



RECORD OF PROCEEDINGS

REGULAR MEETING OF THE CITY COUNCIL City of Maplewood, Missouri

Tuesday, August 11, 2026, 7:00 PM

1. Call to Order

The meeting was called to order at 7:01 p.m., with Mayor Greenberg presiding.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Roll Call

Council Member Garcia – Present
Mayor Greenberg – Present
Council Member Homa – Present
Council Member Mattox – Present
Council Member Page – Present
Council Member Vanden Akker – Present
Council Member Wiley – Present

A quorum was present.

4. Motion to Excuse Council Member(s)

No motion was necessary.

5. Approval of Minutes

The following minutes were presented for approval:

- a. July 14, 2026, City Council work session minutes
- b. July 14, 2026, City Council regular meeting minutes
- c. July 14, 2026, City Council closed session minutes

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No changes were proposed.

Voice Vote: All in favor.

Outcome: Minutes were approved.

6. Public Hearings

Mayor Greenberg opened the following public hearings:

- a. Request by Kindred United Church of Christ to Rezone 2312 Bellevue Avenue from PA Public Activity District to SR Single-Family Residential District

Timothy Burgess, real estate agent representing Kindred United Church of Christ, explained that the property had previously been combined with an adjacent parcel. The applicant is seeking rezoning

to residential in conjunction with a lot split. The property is currently under contract for residential purposes. No public comment was received. Mayor Greenberg closed the public hearing.

b. Request by Julie Beard for a Conditional Use Permit to Allow a Duplex in the SR Single-Family Residential District at 7636 Jerome Avenue

Julie Beard stated that she and her husband recently purchased 7636 Jerome Avenue. She explained that the property has functioned as a duplex or in-law quarters since the 1960s. The property is currently configured with two kitchens, two HVAC systems, and separate entrances and exits. The conditional use permit will formally allow the residence to be used as a duplex.

Amby Stevenson, a resident of Jerome Avenue and neighborhood block captain, asked whether the property would be demolished and rebuilt. The applicant confirmed that only renovation was planned. Ms. Stevenson had no further comment. Mayor Greenberg closed the public hearing.

c. Request by Maplewood Custard LLC to Rezone 7606 Manchester Road from AB Arterial Business District to PUD Planned Unit Development District

Representatives of Arc Design Resources presented the revised development plan. They explained that the updated plan included two driveways on Manchester Road, retained existing trees, and improved pedestrian connectivity with a more visible crosswalk. They stated that the revised access configuration incorporated feedback received during previous discussions.

Council Members asked questions regarding operating hours and the rationale for utilizing a Planned Unit Development District. Council discussion noted that the PUD process allows development standards to be specifically established and reviewed as part of the proposal.

Council Members thanked the applicants for responding to prior feedback and expressed appreciation for the revised site plan. No members of the public spoke. Mayor Greenberg closed the public hearing.

7. Public Comment

DJ Howard addressed the Council regarding proposed drone delivery operations associated with Walmart. Howard stated opposition to drone delivery in Maplewood, expressed concern regarding noise and increased air traffic near residential areas, and stated that Walmart should remain a retail shopping destination rather than a distribution center. No other speakers appeared.

8. Announcements

Council Member Garcia announced upcoming ward meetings: Ward 1 on September 12, 2026, at 10:00 a.m. in Kellogg Park; Ward 2 on September 19, 2026, at 10:00 a.m. in Ryan Hummert Park; and Ward 3 on October 3, 2026, at 10:00 a.m. in Greenwood Park. Council discussed the value of ward meetings as opportunities to hear neighborhood concerns and community feedback. Mayor Greenberg also announced the upcoming Route 66 Festival and stated that additional information would be released later.

9. Presentations

a. Honoring and Commending Corporal Eric Forst for Twenty Years of Service with the City of Maplewood

Mayor Greenberg read a resolution honoring and commending Corporal Eric Forst for twenty years of service with the City of Maplewood.

