



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, September 19, 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>
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- 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.

**APPROVAL OF MINUTES –**

Mayor Besmer asked for a motion to approve the minutes from August 15, 2019. Alderman Willey made the motion, seconded by Alderman Conlon.

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

Mayor Besmer suspended the regular meeting for a Public Hearing regarding the 2019 Tax Rates.

The Rates for 2019 are :  
Residential .35 per \$100.00 dollars assessed value  
Commercial .334 per \$100.00 dollars assessed value  
Personal .251 per \$100.00 dollars assessed value

There was no public comment.  
Mayor Besmer reopened the regular meeting.



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**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  
Nicholas Goodall  
Ronald Hogan  
Caroline Martin  
Gregory Mills  
Robert Welby  
Joan Willey  
Mary Anne Zaiz

**Open Forum for  
Residents**

Adele Crown, from Edmundson, stood and approached the board. She is concerned because Edmundson is doing a lot of upgrades to street lights and signs and a problem area is the border of the cities. She would like to collaborate on Edmundson Road upgrades. Mayor Besmer told her we would talk about it when the time came.

She is also concerned about a vacant property near the border. It is an eyesore and it's what people see coming in to their town. City Administrator Doug Zaiz explained trying to pin down owners can be very difficult because they shift properties in and out of trusts and they are out of state. It would require several thousand dollars to hire a special process server, and that is if they can even find the person. When it's been on the unpaid tax rolls for several years the city can obtain it, but only if its delinquent.

They cannot just take someone's property.

On top of that, demolition costs, asbestos cleanup, etc. all cost money. No one is saying this will not happen, but the City cannot go in tomorrow and start knocking it down.

**REPORT OF  
OFFICERS**

**Chief of Police**

Chief Mayberry reported that the department had a rare case of kidnapping. The officers did a great job. They located the offender and he was arrested and charged with several offenses including kidnapping, domestic violence and burglary.

The department also seeks permission to hire Kyle Gregg at as a Grade 3 Patrolman.

Alderman Mills made a motion to hire Kyle Gregg at Grade 3, seconded by Alderman Martin.

Donna Conlon  
Nicholas Goodall  
Ronald Hogan  
Caroline Martin  
Gregory Mills  
Robert Welby  
Joan Willey  
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**Collectors Report**  
**City Administrator**

Motion passes.

Lastly, Old Vienna no longer offers cheese popcorn in 1 oz. bags. They are looking into other options for Halloween treats.

Collectors report is on file at City Hall.

City Administrator Doug Zaiz shared the following:

The Best Western Plus is progressing and has a tentative complete date of May 2020.

The Fairfield Inn/Holiday Inn projects have had another public hearing and 2 planning and zoning meetings. They have the requirements put forth from the City and will go before the Board of Alderman in September seeking approval.

The Holiday Inn on Woodson has submitted a proposal and plan set to upgrade to a Double Tree. This is one of the better Hilton brands.

The ADA sidewalk project, which includes Margo Ann/Lilly Jean and Chester/Muriel neighborhoods, will move to the next phase with a construction meeting 9/26/19.

The Airport Inn on Woodson, while not pretty, is at least safe now. There is talk of maybe developing that parcel.

Alderman Willey noted that the fence around the trailers strip mall was broken, but looked repaired. If something had happened there, who would be responsible? The owners would carry that responsibility.

**City Clerk**

City Clerk Ellie Crane noted the Court totals for August and September: \$11,248.00 and \$7,442.50, respectively.

**City Attorney**

City Attorney Frank Vatterott reported that the lawsuit against the City and Police is being dismissed and refiled in federal court. This suit will include just the former officer, who has since been hired at a neighboring municipality.

There is an ordinance on the agenda that has been through Planning and Zoning, to prevent short-term rentals. There is a movement nationwide growing on this as loud parties and fights are breaking out in fully residential areas.

Additionally, the Board will be asked to consider the tax rate.

