



City of  
**Woodson Terrace**  
Missouri

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**Minutes**

**REGULAR BOARD OF ALDERMAN MEETING**

Woodson Terrace City Hall

Thursday, August 16, 2018

**CALL TO ORDER**

A meeting of the Board of Alderman of the City of Woodson Terrace was held on Thursday, August 16, 2018 at City Hall, 4323 Woodson Road. President of the Board, Mayor Besmer presided and called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

Mayor Besmer led the Pledge of Allegiance

**ROLL CALL**

Aldermen Present

Donna Conlon

Nick Goodall

Ronald Hogan

Caroline Martin

Gregory Mills

Robert Welby

Joan Willey

Maryanne Zaiz

Following roll call, City Clerk Ellie Crane reported a quorum was present. Also present were: Mayor Lawrence Besmer, City Administrator Doug Zaiz, Chief Butch Mayberry, City Collector Kyla Hill, Administrative Assistant John Conlon, Ricky Patel, Gene Norber, Andrew Ruben and members of the general public.

City Attorney Frank Vatterott invited the Board members to view the drop screens for a slideshow presentation.

Mr. Vatterott explained to the Board and audience how redevelopment occurs.

- A) A plan/project
- B) Community Improvement District
- C) Transportation District
- D) Development Agreement.

The project consists of a development area and developer.

The Board must agree that the area is blighted under §353 of the Missouri statute.

There is no definition of blight. It is simply “a once functioning part of a community that needs to be updated to continue to be useful. “

The developer agrees to demolish and rebuild infrastructure and buildings. To recoup *some* costs, they are allowed by Missouri Law to create taxing districts.

The district is made up of the redevelopment area, in this case, a new hotel. These districts have a decision making board, and the city has one seat on that board.

The first district is known as a Community Improvement District, or CID. To encourage development, Missouri law allows this district to collect “a tax”, in this case 1% of the room cost, per room/per night, collected from the guests of the hotel. This is put in place by ordinance.

The second is a Transportation Development District or TDD. This allows the developer collect “a tax” on this district. In this case, 1% of the room cost, per room/per night. This is created by court order.

The developer also has asked for a Special Assessment of \$4.00 per night, per room, as an additional incentive.

The last part is the Development Agreement. This is made between the City and the Developer and it outlines expectations of each party.

This includes any tax abatement. Tax abatement reduces the amount of property tax owners pay on new construction, rehabilitation and/or major improvements. In this case, 12.5 % of the taxes due OVER the existing taxes are abated. Currently, the taxes are \$413, 760. This means the developer pays \$413,760 in Real Estate tax per year, plus any new taxes, minus 12.5%. This abatement has been approved for 10 years.

In order for any of this to take place, the other taxing districts in the area must agree. Attorney Andrew Ruben contacted these entities in regards to the upcoming public hearing about these items, including schools and fire districts. None of these entities were present.

At this time, the Mayor asked for a motion to suspend the meeting to start the public hearing.

Alderman Greg Mills made the motion, seconded by Alderman Donna Conlon.

Donna Conlon	Aye
Nick Goodall	Aye
Ronald Hogan	Aye
Caroline Martin	Aye
Gregory Mills	Aye
Robert Welby	Aye
Joan Willey	Aye
Maryanne Zaiz	Aye

MEETING SUSPENDED at 6:30PM

The meeting reconvened at approximately 6:45 and continued on.

Mayor Besmer asked for a motion to approve minutes from July 20,2018.

**Minutes**

Alderman Hogan made the motion, seconded by Alderman Martin.

Donna Conlon	Aye
Nick Goodall	Aye
Ronald Hogan	Aye
Caroline Martin	Aye
Gregory Mills	Aye
Robert Welby	Aye
Joan Willey	Aye
Maryanne Zaiz	Aye

**Payment of Bills**

Mayor Besmer asked for approval for payment of bills. Alderman Martin made the motion, seconded by Alderman Zaiz.

