



RECORD OF PROCEEDINGS

Work Session Meeting of The City Council City of Maplewood, Missouri

Tuesday, January 27, 2026
6:00 PM

1. Call to Order: The meeting was called to order at 6:00 PM, with Mayor Greenberg presiding.

2. 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.

The following individuals were also present:

- City Manager Withycombe
- City Attorney Hetlage
- Celeste Grayer, Social Services Coordinator for Maplewood and Richmond Heights

3. Yale/Manchester Area Community Input Summary

Celeste Grayer summarized findings from four community meetings held with residents, property owners, businesses, staff, and community partners regarding the Yale/Manchester Area.

Key themes included:

- **Community Strengths:** Strong neighborhood relationships, community pride, and support for local and Black-owned businesses.
- **Public Safety Concerns:** Gun violence, drug activity, speeding, sidewalk conditions, and neighborhood appearance compared to other areas of Maplewood.
- **Youth & Families:** Growing number of children and families; requests for safer crossings, parks, play areas, and youth-supportive spaces.
- **Equity & Investment:** Residents emphasized the need for equitable City investment, noting differences in conditions between apartment and single-family home areas.
- **Quick Wins:** Requests for lighting, traffic calming, crosswalk improvements, beautification, increased police presence, and security cameras.
- Residents expressed a desire for visible progress, consistent communication, and continued engagement.

4. Yale/Manchester Area Proposed Investments

City Manager Withycombe presented proposed short-term and long-term investments informed by community input, staff recommendations, and department experience. The City proposes approximately \$250,000 in City investments across two fiscal years in addition to grant-funded and private investment.

Proposed actions included:

- Transit & Streetscape: Relocation of bus stops for safety, installation of bus benches, continued streetscape enhancements, and improved parking signage.
- Lighting & Traffic Safety: Additional solar street lighting, crosswalk improvements, and further evaluation of traffic calming measures.
- Public Safety: Expanded community police presence, overtime-funded patrols during peak months, and installation of additional public safety cameras.
- Placemaking & Activation: Continued Yale Open Space programming, mural and theater signage projects, and exploration of a mobile food vendor partnership at the Yale Loop.
- Facilities & Services: Exploration of a multi-department field office for Police, Public Works, and Social Services in the area
- Community Programs: Launch of a monthly mobile food market, expanded outreach, and ongoing community partnerships.
- Housing Redevelopment: Update on Maplewood Loop Apartments renovation, including potential future tax abatement and community benefit agreement.

Council Discussion Highlights:

- General support expressed for quick wins and visible neighborhood investment
- Discussion regarding bus bench designs, equity, and neighborhood perception
- Emphasis on positive, relationship-based police presence
- Staff confirmed capital funds are available for near-term improvements, with future funding to be addressed during budget planning.

5. Adjournment

Motion to Adjourn: Council Member Faulkingham

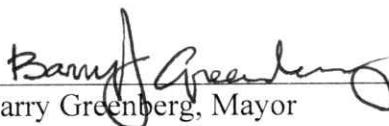
Seconded by: Council Member Homa

Outcome: Unanimously approved by voice vote.

With no remaining matters to be discussed, the meeting adjourned at 7:00 PM.

Certification:

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


 Barry Greenberg, Mayor

Attest: 
 Tanya Bohlken, Deputy City Clerk

Date Approved: February 10, 2026