

**AGENDA**  
**MAPLEWOOD CITY COUNCIL MEETING**  
**TUESDAY, OCTOBER 11, 2022 @ 7:30 P.M.**  
**CITY COUNCIL CHAMBERS**  
**(7601 MANCHESTER ROAD)**  
**OR**  
**VIA TELECONFERENCE**  
**[WWW.CITYOFMAPLEWOOD.COM](http://WWW.CITYOFMAPLEWOOD.COM) FOR DETAILS)**

1. Call to Order
2. Land Acknowledgement
3. Pledge of Allegiance
4. Roll Call
5. Motion to Excuse Councilperson
6. Approval of the Council Agenda
7. Public hearing to hear citizen's comments on a request by the City to amend the zoning ordinance to allow accessory dwelling units within the City of Maplewood
8. Public Forum
9. Announcements
10. Approval of the September 27, 2022 City Council meeting minutes
11. A Resolution of the City Council of the City of Maplewood, Missouri, to accept the bid of Bieg Plumbing Company Incorporated in the amount of twelve thousand two hundred thirty dollars (\$12,230) for the installation of a water fountain in Greenwood Park using Community Development Block Grant Funds
12. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to purchase one (1) fire command response vehicle from Don Brown Chevrolet, Inc. by means of the Statewide Contract through the State of Missouri's Division of Purchasing and Materials Management Cooperative Procurement Services in the amount of thirty-eight thousand nine hundred forty-nine dollars (\$38,949.00)

13. An Ordinance of the City Council of the City of Maplewood, Missouri, amending Chapter 56, Zoning, including Section 56-3.-Definitions.; Section 56-72.-Permitted uses.; and Section 56.560.-Specifically prohibited uses; and adding a new Section 56-74.-Regulations for accessory dwelling units, all to allow accessory dwelling units as conditional uses in the SR Single Family Residential Zoning District
14. Bill 6202 an Ordinance of the City Council of the City of Maplewood, Missouri, amending Chapter 6, Advertising, Division 2. Permitted permanent-type signs, Sec. 6-49, Regulations, (B), (1) Wall signs of the city code
15. Old Business
16. Council Communication
17. Mayor's Report
18. City Attorney's Report
19. City Manager's Report
20. Public Forum
21. Motion to hold a Closed Session to discuss matters relating to litigation, legal actions and/or communication from the City Attorney as provided for in Section 610.021(1)RSMO. and/or specifications for competitive bidding under Section 610.021(11) and/or sealed bids and related documents and sealed proposals and related documents under Section 610.021(11) and/or personnel matters under Section 610.021(13)RSMO. and/or employee matters under Section 610.021(3)RSMO. and/or real estate matters under Section 610.021(2)RSMO. and/or documents related to a negotiated contract under Section 610.021(12)RSMO
22. Adjournment



▼  
**PUBLIC HEARING NOTICE**

Maplewood City Council will hold a public hearing on **10/11/22 at 7:30 p.m.** in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear citizen's comments on a request by the City to amend the zoning ordinance (including but not limited to Sections 56-3, 56-32, 56-72, 56-558, 56-560) to allow accessory dwelling units within the City.

Ad as appearing in the 9/26/2022 **St. Louis Post-Dispatch.**

The September 27, 2022 City Council meeting was called to order at 7:30 p.m., Mayor Knapper presiding.

LAND ACKNOWLEDGEMENT: The Mayor acknowledged that this meeting is being held on traditional lands of the Kickapoo, Osage, Miami and Great Sioux Nation people.

ON ROLL CALL, the following members were present: Mayor Knapper, Councilmember Faulkingham, Councilmember Homa, Councilmember Page and Councilmember Phillips.

MOTION TO EXCUSE COUNCILPERSON: Councilmember Faulkingham motioned to excuse Councilmember Crosley, seconded by Councilmember Homa, which motion received the approval of the Council.

APPROVAL OF THE COUNCIL AGENDA: Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, which motion received the approval of the Council.

PUBLIC FORUM: Christy Kramlich, who lives on Elm, wanted the Council to be aware that there is a registered sex offender hanging out at Sutton Loop Park. She asked the Council to consider putting a small playground structure in the park to give the police enforcement authority.

Megan, who lives in the 7400 block of Maple, stated there is a level 3 sex offender living at Sutton Loop Park. She said he is befriending kids and it is very concerning.

Howard Goldberg, 7442 Hazel Ave., stated Sutton Loop Park is at the end of his block. He asked the Council to consider relocating the food pantry from the park because it is drawing crowds that linger and discourages people from utilizing Sutton Loop Park.

