

**AGENDA**  
**MAPLEWOOD CITY COUNCIL MEETING**  
**TUESDAY, OCTOBER 8, 2024 @ 7:00 PM**  
CITY COUNCIL CHAMBERS  
7601 MANCHESTER ROAD, MAPLEWOOD, MO 63143  
OR VIA TELECONFERENCE

Zoom link: <https://us02web.zoom.us/j/89452395834?pwd=SytBUTE0WXBIOUIPQnU0WjhqaFRMZz09>  
Passcode: 113226  
Dial in: (312) 626-6799  
Webinar ID: 894 5239 5834

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Councilmember
5. Approval of the Council Agenda
6. Approval of September 24, 2024, City Council meeting minutes
7. Public Forum
8. Announcements
9. Library Board Report by Ashleigh Johnson, Chair
10. A Resolution of the City Council of the City of Maplewood, Missouri, authorizing the City Manager to accept the bid from Johnson Controls in the amount of twenty thousand nine hundred eighty-two dollars and thirty-six cents (\$20,982.36) to replace the existing City Hall fire alarm panel
11. Bill 6261, an Ordinance of the City Council of the City of Maplewood, Missouri, establishing the tax rates for the City of Maplewood and the Maplewood Special Business District on all real, personal, tangible, and intangible property within the City of Maplewood, Missouri, for 2024
12. Old Business
13. Council Communication
14. Mayor's Report
15. City Attorney's Report

16. City Manager's Report

17. Public Forum

18. Motion to hold a Closed Session, if needed, to discuss matters relating to litigation, legal actions, and/or communication from the City Attorney as provided for in Section 610.021(1)RSMO. and/or specifications for competitive bidding under Section 610.021(11) and/or sealed bids and related documents and sealed proposals and related documents under Section 610.021(11) and/or personnel matters under Section 610.021(13)RSMO. and/or employee matters under Section 610.021(3)RSMO. and/or real estate matters under Section 610.021(2)RSMO. and/or documents related to a negotiated contract under Section 610.021(12)RSMO

19. Adjournment



## RECORD OF PROCEEDING

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### MEETING OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD AT 7601 MANCHESTER ROAD

SEPTEMBER 24, 2024

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The meeting was called to order at 7:00 p.m., with Mayor Greenberg presiding.

PLEDGE OF ALLEGIANCE was recited.

ON ROLL CALL, the following members were PRESENT: Mayor Greenberg, Councilmember Coriell, Councilmember Garcia, Councilmember Homa, Councilmember Faulkingham, Councilmember Mattox, and Councilmember Page.

MOTION TO EXCUSE COUNCILMEMBER: None.

APPROVAL OF COUNCIL AGENDA: Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, whose motion received the approval of the Council.

APPROVAL OF THE SEPTEMBER 10, 2024, CITY COUNCIL MEETING MINUTES: Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, which motion received the approval of the Council.

PUBLIC HEARING TO HEAR CITIZENS' COMMENTS ON A REQUEST BY JASON HASTY OF QUIKTRIP #610, LOCATED AT 2633 S. BIG BEND BOULEVARD, FOR A PACKAGED AND SUNDAY PACKAGED LIQUOR LICENSE

PUBLIC FORUM: Neil Gilb, representing the Ellendale Neighborhood Association, asked that the City of Maplewood assist with traffic calming measures on the Maplewood boundary of Canterbury Avenue. St. Louis City placed a stop sign at Wilkinson Apartments. Motorists continue to approach the area from Maplewood at high speeds. Police presence may help remind people that the stop sign exists.

ANNOUNCEMENTS: Councilmember Garcia announced the Regional Night Out on October 1 and the Great Pumpkin Glow on October 24. Councilmember Mattox announced the Ward 2 Meeting on September 28 at 10 am at the Yale Open Park Space. Councilmember Homa announced the Ward 3 Meeting on October 5 at 10 am at Sutton Loop Park. Councilmember Mattox mentioned that this shares the date of the Community Garage Sales. Anyone interested in holding a garage sale can sign up at The Heights. The \$5 permit fee is waived.

