



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 took place on Thursday, December 14, 2023 in the Board Chambers. Notice of the meeting was placed on the bulletin board, website, and social media.

PLEDGE OF ALLEGIANCE

Alderman Greg Mills, President of the Board, presided and called the meeting to order at 7:00 pm.

Alderman Mills led the Pledge of Allegiance.

Alderman Present

Not Present

- Donna Conlon
- Isaac Erpenbach
- Caroline Martin
- Bob McCabe
- Greg Mills
- Bob Welby
- Joan Willey
- Maryanne Zaiz

ROLL CALL

Following roll call, City Clerk Ellie Crane reported a quorum was present. Also present: Chief Dominic Orlando, City Attorney Ed Sluys, Deputy Director of Public Works Doug Hill, City Collector Sarah Piel, Attorney Sarah Davis (Husch Blackwell), Mark Grimm (Gilmore&Bell) and members of the general public.

Alderman Mills asked for a motion to approve the minutes from November 16, 2023.

Alderman Martin made the motion, seconded by Alderman Erpenbach.

- Donna Conlon
- Isaac Erpenbach
- Caroline Martin
- Bob McCabe
- Bob Welby
- Joan Willey
- Maryanne Zaiz

APPROVAL OF MINUTES –

Alderman Mills asked for a motion to approve payment of the bills.

Alderman Zaiz made the motion, seconded by Alderman Erpenbach.

- Donna Conlon
- Isaac Erpenbach
- Caroline Martin
- Bob McCabe
- Bob Welby
- Joan Willey
- Maryanne Zaiz

PAYMENT OF BILLS



City of
Woodson Terrace
Missouri

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

**OPEN FORUM FOR
RESIDENTS**

At this time, Alderman Mills opened the floor to residents.

Jean Stevens (9408 Harold Dr) addressed the Board. They would like to restart the Craft Club that met before Covid. The City donated the space only, it was not a City supported Club. City Clerk Ellie Crane responded that she and the City Administrator would discuss, and please call in January.

Resident Al Turnbough (9174 Harold) asked if the City still had a vicious breed ordinance, as he has seen several Pit Bull dogs running loose. He also asked if we had a limit on animals. We do, and that is two (2) four legged animals of any kind per home. Mr. Turnbough has witnessed more than 2 in his area. Chief Orlando stated that he needs to call the police immediately, as the police officers need to witness the dogs to be able to testify if necessary. Chief Orlando asked for the address, and he preferred to tell him privately. Chief Orlando suggested he tell the officer in the lobby who was security for the meeting.

Chief Orlando informed the Board that the first ever City- sponsored recruit in the Academy, Dominic Genovese, passed his Peace Officer Standards and Training test, and was graduating the Police Academy this evening. He is starting his Field Training on Monday.

Chief has also met with an Archivist from the Secretary of State regarding records destruction. Chief and Captain both attended the Mo Police Chiefs Association meeting this week.

The Multi-jurisdictional Task force went out 2 nights since we last met. One night was very slow, the next was very busy. They assisted with a shooting, as they happened to have a medic with them. They were able to reach the victim before the Ambulance and administer aid.

He also shared that he and several other officers attended the City Children’s Christmas party, and had a great time.

Lastly, they need to replace the detective vehicle that was totaled with Detective Hembree’s accident. MIRMA is paying out \$23,571.00, and they have a car on hold for \$23,294.43. He asked the Board if they would be able to make a decision on this tonight. City Clerk Ellie Crane said she could record a vote now, since there were several ordinances later.

Alderman Erpenbach made a motion to purchase and outfit a new detective vehicle for \$23,294.43, seconded by Alderman Martin.

- Donna Conlon
- Isaac Erpenbach
- Caroline Martin
- Bob McCabe
- Bob Welby
- Joan Willey
- Maryanne Zaiz

Motion passes.

**REPORT OF
OFFICERS**

- Chief of Police**
- City Administrator**
- Collector**
- City Clerk/Court Clerk**
- Alderman Comments**
- City Attorney**
- Report of Committees**
- Public Works**



City of
Woodson Terrace
Missouri

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

Collector Report

City Collector Sara Piel read the Collector's Report. It is on file at City Hall.