City Manager Reese made the following statement:

I know there's a lot of concern in our community about Sutton Loop Park and the presence of unhoused individuals and specifically a registered sex offender. I share in the concern about the presence of a registered sex offender as I visit Sutton Loop Park several times per week. Here are the facts:

- 1) The safety of our residents, businesses, and visitors is our top priority in the City of Maplewood.
- 2) The Maplewood Police will be strictly enforcing the law going forward as it relates to drinking of alcohol in Sutton Loop Park and all of our parks (that goes for anyone drinking alcohol). We have been and will continue to enforce the law that prohibits sleeping in our parks after hours (park hours are 7:00 am – 10:00 pm). We are not tolerating threatening behavior and are ejecting people from the park for violating our ordinances. (for example, we ejected two unhoused individuals for volatile behavior towards others in parks).

- 3) A registered sex offender has been at Sutton Loop Park. The Maplewood Police Department is doing everything we can under the confines of the law with this individual. This individual has been arrested twice, with the most recent being on Sunday, September 25, at Kellogg Park as a result of him violating the registered sex offender restriction terms. This individual was charged through the St. Louis County Prosecuting Attorney's Office for the offense of Sex Offender Physically Present/Loiter within 500 feet of Park W/Playground/Pool/Museum (Class E Felony Charges). This individual is currently being held at the St. Louis County Justice Services Center on no bond.
- 4) Officers Kristen Prest, Dustin Hoskins, and Jason Schuster were identified by Acting Chief Matt Nighbor months ago in a proactive effort to be the points on interacting with the unhoused in our parks.
- 5) Over the last couple of months, our police officers have been very active interacting with unhoused individuals at Sutton Loop Park, Ryan Hummert Park, and Kellogg Park. Our police department and the community's mental health liaison have been coordinating to offer services to the unhoused, including meeting with them regularly. Some of the unhoused accept services, including going into shelters, and others do not accept the help. Park hours are 7:00 AM to 10:00 PM. Other concerns brought to our attention are individuals sleeping in the parks overnight. This is prohibited and the police department are monitoring Maplewood parks, including Sutton Loop Park, on a nightly basis, and enforcing the ordinance accordingly.
- 6) Within the 2022-2023 budget that was approved by City Council in June of this year, we added a Social Services Coordinator to help with many issues in our community, including working with the unhoused. This person (who will be announced in the coming days) starts on Monday, October 10<sup>th</sup>, will help police, the community's mental health liaison, residents and others with challenges in the Cities of Maplewood and Richmond Heights.
- 7) Every day, our Public Works staff pick up trash and clean up the bathrooms at Sutton Loop Park and every park. Every two to three weeks, staff power wash the pavilion areas and the tables.
- 8) Acting Chief Matt Nighbor and I are both very accessible. You can call or email us for questions, comments, or to share your concerns. Call Matt at 314-646-3621 and call me at 314-646-3603.

ANNOUNCEMENTS: Councilmember Phillips made the following announcements:

- St. Louis Area Regional Night Out celebration will be held October 4-6 with multiple locations with snow cones and free t-shirts.
- The Maplewood Police Officers Association will host a cornhole tournament on Saturday, October 1 at 2:00 p.m. at Deer Creek Park.
- The Maplewood Police Officers Association will host a movie night on Saturday, October 8 at 7:00 p.m. at the Yale green space. The featured movie will be Monsters Inc.
- The annual Ryan Hummert 5K Fun Run will be held on October 22 at Ryan Hummert Park.

APPROVAL OF THE SEPTEMBER 13, 2022 CITY COUNCIL MEETING MINUTES:  
Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, which motion received the approval of the Council.

BOARD OF ADJUSTMENT REPORT BY CHAIRMAN PATRICK JUGO: Mr. Jugo gave a report for the Board of Adjustment.

EQUITY AUDIT PRESENTATION BY CONSTRUCTNET – PATRICIA ARREDONDO, PROJECT MANAGER; LINDA LIANG & COURTLAND LEE: See PowerPoint presentation attached to these minutes.

**R22-70**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE SELECTION OF OATES AND ASSOCIATES AND ITS SUBCONSULTANTS TO PROVIDE ENGINEERING AND CONSTRUCTION OVERSIGHT SERVICES FOR STP-9901(667) GREENWOOD BOULEVARD was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, members Faulkingham, Homa, Page and Phillips. Nays, none.

**R22-71**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF ALL INCLUSIVE RECREATION IN THE AMOUNT OF ONE HUNDRED ELEVEN THOUSAND THREE HUNDRED TWENTY-FIVE DOLLARS (\$111,325) FOR THE REMOVAL AND DISPOSAL OF THE EXISTING PLAYGROUND SURFACE AND THE INSTALLATION OF A NEW PLAYGROUND SURFACE AT DEER CREEK PARK was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, members Faulkingham, Homa, Page and Phillips. Nays, none.

