



City of
Woodson Terrace
Missouri

4323 Woodson Road
Woodson Terrace, MO 63134
Office: 314-427-2600
Fax: 314-427-0571

CALL TO ORDER

A meeting of the Board of Alderman of the City of Woodson Terrace was held on Thursday, October 17, 2019 at City Hall, 4323 Woodson Road. Mayor Besmer presided and called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

Mayor Besmer led the Pledge of Allegiance

<u>Alderman Present</u>	<u>Not Present</u>
Donna Conlon	
Nicholas Goodall	
Ronald Hogan	
Caroline Martin	
Gregory Mills	
Robert Welby	
Joan Willey	
Mary Anne Zaiz	

ROLL CALL

Following roll call, City Clerk Ellie Crane reported a quorum was present. Also present were City Administrator Doug Zaiz, Chief Mayberry, and members of the public.

7:00pm
7:05

Mayor Besmer suspended the meeting for a brief Public Hearing.
Mayor Besmer reopened the meeting.

APPROVAL OF MINUTES –

Mayor Besmer asked for a motion to approve the minutes from September 19, 2019. Alderman Mills made the motion, seconded by Alderman Conlon.

Donna Conlon	Aye
Nicholas Goodall	Aye
Ronald Hogan	Aye
Caroline Martin	Aye
Gregory Mills	Aye
Robert Welby	Aye
Joan Willey	Aye
Mary Anne Zaiz	Aye

PAYMENT OF BILLS

Mayor Besmer asked for a motion to approve payment of the bills.

Alderman Zaiz made the motion, seconded by Alderman Goodall.

Donna Conlon	Aye
Nicholas Goodall	Aye
Ronald Hogan	Aye
Caroline Martin	Aye
Gregory Mills	Aye
Robert Welby	Aye
Joan Willey	Aye
Mary Anne Zaiz	Aye



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**Open Forum for
Residents**

Woodson Terrace Resident James Garrett (9202 Gedde) stated he has resided in Woodson Terrace for 24 years. Issues have recently arisen on their dead end street regarding parking. The situation has become worse, and although they have noticed and appreciate added patrols, it has gotten out of hand. Neighbors are flourishing weapons, and he is frightened for his children and grandchildren. Mayor Besmer responded that he and the Chief both have assigned this to Captain Randy Halstead and he is working on it. Please give him a few more days.

**REPORT OF
OFFICERS**

Chief of Police

Resident Chris Mueller (4435 Lindscott) noticed a trailer on the grass at 9207 Macon. He wonders if the city can start some sort of a paver program on streets that are not wide enough to park on comfortably. Doug Zaiz and the Mayor said this could encroach on the Right of Way and easements.

Chief Mayberry addressed Mr. Garrett by saying that this issue of driveway blocking is best decided by the court, and then the police can act on it. If the police issue a summons and they have interpreted it wrong, the judge could throw it out and they will need to start over. They are trying, please give them a few more days.

Chief also reported that the cameras and security system are fully installed and running and the station passed their MULES audit.

Collectors Report

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

City Administrator

City Administrator Doug Zaiz shared the following: Playground path lights have been installed. Just minor clean up and grading remain to finish the project. The Parking lot is finished, except for the striping. The bio retention pond that is part of this project is complete. It is located at the NE corner near the pool.

Sidewalk work continues on Chester/Muriel. We apologize to the residents for any inconvenience.

City Clerk

Children's Halloween party is October 26, at noon.

City Attorney

The Best Western Plus is progressing, and the Fairfield and Holiday Inn hotels are in the final stages of negotiations.

City Attorney Frank Vatterott stated that he and Ellie Crane located the owners of the property that had the Airbnb issues. They have had no more parties.

There is a resolution on the agenda regarding rebranding signs on the Holiday Inn on Woodson Road. The new owner is updating and will add 2 signs for a Double Tree hotel. The signs did not go to Planning and Zoning as the signs meet all requirements.



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**REPORT OF
COMMITTEES**

Public Works

Alderman Maryanne Zaiz reported that the Kratz walkway is complete except minor fencing.

The Public Works perimeter fence is complete. Gates still need to be added.

Public Works has downsized the outdoor archery wall, and will be repurposing the lumber as a sunroof for the new pool filters.

Budget, Job and Wage

No meeting

Planning and Zoning

Alderman Greg Mills stated the Planning and Zoning committee met regarding a few items. The developers of the Best Western Plus requested a Zoning change to the Gateway Overlay district with underlying C-2 Commercial. The reason for this is the height of the signs allowed in each district. The City Engineer, Vijay Bhasin, recommends this. The Planning and Zoning Committee recommends that the Board accept the proposal.

The second item was a Boundary Adjustment request by Ohm group, the developer of the Holiday Inn and Fairfield Inn. The City Engineer, Vijay Bhasin, recommends this. The Planning and Zoning Committee recommends that the Board accept the proposal.

**Parks and Special
Projects**

Alderman Joan Willey thanked all City Staff for helping with the concert. She also announced the beautification awards. They will have one more round in October, then in December the Holiday décor contest.

Alderman Donna Conlon shared that the Craft club is busy preparing for their annual Christmas Bazaar. This is November 9th, from 9-3.

