

**REGULAR MEETING OF THE BOARD OF
ALDERMAN OF THE CITY OF FAYETTE,
MISSOURI
TUESDAY, AUGUST 25, 2026**

CALL TO ORDER-

The regular meeting of the Board of Alderman of the City of Fayette was called to order at 5:59 p.m., August 25, 2026, by Mayor Greg Stidham.

In absence of the City Clerk, the minutes were taken by DaShayla Bush.

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 motioned to change New Business #4, to read as follows: DISCUSSION AND OR APPROVAL OF NOTICE OF AWARD AND NOTICE TO PROCEED TO WODEL INC., EMERGENCY PROCUREMENT FOR REMAINDER OF DC ROGERS WING WALL PROJECT. Alderman Frees motioned to approve the addition. Alderman Roll seconded the motion. Six voting Aye. Motion passed.

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

Alderwoman Ishmael motioned to approve the meeting minutes from August 11th. Alderman Patty seconded the motion. Six voting Aye. Motion passed.

INVITED GUESTS

- **Caleb Walker, Heritage Insurance – City Liability Insurance renewal**
Mr. Walker informed the council that the City Liability Insurance renewal date was September 20th. The renewal this year would be an increase of approximately 4.7% due to the City's building values increasing by 10%. Mayor Stidham expressed he'd like to look through the schedule of insurance on the properties before approving. Mr. Walker said he'd need a decision by next meeting, or before the 20th deadline. Alderman Patty

questioned if Mr. Walker offered any evaluations of certificates or trainings over the Police Department for insurance purposes? Mr. Walker answered that they did not offer anything past the state requirements. Alderman Waggoner asked Mr. Walker if City Hall were to be locked down during a cyber-attack, what kind of help is offered with the policy? Mr. Walker responded that investigators through the insurance company would have to evaluate and resolve the situation, the City would be covered regardless.

- **Gary Bagby**

Mr. Bagby along with Tony Cook and Pat Hilgedick spoke on behalf of the Festival of the Arts. Mr. Bagby informed the council of the winners of the Mayor's Prize was Pat Hilgedick for 2025 and Tony Cook for 2026. Ms. Hilgedick and Mr. Cook both presented their framed pictures to the council to be hung up in City Hall. Mr. Bagby thanked the Council for their participation and support of the festival.

CITIZEN PARTICIPATION

- **Marsha Broadus**

Ms. Broadus expressed concern over the hanging tree branches at Aspire Nursing home; she's attempted to reach out, but has not heard back. She also informed the council of the constant speeding in her neighborhood, especially with the larger trucks.

- **Regina Powell**

Ms. Powell also expressed concern over the constant speeding in the neighborhood especially with their being an old gas line in front of Ms. Broadus' house. Mayor Stidham asked if Dennis Daniels, Streets Superintendent, was he aware if there was a gas line there, Mr. Daniels answered yes, that it needed to be milled off. Mr. Stidham let Ms. Powell know they would look into it more. Lastly Ms. Powell thanked the City men as she sees them working hard throughout town, but the numerous houses that need attention should be addressed and cleaned up. Deanna Cooper, City Administrator, commented that Jason Hampton, Building Inspector, has been working on sending certified letters to homeowners. Alderman Waggoner also mentioned that the City has to follow the process, sending the letters, waiting for a response by the deadline, then send out the contractor hired to cut the grass. Ms. Powell thanked the Council for hearing her concerns.

- **Heidi Brewer**

Ms. Brewer inquired about City ordinances on garage sales. She informed the Council that she has weekly yard sales on the weekends, weather permitting and operates an online flea market. Alderman Waggoner questioned if Mrs. Brewer was collecting sales tax, as revenue over a certain amount required it. Mrs. Brewer did not believe she made enough to require sales tax, but had not looked into it. City Attorney, Erin Wiseman, stated it also depends on the items Mrs. Brewer is selling to require the sales tax. Alderman Waggoner commented the ordinance states an online business is considered a home base business and requires a business license. Mrs. Brewer responded she was unaware of this but would get one soon. Mayor Stidham stated they would speak more with the City Attorney and get a recommendation and get back to Mrs. Brewer.