A MOTION TO APPROVE A PACKAGED AND SUNDAY PACKAGED LIQUOR LICENSE FOR JASON HASTY OF QUIKTRIP #610 LOCATED AT 2633 S. BIG BEND BOULEVARD was introduced by Mayor Greenberg. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, which motion received the approval of Council.

R24-57, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A FIVE-YEAR CONTRACT EXTENSION WITH REPUBLIC SERVICES FOR TRASH, RECYCLING, AND YARD WASTE SERVICES was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Yes; Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox, and Page. No; none.

BILL 6261, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ESTABLISHING THE TAX RATES FOR THE CITY OF MAPLEWOOD AND THE MAPLEWOOD SPECIAL BUSINESS DISTRICT ON ALL REAL, PERSONAL, TANGIBLE, AND INTANGIBLE PROPERTY WITHIN THE CITY OF MAPLEWOOD, MISSOURI, FOR 2024 was given its third and final reading. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill 6261 be approved, which motion received the following roll call vote: Yes; Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox, and Page. No; none. Bill 6261 was approved by the City Council as Ordinance Number 6055.

BILL 6262, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO JULIE MATHIS TO OPERATE A RETAIL USE IN THE MR MEDIUM DENSITY RESIDENTIAL DISTRICT AT 2867 LACLEDE STATION ROAD was given its third and final reading. A motion was made by Councilmember Faulkingham, duly seconded by Councilmember Homa, to table the Bill for the Findings of Fact. The Deputy City Clerk read the findings of fact. Councilmember Faulkingham motioned to approve the findings of fact, duly seconded by Councilmember Homa, whose motion received the following roll call vote: Yes; Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox, and Page. No; none

A MOTION TO BRING BILL 6262 BACK TO THE TABLE FOR A VOTE was motioned by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill 6262 be brought back to the table by vote. Councilmember Faulkingham motioned to approve the bill, duly seconded by Councilmember Homa, that Bill No. 6262 be approved, which motion received the following roll call vote: Yes; Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox, and Page. No; none. The City Council approved bill 6262 as Ordinance Number 6056.

OLD BUSINESS: None.

COUNCIL COMMUNICATION: None

MAYOR'S REPORT: Mayor Greenberg would like to initiate a work session to discuss a charter amendment to change the City's requirement for a primary election when more than two candidates are running for office. He also mentioned looking at Mayor and Councilmember pay. Mayor Greenberg asked for recommendations for which workshops to attend at the upcoming National League of Cities conference in Tampa, FL.

CITY ATTORNEY'S REPORT: None.

CITY MANAGER’S REPORT: Candidate filing for Wards 1, 2, and 3 opens on October 8 at 8:00 am and closes on October 29 at 5:00 pm for the April election. The City’s deadlines are earlier than the rest of the County because our Charter mandates that if we have more than two candidates for any of those seats, we have a primary election in February. The Comprehensive Plan Open House is being advertised to the public. It will be on October 15 from 5-7 pm at City Hall. The City of Maplewood has changed its domain from cityofmaplewood.com to maplewoodmo.gov. A/V upgrades to Council Chambers are expected to begin on Wednesday, October 23. The November 12 Council meeting may be conducted via Zoom.

PUBLIC FORUM: Matthew Langston appeared before the Council to express his concerns about repealing primary elections.

MOTION TO HOLD A CLOSED SESSION TO DISCUSS MATTERS RELATING TO LITIGATION, LEGAL ACTIONS AND/OR COMMUNICATION FROM THE CITY ATTORNEY AS PROVIDED FOR IN SECTION 610.021(1)RSMO. AND/OR SPECIFICATIONS FOR COMPETITIVE BIDDING UNDER SECTION 610.021(11) AND/OR SEALED BIDS AND RELATED DOCUMENTS AND SEALED PROPOSALS AND RELATED DOCUMENTS UNDER SECTION 610.021(11) AND/OR PERSONNEL MATTERS UNDER SECTION 610.021(13)RSMO. AND/OR EMPLOYEE MATTERS UNDER SECTION 610.021(3)RSMO. AND/OR REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO: None.

There being no further business before the Council, the meeting was adjourned.