**R22-72**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPROVING A PLAN FOR ALLOCATION OF FUNDING RECEIVED UNDER THE AMERICAN RESCUE PLAN ACT OF 2021 FOR THE 2022-2023 FISCAL YEAR was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa to approve the resolution. After a brief discussion, the following roll call vote was received: Ayes, Mayor Knapper, members Faulkingham, Homa, Page and Phillips. Nays, none.

**R22-73**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ADOPTING THE CITY OF MAPLEWOOD STRATEGIC PLAN was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, members Faulkingham, Homa, Page and Phillips. Nays, none.

**R22-74**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, CALLING FOR A SPECIAL ELECTION TO FILL THE VACANCY FOR WARD 1 CREATED BY THE RESIGNATION OF COUNCILMEMBER SHANA JONES was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa, to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, members Faulkingham, Homa, Page and Phillips. Nays, none.

**BILL 6204**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 6, ADVERTISING, DIVISION 2. PERMITTED PERMANENT-TYPE SIGNS, SEC. 6-49, REGULATIONS, (B) (1) WALL SIGNS OF THE CITY CODE was given its first reading. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6204 be moved to its second reading, which motion received the approval, by voice vote, of the Council.

On its second reading, it was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6202 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

**BILL 6202**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ESTABLISHING THE TAX RATES FOR THE CITY OF MAPLEWOOD AND THE MAPLEWOOD SPECIAL BUSINESS DISTRICT ON ALL REAL, PERSONAL, TANGIBLE AND INTANGIBLE PROPERTY WITHIN THE CITY OF MAPLEWOOD, MISSOURI, FOR 2022 was given its third and reading. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6202 be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, members Faulkingham, Homa, Page and Phillips. Nays, none.

Bill No. 6202 was approved by the City Council on this 27<sup>th</sup> day of September, 2022 as **Ordinance Number 5997**.

**BILL 6203**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A CAFÉ IN THE SR SINGLE FAMILY RESIDENTIAL DISTRICT AT 2500 SUTTON BOULEVARD was given its third and reading. A motion was made by Councilmember Faulkingham that Bill No. 6203 be tabled for the reading of the findings of fact, duly seconded by Councilmember Homa, which motion received the approval, by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to allow a café at 2500 Sutton Boulevard:

- The proposed use complies with all applicable provisions of the Zoning Code.
- The proposed use will contribute to and promote the community welfare and convenience.
- The proposed use will not cause substantial injury to the value of neighboring property.
- The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- The proposed use will not substantially increase traffic hazards.
- The proposed use will not substantially increase fire hazards.
- The proposed use will not overtax public utilities.
- The proposed use will not place an undue burden on municipal services.
- The proposed use is consistent with the design, construction and original intended use of the structure.
- The proposed use serves a community need, and no detrimental effect will be made upon the character of the zoning district in which the conditional use is proposed.

It was then moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that the findings of fact be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, members Faulkingham, Homa, Page and Phillips. Nays, none.

Councilmember Faulkingham motioned to bring Bill 6203 back onto the table, duly seconded by Councilmember Homa, which motion received the approval, by voice vote, of the Council.

A motion was made by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6203 be approved, which motion received the following roll call vote: Ayes, Mayor Knapper, member Faulkingham, Homa, Page and Phillips. Nays, none.

BILL NO. 6203 was approved by the City Council on this 27<sup>th</sup> day of September, 2022 as **Ordinance No. 5998**.

OLD BUSINESS: None.

COUNCIL COMMUNICATION: Councilmember Faulkingham thanked the Police Department on behalf of a constituent who was the victim of swatting, a prank that can have serious consequences if the police do not respond appropriately.

MAYOR'S REPORT:

- The Mayor's Senior Citizen Task Force met last Thursday to review details for the upcoming senior citizen resource fair on Saturday, November 5, 2022.
- Mayor Knapper stated a Work Session will be held on October 11, 2022 to discuss citizen's concerns regarding Sutton Loop Park.
- Mayor Knapper stated the *Move with the Mayor* roller disco event will be held on October 25, 2022 from 6:00 p.m. to 10:00 p.m. at the outdoor hockey rink.
- Mayor Knapper stated the finale of the Summer Concert Series will be held tomorrow where Mayor Knapper and Mayor Thompson of Richmond Heights will announce the winner of the pet mayor competition.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT:

- Mr. Reese recently attended the annual international city and county city manager's conference in Columbus, Ohio. He thanked the council and the Maplewood community for the opportunity to attend and gave a brief report on the seminars he attended.

PUBLIC FORUM: Bob Harsh asked about the absence of Shana Jones. Mayor Knapper stated Ms. Jones submitted her resignation letter to the council and referenced Item 16 on the agenda.

Shana Jones stated it was an honor to serve on the council but the time constraints were overwhelming and she needs to spend more time focusing on her family.