CITY STAFF REPORTS

1. Timothy Wells – City Marshal

Mr. Wells provided the council with a report on types of calls received by the police department from July, as August is not over yet. Mayor Stidham asked if the report could be clearer with more specifics. Mr. Wells let the council know he'll continue to work on cleaning up the report. He also mentioned there is a separate log that has each officers citations, that he did not have available at the moment for them to view, but would also work on having for the next meeting. Mayor Stidham inquired if the parking around the has gotten better? Officer Abbot informed the council he had given red tag warnings to a few vehicles in the last couple weeks. Mr. Stidham also mentioned he had gotten complaints of high school aged students riding loud dirt bikes near the closed Mulberry St. bridge where the barricades are near CMU. Marshall Wells answered he was not aware of anyone riding there. Officer Abbott had also not seen them near Mulberry, but had seen them in other areas and informed the students if caught again, their parents would receive citations. Alderwoman Ishmael expressed concern of hearing them daily, especially late into the night. She had been informed by other citizens, many of the high schoolers were gathered at a CMU event riding them around and moving the barriers to the bridge. She was concerned of the barriers being moved and the potential of someone being hurt. Mayor Stidham asked if Marshall Wells could have the area checked more often. Mr. Wells let the council know he would have officers monitor the area more.

2. Sonny Conrow – Electric Superintendent

Mr. Conrow did not attend the meeting.

3. Dennis Daniels – Street Superintendent

Mr. Daniels informed the council he'd like to use the budgeted funds to trade in their 2024 for a 2026 lawn mower. Mr. Daniels also mentioned the pipes from Alderman Waggoners building across to the courthouse is full of concrete and he and Curtis Hammons will not have to tear it out. Mayor Stidham expressed appreciation to Mr. Daniels and crew members for being available to answer any concerns of citizens. Alderman Waggoner inquired if spraying of the weeds around the courthouse was still being done, Mr. Daniels let him know they have it on their to-do list, as they had to order a new sprayer. Administrator Cooper also expressed gratitude to Mr. Daniels and his crew for cleaning up the back of City Hall and leveling the area out to look nice.

4. Curtis Hammons – Water Department

Mr. Hammons did not attend the meeting.

5. Jason Hampton – Building Inspector

Mr. Hampton did not attend the meeting.

6. City Administrator - Deanna Cooper

Mrs. Cooper provided the Council with an update on the following topics:

- Draft of fiscal year 2023 Audit will be available later in the week

- Currently in the amendment process of CBDG Grant if any fixes needed to be done, none currently have needed to be made
- 34 days away from switching to BS&A
- Moving forward with North Main MoDOT Tap Grant for ADA Compliant Sidewalks also in conjunction storm drain repairs
 - Alderman Waggoner commented that the sidewalk was hazardous
- Street repairs still moving forward
- Applied to MoDot Bridge Replacement Grant, should hear back around December

OLD BUSINESS

No old business presented.

NEW BUSINESS:

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

City Administrator Cooper informed the council that MECO Engineering is not currently listed as the project manager. MECO would track all progress and also provide the information to DNR. Their charge for that is \$25,000.

Alderman Frees made a motion to approve MECO Engineering management services for DC Rogers Wing Wall Project. Alderman Waggoner seconded this motion. Six voting Aye. Motion approved.

2. CHANGE ORDER #2 FOR MO DOT TAP GRANT, NORTH MAIN SIDEWALK PROJECT. TIME EXTENSION TO 10.17.26 FOR COMPLETION DATE, 18" PIPE MODIFICATION AND MITIGATION OF DISCOVERED OF ABANDONED CONCRETE WALL.

Administrator Cooper explained to the Council that for the storm drain pipe, Curtis Hammons recommended an 18" pipe to facilitate the flow of the water. Crews expect to complete the project prior to the 90 days.

Alderwoman Ishmael made a motion to approve change order #2 for MoDOT Tap Grant. Alderman Patty seconded this motion. Six voting Aye. Motion approved.

3. DISCUSSION: TOM WOOTEN OF OWN ENGINEERING, STRIPING AND SEAL COAT OF DOWNTOWN BUSINESS DISTRICT.

Mr. Wooten informed the council that the street project on Lucky St. was moving along, and would be completed soon. He discussed striping options of overlay and clear coat. Alderman Patty questioned if there is an option of testing a small area of seal coat? Mr. Wooten suggested he could ask the company, but did not think that would be an option

as the company would have to bring many supplies to test. Mr. Wooten then offered the council four options of consideration outside of staying with the original bid of seal coat, striping removal and new striping costing \$93,000:

- Option #1 - Seal coating only parking areas, cost savings of \$19,000
- Option #2 - Mill and overlay just parking areas, additional approx \$43,000, would need confirmation from contractor on firm pricing
- Option #3 - Omit seal coat, and attempt to remove old striping and repaint striping, savings of \$40,000
- Option #4 - Full overlay the entire area, additional \$116,000

Alderman Waggoner expressed concern over protecting and extending the life of the asphalt already downtown. Alderwoman Ishmael inquired about the lifetime expectancy of seal coat? Mr. Wooten answered approximately 5 years. With that, he would recommend stripping retouches as needed, on a regular basis. Alderman Patty suggested the council members weigh the options of maintenance of seal coat and pricing versus doing an overlay that could last longer for more upfront costs. Mayor Stidham asked if Mr. Wooten could get all the options with pricing and send it for the council to discuss further at the next council meeting. Mr. Wooten said he'd put that together and send.

