



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

Tuesday, January 27, 2026
7:00 PM

1. **Call to Order:** The meeting was called to order at 7:07 PM, with Mayor Greenberg presiding.

2. **Pledge of Allegiance:** The Pledge of Allegiance was recited.

3. **Roll Call:** The following Council Members were present:

- Council Member Faulkingham
- Council Member Garcia
- Mayor Greenberg
- Council Member Homa
- Council Member Mattox
- Council Member Page
- Council Member Wiley

A quorum was present.

4. **Motion to Excuse Council Member**

- None needed

5. **Approval of January 13, 2026 City Council regular meeting minutes**

Motioned by: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Approved unanimously by voice vote.

6. **Public Comment:**

- **Charlie Hinderliter** spoke in support of the staff and Citizens for Modern Transit (CMT) recommendations regarding the installation of bus benches. He shared his perspective as a transit rider advocate and member of CMT, citing the cost efficiency of the proposed benches. He expressed support for installing identical benches with arms citywide, emphasizing their accessibility benefits for older adults and riders with mobility challenges, and referenced AARP compliance. He also acknowledged Maplewood's leadership in addressing issues related to unhoused residents.
- **Elizabeth Nathanson**, resident, expressed appreciation to the city for cleaning up the Yale/Manchester bus stop. She stated that the area had previously felt unsafe, particularly when walking by or delivering items to the food pantry.
- **Don Miller**, a resident living approximately 1,000 feet from a church interested in providing emergency shelter, expressed support for assisting unhoused residents while raising questions about potential shelter operations. He asked how nearby residents would be notified, whether

there would be taxpayer costs, and how determinations would be made regarding when extreme weather conditions warrant shelter activation.

The speaker encouraged transparency, community engagement, and respectful dialogue among residents with differing viewpoints, and urged city leaders to engage with perspectives outside of their usual circles.

- **John Niehaus**, whose residence will be affected by Side Project Brewing's parking lot upgrades, expressed concerns that the approved buffering and screening conditions for permit approval have not been met, and advised Council that the landscaping issues remain unresolved.

7. Announcements:

- Council Member Garcia reported that the City's annual Sweet Tooth Tour was rescheduled to Saturday, January 31st

8. Presentations:

- a. Colleen Cunningham, Chair of the Maplewood Community Fund, provided an update on the organization's activities and progress since the last report in 2024, reviewing its mission to raise and distribute funds to enhance the health, well-being, and quality of life in Maplewood and noting its status as an independent nonprofit established by the Human Services Commission. She reported that 2025 priorities included increasing visibility, fundraising, community partnerships, and strengthening organizational structure, highlighted outreach and fundraising events, and reported that the Fund completed its first grant cycle in late 2025, awarding \$10,000 to local organizations and individuals to address a range of community needs. She noted that grant requests exceed available funds, demonstrating an ongoing need, and stated that the Fund will continue fundraising and community engagement efforts for another grant cycle in 2026.
- b. Keith Slusser of Fick, Eggemeyer & Williamson, CPAs presented Council with Fiscal year 2024-2025 audit results. The city received a clean audit with no modifications. No material weaknesses or significant deficiencies were found.

9. Unfinished Business:

- a. **Bill 6305: Rezoning 3423 South Big Bend Boulevard from PU Public Use District to HM Heavy Manufacturing District** was given its final reading
Motion to approve: Council Member Faulkingham
Seconded by: Council Member Homa
Discussion: None

Roll Call Vote:

- Council Member Faulkingham - Yes
- Council Member Garcia - Yes
- Mayor Greenberg - Yes
- Council Member Homa - Yes
- Council Member Mattox - Yes
- Council Member Page - Yes
- Council Member Wiley - Yes

Outcome: Bill 6305 was approved as Ordinance 6099

- b. **Bill 6306: Amending the Deer Creek Shopping Center Planned Unit Development Ordinance #5647 to modify regulations regarding the sale of used or refurbished merchandise** received its final reading

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

- Council Member Faulkingham - Yes
- Council Member Garcia - Yes
- Mayor Greenberg - Yes
- Council Member Homa - Yes
- Council Member Mattox - Yes
- Council Member Page - Yes
- Council Member Wiley - Yes