MOTION TO HOLD A CLOSED SESSION, IF NEEDED, TO DISCUSS MATTERS RELATING TO LITIGATION, LEGAL ACTIONS AND/OR COMMUNICATION FROM THE CITY ATTORNEY AS PROVIDED FOR IN SECTION 610.021(1)RSMO. AND/OR SPECIFICATIONS FOR COMPETITIVE BIDDING UNDER SECTION 610.021(11) AND/OR SEALED BIDS AND RELATED DOCUMENTS AND SEALED PROPOSALS AND RELATED DOCUMENTS UNDER SECTION 610.021(11) AND/OR PERSONNEL MATTERS UNDER SECTION 610.021(13)RSMO. AND/OR EMPLOYEE MATTERS UNDER SECTION 610.021(3)RSMO. AND/OR REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO: No need.

There being no further business before the Council, the meeting adjourned.

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## CITY OF MAPLEWOOD EQUITY AUDIT REPORT EXECUTIVE SUMMARY

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Prepared by:  
Dr. Linda Liang  
Dr. Courtland Lea  
ConstructNET International

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## EQUITY AUDIT OBJECTIVE

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To gather data on the strengths, weaknesses, opportunities, and threats with respect to systems, policies, and practices that have created and maintained racial inequity in the City of Maplewood.

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: IN THE SPIRIT OF "THE ONLY WAY FORWARD IS THROUGH" FROM THE WORK OF THE FERGUSON COMMISSION AND FORWARD THROUGH FERGUSON, THE CITY OF MAPLEWOOD COMMITS TO SEEKING AND TELLING FULL STORIES AND TRUTHS; ONGOING LEARNING ABOUT SYSTEMIC RACISM, ANTI-RACISM AND INSTITUTIONAL TRANSFORMATION; ONGOING SKILL-BUILDING IN SYSTEMS TRANSFORMATION; RADICAL LISTENING AND COURAGEOUS CONVERSATION; TRANSPARENCY IN OUR WORK; ACCOUNTABILITY TO THE PEOPLE AND EACH OTHER; AND A CULTURE OF TRYING

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CITY OF MAPLEWOOD  
RACIAL EQUITY RESOLUTION  
FEBRUARY 9, 2021

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## METHODOLOGY

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- SWOT Analysis (Strengths, Weaknesses, Opportunities and Threats) regarding advancing Racial and Social equity in the City of Maplewood.
- To collect data, individual interviews or focus groups were conducted with key community stakeholders (N=30), including:
  - Mayor Knapper
  - City Council Members
  - A diverse group of community stakeholders and business leaders
  - City Manager Michael Reese and his leadership team
- A content analysis of the interviews was conducted to identify emerging themes in the interviews.

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## 5 INTERVIEW QUESTIONS

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1. Introduction: Tell me about yourself! How long have you been in Maplewood?
2. When you think about the City of Maplewood, what do you all do well when it comes to Diversity Equity and Inclusion?
3. When you think about the City of Maplewood, what are some challenges when it comes to Diversity Equity and Inclusion?
4. When you think about the City of Maplewood, what are some opportunities to strengthen its commitment to DEI?
5. When you think about the City of Maplewood, what are some external threats that could affect its DEI initiatives.
6. Do you have any other comments or suggestions about racial and social inclusion in the City of Maplewood?

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## 6 INTERVIEW THEMES

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The themes that emerged from the interviews were grouped into two categories:

- *Environmental/Climate Issues*
- *Institutional/Structural Practices*

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### ENVIRONMENTAL/CLIMATE STRENGTHS

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## 8 STRENGTHS

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- Maplewood - a city that is evolving and transitioning into a more welcoming and inclusive place than it has been in the past.
- Current City leadership is seen as being progressive and committed to advancing racial and social equity.
- Intentionality with respect to advancing equity as is demonstrated with the adoption of the Racial Equity Resolution in February 2021.
- New residents - with a progressive mindset have moved into the City in recent years who are working with City officials to implement change for advancing racial and social equity.

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**ENVIRONMENTAL/CLIMATE  
CHALLENGES  
(WEAKNESSES)**

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**CHALLENGES**

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- Resistance to Change ("We've *always done it this way*") - there is a resistance to change among some members of the community who perceive long-standing traditions being challenged.
- The "Mayberry" Paradox - A comparison to the fictitious town of Mayberry has been used to describe Maplewood. However, the "Mayberry" analogy, while perhaps embraced by some White citizens, is not an attractive analogy for Citizens of Color, as there were no People of Color portrayed in Mayberry. For some, this analogy is seen to promote White stereotypes.

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**ENVIRONMENTAL/CLIMATE  
OPPORTUNITIES**

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**OPPORTUNITIES**

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- Forward-looking Leadership - having an African American woman as Mayor, newer City Council members, new City Manager, and new School District leaders all have an eye for change. This represents a great opportunity to implement change for promoting an environment that is conducive to advancing racial and social equity.
- Progressive Community Members – in particular, newer residents who have moved into the City represent a real catalyst to promoting positive change.