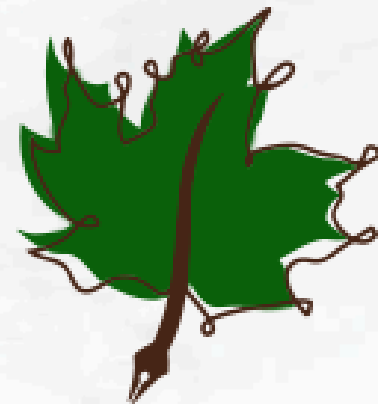
Approved this 8th day of October, 2024

\_\_\_\_\_  
Barry Greenberg, Mayor

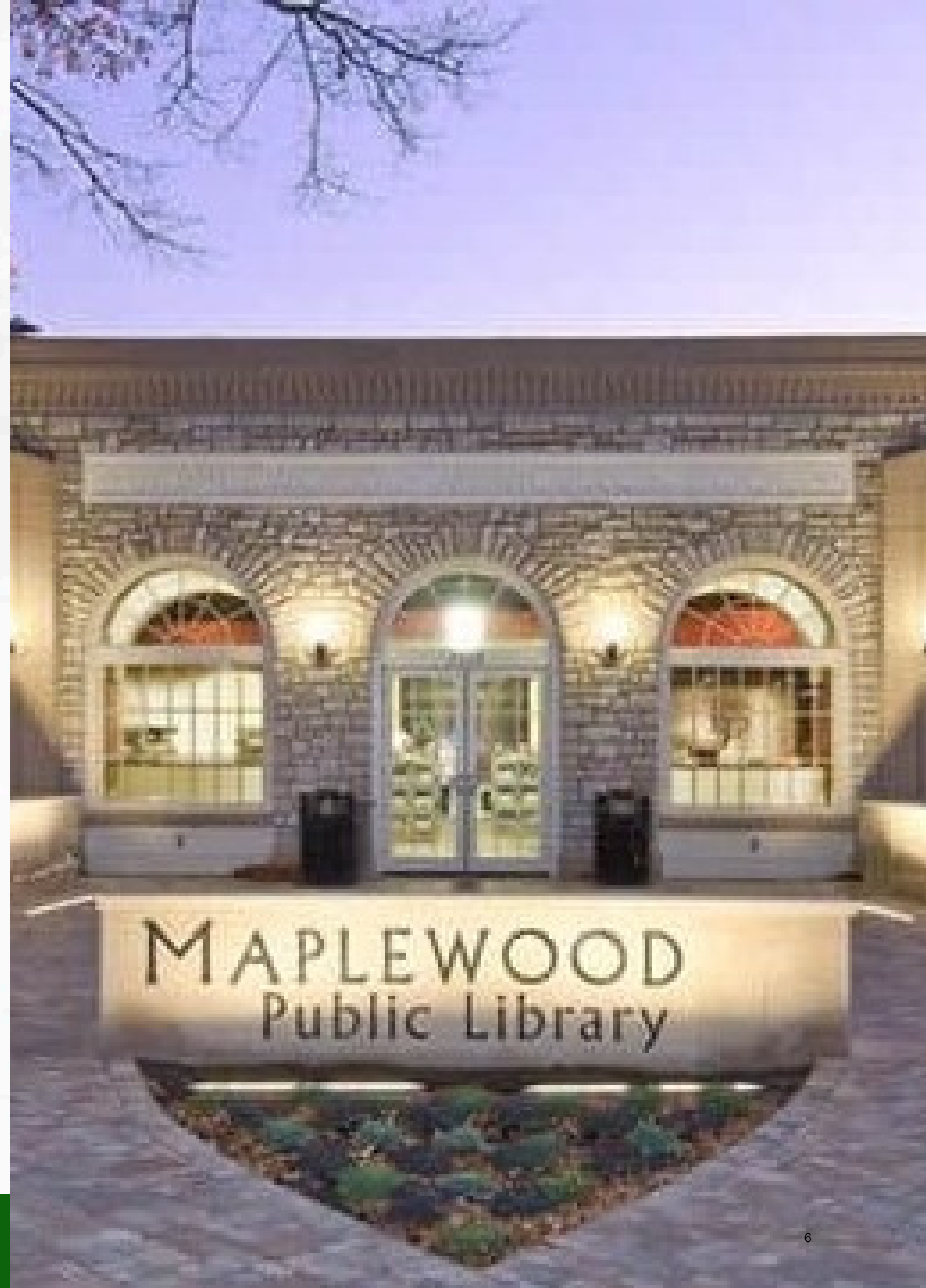
Attest:

\_\_\_\_\_  
Tanya Bohlken, Deputy City Clerk

# MAPLEWOOD Public Library



City Council Report, October 2024  
[maplewoodpubliclibrary.org](http://maplewoodpubliclibrary.org)



# 2024-2025 Board Members

President

Ashleigh  
Johnson

Vice President

Kim  
Gifford

Treasurer

Evan  
Loveless

Secretary

Dan  
Rubin

Trustees

Martin  
Brenner

Tammy  
Scrivner

Kripanidhi  
Nithya

Corrine  
Char

Kristin  
Spencer



**We are now  
FINE-FREE!**

Exclusions include lost/damaged items, Library of Things materials, and Interlibrary Loans.

# MAPLEWOOD Public Library



**MUNICIPAL LIBRARY CONSORTIUM**  
OF ST. LOUIS COUNTY



## If we don't have it... someone will!

- Beginning October 17, Maplewood Public Library, along with the other members of the Municipal Library Consortium, will be joining Missouri Evergreen- a consortium with libraries from all over the state! The MLC will continue to function as you have always known it, just with access to materials from almost 70 additional libraries.
- Maplewood residents can also get library cards from:
  - St. Louis County Library, St. Louis Public Library, St. Charles City-County Library
- Interlibrary Loan is available from other libraries throughout Missouri and across the country.

# Renovation

## Curbside Service

In order to get the work done efficiently, safely, and in a way that best utilizes our funds, we have closed the building to the public and are offering curbside services. You are still be able to borrow books requested from other libraries, and staff will be more than happy to make copies, scan, fax, and print for you.

## Team

We have a great team from Trivers handling our building design. Aspire Construction is completing the work, and Navigate Building Solutions has been a huge help in coordinating the project.

## Plans

- Waterproofing and repairing water damage
- Upgraded HVAC and security systems
- Expanded Local History room, reconfigured restrooms, and the addition of two study rooms on the lower level
- Improved plaza including benches, bike repair station, and replacing stone pavers
- Cosmetic updates including paint, flooring, furniture, LED lighting, and new shelving and storage

# Progress



Meeting room demo to prep for the addition of storage space and study rooms.



All walls have been removed from lower-level west corner to expand Local History Room and create gender neutral and family restrooms.

# Progress



Lower-level hallway being prepped for the addition of study rooms.



New walkway on the east side of the building for a safer curbside service experience. This is the first of our new walkways!

# Memorandum



**To:** Mayor and City Council  
**From:** Anthony Traxler, Assistant City Manager/Director of Public Works  
**Date:** October 1, 2024  
**Re:** **Recommendation for City Hall Fire Alarm Panel Replacement**

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The fire alarm panel at City Hall requires replacement due to improper functioning. A public request for bids was published in *The Countian*, and direct invitations were sent to Johnson Controls and Butler Durrell Security, Inc. The bid specifications emphasized non-proprietary hardware to ensure future flexibility in vendor selection.

Bids were publicly opened on August 30, 2024, with three submissions received:

1. ArchKey Technologies: \$19,800.00
2. Johnson Controls: \$20,982.36
3. Butler/Durrell Security, Inc.: \$23,299.00

Despite ArchKey Technologies submitting the lowest bid, staff recommends awarding the contract to Johnson Controls for the following reasons:

1. Comprehensive bid: Johnson Controls' proposal includes all required smoke and heat detectors, as well as as-built engineering specifications, which were omitted from ArchKey's bid.
2. Existing relationship: The City currently utilizes Johnson Controls for door security and is in the process of replacing the inoperable panic alarm system with them.
3. Satisfactory service: The City has been pleased with Johnson Controls' service quality and pricing.

Note that we do not intend to opt for the "preferred services" monthly option offered in Johnson Controls' bid.

Enclosed for your review are Johnson Controls' bid and a resolution requesting City Council approval for the fire alarm panel system replacement

Please find the attached resolution for City Council consideration. If you have any questions or concerns, please contact me at 314-646-3635.