Donna Conlon	Aye
Nick Goodall	Aye
Ronald Hogan	Aye
Caroline Martin	Aye
Gregory Mills	Aye
Robert Welby	Aye
Joan Willey	Aye
Maryanne Zaiz	Aye

**Report of Officers**

Chief Mayberry informed the Board that one of the Park Guards has given notice to go away to school Nate Maas was offered a full scholarship for wrestling in California. They will be hiring a new guard. Also, they have purchased the ammo and be going to the range soon.

**Collectors Report**

Kyla Hill read the Collectors Report. Report is on file at City Hall.

**City Administrator**

City Administrator Doug Zaiz thanked everyone involved in the redevelopment process. They had many meetings and spent a lot of time drawing up something that would be fair to everyone.

**City Clerk/Court Clerk**

Nothing to report

**City Attorney**

City Attorney Frank Vatterott asked resident Margaret Baldwin if she and the other neighbors were pleased with the work Yuri Hetscho has done. She agreed that they were all thrilled with the rehabs. It's a relief to have them looking livable.

**Alderman Comments**

Alderman Willey would like some research on Airbnb. They have one on their street, and they have parties there. It causes trouble in the neighborhood. There are also taxes charged and the city should be receiving.

Alderman Hogan reminded everyone of the upcoming concert on September 8<sup>th</sup> at 6:30. There will be music and food available.

**Mayor Comments**

Mayor Besmer also thanked everyone on both teams of the redevelopment project.

**Report of Committees**

**Public Works**

Public Works- No report

**Budget Wage and Job Study**

Budget, Wage and Job Study- No report

**Planning and Zoning**

Planning and Zoning- No report

**Economic Development**

Economic Development- No report

**Parks and Special Projects**

Alderman Willey announced the beautification winners for August. She also said a lot of people are complaining about the general unkemptness of Dollar General. The exercise room is open from 6-8pm on Wednesdays at the community center.

Alderman Conlon shared that the Crafts club had received a sizable donation of items. They will be having their 6<sup>th</sup> annual craft fair November 10,2018, from 9am-3pm.

She also shared that the senior group met and had pizza and salad from Erio's. She thanked Captain Halstead and Sgt. Kolberber for visiting and answering questions, Public Works for set up and ice, and Ellie Crane and Kyla Hill for delivering. The seniors will be taking their fall trip to St. Genevieve, MO on October 11.

**Veterans Committee**

Alderman Martin reported there are 2 new Committee members. They are busy planning for their annual BBQ where they feed residents and staff at the home. This is going to take place October 4, 2018. The committee will again be involved with Toys for Tots.

Mayor Besmer asked for a motion for Bill 2110 to be read twice by title only  
Alderman Martin made the motion, seconded by Alderman Zaiz.  
Alderman Hogan read:

**Bill 2110**

**Designating a certain tract of land in the City of Woodson Terrace, Missouri, as a “blighted area” pursuant to Chapter 353 of the Revised Statutes of Missouri, as amended; approving the Development Plan submitted for the redevelopment of that area; and containing a severability clause.**

Donna Conlon	Aye	Donna Conlon	Aye
Nick Goodall	Aye	Nick Goodall	Aye
Ronald Hogan	Aye	Ronald Hogan	Aye
Caroline Martin	Aye	Caroline Martin	Aye
Gregory Mills	Aye	Gregory Mills	Aye
Robert Welby	Aye	Robert Welby	Aye
Joan Willey	Aye	Joan Willey	Aye
Maryanne Zaiz	Aye	Maryanne Zaiz	Aye

Bill 2110 becomes Ordinance 1951

Mayor Besmer asked for a motion for Bill 2111 to be read twice by title only.  
Alderman Mills made the motion, seconded by Alderman Hogan. Alderman Hogan read:

**BILL 2111: approving a petition to establish The 4576 Woodson Road Community Improvement District; establishing said district as a political subdivision of the State of Missouri**

Donna Conlon	Aye	Donna Conlon	Aye
Nick Goodall	Aye	Nick Goodall	Aye
Ronald Hogan	Aye	Ronald Hogan	Aye
Caroline Martin	Aye	Caroline Martin	Aye
Gregory Mills	Aye	Gregory Mills	Aye
Robert Welby	Aye	Robert Welby	Aye
Joan Willey	Aye	Joan Willey	Aye
Maryanne Zaiz	Aye	Maryanne Zaiz	Aye

Bill 2111 becomes Ordinance 1952.