Outcome: Bill 6306 was approved as Ordinance 6100

- c. **Bill 6307: Granting a conditional use permit to Igal Alon of Oak Holdings LLC to allow residential occupancy at street level at 2311 South Big Bend Boulevard in the AB Arterial Business District** received its final reading

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

- Council Member Faulkingham - Yes
- Council Member Garcia - Yes
- Mayor Greenberg - Yes
- Council Member Homa - Yes
- Council Member Mattox - Yes
- Council Member Page - Yes
- Council Member Wiley - Yes

Outcome: Bill 6307 was approved as Ordinance 6101

10. New Business:

- a. **Resolution 26-4: Authorizing the City Manager to execute an amendment to the contract with St. Louis County for the housing of municipal inmates at the Buzz Westfall Justice Center**

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Outcome: The resolution was approved with unanimous yes votes from City Council

11. Council and Staff Reports:

- **Mayor's Report:**

Mayor Greenberg acknowledged Holocaust Remembrance Day, reflecting on his family's Eastern European Jewish heritage. He emphasized the contributions of immigrants to society and remembrance of historical atrocities to ensure such events are not repeated.

He added that the City's waste collection remains scheduled for Wednesday, although there may be delays.

- **Ward 1 Report:**

Council Member Wiley thanked the city's public works department for their weekend snow-removal, noting how this allows the community to get back to regular operations quickly.

- **Ward 2 Report:**

Council Member Page reminded residents to clear the sidewalks of snow and ice for kids, so they are not forced to unsafely walk in streets.

Council Member Mattox thanked city staff, colleagues, and residents of Ward 2 involved in improving the Yale/Manchester space.

- **Ward 3 Report:** No report

- **City Attorney's Report:** No report

- **Finance Director's Report:** Alexis Miller provided Council with the quarter two variance report, noting budget vs. revenue variances. Vendors in which the city has business costs of over \$50,000 were also noted.

- **City Manager's Report:**

City Manager Withycombe gave the following updates:

- Todd Hughes will join the City on February 3rd as Public Works and Planning Director. Hughes has extensive experience as a civil engineer and director of public works. He will attend the February 10th meeting for strategic budget priorities discussion.
- The Proposition M town hall on January 14 resulted in feedback encouraging the city to offer additional tours of City Hall and Police facilities. This will best make the case for the improvements needed. Additional tours are scheduled for February 7, March 5th, and March 28. A recording of the initial meeting is available on the city's website. There is also a Prop M website with continuous updates.
- The city will host an open house on Tuesday, February 3 for the Greenwood Corridor & Deer Creek Greenway Project from 5-7:30 PM. The city notified residents in the immediate area and those who may be impacted by traffic redirection and road closures.
- A proposed zoning text amendment to permit emergency overnight shelters as a conditional use in the public activity zoning district, citing prior informal shelter operations at Maplewood United Methodist Church, was presented. The memo provided legal counsel's recommendations, operational requirements, and a process mirroring existing conditional use procedures, including public hearings, plan review, and enforcement authority

Council discussed potential administrative burdens, life safety concerns, and coordination with city staff. Questions were raised regarding enforcement, especially in emergencies or weather-related situations, and the distinction between prayer vigils and overnight shelter use. City staff, including the Social Services Coordinator, provided context on current shelter availability, resident choice, and the complexity of providing qualified supervision and services for unhoused individuals. Council emphasized the need to balance compassion for those seeking shelter with compliance to building and health/safety codes.

11. Public Comment:

- Mary Killian spoke regarding Parks Board bench donation program, Yale Park improvements, and Human Services Board work on rights for the unhoused
- Don Miller offered his partner's expertise as a psychiatrist working with unhoused populations and expressed concerns as a nearby resident

13. Adjournment:

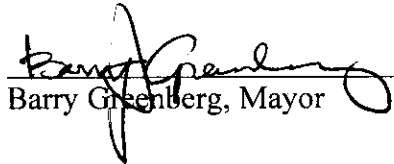
Motion to Adjourn: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Unanimously approved by voice vote. With no remaining matters to be discussed, the meeting adjourned at **8:38 PM**.

Certification:

I certify that the above minutes are a true and accurate record of the City Council meeting held on **January 27, 2026**.



Barry Greenberg, Mayor

Attest:



Tanya Bohlken, Deputy City Clerk

Date Approved: February 10, 2026