



City of
Woodson Terrace
Missouri
Minutes

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REGULAR BOARD OF ALDERMEN MEETING

Woodson Terrace City Hall

August 20th, 2026

CALL TO ORDER

A meeting of the Board of Alderman of the City of Woodson Terrace was held on Thursday, August 20th, 2026, at City Hall, 4323 Woodson Road. Mayor Caroline Martin presided and called the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

Mayor Martin led the Pledge of Allegiance.

ROLL CALL

Aldermen Present

John Belford
Joseph Earls
Ryan Marshall
Lisa Walton
Robert Welby
Joan Willey
Maryanne Zaiz

Aldermen Absent

Greg Mills

Also present were Mayor Caroline Martin, City Administrator Doug Zaiz, Director of Public Works Doug Hill, Chief of Police Bret Carbray, Police Major Paul Wactor, City Clerk Sarah Piel, City Collector Lindsey Buxman Serna and members of the general public.

**PUBLIC HEARING -CUP
for Hui Xin Spa**

A public hearing was opened up for the conditional use permit for the Hui Xin Spa LLC located at 4434 Woodson Road. There were no public comments

APPROVAL OF MINUTES

Following a motion from Alderman Willey, seconded by Alderman Marshall; the Board unanimously approved minutes from July's Board Meeting. Motion Carried.

**APPROVAL OF PAYMENT
OF THE BILLS**

Following a motion from Alderman Zaiz, seconded by Alderman Earls; the Board unanimously approved the payment of the bills. Motion carried.

**OPEN FORUM FOR
CITIZENS**

Resident Vernell Bowers asked about the process for building permits.

Candidate for the 73rd state representative Joy Denise Dabney introduced herself as a candidate.

CHIEF OF POLICE

Chief Carbray let the board know a new officer was starting the last week of August. They have also promoted officer Aaron Sarquist to sergeant.

CITY COLLECTOR

City Collector Lindsey Buxman Serna announced July's Collector's Report. The official document is available at City Hall.

CITY ADMINISTRATOR

City Administrator Doug Zaiz went over a possible change in the zoning of a commercial property that is currently zoned as residential.

CITY CLERK

City Clerk Sarah Piel advised the liquor license for the Hyatt was approved today. It was approved by the Board in June we were just waiting on their state liquor license to be approved before issuing.

COURT CLERK

City Clerk Sarah Piel announced the Court totals for June, \$6,165.29.

**ALDERMEN
COMMENTS**

Alderman Willey asked when the streets were going to start getting worked on. Mayor Martin advised she thought it was the end of August, but the city would notify everyone.

Alderman Welby asked about the no perking on holidays and Sundays.

Alderman Marshall asked if the chipper could run once a month during the off season. Doug Hill said we definitely could do it once a month.

MAYOR

Mayor Martin said thanks to everyone who came out to the mammogram bus. She also invited everyone to come to the 80th anniversary on August 29th. She announced Movie nights starting in September and she announced the city is selling baseball tickets for the veterans committee.

COMMITTEES:

PUBLIC WORKS

Alderman Zaiz gave the report for Public Works.

**BUDGET, WAGE & JOB
STUDY**

Alderman Marshall made a motion to approve the purchase of a new mower for public works for the price of \$11,359.00 from Arts Lawnmower Shop. Seconded by Alderman Earls. With all in favor, motion carried.

PLANNING & ZONING

Alderman Marshall advised that a Planning & Zoning meeting was held in August and gave the Board an update on what was approved and tabled.

Alderman Marshall made a motion to approve the sign permit for the Hui Xin Spa. Seconded by Alderman Zaiz. With all in favor, motion carried.

ECONOMIC DEVELOPMENT

No Report.

PARK BOARD

Alderman Willy announced the beautification winners. She also advised that the next meeting will be in September.

VETERANS COMMITTEE

Mayor Martin advised the Veterans to start the event for the 80th anniversary with the opening ceremony. And they will start helping the city with events.

SPECIAL PROJECTS

Mayor again announced the 80th anniversary, Movie nights, and that we were going to start using the community center more.

LEGISLATION:

BILL 2257 CUP for Hui Xin Spa LLC

Mayor Martin called for a motion to have Bill 2257 introduced and read twice by title only. Alderman Walton made the motion, seconded by Alderman Marshall, and unanimously carried. Bill 2257 reads:

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MASSAGE THERAPIST – THERAPEUTIC (LICENSED) BUSINESS BY HUI XIN SPA LLC AT 4434 WOODSON ROAD IN THE “C-4 TOWN CENTER” ZONING DISTRICT

Introduced by Alderman Marshall, read by title only. No discussion followed; read a second time by title only. The vote thereon was as follows:

**BILL 2257 CUP for Hui Xin
Spa LLC**

Alderman Belford	“Aye”
Alderman Earls	“Aye”
Alderman Marshall	“Aye”
Alderman Walton	“Aye”
Alderman Welby	“Aye”
Alderman Willey	“Aye”
Alderman Zaiz	“Aye”

Bill 2257 passes and becomes Ordinance 2099.

**RESOLUTION R9-2026
AMENDING THE BRUSH
CHIPPING SCHEDULE**

Mayor Martin called for a motion to have Resolution R9-2026 introduced and read twice by title only. Alderman Belford made the motion, seconded by Alderman Zaiz, and unanimously carried. Resolution R9-2026 reads:

*A RESOLUTION AMANDING THE RESIDENTIAL BRUSH CHIPPING
SCHEDULE*

Introduced by Alderman Earls, read by title only. No discussion followed; read a second time by title only. The vote thereon was as follows:

Alderman Belford	“Aye”
Alderman Earls	“Aye”
Alderman Marshall	“Aye”
Alderman Walton	“Aye”
Alderman Welby	“Aye”
Alderman Willey	“Aye”
Alderman Zaiz	“Aye”

Motion Passes.

**RESOLUTION R10-2026
ESTABLISHING A
COOLING/WARMING
CENTER**

Mayor Martin called for a motion to have Resolution R10-2026 introduced and read twice by title only. Alderman Belford made the motion, seconded by Alderman Marshall, and unanimously carried. Resolution R10-2026 reads:

*A RESOLUTION ESTABLISHING A COOLING/WARMING CENTER
ACTIVATION POLICY.*

**RESOLUTION R10-2026
ESTABLISHING A
COOLING/WARMING
CENTER**

Introduced by Alderman Belford, read by title only. With some discussion; read a second time by title only. **Alderman Belford made a motion to table the Resolution seconded by Alderman Walton.** The vote thereon was as follows:

Alderman Belford	“Aye”
Alderman Earls	“Aye”
Alderman Marshall	“Nay”
Alderman Walton	“Aye”
Alderman Welby	“Aye”
Alderman Willey	“Aye”
Alderman Zaiz	“Aye”

Motion Passes.

CLOSED SESSION

At this time Mayor Martin advised the Board to go into closed session. Alderman Marshall made the motion to go into closed session seconded by Alderman Earls. With all in favor, motion carried. The time was 7:45.

The Alderman opened the Board meeting back up at 9:06

ADJOURNMENT

With nothing further Mayor Martin entertained a motion to adjourn. Alderman Belford made the motion, seconded by Alderman Marshall, and unanimously carried. Meeting adjourned at 9:08 pm.

Respectfully Submitted,

Sarah Piel, City Clerk