City Administrator

City Administrator Doug Zaiz shared that Mayor Besmer was having some medical issues. He is home from the hospital, and was in the office today visiting for a while. He may be out a bit longer, but is on the road to recovery.

City Clerk

City Clerk Ellie Crane stated that she and the other clerks planned and prepared for the Christmas party, and thanked Breckenridge Dairy Queen for a fantastic deal on burgers. The kids and parents had a great time making crafts and visiting Santa.

City Attorney

City Attorney Ed Sluys outlined the legislation on the agenda. He introduced Sarah Davis and Mark Grimm, who were in attendance for the City and the Hilton. He also explained that ATMs are often owned by entities other than banks, and we need to update our ordinance to reflect that.

Alderman Comments

Alderman Willey stated she visited the new event center, The Rize, and the food was wonderful, décor is beautiful and the owner and staff were very nice. She placed flyers out front on the tables for them. City Clerk Ellie Crane asked if she wanted to use Gift Certificates from there this year for the holiday light contest, and she does.

Report of Committees

Public Works

Alderman Zaiz reported that the streets have received patching, and the next step is Crack Sealing. The company is working in O'fallon right now, and we will be next.

MIRMA has inspected all the buildings from the hail storm, and the City will have just one deductible of \$1,000.00 for all three buildings.

Parks and Special Projects

Alderman Willey thanked the Staff of City Hall and the Police Departments for taking care of the Parties. The Holiday Lighting contest ends the 18th, and she hopes to have the signs out before we close for the Christmas holidays. She also shared we are still collecting for the Ritenour food pantry. She asked if we had gotten much, and Doug Zaiz told her we took two barrels of food so far. Ellie Crane stated that she took the barrel to the Christmas party and had donations there, as well.

She asked Ellie Crane how the Senior group was going. It is going very well, they had about 25 sign up for the Christmas dinner.

Veteran's Committee

Alderman Martin informed the Board that a long time resident and Navy vet, Ronald J. Ogle passed away December 2nd. His services will be December 22. She also thanked everyone for Toys4Tots donations. They will be having their parade this weekend, weather permitting. If they get rained out, they will still get there before Christmas.

Chief Orlando said several of the officers and their families will be there for this, including their children. One officer who is off on vacation days is driving in for the event.



City of
Woodson Terrace
Missouri

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

Legislation

At this time, Alderman Mills opened a Public Hearing to discuss the creation of 10330 Natural Bridge Community Improvement District and 10330 Natural Bridge Transportation Development District with SLAH, LLC (Hilton).

Sarah Davis, representing Husch Blackwell and SLAH, LLC, stated that all taxing entities had been notified, per law. City Administrator Doug Zaiz reported only one entity, Ritenour, had any inquiry and he referred them to her firm.

Alderman Mills asked for a motion to read Bill 2197 twice by title only. Alderman Zaiz made the motion, seconded by Alderman Erpenbach.

Donna Conlon
Isaac Erpenbach
Caroline Martin
Bob McCabe
Bob Welby
Joan Willey
Maryanne Zaiz

Alderman Willey read:

AN ORDINANCE APPROVING A PETITION TO ESTABLISH THE 10330 NATURAL BRIDGE ROAD COMMUNITY IMPROVEMENT DISTRICT AND AUTHORIZING AND DIRECTING FURTHER ACTIONS IN CONNECTION THEREWITH. AN ORDINANCE APPROVING A PETITION TO ESTABLISH THE 10330 NATURAL BRIDGE ROAD COMMUNITY IMPROVEMENT DISTRICT AND AUTHORIZING AND DIRECTING FURTHER ACTIONS IN CONNECTION THEREWITH.

With there being no discussion, the Bill was read a second time.

Donna Conlon
Isaac Erpenbach
Caroline Martin
Bob McCabe
Bob Welby
Joan Willey
Maryanne Zaiz

Bill passes and becomes Ordinance 2039.



City of
Woodson Terrace
Missouri

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

Alderman Mills asked for a motion to read Bill 2198 twice by title only.
Alderman Erpenbach made the motion, seconded by Alderman Zaiz.

