

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, JULY 14, 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., July 14, 2026, by Mayor Greg Stidham.

PLEDGE OF ALLEGIANCE

Everyone in the Chamber rose for the Pledge of Allegiance led by Alderwoman Michelle Ishmael.

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 items:

New Business:

11. Discussion and/or approval of Don Schnieders Excavating Company Change Order #3 – Street Improvements Project.

12. Discussion and/or Approval of CID Agreement.

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

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF THE BOARD OF ALDERMAN
HELD ON JUNE 23, 2026**

Alderman Frees moved to approve the Minutes of the Regular Meeting held on June 23, 2026. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

**APPROVAL OF MINUTES FOR THE SPECIAL MEETING OF THE BOARD OF ALDERMAN
HELD ON JUNE 30, 2026**

Alderman Roll moved to approve the Minutes of the Special Meeting held on June 30, 2026. Alderman Patty seconded the motion. Six voting Aye. Nays – none. Motion passed.

INVITED GUESTS:

- **Aimee Sage**

Ms. Sage expressed her concerns regarding livestock and poultry being kept in residential areas neighboring her property and lack of reasonable ordinances governing these types of animals.

She acknowledged that the City had conducted inspections and determined that the animals were well cared for and that no ordinance violations existed.

Ms. Sage stated that odors from the chickens and ducks are a recurring issue, particularly during the summer, after rainfall, and on very hot days. She also reported recurring incidents of animals escaping their enclosures. According to Ms. Sage, her neighbor keeps chickens, roosters, ducks, goats, and a calf.

Ms. Sage further noted that the current ordinance does not limit the number of chickens or roosters that may be kept and does not restrict larger livestock, such as goats or cattle, within residential neighborhoods. She appealed to the Board of Aldermen to update the current ordinance in a manner that respects the community's rural heritage while also protecting the quality of life in residential areas.

Building Inspector Jason Hampton stated that he had conducted inspections of the property and found that the animals were well cared for and housed in appropriate enclosures.

Mayor Stidham stated that the City's Animal Committee would be reviewing the matter and working on the ordinance.

- **Pam Hutsell**

Ms. Hutsell presented the Board of Aldermen with a set of original blueprints for the Wesley Bintz Pool, which she received from Mr. Kim Bradshaw of Odessa, Missouri. She explained that Mr. Bradshaw inherited the blueprints from his grandparents.

Ms. Hutsell stated that there are only two Bintz pools remaining in Missouri: one in Fayette and the other in Chaffee. She further explained that Mr. Bradshaw wanted to donate the blueprints to a community that would appreciate their historical significance, and he contacted her to arrange for the blueprints to be displayed for public viewing in Fayette.

CITIZEN PARTICIPATION:

- **Amy Larkin**

Ms. Larkin expressed concerns regarding police presence within the City. She stated that the officer assigned to the night shift was not regularly patrolling during overnight hours and alleged that she had been informed by personnel at the 911 Dispatch Center that the officer remained at the dispatch office during the night instead of patrolling.

Ms. Larkin noted that when she previously opened DJ Store at 4:00 a.m., Officer Abbott was routinely present to ensure the area was safe, but that this was no longer occurring. She also stated that some individuals had been waiting for more than a month and a half to receive a return call from the City Marshal.

Marshal Wells responded that, to his knowledge, there were no issues involving the 911 Dispatch Center staff. He stated that he would follow up on the concerns that had been raised.

- **Gary Bag**

Mr. Bagby, speaking as President of the Fayette Heritage Association, expressed his appreciation to the Board of Aldermen for the City's continued collaboration and support of the Festival of the Arts over the years. He noted that this year's festival will be held on the first Saturday in August.

Mr. Bagby also extended his appreciation to the City's staff, the Police Department, and the Board of Aldermen for their contributions, including sponsoring one of the festival's prizes.

- **Regina Powell**

Ms. Powell expressed concerns regarding the Police Department and described three incidents that she found troubling. She stated that two of the incidents occurred on Juneteenth and the Fourth of July, during which she alleged that police officers followed and stopped children who were returning from playing basketball and participating in other activities.

Ms. Powell also described a third incident involving her pastor, stating that a police officer followed him to his residence. She questioned the Police Department's practices and asked what was occurring within the department.

