



City of  
**Woodson Terrace**  
Missouri

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

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**7:00pm**  
**7:05**

**APPROVAL OF MINUTES –**

**PAYMENT OF BILLS**

**Open Forum for Residents**

A meeting of the Board of Alderman of the City of Woodson Terrace was held on Thursday, November 21, 2019 at City Hall, 4323 Woodson Road. Mayor Besmer presided and called the meeting to order at 7:00pm.

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	

Following roll call, City Clerk Ellie Crane reported a quorum was present. Also present were City Administrator Doug Zaiz, Captain Randy Halstead, City Engineer Vijay Bhasin, City PZ Attorney James Adkins and members of the public.

Mayor Besmer asked for a motion to approve the minutes from October 17, 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

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

There were no citizen comments.



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**REPORT OF  
OFFICERS  
Chief of Police**

Captain Randy Halstead asked the Board to consider a Grade 6 raise for Officer Greg Benenati.

Alderman Martin made the motion, seconded by Alderman Mills.

- 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

Captain Halstead related a narrative regarding a recent bust that Officer Benenati was involved in, that included coordination with the FBI and DEA. This will bring federal warrants and prosecution for some bad people.

**Collectors Report  
City Administrator**

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

City Administrator Doug Zaiz reported on a notice from Republic Services. There is a small number of households with 2 cans specifically for garbage that are not paying for them. These residents are expected to pay for the extra can, or they can have the can picked up for a discounted fee until January.

**City Clerk**

City Clerk Ellie Crane shared the following: October court total was \$4654.50, and November was \$6,992.00. Additionally, on the October police stats report, the assaults should be changed to five.

**City Attorney**

City Attorney Frank Vatterott invited Planning and Zoning Attorney James Adkins to explain the legislation regarding Ohm properties on the agenda.

Mr. Adkins summarized the 4 ordinances.

The board had no questions for Mr. Adkins.

Mr. Vatterott gave a brief overview of the other legislation on the agenda.

**Alderman  
Comments**

Alderman Willey asked about the situation on Gedde. Captain Halstead said the complaints about that have died down. Alderman Mills asked if the pole had been taken down. Captain will check on it.

**Mayor Comments**

Mayor Besmer has been heading the Economic Development Committee since Alderman Crane left the Board. He stated he would like to nominate Ron Hogan to take over as chair of this committee.

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



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**REPORT OF  
COMMITTEES**

**Public Works**

Mayor also shared that Laura Madden has been attending the Airport Privatization meetings. They are being secretive and telling the attendees that nothing has been decided and having many closed meetings. Mayor Besmer assembled mayors from Edmundson, Overland, Berkeley, Bridgeton, Hazelwood, St. Ann, and Breckenridge Hills and together they wrote a letter to Mayor Lyda Krewson asking to be kept abreast of the airport talks. He and Doug Zaiz recently met with Dr. Sam Page, St. Louis County Executive to share their thoughts with him.

Alderman MaryAnn Zaiz shared that the Public Works projects are all but finished. Just some additional striping and minor fencing to be done.

Budget- no meeting

**Budget, Job and  
Wage**

**Planning and Zoning**

Planning and Zoning- no meeting

**Parks and Special  
Projects**

The Park Board met prior to this meeting. They discussed the next Concert in the park next year, possibly in June. They are brainstorming new ways to advertise and bring in more people.

There is no beautification in November, but they will have the Holiday lights contest, and the snowman contest.

Alderman Conlon shared that the Seniors meeting is going strong and heavily attended. They had members of the Police department visit this month.

Crafts had their annual bazaar and they had a lot of sales. Everyone had a very good day.

**Veteran's  
Committee**

Caroline Martin reported that despite the sleet, the Veteran's day Program went well. With the bad weather, they still had about 20 people attend.

The Committee will be placing Toys4Tots box in City Hall later this month.

**Legislation**

At this time, Mayor Besmer asked for a motion to take Bill 2132 off the table:

Ron Hogan made the motion, seconded by Nick 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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**Legislation**

(cont)

Alderman Mills read Bill 2132 for a second time.

**BILL 2132 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**

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

Bill 2132 Becomes Ordinance 1973

Mayor Besmer asked for a motion to remove Bill 2133 off the table  
Alderman Martin 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 for a second time.

**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**

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

Bill 2133 passes and becomes Ordinance 1974



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**Legislation**

(cont)

Mayor Besmer asked for a motion to take Bill 2134 off the table.