Mayor Besmer asked for a motion to read Bill 2112 twice by title only.  
Alderman Hogan made the motion, seconded by Alderman Goodall.  
Alderman Hogan read:

**BILL 2112: AN ORDINANCE AMENDING ORDINANCE 1928 RELATING TO THE COMPENSATION OF THE CITY CLERK, THE FINANCE MANAGER, DEPUTY CITY CLERK, COURT CLERK, DEPUTY COURT CLERK, THE CITY COLLECTOR AND THE DEPUTY CITY CLERK**

**Legislation (cont)**

Donna Conlon	Aye	Donna Conlon	Aye
Nick Goodall	Aye	Nick Goodall	Aye
Ronald Hogan	Aye	Ronald Hogan	Aye
Caroline Martin	Aye	Caroline Martin	Aye
Gregory Mills	Aye	Gregory Mills	Aye
Robert Welby	Aye	Robert Welby	Aye
Joan Willey	Aye	Joan Willey	Aye
Maryanne Zaiz	Aye	Maryanne Zaiz	Aye

Bill 2112 becomes Ordinance 1953.

Mayor Besmer asked for a motion to read Bill 2113 twice by title only.

Alderman Mills made the motion, seconded by Alderman Conlon. Mayor Besmer clarified although this is for Director of Public Works, that position is currently empty. He also stated these raises are all the 5% raises agreed to back in May. Alderman Hogan read:

**BILL 2113: AN ORDINANCE AMENDING ORDINANCE 1921 OF THE CITY OF WOODSON TERRACE RELATING TO THE COMPENSATION OF THE DIRECTOR OF PUBLIC WORKS**

Donna Conlon	Aye	Donna Conlon	Aye
Nick Goodall	Aye	Nick Goodall	Aye
Ronald Hogan	Aye	Ronald Hogan	Aye
Caroline Martin	Aye	Caroline Martin	Aye
Gregory Mills	Aye	Gregory Mills	Aye
Robert Welby	Aye	Robert Welby	Aye
Joan Willey	Aye	Joan Willey	Aye
Maryanne Zaiz	Aye	Maryanne Zaiz	Aye

Bill 2113 becomes Ordinance 1954

Mayor Besmer asked for a motion to read Bill 2114 twice by title only. Alderman Mills made the motion, seconded by Alderman Martin. Alderman Hogan read:

**BILL 2114: AN ORDINANCE AMENDING ORDINANCE 1919 OF THE CITY OF WOODSON TERRACE RELATING TO THE HIRING, COMPENSATION, ESTABLISHMENT OF GRADES AND DUTIES OF THE SECRETARY TO THE POLICE CHIEF AND THE POLICE CLERKS**

Donna Conlon	Aye	Donna Conlon	Aye
Nick Goodall	Aye	Nick Goodall	Aye
Ronald Hogan	Aye	Ronald Hogan	Aye
Caroline Martin	Aye	Caroline Martin	Aye
Gregory Mills	Aye	Gregory Mills	Aye
Robert Welby	Aye	Robert Welby	Aye
Joan Willey	Aye	Joan Willey	Aye
Maryanne Zaiz	Aye	Maryanne Zaiz	Aye

Bill 2114 becomes Ordinance 1955

**Legislation (cont)**

Mayor Besmer asked for a motion for Bill 2115 to be read twice by title only. Alderman Willey made the motion, seconded by Alderman Goodall. Alderman Hogan read:

**BILL 2115: AN ORDINANCE AMENDING ORDINANCE 1917 OF THE CITY OF WOODSON TERRACE RELATING TO THE COMPENSATION OF THE PUBLIC WORKS DEPARTMENT EMPLOYEES**

