



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

**Tuesday, April 28, 2026
7:00 PM**

1. Call to Order

The meeting was called to order at 7:00 p.m., with Council Member Homa presiding.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Roll Call

Council Member Faulkingham – Present

Council Member Garcia – Present

Mayor Greenberg – Not Present

Council Member Homa – Present

Council Member Mattox – Present

Council Member Page – Present

Council Member Wiley – Present

A quorum was present.

4. Motion to Excuse Mayor Greenberg

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Voice Vote: All in favor.

Outcome: Motion approved. Mayor Greenberg was excused.

5. Approval of Minutes

Motion to approve the April 14, 2026, City Council work session minutes and the April 14, 2026, regular meeting minutes.

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Voice Vote: All in favor.

Outcome: Minutes approved.

6. Public Hearings

Council Member Homa opened the following public hearing:

a. Request to Rezone 2270 Yale Avenue from SR Single Family Residential District to PA Public Activity District

Council Member Homa invited the applicant to address the Council. As the applicant, City staff stated that the purpose of the rezoning was to allow the property to be formally designated and used as a park. Jane Schwarz, a property owner at 2260 Yale Avenue, requested information regarding park hours, maintenance responsibilities, permitted activities, buffering, and potential

impacts on on-street parking for nearby residents who lack driveways. Staff responded that the park would operate during normal park hours, that a park plan had been included in the April 14, 2026, City Council meeting packet, and that planned amenities include a play area, a gazebo, and retention of the existing little library. Staff also noted that buffering would be provided along the fence line to provide distance and reduce noise. No other members of the public signed up or asked to speak. Council Member Homa closed the public hearing.

7. Public Comment

William Tombs addressed the Council regarding a notice his household had received related to a potential rezoning application for the properties at 3542 and 3544 Oxford Avenue from single family residential to neighborhood business district and asked what types of businesses would be permitted under such a designation. Staff and Council explained that the matter had not yet been reviewed by the Plan and Zoning Commission, that the properties had historically been used for commercial purposes while zoned single family residential, and that any rezoning application would proceed through the Plan and Zoning Commission before advancing to a public hearing before the City Council, at which Mr. Tombs and other neighbors would have the opportunity to speak and ask questions. No other speakers signed up. Council Member Homa closed public comment.

8. Announcements

Council announced upcoming community events, including the twelfth annual Stringfest on May 1, Tons of Transportation on May 2, Taste of Maplewood on May 15 and 16, and a Ward 3 community meeting on May 9 at 10:00 a.m. at Sutton Loop Park.

9. Unfinished Business

a. Bill 6317 – Final Reading: Authorizing the City Manager to Execute the Public Works Emergency Response Mutual Aid Agreement on Behalf of the City

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Discussion: There was no discussion.

Roll Call Vote:

Council Member Faulkingham – Yes

Council Member Garcia – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Wiley – Yes

Outcome: Bill 6317 approved as Ordinance 6111.

b. Bill 6318 – Final Reading: Amending Conditional Use Permit Ordinance No. 6094 for 2425 South Big Bend Boulevard to Modify the Lint Discharge Percentage

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Discussion: There was no discussion.

Roll Call Vote:

Council Member Faulkingham – Yes

Council Member Garcia – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Wiley – Yes

Outcome: Bill 6318 approved as Ordinance 6112.

c. Bill 6319 – Final Reading: Rezoning 2270 Yale Avenue from SR Single Family Residential District to PA Public Activity District

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Discussion: There was no discussion.

Roll Call Vote:

Council Member Faulkingham – Yes

Council Member Garcia – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Wiley – Yes

Outcome: Bill 6319 approved as Ordinance 6113.

d. Bill 6320 – Final Reading: Granting a Conditional Use Permit to Trung Dang to Build a Detached Single Family Residential Home in the MR Medium Density Residential District at 7262 Lyndover Place

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Discussion: There was no discussion.