**Alderman Comments**

Alderman Willey noted the car wash has a new owner that has cleaned up and it looks much better.

**Mayor**

Mayor Besmer thanked everyone for their patience during park construction.



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**REPORT OF  
COMMITTEES**

**Public Works**

Alderman Zaiz thanks the Police Department and park guards for providing 24-hour security while the new playground surface was installed. The soft surface is susceptible to damage while wet that is costly to repair and /or replace.

The Playground is now finished; the path has been extended to the water fountain. Lights will be completed in the upcoming weeks. The parking lot is finished and will be striped next week. They will finish sodding and landscaping in the fall. Kratz walkway and Community center fencing will be finished in October.

The City is studying additional crosswalks and possible stop signs on Edmundson road for School traffic.

We have not received definite word on the Woodson strip center. City Administrator Doug Zaiz has been playing phone tag with the representative from Bank of America.

**Budget, Job and Wage  
Planning and Zoning**

No meeting

Alderman Mills shared that P&Z has recommended the Board approve a sign for Discount Smoke Shop. The sign fits the zoning and will look nicer as its individual letters. Warren signs will be the company doing the work.

Alderman Mills made a motion to accept this permit. Seconded by Alderman Goodall.

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

Permit granted.

**Parks and Special  
Projects**

Alderman Willey named the Beautification winners.

The Concert in the Park is October 5<sup>th</sup>.

They are asking about pool signs prohibiting smoking and/ or vaping near the entrance.

She also asked about the speed trailer near the crosswalks where the kids are waiting for school.

The Committee is talking about getting the Gardening club started again.

They are also looking for a definite time for park closing, and if it could close earlier in the winter.

Mayor Besmer will look into the no smoking/vaping and Doug Zaiz will check on the park times.



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Alderman Donna Conlon reported the Craft Club will have its annual Holiday sale, November 9<sup>th</sup> from 9-3.

Seniors will be taking their fall trip on October 10, to Kimmswick. They will be visiting Chocolate Chocolate Chocolate and the Blue Owl. There will also have some free time.

Alderman Martin, along with Mayor Besmer, recently attended a post election banquet for Hallie Williams. Mayor Besmer presented a Proclamation in his honor.

The committee has gained new members, and they along with their spouses are involved in several community projects. They will be having their annual BBQ at the Veterans Home October 10. They cook and spend time with the veterans.

At this time, Mayor Besmer asked Alderman Mills to read Bill 2131 twice by title only.

**AN ORDINANCE OF THE CITY OF WOODSON TERRACE, MISSOURI AMENDING ORDINANCE 1865, KNOWN AS THE MUNICIPAL CODE OF THE CITY OF WOODSONTERRACE, CHAPTER 400, ZONING REGULATIONS, SECTION 400.250 "HOME OCCUPATIONS", ADDING A NEW SUBSECTION E. TO PREVENTSHORT TERM RENTALS**

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

Alderman Welby asked how this would be/ could be enforced. Loud parties would be reported to the police and the owner would receive a summons. Frank Vatterott suggested we could match internet ads with loud parties as evidence.

Mr. Welby said that was satisfactory. Vote proceeded.

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

Motion passes

The Mayor asked Alderman Hogan to read Resolution 7-2019 once by title only.

**Veteran's Committee**

**Legislation**



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**Legislation**

**R7-2019**

**RESOLUTION ESTABLISHING ANNUAL RATE OF TAXES TO BE LEVIED AND COLLECTED ON ALL REAL, PERSONAL, AND TANGIBLE PROPERTIES IN THE CITY OF WOODSON TERRACE FOR THE YEAR 2019 AND PROVIDING FOR THE EXTENSION OF SAID TAXES ON THE BOOKS OF THE COLLECTOR BY THE COUNTY CLERK**

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

Resolution passes.

With nothing further, the meeting adjourned at 7:47p.m.

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**Ellie Crane City Clerk**

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**Nick Goodall President of the Board**