Ms. Powell concluded by expressing that she would like to see the City Marshal more actively visible in his role as the leader of the Police Department.

- **Marsha Broadus**

Ms. Broadus inquired about the status of the former nursing home property. Mayor Stidham responded that, to his knowledge, the owner is currently working with a prospective buyer for the property. Ms. Broadus also reported that she had contacted the property owner in April regarding trees extending over her property and stated that no action had been taken in response to her request to have the trees addressed.

- **George Befort**

Mr. Befort thanked the City for relocating the sign he had previously requested to be moved.

- **Ronda Gerlt**

Ms. Gerlt stated that, following the recent storm, a large oak tree on her property fell. She requested that Electric Superintendent Sonny Conrow remove the fallen tree; however, Mr. Conrow explained that the removal of trees on private property is the responsibility of the homeowner.

Ms. Gerlt commended the Electric Department for its response following the storm, particularly for restoring power lines that had been brought down and were smoking. She also expressed her appreciation for the Public Works Department and its efforts during the storm recovery.

CITY STAFF REPORTS

- **Timothy Wells – City Marshal**

Marshal Wells reported that the Police Department has been assisting with addressing nuisance properties throughout the City.

Marshal Wells also stated that he has concerns regarding the Police Department's budget and indicated that he would like to discuss related matters. In response to comments regarding his visibility, he explained that he had been absent from duty while recovering from surgery.

- **Sonny Conrow – Electric Superintendent**

Mr. Conrow reported that the second transformer was placed online within 21 minutes and that the Electric Department crew was actively responding to power outages. Mr. Conrow also reported that the batteries are currently in Italy and that delivery has been delayed.

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

Mr. Daniels did not attend the meeting.

- **Curtis Hammons – Water Superintendent**

Mr. Hammons did not attend the meeting.

- **Jason Hampton – Building Inspector**

Mr. Hampton reported that approximately 45 letters regarding tall grass and weeds had been sent out. He stated that the response had been positive, with many property owners addressing the violations promptly. Regarding animals kept within the City, Mr. Hampton stated that the City's ordinance should be updated to establish limits on the number of animals permitted.

Mayor Stidham informed Mr. Hampton that the City had mowed three properties, including the Dairy Queen property, and that the cost of the work would be assessed against the respective properties.

Alderman Waggoner asked Mr. Hampton when he planned to begin condemnation proceedings on derelict properties. Mr. Hampton responded that several properties previously identified for condemnation had recently been purchased, while others had been demolished and would be replaced with new homes. In reference to preserving the integrity of the RS-1 zoning district, Alderman Waggoner asked how Mr. Hampton intended to communicate and enforce the occupancy restriction limiting residences to no more than two unrelated individuals living together for more than six months. Mr. Hampton responded that there are zoning issues that need to be addressed, noting that some homes owned by Braun Home are being used as assisted living residences.

Alderman Waggoner also asked whether Mr. Hampton had reviewed property owner responsibilities related to sidewalks and requested that the Building Inspector enforce the City's requirements for homeowners to maintain sidewalks by removing weeds and trimming trees and other vegetation that obstruct or invade upon them.

- **Deanna Cooper – City Administrator**

Ms. Cooper provided the Council with the following updates:

She reported that the Administration Department has been very busy with the closeout of the 2025–2026 fiscal year while completing work related to the Fiscal Year 2023 audit and the BS&A software data conversion as well as preparing the Community Development Block Grant (CDBG) application for the City's Street Improvements Project.

OLD BUSINESS:

No old business presented.

NEW BUSINESS:

1. PRESENTATION OF THE BUDGET NARRATIVE FOR FISCAL YEAR 2027

Ms. Cooper presented a brief overview of the proposed budget narrative. She highlighted the major priorities for the upcoming fiscal year, including street improvement projects and planning to ensure a smooth transition as employees retire and to maintain a well-trained workforce.

Ms. Cooper stated that the City is well equipped for the upcoming fiscal year and intends to focus its efforts on improving City streets. She also noted that the Fire Department is seeking to purchase a new pump truck, however it is uncertain whether the purchase will occur during the upcoming fiscal year. Ms. Cooper further reported that the City expects to complete the Fiscal Year 2026 audit by December 2026. Ms. Cooper noted that four Budget meetings were held at City Hall on April 14, May 13, June 10 and June 30.