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**ENVIRONMENTAL/CLIMATE  
THREATS**

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**THREATS**

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- Resistance - a backlash to DEI initiatives and a lack of open-mindedness on the part of some.
- Political climate - the current political climate in Missouri and Washington, D.C. as well as existing state laws are seen as threats to racial and social equity efforts.
- Hate crimes seem to be on the rise with attacks on women and harassment of members of LGBTQ community seen as prevalent threats.

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**INSTITUTIONAL/STRUCTURAL  
STRENGTHS**

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**STRENGTHS**

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- City of Maplewood: A Good Place to Work - good salaries and benefits for City employees. For the most part, people like working for the City.
- An African American woman as Mayor, and skilled city directors and staff with a great deal of institutional knowledge, and a dedicated and enthusiastic City Manager who is seen as thinking about problems with a DEI lens.

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## STRENGTHS

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- City government is being deliberate and intentional about diversity, e.g., looking at ordinances from an equity perspective, recognizing Indigenous Peoples Day (on Columbus Day), a policy of hanging the Pride flag every June, passing hate crime legislation, forming the Human Services Commission, and highlighting and recognizing Black businesses.

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## STRENGTHS

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- Police and Fire Departments exhibit intentionality about DEI, e.g., having difficult dialogues about race, including Community Members of Color to help with searches for the Police and Fire Chiefs, conducting "Walking Wednesdays," and the scholarship for high school Students of Color to help them become firefighters and paramedics within the Fire Department.
- The School Board exhibits intentionality about DEI, e.g., the leadership has become more diverse and is generally considered forward thinking, committed to having a diverse group of parents involved in school initiatives, and a good relationship with the City government.

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## CHALLENGES

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- "Old Guard vs. New Guard" - there appears to be individuals who exhibit resistance to change evidenced by a "we've always done it this way" mindset among some within City government.
- Challenges with respect to hiring and looking at the hiring process through a DEI lens, e.g., the inability to ask questions about who is currently employed, who is missing and why should it change? Minimal outreach to People of Color.
- Level of diversity seen in the lower-level jobs in some departments, but the leadership appears to be primarily White.

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## CHALLENGES

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- Perceived variability in selection and hiring processes across City departments, e.g., the Police and Fire Departments seem to have their own sourcing, screening and testing process and it is felt that their process should be consistent with the City's selection and hiring process.
- Housing Challenges - It is perceived that it is becoming unaffordable to live in Maplewood for long-time residents. It is also seen as difficult for older people and lower-income residents to stay in their residence. Housing is perceived as being replaced by big box stores such as Target and Walmart.

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21 **CHALLENGES**

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- Rising Costs - perceptions about a lack of direction on where to invest the City's time, money, energy, and resources. Perception that resource distribution limited to certain geographic areas, which results in an inequitable distribution of resources.

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**INSTITUTIONAL/STRUCTURAL OPPORTUNITIES**

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23 **OPPORTUNITIES**

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- The City of Maplewood pays very well in comparison to neighboring communities- an opportunity to increase diversity in the workforce.
- Focusing on the Future – internship programs reaching out to women and People of Color suggest an opportunity to develop a diverse pool of employees in all City departments.
- Greater Community Participation - opportunity for greater representation of People of Color at events and festivals. In addition, the City could foster partnerships with business owners who celebrate diversity.

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**INSTITUTIONAL/STRUCTURAL THREATS**

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25                      **TREATS**

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- Backlash to DEI initiatives/lack of open-mindedness – perception that some people who work in City Hall are not open to change.
- Inequities in opportunities to engage in government service - the positions of Mayor and Councilmember do not account for a person in that position having a full-time job and/or family responsibilities outside of their service. This is a question of equity and an impediment to individuals being able to fully show up to serve.

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**PRELIMINARY  
CONSULTANT  
RECOMMENDATIONS**

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*Derived from identified themes*

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27                      **ENVIRONMENTAL/CLIMATE  
RECOMMENDATIONS**

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1. Actively market the City of Maplewood's diversity efforts. There are many different market segments to reach out to in Maplewood. Implement an effective and wide-spread communications plan.
2. Residents resistant to change need to see the benefits of diversity for them. Work to promote the concept that Maplewood is a living, breathing, thriving community where everyone is more successful because of diversity.
3. Ensure that City-sponsored music/entertainment offerings reflect diversity. Provide opportunities for greater representation of People of Color in the planning of City events and festivals. Work to keep the cost of cultural events down.
4. Solicit more community engagement from underrepresented groups and seek to bring in more businesses owned by People of Color.
5. Build relationships with religious institutions to increase community involvement and support.