The resolution highlighted Forst's service since July 11, 2006, actions during the July 2008 sniper incident, flood rescue efforts in 2022, service in code enforcement and municipal court security, promotion to corporal in 2022, and numerous commendations received throughout his career.

Corporal Forst thanked his family, fellow officers, command staff, and the residents of Maplewood for their support.

b. Plan and Zoning Commission Report by Kevin Sullivan, Chair

Plan and Zoning Commission chair Kevin Sullivan provided an update on commission activities since May 2025.

Sullivan reviewed ongoing work associated with the comprehensive plan, including review of multiple drafts prepared by PGAV and anticipated formal adoption of the plan in September 2026. He summarized zoning ordinance amendments considered by the commission, including changes related to group homes, temporary retail uses, residential uses within the AB Arterial Business District, emergency overnight shelters, and an orthodontic office proposal that had been remanded for further review.

Council Members thanked Sullivan and the commission for their extensive work on the comprehensive plan and zoning matters. Discussion also included coordination with the Board of Adjustment and future implementation of the comprehensive plan through updates to the zoning ordinance.

10. Unfinished Business

- a. Bill 6335 – Final Reading: Re-Adopting and Establishing and Making Public a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Municipal Officials

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council briefly discussed the conflict-of-interest disclosure procedures.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Vanden Akker – Yes

Council Member Wiley – Yes

Outcome: Bill 6335 was approved as Ordinance 6125.

11. New Business

- a. Proposition M Post-Election Survey Results by Chris Tennill, Discovery Works Collaborative, and Council Discussion Regarding Next Steps for the Proposed Bond Referendum

Chris Tennill, chief strategic communications officer with Discovery Works Collaborative, presented findings from a post-election analysis of Proposition M.

Tennill reviewed voter turnout trends, demographic characteristics, survey methodology, public messaging considerations, voter priorities, and support levels for a future bond proposal. He reported that support for a similar measure at a future election tested below the level needed for passage and emphasized the importance of public engagement, messaging, and campaign preparedness.

Council discussed voter concerns regarding taxes, messaging related to public safety facilities, ward-level voting patterns, timing of any future ballot measure, and the risks of returning a proposal to voters too quickly. Council Members generally expressed opposition to placing a similar measure on the November ballot while acknowledging the continuing need for facility improvements.

No formal action was taken.

- b. Resolution 26-27: Instituting a Memorial Tree and Bench Program

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council discussed possible locations for memorial benches and trees, maintenance responsibilities, installation costs, and potential placement within parks and other public spaces.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-27 was approved.

- c. Resolution 26-28: Executing a Contract with West County EMS and Fire Protection District for Vehicle Maintenance and Repair of Fire Department Vehicles

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council discussed West County EMS and Fire Protection District's qualifications and experience servicing fire vehicles.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-28 was approved.

- d. Resolution 26-29: Executing a Contract with Leon Uniform Company for the Supply of Police Uniforms and Duty Equipment

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-29 was approved.

- e. Resolution 26-30: Executing a Contract with Reinhold Electric Inc. for Electrical Maintenance and Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council Member Homa thanked staff for providing information regarding union contractors and registered apprenticeship participation in bidding information.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes

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

Outcome: Resolution 26-30 was approved.

- f. Resolution 26-31: Executing a Contract with Merlo Plumbing Co. Inc. for Plumbing Maintenance and Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-31 was approved.

- g. Resolution 26-32: Executing a Contract with Redbird HVAC for HVAC Maintenance and Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Staff reported that replacement of the building control panel had been budgeted, but delayed pending discussions regarding Proposition M.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-32 was approved.

- h. Resolution 26-33: Executing a Contract with Tope Inc. for Sewer Lateral Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-33 was approved.

- i. Resolution 26-34: Executing a Contract with Gamma Tree Experts for Tree Care Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council confirmed that several competitive proposals had been obtained and noted the city's prior experience with Gamma Tree Experts.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-34 was approved.

