

**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.

Aldерwoman 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