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28                      **ENVIRONMENTAL/CLIMATE  
RECOMMENDATIONS**

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6. Apply a DEI lens for each board and commission to ensure that when making decisions/recommendations DEI is front and center in the process.
7. Incorporate DEI language into city's HR manual/personnel procedures to demonstrate commitment to equal employment opportunity and anti-discrimination.

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**29 INSTITUTIONAL/STRUCTURAL RECOMMENDATIONS**

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8. Work with the Mayor and members of City Council to ensure they have access to resources and information so they can equitably serve in their positions.
9. Conduct diversity training for all City employees, City Council members, and elected officials to enhance understanding of DEI and begin having crucial conversations between the so-called "Old Guard" and "New Guard", e.g., how to understand the other side, how to come together, and how to be open to other thoughts and ideas.
10. Address the need for affordable/workforce and senior housing for applicable residents.
11. Create internship programs for City departments to increase opportunities for greater diversity in City government.




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**30 FINAL PHASE**

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**Development of a Five-Year Racial and Social Equity Plan**



# INTEROFFICE MEMORANDUM

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To: Mayor and City Council  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: October 3, 2022  
Subject: Water Fountain Installation – Greenwood Park

A request for bids was placed in the St. Louis American on August 18, 2022 for installation of a water fountain for Greenwood Park. The Request for Bids was also mailed to the following companies: Cordia Plumbing, Bieg Plumbing Company Incorporated, Kirkwood Plumbing and Hoffmann Brothers. Since this project is utilizing block grant funds, St. Louis County also sent the bid specifications out to several contractors. Bids were publicly opened on September 16, 2022 and one (1) bid was received.

<u>Company</u>	<u>Total</u>
Bieg Plumbing Company Incorporated	\$12,230

The City has set aside \$30,000 in Block Grant funds for a variety of Greenwood Park improvements including the water fountain. The City of Maplewood has successfully worked with Bieg Plumbing in the past.

Please see the attached resolution requesting City Council approval of Bieg Plumbing Company Incorporated to install a water fountain at Greenwood Park. If you have any questions, comments or concerns regarding this matter, feel free to contact me at 646-3635.

**RESOLUTION**

**R22-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, TO ACCEPT THE BID OF BIEG PLUMBING COMPANY INCORPORATED IN THE AMOUNT OF TWELVE THOUSAND TWO HUNDRED THIRTY DOLLARS (\$12,230) FOR THE INSTALLATION OF A WATER FOUNTAIN IN GREENWOOD PARK USING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.

WHEREAS, bids were duly advertised and publicly opened on September 16, 2022; and

WHEREAS, one (1) bid was received and it was considered responsive; and

WHEREAS, Bieg Plumbing Company Incorporated submitted the sole bid in the amount of \$12,230; and

WHEREAS, the City has set aside \$30,000 in block grant funds for improvements to Greenwood Park; and

WHEREAS, the City has successfully worked with Bieg Plumbing in the past.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

The City Manager is hereby authorized to accept the bid of Bieg Plumbing Company Incorporated in the amount of \$12,230.

Passed this 11<sup>th</sup> day of October, 2022

\_\_\_\_\_  
Nikyln Knapper, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, City Clerk

Approved this 11<sup>th</sup> day of October, 2022

\_\_\_\_\_  
Nikyln Knapper, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, City Clerk

# INTEROFFICE MEMORANDUM

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TO: Michael Reese, City Manager

FROM: Peter C. Marsac, Chief of Fire

DATE: October 3, 2022

RE: Notice of Intent to Purchase Fire Command Response Vehicle – Statewide Contract

The 2022/2023 fire department budget allocates \$57,500 in ½ Fire Cent Capital Outlay fund for the purchase of one (1) new fire command response vehicle (Assistant Chief) which includes related equipment, graphics, and installation costs as well as associated equipment. The vehicle shall include equipment and specifications standard to the fire vehicle package, and will contain available manufacturer options/deletions as requested by the department.

This vehicle was pre-ordered in June of 2022 due to the anticipated 18% increase for vehicles ordered in October 2022 (under the new contracted State Bid) and the 6-month delay in receiving vehicle.

Chapter 34, Section 34.046 of Missouri Revised Statutes authorizes the State of Missouri's Division of Purchasing and Materials Management to provide cooperative procurement services by means of a joint purchasing program available to political subdivisions through the *Statewide Contract*. The current contract period for police vehicles commenced October 01, 2021, through June 30, 2022. The use of this contract is mandatory for all state agencies. Chapter 2, Section 292 of the Maplewood City Code also permits such cooperative purchasing agreements.