2. REAPPOINTMENT OF DR. ROGER DRAKE AND MR. AARON CUNNINGHAM TO HISTORIC DOWNTOWN FAYETTE CID

Alderman Roll moved to approve the Reappointment of Dr. Roger Drake and Mr. Aaron Cunningham to the Historic Downtown Fayette – CID. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

**3. CDBG APPLICATION PROJECT BUDGET REVIEW AND APPROVAL
TOM WOOTEN, OWN ENGINEERING - GUEST**

Mr. Tom Wooten of OWN Engineering reported that the firm had been engaged by the City to prepare the Preliminary Engineering Report required for the Community Development Block Grant (CDBG) application. He explained that the evaluation focused on streets with the greatest need for repair, while also considering traffic volume.

Mr. Wooten stated that six street segments were initially identified and evaluated through field inspections. Based on the assessment, the project was narrowed to the following three street segments:

- Depot Street, from Church Street to Cleveland Street;
- Walnut Street, from Church Street to Cleveland Street; and
- Reynolds Street, from Mulberry Street to Leonard Street.

He reported that the estimated total project cost, including drainage improvements, is \$895,137.

Mr. Lincoln Brown, from Mid-Missouri Regional Planning Commission, explained that engineering costs are eligible to be funded in addition to the grant amount. He noted that the CDBG program is highly competitive, stating that approximately 40 to 45 applications were submitted last year, with only 14 projects receiving awards. Mr. Brown further explained that a larger local match generally strengthens an application, with a local contribution between 15 percent and 30 percent considered favorable. He also stated that addressing multiple infrastructure needs, such as both street and stormwater improvements, increases the competitiveness of the application. In addition, he noted that a public needs assessment is required as part of the application process.

Mr. Brown reported that the application deadline is July 31. He explained that award decisions are typically announced in late November or December. Grant agreements are generally executed in January, followed by engineering design and environmental review. The project would then be advertised for bids in late spring, with construction anticipated during the summer.

The Board of Aldermen discussed Ms. Cooper's recommendation to provide a local match of \$369,137. It was noted that only a portion of the City's matching contribution would be expended during the current fiscal year.

Alderman Roll moved to approve Project Budget from OWN Engineering for the Community Development Block Grant (CDBG) application and to approve a City matching contribution of \$369,137 toward the total project cost. Alderman Frees 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 MODIFYING SECTION 504/ADA GRIEVANCE PROCEDURES, BILL #2026-09

1st Reading by Title only

Alderman Frees moved to approve the 1st Reading by Title only of the Ordinance Modifying Section 504/ADA Grievance Procedures, Bill #2026-09. Alderwoman Ishmael 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 and final Reading by Title only of the Ordinance Modifying Section 504/ADA Grievance Procedures, Bill #2026-09. Alderwoman Ishmael seconded the motion.

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

5. DISCUSSION AND/OR APPROVAL ORDINANCE PROVIDING FAIR HOUSING FOR THE CITY OF FAYETTE MISSOURI, BILL #2026-10

1st Reading by Title only

Alderwoman Ishmael moved to approve the 1st Reading by Title only of the Ordinance Providing Fair Housing for the City of Fayette Missouri, Bill #2026-10. Alderman Frees 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

Alderwoman Ishmael moved to approve the 2nd and final Reading by Title only of the Ordinance Providing Fair Housing for the City of Fayette Missouri, Bill #2026-10. Alderman Frees seconded the motion.

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

6. DISCUSSION AND/OR APPROVAL OF FAYETTE HOUSING AUTHORITY – FHA AGREEMENT REGARDING THE TRANSFER OF UTILITY SERVICE ACCOUNTS

Ms. Cooper explained that the Fayette Housing Authority (FHA) is assuming responsibility of the electric service accounts. Because the accounts were previously in the individual customers' names, the City must refund the existing utility deposit, and the Fayette Housing Authority will be responsible for providing the required deposits for the transferred accounts.

Alderman Waggoner moved to approve the Agreement with Fayette Housing Authority – FHA regarding the transfer of utility service accounts. Alderman Frees seconded the motion.

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

7. BID REVIEW AND SELECTION FOR RESIDENTIAL AND COMMERCIAL MOWING

Ms. Cooper, City Administrator informed the Council that no bids were received for residential and commercial mowing services.