Alderman Hogan made the motion, seconded by Alderman Mills.

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 for a second time

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

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

Bill 2134 passes and becomes Ordinance 1975

Mayor Besmer asked for a motion to take Bill 2135 off the table.

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

Alderman Mills read Bill 2135 for a second time

**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**



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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

Bill 2135 passes and becomes Ordinance 1976.

Mayor Besmer asked for a motion to read Bill 2136 twice by title only.

Alderman Goodall made the motion, seconded by Alderman Zaiz.

Alderman Hogan read:

**BILL 2136 AN ORDINANCE OF THE BOARD OF ALDERMAN OF THE CITY OF WOODSON TERRACE, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO A RENEWAL, WITH NEW PROVISIONS, OF A USER AGREEMENT FOR SUBSCRIBER RADIOS FOR AN INTEROPERABLE RADIO SYSTEM WITH ST. LOUIS COUNTY (“AGREEMENT”) BEGINNING JANUARY 1, 2020 AND ENDING DECEMBER 31, 2024.**

Donna Conlon	Aye	Donna Conlon	Aye
Nicholas Goodall	Aye	Nicholas 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
Mary Anne Zaiz	Aye	Mary Anne Zaiz	Aye

Bill 2136 passes and becomes Ordinance 1977

Mayor Besmer asked for a motion to read Bill 2136 twice by title only.

Alderman Conlon made the motion, seconded by Alderman Mills.

Alderman Zaiz read:

**BILL 2137 AN ORDINANCE AMENDING ORDINANCE 1865, KNOWN AS THE MUNICIPAL CODE OF THE CITY OF WOODSON TERRACE, CHAPTER 365, ENTITLED “STOPPING, STANDING OR PARKING RESTRICTED OR PROHIBITED ON CERTAIN STREETS,” AND IN CONNECTION THEREWITH, SCHEDULE III, ENTITLED “PARKING PROHIBITED AND LIMITED,” WHICH CONTAINS, IN TABLE III-A, A LIST OF STREETS, LOCATIONS AND DIRECTIONS IN WHICH THERE ARE NO PARKING OR LIMITED PARKING RIGHTS, BY ADDING CERTAIN RESTRICTIONS ON PARKING ON EDMUNDSON ROAD.**



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Donna Conlon	Aye	Donna Conlon	Aye
Nicholas Goodall	Aye	Nicholas 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
Mary Anne Zaiz	Aye	Mary Anne Zaiz	Aye

Bill 2137 passes and becomes Ordinance 1978.

Mayor Besmer asked for a motion to read Bill 2138 twice by title only.

Alderman Mills made the motion, seconded by Alderman Willey.

Alderman Zaiz read:

**BILL 2138 AN ORDINANCE OF THE CITY OF WOODSON TERRACE, MISSOURI, AMENDING ORDINANCE 1865, KNOWN AS THE MUNICIPAL CODE OF THE CITY OF WOODSON TERRACE, CHAPTER 335, SCHEDULE II, ENTITLED "THROUGH STREETS," TABLE II-A ENTITLED "STOP AND YIELD SIGNS," BY ADDING A STOP SIGN ON WEST SIDE OF EDMUNDSON ROAD, FOR SOUTHBOUND TRAFFIC, AT HAROLD DRIVE, AT THAT PLACE WHERE HAROLD DRIVE INTERSECTS WITH EDMUNDSON ROAD.**

Donna Conlon	Aye	Donna Conlon	Aye
Nicholas Goodall	Aye	Nicholas 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
Mary Anne Zaiz	Aye	Mary Anne Zaiz	Aye

Bill 2138 passes and becomes Ordinance 1979.

Mayor Besmer asked for a motion to read Resolution R9-2019 once by title only.

Alderman Mills made the motion, seconded by Alderman Goodall.

**R9- 2019 RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF WOODSON TERRACE IN SUPPORT OF THE "HIDDEN HEROES" - WOODSON TERRACE'S MILITARY AND VETERAN CAREGIVERS**



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**R9- 2019 RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF  
WOODSON TERRACE IN SUPPORT OF THE "HIDDEN HEROES" -  
WOODSON TERRACE'S MILITARY AND VETERAN CAREGIVERS  
(CONT)**

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

Resolution passes 8-0.

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

\_\_\_\_\_  
Ellie Crane  
City Clerk

\_\_\_\_\_  
Nick Goodall  
Board President