Accordingly, the Maplewood Fire Department sought a request for proposal from the State of Missouri's Prime Contract Vendor of Chevrolet Motor Company for the Tahoe Special Services (SSV) Utility Vehicle regular length 4WD fire command vehicle:

Don Brown Chevrolet Dealer, 4501 Oleatha Ave, St. Louis MO 63116 per *Contract* #CC220022001 and *Vendor* #43133700201. Contact: Jeremy Kennedy at 314-333-6106.

**RESOLUTION**

**R21-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO PURCHASE ONE (1) FIRE COMMAND RESPONSE VEHICLE FROM DON BROWN CHEVROLET, INC. BY MEANS OF THE STATEWIDE CONTRACT THROUGH THE STATE OF MISSOURI'S DIVISION OF PURCHASING AND MATERIALS MANAGEMENT COOPERATIVE PROCUREMENT SERVICES IN THE AMOUNT OF THIRTY-EIGHT THOUSAND NINE HUNDRED FORTY-NINE DOLLARS **(\$38,949.00)**.

WHEREAS, the City of Maplewood wishes to purchase one (1) 2022 Chevy Tahoe Special Services Utility 4WD fire command response vehicle, which shall include equipment and specifications standard to the Special Services vehicle package, as well as the requested options/deletions; and

WHEREAS, Don Brown Chevrolet, Inc. is the low bidder for one (1) fire command response special service vehicle through the state cooperative purchasing agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: The City Manager is hereby authorized to purchase one (1) 2022 Chevy Tahoe Fire Command Response Special Services Utility 4WD vehicle at a cost of \$38,949.00 from Don Brown Chevrolet, Inc. Vehicle includes the special service vehicle package with dealer preparation charges, as well as the requested options/deletions resulting in a total cost to the City of Maplewood of thirty-eight thousand nine hundred forty-nine dollars (\$38,949.00).

Passed this            day of            , 2022

\_\_\_\_\_  
Nikylan Knapper, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, City Clerk

Approved this            day of            , 2022

\_\_\_\_\_  
Nikylan Knapper, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, City Clerk

**Page 2 – Notice of Intent to Purchase Fire Command Special Service Vehicle – Missouri Statewide Contract**

On May 19, 2022, Don Brown Chevrolet submitted a sales quote for the following one (1) fire command vehicle:

2022 Chevy Tahoe (SSV) Utility 5.3L V8 4WD Special Service Package = \$38,949.00  
Dealer Preparation Charges are included in the price of vehicle.

**Total Cost = \$38,949.00**

Dealer preparation and delivery costs for special service vehicle purchased through the Statewide Cooperative Procurement are permissible and included in the contract.

I recommend purchasing one (1) new fire command special service vehicle from Don Brown Chevrolet through the *Missouri Statewide Contract* at a total cost of **\$38,949.00**

The bid proposal will be maintained on file with the Maplewood City Clerk's Office.

Respectfully submitted,

Peter C. Marsac  
Fire Chief

# INTEROFFICE MEMORANDUM

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To: Planning Commission  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: September 30, 2022  
Subject: **Petition #2022-9 - Accessory Dwelling Unit (ADU) Ordinance Amendments  
Old Business from August 1, 2022 Meeting**

Attached is a revised ordinance based on the Plan Commission's ADU discussion at our August meeting and a review by Maplewood's City Attorney. Comments inserted at the request of the plan commission include the removal of a parking space requirement for ADU's and the extension of public notice from the typical 300 feet to 500 feet.

The City Attorney made additional changes to the attached ordinance but the substance of the plan commission's prior amendment was not changed. For example, rather than defining an ADU in the accessory uses section of the city code, the City Attorney preferred that a new section be created in the SR Single Family Residential District section of the city code. Further, the City Attorney added a WHEREAS statement to better define the reasons for the allowance of ADU's in the City of Maplewood.

Please review the attached ordinance and do not hesitate to contact me at 646-3635 if you have any questions, comments or concerns on this matter.

**BILL NO.**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 56, ZONING, INCLUDING SECTION 56-3. – DEFINITIONS.; SECTION 56-72. – PERMITTED USES.; AND SECTION 56.560. – SPECIFICALLY PROHIBITED USES; AND ADDING A NEW SECTION 56-74. – REGULATIONS FOR ACCESSORY DWELLING UNITS, ALL TO ALLOW ACCESSORY DWELLING UNITS AS CONDITIONAL USES IN THE SR SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

WHEREAS, the Plan and Zoning Commission approved by a vote of 6 ayes, 0 nays the amendments to the zoning ordinance at their October 3, 2022 meeting; and

WHEREAS, the City Council held a public hearing on October 11, 2022 regarding the proposed amendments to the zoning ordinance; and

WHEREAS, the City Council finds that the City’s housing supply is falling short of current and future housing demand, with potential serious consequences for the well-being of its residents, particularly lower-income and middle-income earners; and

WHEREAS, the City Council believes that accessory dwelling units will assist in allowing the City to meet its residential housing needs by increasing the supply of more affordable and a diverse type of housing;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Section 56-3. of Chapter 56, Article I of the Code is hereby amended by adding the following definition:

*Accessory dwelling unit.* A smaller, subordinate, dwelling containing a single dwelling unit that is either attached to or detached from the principal single-family dwelling.