**Proposal for  
City of Maplewood  
7601 Manchester Rd  
Maplewood, MO 63143  
07/26/2024**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. Johnson Controls' provision of the equipment, systems, and/or services described in this Proposal is expressly conditioned upon Company's acceptance of the terms and conditions of the standard Johnson Controls Security Solutions "AGREEMENT" COMMERCIAL TERMS AND CONDITIONS. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of thirty (30) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

**Inquiries regarding this proposal may be directed to:**

Brandon Elder  
Johnson Controls Security Solutions  
Cell Phone #: 314-703-7212  
Email: brandon.elder@jci.com



DATE 07/26/2024

Dear Brian Herr:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide City of Maplewood with our proposal for City of Maplewood-FA Panel Replacement 6.19.24.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Brandon Elder  
Commercial Business Solutions

License Information: **AL** 2016/17-1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913, A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-**SC** **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62<sup>nd</sup> Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION**



## SCOPE OF WORK

This proposal presented by Johnson Controls is being provided at the request of City of Maplewood to successfully meet the specifications of the City of Maplewood-FA Panel Replacement 6.19.24 Project at the 7601 Manchester Rd, , Maplewood, MO 63143 location.

We propose to install and maintain a FA system which will consist of the following:

1. Contact Information:

Customer

- Brian Herr 314-393-4544  
b-herr@cityofmaplewood.com

Sales

- Account Executive: Brandon Elder  
314-720-7212 brandon.elder@jci.com  
- Sales Manager: Alan Knuckey (314)  
624-5197 alan.r.knuckey@jci.com

Monitoring

- Monitoring Center (800) 289-2647,  
Option 1  
- Billing (800) 289-2647 Option 5

Installation

- Installation Manager: Brad Barton  
brad.barton@jci.com 314-313-4758  
-Install Coordinator: Patty Page  
patty.page@jci.com

Service

- Service Scheduling Help Desk (800)  
289-2647 workorder@jci.com  
- Service Manager: Jim Ingles  
clarance.james.ingles@jci.com  
314-307-5381

2. System Operation:

JCI to install a new Fire-Lite FA system to replace obsolete Bosch FA. Replace panel , smokes, pulls, heats and modules. Reuse wire, NAC power supply and NAC devices. Install annunciators at previous locations ( have been removed by customer ) reuse annun wire.

Duct detector will be reused with new

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION**



modules.

Relay Modules for elevator control and door holder to be replaced.( no devices listed as shaft or pit)

Detective office and detective break room each have a plate on wall where NAC device was removed during renovation. Wire is intact. Install a horn/strobe in office and strobe in the breakroom.

Stairwell in this area has no devices. Pull NAC wire from breakroom or detective office to stairs and mount horn/strobe in stairwell. Pull wire from detector in same area to stairwell and mount smoke at top of stairs.

Run wire to fitness center and install 1- horn/strobe and 1- strobe to this area.

Program, test & train

Fire-Lite. Customer will be self-monitoring. Phone number to dispatch will need to be programed into panel and tested.

City Hall Building. Office and common space. Drop, hard and open ceilings. Hard ceilings in Detectives office has attic space above with hatch access.

Fitness center has 20' open ceilings. Bosch 7024

3. Programming Info:

4. Site Conditions:

5. Existing Equipment:

6. Customer Expectations:

7. General Comments:

All work is to be performed during normal business hours, Monday through Friday, 8am to 5pm

Existing panel is no longer supported and has failed. Using a Bosch panel for replacement will not allow anything to be reused including wire.

8. Customer Responsibilities / Tyco Exclusions:

Customer Responsible for: Safe access to all work areas. 120-volt power and network connections where needed. Patching and Painting.

Customer is responsible for any third party contractors such as elevator and HVAC companies.