Roll Call Vote:

Council Member Faulkingham – Yes

Council Member Garcia – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Wiley – Yes

Outcome: Bill 6320 approved as Ordinance 6114.

10. New Business

a. Resolution 26-15: Declaring the Results of the General Municipal Election Held on Tuesday, April 7, 2026, for Council Members in Wards 1, 2, and 3 and for Proposition M as Official

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Discussion: There was no discussion.

Roll Call Vote:

Council Member Faulkingham – Yes

Council Member Garcia – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Wiley – Yes

Outcome: Resolution 26-15 approved.

b. Honoring and Commending Ward 3 Council Member Shawn Faulkingham for Twenty-One Years of Service to the City of Maplewood

Council Members offered remarks recognizing Council Member Faulkingham's twenty-one years of service. A resolution honoring and commending him was read in full. Council Member Faulkingham addressed the Council, expressed appreciation for the opportunity to serve the residents and businesses of Maplewood, and thanked his colleagues, city staff, and his family.

11. Motion to Recess

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Voice Vote: All in favor.

Outcome: Approved. The City Council recessed at approximately 7:20 p.m.

12. Swearing-In of Newly Elected and Re-Elected Council Members

Municipal Judge Douglas Sidel administered the Oath of Office to the following Council Members:

Ward 1 – Krista Garcia

Ward 2 – Chasity Mattox

Ward 3 – Mark Vanden Akker

13. Break for Reception

The City Council recessed for a reception honoring Council Member Faulkingham and the newly elected and re-elected Council Members.

14. Reconvene

The City Council reconvened at approximately 7:46 p.m.

15. Additional New Business

a. Election of Deputy Mayor

Council Member Homa was nominated to serve as Deputy Mayor. Nominations were closed.

Motion to close nominations and approve the election: Council Member Page

Seconded by: Council Member Wiley

Voice Vote: All in favor, with Council Member Homa abstaining.

Outcome: Council Member Homa was elected Deputy Mayor.

b. Resolution 26-16: Appointing Matthew Durbin as Provisional Municipal Judge of the Associate Circuit Court, Municipal Division, of the City of Maplewood, Missouri

Mr. Durbin addressed the Council and described his background and experience.

Motion: Council Member Page

Seconded by: Council Member Wiley

Discussion: Council Members had no questions for Mr. Durbin following his remarks.

Roll Call Vote:

Council Member Garcia – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-16 approved.

c. Bill 6321 – First and Second Reading: Authorizing the City to Enter into a Transportation Development District Dissolution Agreement in Connection with the Dissolution of the Hanley Road Corridor Transportation Development District and Take Certain Other Actions in Connection Therewith

Motion: Council Member Page

Seconded by: Council Member Wiley

Discussion: There was no discussion.

Voice Vote: All in favor.

Outcome: Bill 6321 was read for the first and second times and will move to its third and final reading at the next Council meeting.

16. Council and Staff Reports

a. Mayor's Report

In the absence of Mayor Greenberg, Council Member Homa served as Mayor pro tempore. Council Member Homa noted the Ward 3 community meeting scheduled for May 9 at 10:00 a.m. at Sutton Loop Park and encouraged residents to attend, sign up for Ward 3 email updates, and engage with their elected representatives.

b. Ward 1 Report

Council Member Garcia thanked the Maplewood Fire Department and Maplewood Police Department for their prompt and professional response to a recent fire on Marion Court and expressed appreciation for the care shown by first responders in that situation.

c. Ward 2 Report

Council Member Mattox thanked residents who attended the recent Ward 2 community meeting at Ryan Hummert Park. She highlighted the strong inaugural turnout of the Metro Market grocery truck serving the Yale Avenue neighborhood, noting that participation significantly exceeded initial expectations, and expressed appreciation for Social Services coordinator Celeste Grayer and all partner organizations. She emphasized that the mobile pantry is a resource available to all Maplewood residents, not only those in Ward 2, and noted that service is also provided at The Heights. She announced that the next distribution would be held on May 7 from 4:00 to 6:00 p.m.