Section II. Subsection 4 of Section 56-72. of Division 2 of Article II of Chapter 56 of the Code is hereby amended by adding the following new subsection (f):

f. Accessory dwelling unit.

Section III. A new Section 56-74 is hereby added to Chapter 56, Article II, Division 2 as follows:

Sec. 56-74. – Regulations for accessory dwelling units.

(a) In addition to meeting the requirements of Sec. 56-877 of this chapter, accessory dwelling units (ADU) must comply with the following conditions to receive a conditional use permit for such use:

- (1) At least one of either the principal single-family dwelling or the subordinate accessory dwelling unit must be owner-occupied.
- (2) A maximum of one accessory dwelling unit per lot is permitted.

- (3) The accessory dwelling unit shall not exceed 800 gross square feet.
- (4) Minimum accessory dwelling unit setback requirements shall be as set forth in Sec. 56-561 of this chapter.
- (5) No accessory dwelling unit shall be permitted in the front yard.
- (6) Accessory dwelling units shall not require off-street parking in addition to that required by Chapter 56 unless the planning and zoning commission determines that on-street parking in the area (area defined as within 300 feet of the site in question) surrounding the proposed accessory dwelling unit is inadequate to meet the needs of the residents in the area.
- (7) Accessory dwelling units must have means of ingress/egress for emergency services.
- (8) Accessory dwelling units shall have been reviewed and approved by the design and review board.
- (9) Short-term vacation rentals are prohibited in the accessory dwelling unit.

(b) Notice of public hearing for a conditional use permit for an accessory dwelling unit shall be given as set forth in Sec. 56-877 of this chapter, except that in addition to giving notice by publication, notice shall also be given to all owners within 500 feet of the premises for which the conditional use permit is sought.

Section IV. Subsection (c) of Section 56-560. of Chapter 56, Article III, Division 4 of the Code is hereby amended by deleting the existing text and inserting the following text in its stead:

(c) With the exception of accessory dwelling units (ADU's) as set forth in Article II, Division 2 of this chapter, it shall be unlawful for any person, firm or corporation to occupy an accessory building for purposes of residency or any other use resulting in systematic human occupancy.

Section V. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this \_\_\_ day of, 2022

\_\_\_\_\_  
Nikylan Knapper, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, City Clerk

Approved this \_\_ day of , 2022

\_\_\_\_\_  
Nikylan Knapper, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, City Clerk

**BILL NO. 6202**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 6, ADVERTISING, DIVISION 2. PERMITTED PERMANENT-TYPE SIGNS, SEC. 6-49, REGULATIONS, (B), (1) WALL SIGNS OF THE CITY CODE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Sec. 6-49, Regulations, (b), (1) is hereby amended by deleting the existing text and inserting the following text in its stead:

- (1) Wall signs. Only one sign shall be allowed on each office or store except for buildings on corner lots where two signs are permitted. All such signs shall be erected on walls of the building parallel to the fronting street or streets with the exception of corner lots with a principal entrance to an office or store not fronting a street, where a sign can be erected on a wall of the building parallel to the principal entrance in lieu of another allowed wall sign that fronts a street.

For businesses with rear customer entrances from a parking lot with a minimum of twenty parking spaces, an additional wall sign not to exceed forty square feet, is permitted at said entrance. All such signs shall be attached parallel to the building surface, provided that the top of such sign is no higher than whichever of the following is the lowest:

- a. 25 feet above grade;
- b. The top of sills of the first level of windows above the first story; or
- c. The lowest point of the road surface, except in the case of a one-story building with a continuous horizontal parapet, the top of said parapet. A second-floor business may install a wall sign that only complies with subsection (b) (5) of this section. The total area in square feet of all permanent exterior wall signs, except for signs on windows above the first floor, shall not exceed:

Average distance of building face from centerline of abutting street (feet)	Length along ground floor of building side facing street multiplied by
0-99	2
Over 100	4

Section II. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this <sup>th</sup> day of, 2022

\_\_\_\_\_  
Nikylan Knapper, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, City Clerk

Approved this <sup>th</sup> day of , 2022

\_\_\_\_\_  
Nikylan Knapper, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, City Clerk

# INTEROFFICE MEMORANDUM

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TO: Mayor & City Council

FROM: Michael D. Reese, City Manager

DATE: October 6, 2022

RE: Closed Session

A closed session will be held after the October 11, 2022 City Council meeting to discuss three items related to legal action, legal advice and personnel.



Michael D. Reese  
City Manager