- j. Resolution 26-35: Executing a Contract with Overhead Door of St. Louis for Door and Window Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-35 was approved.

- k. Resolution 26-36: Executing a Contract with Overhead Door of St. Louis for Garage Door and Gate Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-36 was approved.

- l. Resolution 26-37: Executing a Contract with GovSense for Enterprise Resource Planning (ERP) Software and Implementation Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Vanden Akker – Yes

Council Member Wiley – Yes

Outcome: Resolution 26-37 was approved.

- m.** Bill 6336 – First and Second Reading: Rezoning 2312 Bellevue Avenue from PA Public Activity District to SR Single-Family Residential District

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Voice Vote: All in favor.

Outcome: Bill 6336 received first and second readings and will move to its third and final reading at the next Council meeting.

- n.** Bill 6337 – First and Second Reading: Granting a Conditional Use Permit to Allow a Residential Duplex at 7636 Jerome Avenue in the SR Single-Family Residential District

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council noted that the structure appeared to function as a duplex and included characteristics consistent with duplex use.

Voice Vote: All in favor.

Outcome: Bill 6337 received first and second readings and will move to its third and final reading at the next Council meeting.

- o.** Bill 6338 – First and Second Reading: Authorizing a Planned Unit Development District and Approving a Preliminary Development Plan for Approximately 1.10 Acres of Land at 7606 Manchester Road

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council thanked the applicant team for revising the site plan, preserving trees, and improving pedestrian access.

Voice Vote: All in favor.

Outcome: Bill 6338 received first and second readings and will move to its third and final reading at the next Council meeting.

- p.** Bill 6339 – First and Second Reading: Repealing Chapter 6 of the Code of Ordinances in Its Entirety and Replacing It with a New Chapter 6 Entitled “Advertising and Signs,” and Making Conforming Amendments to Chapters 14, 42, and 56 of the Code of Ordinances

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Voice Vote: All in favor.

Outcome: Bill 6339 received first and second readings and will move to its third and final reading at the next Council meeting.

q. Bill 6340 – First and Second Reading: Executing an Intergovernmental Agreement with the City of Webster Groves for Central Core Fire Training Division Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council discussed municipalities participating within the Central Core Fire Training Division, including Maplewood, Brentwood, Richmond Heights, and Clayton.

Voice Vote: All in favor.

Outcome: Bill 6340 received first and second readings and will move to its third and final reading at the next Council meeting.

12. Council and Staff Reports

a. Mayor's Report

No report.

b. Ward 1 Report

Council Member Wiley reminded residents of the upcoming ward meetings. They also discussed community engagement related to the August election and thanked residents who participated in voter outreach efforts.

c. Ward 2 Report

No report.

d. Ward 3 Report

Council Member Homa commented on the August election results and discussed statewide voting patterns. He also reminded residents of the October 3, 2026, ward meeting at Greenwood Park.

e. City Attorney's Report

No report.

f. City Manager's Report

City Manager Withycombe thanked the Council for providing direction regarding Proposition M and stated that no ordinance calling a November bond election would be presented at the next meeting. The city manager reported that the August 18 Council meeting would include a presentation regarding Wing drone delivery operations and Walmart. She also reported that staff would present recommendations regarding future Proposition M engagement efforts, including expanded community outreach through ward meetings.

The city manager further announced that a presentation regarding the city's use of Flock automated license plate reader cameras would be scheduled for September 8 and invited Council Members to submit questions in advance.

13. Public Comment

No public comments were offered.

14. Adjournment

Motion: Council Member Homa

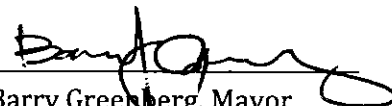
Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Voice Vote: All in favor.

Outcome: The meeting adjourned at approximately 8:40 p.m.

I certify that the above minutes are a true and accurate record of the City Council meeting held on August 11, 2026.



Barry Greenberg, Mayor

Attest: 
Tanya Bohlken, Deputy City Clerk

Date Approved: August 18, 2026