The Seniors also met, and went on their annual fall bus trip. They stopped at The Hill and visited Chocolate Chocolate Chocolate. They then travelled down to Kimswick and had lunch at the Blue Owl. They split up, shopped, and then travelled back together.

Veteran's Committee

Alderman Caroline Martin stated that the Veterans Committee has two new members. The Committee had their annual BBQ at the Veteran's home on October 10. They fed 170 vets, plus staff and volunteers. They thank Public Works for gathering supplies, and the Mayor for cooking.

Legislation

At this time, the Mayor asked for a motion to read bill 2132 by title only.

Alderman Goodall made the motion, seconded by Alderman Martin.

Donna Conlon	Aye
Nicholas Goodall	Aye
Ronald Hogan	Aye
Caroline Martin	Aye
Gregory Mills	Aye
Robert Welby	Aye
Joan Willey	Aye
Mary Anne Zaiz	Aye



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Alderman Mills read:

AN ORDINANCE CHANGING THE ZONING FROM C-2 HIGHWAY COMMERCIAL DISTRICT TO GATEWAY OVERLAY (GO) DISTRICT WITH UNDERLYING C-2 HIGHWAY COMMERCIAL DISTRICT AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY KNOWN AS 10124 NATURAL BRIDGE ROAD FOR A HOTEL

Alderman Hogan asked to table this motion on the advice of the Mayor for verbiage.

Donna Conlon Aye
Nicholas Goodall Aye
Ronald Hogan Aye
Caroline Martin Aye
Gregory Mills Aye
Robert Welby Aye
Joan Willey Aye
Mary Anne Zaiz Aye

At this Time, the Mayor asked for a motion to read bill 2133 by title only.

Alderman Zaiz made the motion, seconded by Alderman Conlon.

Donna Conlon Aye
Nicholas Goodall Aye
Ronald Hogan Aye
Caroline Martin Aye
Gregory Mills Aye
Robert Welby Aye
Joan Willey Aye
Mary Anne Zaiz Aye

Alderman Mills read:

BILL 2133 AN ORDINANCE CHANGING THE ZONING FROM C-2 HIGHWAY COMMERCIAL DISTRICT TO GATEWAY OVERLAY (GO) DISTRICT WITH UNDERLYING C-2 HIGHWAY COMMERCIAL DISTRICT AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY KNOWN AS 10042-10070 NATURAL BRIDGE ROAD FOR A HOTEL AND GENERAL RESTAURANT

Alderman Hogan asked to table this motion on the advice of the Mayor for verbiage.



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Donna Conlon Aye
Nicholas Goodall Aye
Ronald Hogan Aye
Caroline Martin Aye
Gregory Mills Aye
Robert Welby Aye
Joan Willey Aye
Mary Anne Zaiz Aye

At this Time, the Mayor asked for a motion to read bill 2134 by title only.

Alderman Conlon made the motion, seconded by Alderman Goodall.

Donna Conlon Aye
Nicholas Goodall Aye
Ronald Hogan Aye
Caroline Martin Aye
Gregory Mills Aye
Robert Welby Aye
Joan Willey Aye
Mary Anne Zaiz Aye

Alderman Mills read:

**BILL 2134 AN ORDINANCE APPROVING AN AMENDED SITE PLAN FOR THE
PROPERTY KNOWN AS 10000 NATURAL BRIDGE ROAD**

Alderman Hogan asked to table this motion on the advice of the Mayor for verbiage.

Donna Conlon Aye
Nicholas Goodall Aye
Ronald Hogan Aye
Caroline Martin Aye
Gregory Mills Aye
Robert Welby Aye
Joan Willey Aye
Mary Anne Zaiz Aye



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At this Time, the Mayor asked for a motion to read bill 2135 by title only.

Alderman Martin made the motion, seconded by Alderman Willey.

Donna Conlon Aye
Nicholas Goodall Aye
Ronald Hogan Aye
Caroline Martin Aye
Gregory Mills Aye
Robert Welby Aye
Joan Willey Aye
Mary Anne Zaiz Aye

Alderman Mills read:

BILL 2135

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 2 OF LEWELLEN BROWN ESTATE AND PART OF PARCEL X OF WOODSON PLAT 4, PB. 53 PG. 27 IN U.S. SURVEY 656, TOWNSHIP 46 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, PERTAINING TO THE PROPERTIES KNOWN AS 10000, 10042-70 AND 10124 NATURAL BRIDGE ROAD

Alderman Hogan asked to table this motion on the advice of the Mayor for verbiage.

Donna Conlon Aye
Nicholas Goodall Aye
Ronald Hogan Aye
Caroline Martin Aye
Gregory Mills Aye
Robert Welby Aye
Joan Willey Aye
Mary Anne Zaiz Aye

At this time, Mayor Besmer asked Alderman Goodall to read Resolution 8-2019 by title only

CONSIDERATION OF A SIGN PERMIT FOR REBRANDING OF ST LOUIS AIRPORT HOLIDAY INN/ GATEWAY ARCH HOSPITALITY.

Donna Conlon Aye
Nicholas Goodall Aye
Ronald Hogan Aye
Caroline Martin Aye
Gregory Mills Aye
Robert Welby Aye
Joan Willey Aye
Mary Anne Zaiz Aye



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With nothing further, Mayor Besmer adjourned the meeting at 7:45 pm.

Ellie Crane City Clerk

Nick Goodall President of the Board