather than owner-occupied, require conditional-use approval.

B. Conditional Uses.

1. Any conditional use of an “RS-1” District.
2. Public building erected by any governmental agency, except jails.
3. Religious, educational, and eleemosynary institution philanthropic nature, but not a penal or mental institution.
4. Hospital or sanitarium, except criminal, mental or animal hospital.
5. Nursing, rest, or convalescent home.
6. Parking lot located within three hundred (300) feet of a business or industry district.

Chapter 405. Zoning Regulations

Article III. District Use Regulations

Section 405.180. "RS-2" Residential, Duplex Use, District.

[R.O. 2013 § 405.180; R.O. 2005 § 23-88; Ord. No. 42.040 (A)(4); Ord. No. 93-29; Ord. No. 01-07 § 2; Ord. No. 08-11 § 1, 8-5-2008; Ord. No. 11-15 § 3, 7-19-2011]

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 - 4. Hospital or sanitarium, except criminal, mental or animal hospital.
 - 5. Nursing, rest, or convalescent home.
 - 6. Parking lot located within three hundred (300) feet of a business or industry district.
 - 7. Private school.
 - 8. Non-commercial greenhouse or nursery.
 - 9. Bed-and-breakfast establishments.
 - 10. Boardinghouse.