



RECORD OF PROCEEDINGS

REGULAR MEETING OF THE CITY COUNCIL City of Maplewood

Tuesday, August 18, 2026, 7:00 PM

1. Call to Order

The meeting was called to order at 7:00 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. August 11, 2026, City Council work session minutes

b. August 11, 2026, City Council regular meeting 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 Comment

Mayor Greenberg advised members of the public present for the Wing and Walmart drone delivery presentation that public comment on that topic would be taken following the presentation, so that attendees could hear the presentation before speaking. No speakers came forward to address other agenda items during this public comment period.

7. Announcements

Council Member Wiley announced that the Ward 1 meeting would be held on September 12, 2026, at 10:00 a.m. in Kellogg Park and invited Ward 1 residents to attend and discuss community topics. No additional announcements were made.

8. Presentations

a. Walmart and Wing Drone Delivery

Catherine Lovett, manager of local policy and community affairs for Wing Aviation, and Michael Lindsey, director of public affairs and government relations for Walmart, presented information regarding Wing's drone delivery service and its partnership with Walmart.

Ms. Lovett explained that Wing, a subsidiary of Alphabet, provides drone-based package delivery as a last-mile delivery service and currently operates in several metropolitan areas, including Dallas-Fort Worth, Houston, Charlotte, Atlanta, and Orlando. She stated that the service allows customers to receive eligible Walmart items within approximately 30 minutes or less.

The presentation included an overview of drone operations, aircraft specifications, safety redundancies, pilot monitoring procedures, charging infrastructure, flight procedures, FAA certifications, privacy protections, sound levels, delivery capabilities, and the proposed drone nest configuration.

Council Members asked numerous questions concerning noise impacts, privacy protections, data ownership, cybersecurity, wildlife impacts, impacts on pets and individuals with special needs, flight routing, emergency response coordination, noise levels near residential properties, operational hours, potential future expansion, property-owner rights, delivery volumes, liability, and relationships with surrounding municipalities.

Representatives from Wing and Walmart responded to questions and agreed to provide additional information on several topics, including drone noise characteristics, privacy and data policies, cybersecurity concerns, wildlife impacts, operational procedures, and demonstration opportunities.

Mayor Greenberg emphasized that no proposal was before the Council for approval and that the presentation was intended solely for information gathering.

A copy of the presentation materials will accompany these minutes.

Public Comment Following Presentation:

Don McCandless, of Alicia Court, expressed concerns regarding cybersecurity, hacking risks, firmware security, stalking risks, and privacy implications. He urged the Council to investigate firmware origins and security controls before considering any approvals.

Tryanna Tandy, of Bredell, expressed concerns regarding noise impacts, potential effects on pets and wildlife, and the proximity of the operation to neighboring residents. She referenced research regarding wildlife impacts from drone activity.

Samuel McInturp, of Lyle Avenue, expressed concern that drone deliveries would create a nuisance without providing sufficient public benefit. He also commented on the nature of decibel measurements and sound reflections.

Sydney Hoeltzli, of Maple Avenue, identified herself as a certificated pilot and raised concerns regarding environmental impacts on birds, bats, and wildlife. She asked several technical questions regarding bird strikes, positional accuracy, and liability for property damage.

Paul Kieselhorst, of Lyle Avenue, expressed concerns regarding wildlife impacts, delivery hours, potential future expansion of the drone fleet, safety issues, impacts on seniors, and overall community benefit.

Jason Charney spoke regarding potential impacts on birds, noise concerns, and the importance of conducting a public demonstration with opportunities for independent sound measurements.



Bruce Murphy, of Bredell, expressed concerns regarding noise impacts on residents living near Walmart. He commented on the frequency of potential drone operations and urged further analysis of acoustic impacts.

John Winttermann, of Cambridge Avenue, asked questions regarding user agreements, arbitration provisions, liability, and legal remedies in the event of property damage caused by drone operations.

Andrew Nix, of Blendon, asked what process would exist for rescinding approvals should operations prove problematic. The city attorney and Mayor Greenberg discussed that any future approvals would depend on the specific facts, agreements, zoning authority, and conditions imposed.

An additional speaker requested that any future demonstration include the maximum operational drone configuration so residents could evaluate actual noise levels. Additional discussion followed regarding charging systems, operating hours, and battery infrastructure.

Mayor Greenberg thanked the presenters and public speakers for their participation.

Recess: Mayor Greenberg announced a five-minute recess following the completion of the presentation and public comment period.

9. Unfinished Business

- a. Bill 6336 – Final 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.

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 6336 was approved as Ordinance 6126.

- b. Bill 6337 – Final Reading: Granting a Conditional Use Permit to Julie Beard 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 advised that the proposal was not a demolition or rebuild project. The property has operated as a duplex since the 1960s and this action would formalize its use as such.

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 6337 was approved as Ordinance 6127.

c. Bill 6338 – Final 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 Members thanked representatives of Culver's for returning with a proposal that Council could support.