d. Ward 3 Report

Council Member Vanden Akker had no report and thanked Council for their support.

e. City Attorney's Report

No report.

f. Finance Director's Report

Finance Director Miller provided an overview of structural changes made to the fiscal year 2027 budget to improve transparency and facilitate Council review. She explained the creation of two new cost centers under the general fund: a citywide department (11-0800) to consolidate shared citywide expenses such as property and casualty insurance that had previously been distributed across individual departments, and a facilities division (11-0900) to track all facility-related costs

in a single location. She also noted that all software subscriptions were consolidated under the information technology capital line to prevent duplication and improve visibility. Finance Director Miller encouraged Council Members to log in to ClearGov to review the current draft. She offered to assist any Council Member who needed login credentials.

g. City Manager's Report

City Manager Withycombe invited Social Services coordinator Celeste Grayer to provide an informational update regarding conditions in and around Sutton Loop Park before delivering the remainder of her report.

Coordinator Grayer reported a recent notable increase in calls for service related to mental health crises, substance use, and homelessness at Sutton Loop Park, including multiple individuals experiencing active manic episodes simultaneously. She noted that the activity has raised concerns among neighboring residents and represents an escalation beyond typical seasonal patterns. Coordinator Grayer described ongoing outreach efforts through community police officers and partner organizations including ADAPT, and explained that while some individuals have accepted assistance, the majority have declined services. She noted the legal limitations on involuntary intervention and described a related concern at the nearby Maplewood United Methodist Church property, where unhoused individuals indicated permission had been extended by church members to occupy the rectory porch and store belongings, contributing to boundary confusion and increased calls for service at that location. City Manager Withycombe had reached out to the church's pastor but had not yet received a response. Chief Nighbor noted that a county-administered mental health court docket that previously provided a structured referral pathway has changed significantly in recent years, and that the city's current approach relies on individualized assistance from coordinator Grayer and the municipal court prosecutor in partnership with Options for Justice.

Council Members and staff discussed the challenges of balancing public safety, civil liberties, and a compassionate community response, including the importance of aligning messaging across stakeholders so that well-intentioned individual responses do not work at cross-purposes with longer-term support strategies. Council Member Faulkingham suggested pursuing a direct conversation with Maplewood United Methodist Church about the conditional use permit process available for overnight emergency shelter. Council Member Homa suggested considering additional social services resources as part of the upcoming budget discussions. No formal action was requested or taken. City Manager Withycombe confirmed that staff would continue monitoring the situation and coordinating with partners.

City Manager Withycombe provided the following additional updates: the property at 3432 Commonwealth Avenue has sold to a new developer following the city's denial of a demolition permit, and future renovation or expansion applications will be reviewed through normal processes; city representatives attended the ribbon cutting for the Central Core Fire Training Facility; Maplewood Richmond Heights Middle School will hold its Analog Day of Service on May 7; a ribbon cutting for two new bus benches on Manchester Road in the 7100 block will be held May 19, co-hosted by Citizens for Modern Transit, AARP, and the city, with a temporary bus shelter on order and a permanent shelter grant application pending; St. Louis County has confirmed it will replace the Pacific Avenue Bridge in addition to the Greenwood Bridge replacement; and materials related to Proposition M, including a draft request for proposals for a community engagement and communications consulting firm, were included in the Council packet for feedback.

17. Public Comment

No speakers.

18. Adjournment

Motion: Council Member Homa

Seconded by: Council Member Garcia

Voice Vote: All in favor.

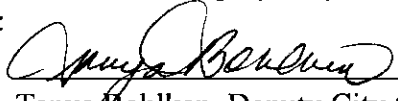
Outcome: Approved unanimously by voice vote. The meeting adjourned at approximately 8:50 p.m.

I certify that the above minutes are a true and accurate record of the City Council meeting held on April 28, 2026.



Nick Homa, Deputy Mayor Pro Tempore

Attest:



Tanya Bohlken, Deputy City Clerk

Date Approved: May 12, 2026