8. DISCUSSION AND/OR APPROVAL OF RESOLUTION # 2026-13 APPROVING INVOICES FOR PAYMENT

Alderman Roll moved to approve the Resolution #2026-13 approving invoices for payment and salaries in the total sum of \$583,055.57 which includes, General Fund \$267,217.56, Electric Fund \$213,182.19, Water Fund \$70,719.83, Sewer Fund \$31,935.99. Alderman Patty seconded the motion. Six voting Aye. Nays – none. Motion passed.

9. DISCUSSION AND/OR APPROVAL OF SEWER WAIVER REQUEST, 309 CORPREW STREET

Alderman Frees moved to approve the Sewer Waiver request, 309 Corprew Street. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

10. DISCUSSION AND/OR APPROVAL OF SEWER WAIVER REQUEST, 701 REYNOLDS STREET

Alderman Frees moved to table the Sewer Waiver request for 701 Reynolds Street for next meeting due to incomplete information. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

11. DISCUSSION AND/OR APPROVAL OF DON SCHNIEDERS EXCAVATING COMPANY CHANGE ORDER #3 – STREETS IMPROVEMENTS PROJECT

Ms. Cooper explained that the proposed change order is for additional work associated with the water line improvements across the highway. She stated that there is no change in contract completion time and it will result in a net increase of \$66,567.28.

Alderman Waggoner moved to approve the Don Schnieders Excavating Company Changer Order #3 Streets Improvements Project. Alderman Roll seconded the motion. Six voting Aye. Nays – none. Motion passed.

12. DISCUSSION AND/OR APPROVAL OF CID AGREEMENT

Alderman Waggoner explained that this agreement will state that the percentage that the CID provides by Statute to the City for its support, will be made in October.

Alderman Frees moved to approve the CID Agreement. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – none. Motion passed.

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderman David Frees - East Ward

Alderman Frees expressed his appreciation to the Electric Department crew for their work in bringing the new transformer online, noting that the installation and transition were completed smoothly and in a very short amount of time. He also commended the crew for their prompt response in restoring electrical service following the recent storm.

Alderman Austin Ivy - East Ward

Alderman Ivy had nothing to report.

Alderman Patrick Roll - Northwest Ward

Alderman Roll echoed Alderman Frees' comments and expressed his appreciation to all City employees for their dedication and the excellent work they perform around the clock each day. He commended the City's workforce for their continued commitment to serving the community.

Alderman Bradley Patty - Southwest Ward

Alderman Patty stated that he agreed the City should take a more proactive approach in updating the animal ordinance. He also expressed his willingness to serve on the committee established to review the ordinance.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael echoed the appreciation expressed by other members of the Board and commended City employees for their hard work and dedication. She also thanked Downtown Fayette for its outstanding organization of the Fourth of July celebrations. Alderwoman Ishmael inquired whether the City would be providing a dumpster for the upcoming citywide cleanup.

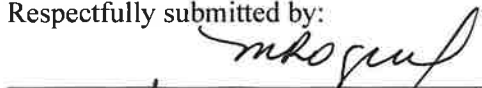
Alderman JB Waggoner - Southwest Ward

Alderman Waggoner requested an update on the Mulberry Street bridge. Ms. Cooper reported that the bridge analysis study has been completed which recommends constructing a span bridge. She stated that, following submission of the CDBG grant application, the City will determine the next steps for the bridge construction project. Alderman Waggoner noted that the CMU project is expected to begin soon. He also inquired about the status of delinquent utility accounts. Ms. Cooper reported that the list of past-due accounts has been prepared and that collection notices are ready to be mailed. She explained that pursuing additional collection efforts would require Social Security numbers for the account holders. Ms. Cooper further reported that the City has incurred approximately \$90,000 in bad debt over the past five years. Alderman Waggoner concluded by stating that the Board should undertake a comprehensive review of all City ordinances, and not just the animal ordinance.

ADJOURNMENT

Alderwoman Ishmael moved to adjourn at 7:35 p.m. Alderman Waggoner seconded the motion. Six voting Aye. Nays – None. Motion passed.

Respectfully submitted by:



Maria Rogers, City Clerk



Greg Stidham, Mayor