4. DISCUSSION AND/OR APPROVAL OF NOTICE OF AWARD AND NOTICE TO PROCEED TO WIDEL INC., EMERGENCY PROCUREMENT FOR REMAINDER OF DC ROGERS WING WALL PROJECT.

City Administrator Cooper informed the council that the formal contract to use Widel Inc. needed to be approved and signed. It had been approved during a previous meeting, to move forward with the company, this approval would be for the contract.

Alderman Freese made a motion to approve the contract for Widel Inc., Alderman Patty seconded this motion. Six voting Aye. Motion approved.

5. DISCUSSION AND REVIEW OF DRAFT ORDINANCE REGARDING VACANT STRUCTURES.

City Administrator Cooper explained to the council the draft outlines the consequences of not having upkeep on the vacant property. Alderman Patty questioned the \$1,000 fee for commercial properties, asking if it should be the \$200 fee along with residential? City Attorney, Erin, answered the amounts could be what the council would like, for the moment, that number was put there. Many council members commented they agreed with the higher amount as it lets the owners know how serious the City is. Administrator Cooper asked the council to look over the draft and provide feedback so they could move forward into making this an ordinance.

6. DISCUSSION AND REVIEW OF DRAFT ORDINANCE REGARDING USE OF RVs AND AUXILIARY HOUSING UNITS.

City Administrator Cooper explained to the council more RVs are noticed throughout town. Some of which are being rented out as leases and some as AirBnbs. Administrator Cooper asked the council to look over the draft and provide feedback so they could move forward into making this an ordinance.

7. 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.

City Attorney Erin explained to the council this draft rewrites the definition of "family". Administrator Cooper asked the council to look over the draft and provide feedback so they could move forward into making this an ordinance.

8. DISCUSSION AND REVIEW OF DRAFT ORDINANCE LANGUAGE REGARDING THE DEFINITION OF MONTHLY RENTALS IN RS2.

City Administrator Cooper explained to the council this draft defines the types of monthly rentals allowed within the City. She asked the council to look over the draft and provide feedback so they could move forward into making this an ordinance.

BOARD OF ALDERMAN COMMENTS & COMMITTEE UPDATE

Alderman David Frees - East Ward

Alderman Frees expressed concern over the constant speeding throughout town.

Alderman Austin Ivy - East Ward

Alderman Ivy inquired what the deposit amount was for street cut outs for trenching water lines. He encouraged that amount to be reviewed as there are many holes throughout town. Administrator Cooper replied it is on the list to review with Curtis.

Alderman Patrick Roll - Northwest Ward

Nothing to report.

Alderman Bradley Patty - Southwest Ward

Alderman Patty inquired if there was any update on animal ordinances? Administrator Cooper responded the committee was unable to meet for September, and the next meeting would be in October.

Alderwoman Michelle Ishmael - Northwest Ward

Alderwoman Ishmael expressed concern about the amount of dog feces around the courthouse. Many students and residents walking their dogs in the mornings are not picking up after their pets. Marshall Wells commented he'd make a Facebook post regarding the situation.

Mrs. Ishmael also inquired about the pond at the city park. Alderman Waggoner contacted a conservationist, who will evaluate the water shed that feeds the pond and get back to him.

Mrs. Ishmael thanked Marshall Wells for his posts on Facebook. She also thanked Administrator Cooper for all her hard work.

Alderman JB Waggoner - Southwest Ward

Alderman Waggoner commented on the quick and pleasant work being done on the sidewalk project. He also stated he had no input on the decision making on the sidewalk project.

Administrator Cooper commented the project was a MoDOT Tap Grant applied to by Fayette Main Street, Downtown Fayette.

Mayor Greg Stidham

Mayor Stidham asked the council members to consider the possibility of selling Peters Lake as it doesn't generate the city any revenue, and is only an expense for upkeep. The funds could then be used to make improvements at DC Rogers. Alderman Waggoner suggested before conversation on the subject, that they speak to a conservationist as the watershed there feeds into DC Rogers.

ADJOURNMENT

Alderman Roll motioned to adjourn at 8:03 pm. Alderwoman Ishmael seconded the motion. Six voting Aye. Nays – 0. Motion passed.

Respectfully submitted by:

 DaShayla Bush

 Greg Stidham, Mayor