



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

Tuesday, March 10, 2026
7:00 PM

1. **Call to Order:** The meeting was called to order at 7:00 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 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 Faulkingham**
Motioned by: Council Member Homa
Seconded by: Council Member Garcia
Outcome: Approved unanimously by voice vote.

5. **Approval of Minutes:**
 - a. **February 24, 2026. City Council regular meeting minutes**
 - b. **February 24, 2026, City Council closed session minutes**
Motioned by: Council Member Homa
Seconded by: Council Member Wiley
Outcome: Approved unanimously by voice vote.

6. **Public Hearings:** Mayor Greenberg opened the following public hearings:
 - a. **Request by Henry Arciniega of Gamlin's** for Sunday Liquor by the Drink, Packaged Intoxicating Liquor, and Sunday Packaged Intoxicating Liquor Licenses at 2704 Sutton Boulevard
 - Mayor Greenberg opened the public hearing
 - No public comment was received
 - Mayor Greenberg closed the public hearing
 - b. **Request by Julius Phillips of Vintage Gold 88** for a Full and Sunday Liquor License at 7170 Manchester Rd, Suite A
 - Mayor Greenberg opened the public hearing
 - No public comment was received
 - Mayor Greenberg closed the public hearing

c. **Request by the Maplewood Richmond Heights School District for a minor subdivision at 2812 Laclede Station Road**

- Mayor Greenberg opened the public hearing
- Dave Welton with Frontenac Engineering and Pitzman's Surveyors was present to explain the request. The firm was hired by the MRH school district to create a two-lot subdivision, which was approved by the Plan and Zoning commission. Both lots may be rezoned if so desired by the petitioner following approval of the subdivision.
- There being no further public comment, Mayor Greenberg closed the public hearing

7. Public Comment:

- Dr. Meredith Kelling, Ward One resident, addressed the Council regarding Proposition M. She expressed opposition to the proposed expansion of police facilities at this time due to uncertain economic conditions and potential impacts of law enforcement policy at the federal and state levels.

8. Announcements: Council Member Garcia announced the following upcoming events:

- Friday, March 13 is the PARC Passport movie night at the Yale Green Space. Everyone is invited and snacks will be available.
- The City's annual Coffee Crawl will be held on March 21
- The next facility tour to provide information about Proposition M will take place at 6:00 pm on March 23 at City Hall.

9. Presentations:

- a. Mayor Greenberg presented completion certificates to the 2026 Maplewood 101 participants.
- b. Police Chief Matt Nighbor presented the Police Department's 2025 annual report, highlighting the following:
 - Decreases in several categories of crime and traffic incidents, including motor vehicle thefts, vehicle break-ins, and crashes, with no fatal crashes or homicides reported in 2025.
 - Community policing initiatives, traffic safety efforts, and the work of the Criminal Investigations Division.
 - Chief Nighbor noted that the department received its fourth accreditation award from CALEA
 - The Police Advisory Board has been established to give community feedback regarding police initiatives.

Council members asked questions regarding accreditation, community engagement initiatives, and traffic safety.

10. Unfinished Business:

- a. **Bill 6312** –Amending the Maplewood Code of Ordinances, Chapter 50 — Traffic and Motor Vehicles, Section 50-119 — Streets Closed to Commercial Vehicles, to add Folk Avenue was given its final reading

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

- 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 6312 was approved as Ordinance 6106

11. New Business

a. Application for Sunday Liquor by the Drink, Packaged Intoxicating Liquor, and Sunday Packaged Intoxicating Liquor Licenses for Gamlin's at 2704 Sutton Boulevard

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: The liquor license was approved.

b. Application for a Full and Sunday Liquor License for Vintage Gold 88 at 7170 Manchester Rd, Suite A

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: The liquor license was approved.

c. Resolution 26-10: Authorizing the City Manager to enter into a five-year contract with Carahsoft Technology Corp for Citian ADAPT ADA planning software

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: The City Manager reported that the previously approved preliminary contract for an ADA transition study was significantly higher than the amount budgeted and focused primarily on physical facilities already being addressed through other initiatives. Staff is recommending a software-based approach that uses LiDAR scanning to assess streets, sidewalks, and intersections and develop a prioritized capital improvement plan for ADA compliance. The total cost of the proposed five-year contract would be less than the amount

originally budgeted for the ADA transition study in the current fiscal year. Council members asked clarifying questions regarding the payment structure.

Roll Call Vote:

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

Outcome: Resolution 26-10 was approved

d. **Bill 6313 – Approving a minor subdivision plat for property located at 2812 Laclede Station Road was given its first and second readings**

Motion to read the bill: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Voice vote: All in favor

Bill 6313 was given its first reading.

Motion for the Second reading: Council Member Homa

Seconded by: Council Member Garcia

Voice Vote: All in favor

Bill 6313 was given its second reading.

The third and final reading will take place at the next Council meeting

12. Council and Staff Reports:

- **Mayor's Report:** The mayor attended a meeting with MRH elementary school children this morning. He also met with Lowe's to discuss community support for Joe's Place.
- **Ward 1 Report:** Council Member Wiley announced the upcoming protest for transgender rights from 4:30-6:00 PM on March 23rd at the intersection of Manchester and Big Bend.
- **Ward 2 Report:** Council Member Mattox reminded the public about movie night at the Yale Green Space on Friday, March 13, beginning at 7:00 PM.
- **Ward 3 Report:** Council Member Homa wished to thank the second grade "Dazzle Dragons" and other classes who met with city leaders this morning.
- **City Attorney's Report:** No report
- **City Manager's Report:** City Manager Withycombe provided the following updates:

An update will be sent to stakeholders who attended the Yale/ Manchester neighborhood meetings held in December. Two additional meetings are scheduled for March 25 and March 30 at Artist's First to provide updates and gather additional feedback from the community. The meetings are open to the public.

Additional tours of the facility related to Proposition M are scheduled for Monday, March 23 at 6:00 PM and March 28 at 10:00 am. Informational materials regarding the ballot measure have been distributed through the Maple Leaf newsletter, mailed postcards, and updates to the city's website. It was noted that passage of the general obligation bond would require a four-sevenths (57.2%) vote. Council members asked brief clarifying questions.

11. Public Comment: No speakers

12. Adjournment:

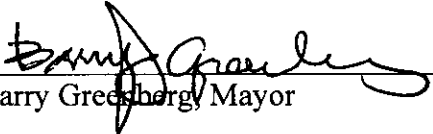
Motion to Adjourn: Council Member Homa

Seconded by: Council Member Garcia

Outcome: Unanimously approved by voice vote. With no remaining matters to be discussed, the meeting adjourned at 7:42 PM.

Certification:

I certify that the above minutes are a true and accurate record of the City Council meeting held on **March 10, 2026**.



Barry Greenberg, Mayor

Attest:



Tanya Bohlken, Deputy City Clerk

Date Approved: March 24, 2026