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 6338 was approved as Ordinance 6128.

d. Bill 6339 – Final 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 Sections 14-114, 14-115, 14-116, and 14-118, Adding Section 14-119, and Amending Section 56-532 of the Code of Ordinances

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Before final passage, Council Member Homa moved to amend Section 6-305 regarding pole signs, as follows:

First, to amend footnote 2 in Table 6-305.1 to read: "Pole signs are also permitted on commercial and industrial lots adjacent to Hanley Road, Big Bend Boulevard, the section of Laclede Station Road from the southern City limits to where Laclede Station Road becomes Hanley Road, and Manchester Road between Hanley Road and Big Bend Boulevard."

And second, to amend Subsection (a)(5) of Section 6-305 to read:

"(5) Additional Allowances for Commercial and Industrial Lots Adjacent to Hanley Road, Big Bend Boulevard, the section of Laclede Station Road from the southern City limits to where Laclede Station Road becomes Hanley Road, and Manchester Road between Hanley Road and Big Bend Boulevard:

a. The following increased allowances apply to lots in the General Commercial and Industrial sign districts that adjoin the right-of-way of Hanley Road, Big Bend Boulevard, the section of Laclede Station Road from the southern City limits to where Laclede Station Road becomes Hanley Road, and Manchester Road between Hanley Road and Big Bend Boulevard:

1. Pole signs are permitted in lieu of monument signs.

2. The maximum pole sign height is thirty (30) feet."

Motion to Amend Bill 6339 as Presented: Council Member Homa

Seconded by: Council Member Wiley

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: The amendment carried unanimously.

Final Vote on Bill 6339 as Amended:

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 6339 was approved as Ordinance 6129.

- e. Bill 6340 – Final 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: Mayor Greenberg asked whether there was a limit to the number of jurisdictions that could participate. Staff explained that the agreement pertained to shared training services rather than the physical training tower and that additional agencies were welcome to participate in training alongside the Central Core Fire Training Commission Partners.

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 6340 was approved as Ordinance 6130.

10. New Business

- a. Resolution 26-38: Authorizing the City Manager to Submit an Application and Sign All Documents Necessary for a Grant from the Municipal Park Grant Commission of St. Louis County in the Amount of \$410,000 for Improvements to Kellogg Park

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 26-38 was approved.

- b. Resolution 26-39: Authorizing the City Manager to Execute a Memorandum of Understanding with the Drug Enforcement Administration for Participation in the Task Force Officer Program

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council discussed the proposed Drug Enforcement Administration Task Force Officer Program in detail. Questions focused on staffing impacts, compensation, asset forfeiture history, officer assignments, training opportunities, Police Advisory Board input, and whether a participating officer could be required to assist other federal agencies. Staff explained that participation would require assigning one officer full time to the task force for a two-year period, that staffing adjustments would be necessary, and that the chief of police supported participation. Several Council Members expressed a desire to obtain additional assurances concerning the scope of duties and federal agency involvement before taking action.

Motion to Postpone to the Next Council Meeting: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No new 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 26-39 was postponed.

11. Council and Staff Reports

a. Mayor's Report

Mayor Greenberg reported that block party information had been distributed to block captains. He encouraged neighborhoods without block captains to organize participation and noted that city officials traditionally attend many of the events.

Council Member Wiley added that block party T-shirt designs were being accepted by block leader. Residents, including children, were encouraged to participate in the design process.

b. Ward 1 Report

Council Member Garcia reminded residents that the Ward 1 meeting would be held on September 12, 2026, at 10:00 a.m. in Kellogg Park. Council Member Garcia also thanked residents for attending and participating in the evening's discussions.

c. Ward 2 Report

Council Member Mattox thanked residents, staff, and the city manager for participating in the first of four working-group sessions concerning unhoused individuals in Maplewood. Council Member Mattox reported that the meeting was well attended and constructive.



Council Member Mattox also announced that the Ward 2 meeting would be held on September 19, 2026, at 10:00 a.m. at Ryan Hummert Memorial Park.

d. Ward 3 Report

Council Member Homa thanked residents who attended the unhoused services working-group session and announced that the next meeting would be held on September 21, 2026, in the firehouse training room.

Council Member Homa also announced that the Ward 3 meeting would be held on October 3, 2026, at 10:00 a.m. in Greenwood Park.

e. City Attorney's Report

No report was delivered.

f. City Manager's Report

The city manager reported that information had been included in the Council packet concerning Urban SDK traffic-monitoring software. The software would provide traffic counts and speed information using aggregated device-location data and would replace older traffic-counting methods.

Council Members asked questions regarding accuracy, the effect of multiple devices within a single vehicle, and whether public transportation activity would be included in the data collection. The city manager explained how the data would be aggregated and utilized.

12. Public Comment

No public comments were presented.

13. Adjournment

Motion: Council Member Homa

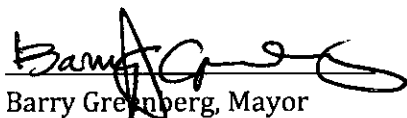
Seconded by: Council Member Wiley

Discussion: Council Members briefly commented that it had been a productive meeting.

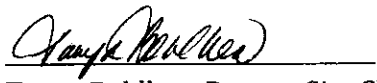
Voice Vote: All in favor.

Outcome: The meeting adjourned at approximately 9:16 p.m.

I certify that the above minutes are a true and accurate record of the City Council meeting held on August 18, 2026.


Barry Greenberg, Mayor

Attest:


Tanya Bohlken, Deputy City Clerk

Date Approved: September 8, 2026