Donna Conlon
Isaac Erpenbach
Caroline Martin
Bob McCabe
Bob Welby
Joan Willey
Maryanne Zaiz

Alderman Willey read:

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A
TRANSPORTATION PROJECT AGREEMENT BETWEEN THE CITY OF
WOODSON TERRACE, THE 10330 NATURAL BRIDGE ROAD
TRANSPORTATION DEVELOPMENT DISTRICT AND SLAH, LLC;
PRESCRIBING THE FORM AND DETAILS OF SAID AGREEMENT;
MAKING CERTAIN FINDINGS WITH RESPECT THERETO;
AUTHORIZING OTHER RELATED ACTIONS IN CONNECTION WITH
THE TRANSPORTATION PROJECT; AND CONTAINING A
SEVERABILITY CLAUSE.**

With there being no discussion, the Bill was read a second time.

Donna Conlon
Isaac Erpenbach
Caroline Martin
Bob McCabe
Bob Welby
Joan Willey
Maryanne Zaiz

Bill passes and becomes Ordinance 2040.



City of
Woodson Terrace
Missouri

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

Alderman Mills asked for a motion to read Bill 2199 twice by title only.
Alderman Martin made the motion, seconded by Alderman Erpenbach.

Donna Conlon
Isaac Erpenbach
Caroline Martin
Bob McCabe
Bob Welby
Joan Willey
Maryanne Zaiz

Alderman Willey read:

AN ORDINANCE AUTHORIZING THE CITY OF WOODSON TERRACE, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (SLAH, LLC PROJECT), SERIES 2023, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$25,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY A PORTION OF THE COSTS OF ACQUIRING, CONSTRUCTING, FURNISHING AND IMPROVING FACILITIES FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; APPROVING A PLAN FOR THE PROJECT; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.

With there being no discussion, the Bill was read a second time.

Donna Conlon
Isaac Erpenbach
Caroline Martin
Bob McCabe
Bob Welby
Joan Willey
Maryanne Zaiz

Bill passes and becomes Ordinance 2041.



City of
Woodson Terrace
Missouri

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

Alderman Mills asked for a motion to read Bill 2200 twice by title only.
Alderman Erpenbach made the motion, seconded by Alderman Zaiz.

Donna Conlon
Isaac Erpenbach
Caroline Martin
Bob McCabe
Bob Welby
Joan Willey
Maryanne Zaiz

Alderman Willey read:

**AN ORDINANCE OF THE CITY OF WOODSON TERRACE, MISSOURI
CALLING FOR AN ELECTION, TO SEEK VOTER APPROVAL FOR THE
ADOPTION OF A BUSINESS LICENSE FEE TO BE ASSESSED FOR ATM
OPERATORS THAT ARE OWNED BY ENTITIES OTHER THAN BANKS,
TRUST COMPANIES, SAVINGS AND LOAN OR CREDIT UNIONS;
WHICH ENTITIES ARE ALREADY SUBJECT TO THE REQUIREMENT
TO PAY A BUSINESS LICENSE FEE TO THE CITY.**

With there being no discussion, the Bill was read a second time.

Donna Conlon
Isaac Erpenbach
Caroline Martin
Bob McCabe
Bob Welby
Joan Willey
Maryanne Zaiz

Bill passes and becomes Ordinance 2042.

Alderman Mills asked for a motion to read R5-2023 once by title only.
Alderman Willey made the motion, seconded by Alderman Conlon.

Donna Conlon
Isaac Erpenbach
Caroline Martin
Bob McCabe
Bob Welby
Joan Willey
Maryanne Zaiz



City of
Woodson Terrace
Missouri

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

R5-23

**A RESOLUTION OF THE CITY OF WOODSON TERRACE, MISSOURI,
APPROVING THE APPLICATION FOR A PARK GRANT AND
ACCEPTING THE PROPOSAL FROM CHIODINI ARCHITECTS**

With no discussion, a roll call vote was called.

Donna Conlon
Isaac Erpenbach
Caroline Martin
Bob McCabe
Bob Welby
Joan Willey
Maryanne Zaiz

Resolution passes.

With nothing further, the Board adjourned at 7:40 PM.

Ellie Crane –City Clerk

Greg Mills- President of the Board