Donna Conlon	Aye	Donna Conlon	Aye
Nick Goodall	Aye	Nick Goodall	Aye
Ronald Hogan	Aye	Ronald Hogan	Aye
Caroline Martin	Aye	Caroline Martin	Aye
Gregory Mills	Aye	Gregory Mills	Aye
Robert Welby	Aye	Robert Welby	Aye
Joan Willey	Aye	Joan Willey	Aye
Maryanne Zaiz	Aye	Maryanne Zaiz	Aye

Bill 2115 becomes Ordinance 1956

Mayor Besmer asked for a motion to read bill 2116 twice by title only. Alderman Willey Made the motion, seconded by Alderman Conlon. Alderman Hogan read:

Donna Conlon	Aye	Donna Conlon	Aye
Nick Goodall	Aye	Nick Goodall	Aye
Ronald Hogan	Aye	Ronald Hogan	Aye
Caroline Martin	Aye	Caroline Martin	Aye
Gregory Mills	Aye	Gregory Mills	Aye
Robert Welby	Aye	Robert Welby	Aye
Joan Willey	Aye	Joan Willey	Aye
Maryanne Zaiz	Aye	Maryanne Zaiz	Aye

Bill 2116 becomes Ordinance 1957.

Mayor Besmer asked for a motion to read Bill 2117 twice by title only. Alderman Mills made the motion, seconded by Alderman Martin. Alderman Mills read:

**BILL 2117 AN ORDINANCE AMENDING ORDINANCE 1916 OF THE CITY OF WOODSON TERRACE RELATING TO THE COMPENSATION FOR CITY HOUSING AND BUILDING INSPECTORS**

Donna Conlon	Aye	Donna Conlon	Aye
Nick Goodall	Aye	Nick Goodall	Aye
Ronald Hogan	Aye	Ronald Hogan	Aye
Caroline Martin	Aye	Caroline Martin	Aye
Gregory Mills	Aye	Gregory Mills	Aye
Robert Welby	Aye	Robert Welby	Aye
Joan Willey	Aye	Joan Willey	Aye
Maryanne Zaiz	Aye	Maryanne Zaiz	Aye

Bill 2117 becomes Ordinance 1958.

Legislation (cont)

At this time, Mayor Besmer read the introduction to Resolution 5-2018:  
**RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF WOODSON TERRACE, MISSOURI AUTHORIZING AN APPLICATION FOR A GRANT TO THE MUNICIPAL PARKS GRANT PROGRAM RELATING TO REMOVAL & REPLACEMENT OF PLAYGROUND EQUIPMENT & ACCESSORIES IN JOHN L. BROWN CITY PARK.**

Mayor Besmer asked for a motion to pass this resolution. Alderman Mills made the motion, seconded by Alderman Conlon.

Donna Conlon	Aye
Nick Goodall	Aye
Ronald Hogan	Aye
Caroline Martin	Aye
Gregory Mills	Aye
Robert Welby	Aye
Joan Willey	Aye
Maryanne Zaiz	Aye

Resolution passes.

Mayor Besmer asked for a motion to pass Resolution 6-2018:  
**RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF WOODSON TERRACE ON FINANCIAL DISCLOSURE** Alderman Hogan made the motion, seconded by Alderman Conlon.

Donna Conlon	Aye
Nick Goodall	Aye
Ronald Hogan	Aye
Caroline Martin	Aye
Gregory Mills	Aye
Robert Welby	Aye
Joan Willey	Aye
Maryanne Zaiz	Aye

Resolution passes.

Mayor Besmer asked for a motion to pass Resolution 7-2018:  
**RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF WOODSON TERRACE AUTHORIZING THE MAYOR TO ENTER INTO A PRELIMINARY FUNDING AGREEMENT WITH OHM PROPERTIES, L.L.C.**

Donna Conlon	Aye
Nick Goodall	Aye
Ronald Hogan	Aye
Caroline Martin	Aye
Gregory Mills	Aye
Robert Welby	Aye
Joan Willey	Aye
Maryanne Zaiz	Aye

With nothing further, meeting adjourned at 7:40pm