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION**



## BILL OF MATERIALS

### City of Maplewood-FA Panel Replacement 6.19.24 System

QTY	PRODUCT CODE	DESCRIPTION
72	Regular Labor	Regular Labor
1	Programming	Programming
1	Testing	Testing
1	ES-200X	ASSY,FNL,ADDRESSABLE,198 POINT,FL
2	ANN-80	LCD Serial Annunciator, 80 Character (Use with FireLite MS-5UD,10UD,9050UD,9200UDLS,9600LS&UDLS)
2	ANN-SB80KIT-R	Annunciator Back Box, Surface Mount, Red (Use with ADT-ANN-80 and ANN-80 Annunciators)
23	AX-SD365	PHOTO DET WHITE
8	BG-12LX	ADDRESSABLE PULL STATION
8	MMF-300	Addressable Monitor Module for 1 point of normally-open contact class A or B
2	H365	HEAT FIXED PROGRAM FL WHITE
4	CRF-300	Addressable Relay Module DPDT
2	SRLED	STROBE LED RED WALL 4X4
300	493491-L	14/2c, SOL, Unshielded, CL3P/FPLP, Plenum, Red, 500' Reel
200	493491-L	14/2c, SOL, Unshielded, CL3P/FPLP, Plenum, Red, 500' Reel
1	Line Item Comment	Customer is responsible for 120-volt power & network connections where needed.
1	Line Item Comment	Quote assumes all existing equipment is in good working order. Repair is not in quote.
1	Line Item Comment	AHJ has final authority. Any additions or changes they require are not in this quote.
1	Line Item Comment	All work & testing in or on elevator equipment will require elevator tech onsite
1	Line Item Comment	An HVAC tech will be required for any tie-in & testing of HVAC equipment
1	Line Item Comment	Elevator,HVAC or other third part involmnet is customer responsibility
1	Line Item Comment	Customer will self-monitor through own dispatch
1	Lift Rental (Production Only)	Lift Rental
3	P2RLED	HORN/STRB LED 2W RED WALL 4X4
1	Professional Engineer Stamp	Professional Engineer Stamp

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION**



## PAYMENT OPTIONS

### **Johnson Controls Capital: Equipment Finance Agreement**

An EFA is an installment purchase which allows installation of new security equipment with minimal or no initial investment while maintaining fixed monthly payments throughout a selected term. Standard term lengths are 3-5 years.

*For more information on Johnson Controls Capital funding solutions, please forward this proposal along with any questions to:*

Johnson Controls Capital | [JCCapitalNA@jci.com](mailto:JCCapitalNA@jci.com)

### **Johnson Controls -Owned Option**

Allows you to reduce the up-front cash requirements needed to install new security system and, at the same time, keep your monthly cost low.

Installation Investment Package: \$ 13,848.35  
Total Monthly Payment Including Preferred Services: \$ 341.31/month

### **Outright Sale Option**

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: \$20,982.36  
Total Monthly Payment Including Preferred Services: \$ 179.75/month

**JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION**

**RESOLUTION**

**R24-58**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID FROM JOHNSON CONTROLS IN THE AMOUNT OF TWENTY THOUSAND NINE HUNDRED EIGHTY-TWO DOLLARS AND THIRTY-SIX CENTS (\$20,982.36) TO REPLACE THE EXISTING CITY HALL FIRE ALARM PANEL

WHEREAS, the fire alarm panel and related system devices at Maplewood City Hall require replacement due to improper functioning; and

WHEREAS, bids for this project were duly advertised and publicly opened on August 30, 2024, at Maplewood City Hall; and

WHEREAS, three (3) responsive bids were received and evaluated; and

WHEREAS, Johnson Controls submitted the most comprehensive bid at \$20,982.36, which includes all necessary components and specifications; and

WHEREAS, the City of Maplewood has a successful working relationship with Johnson Controls, which currently provides oversight and maintenance for the City’s door security systems and is scheduled to install and maintain the City Hall panic alarm system in the near future.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

The City Manager is hereby authorized to accept the bid from Johnson Controls in the amount of twenty thousand nine hundred eighty-two dollars and thirty-six cents (\$20,982.36) to replace the existing city hall fire alarm panel and related system devices.

Passed this 8th day of October, 2024.

\_\_\_\_\_  
Barry Greenberg, Mayor

Attest:

\_\_\_\_\_  
Tanya Bohlken, Deputy City Clerk

Approved this 8th day of October, 2024.

\_\_\_\_\_  
Barry Greenberg, Mayor

Attest:

\_\_\_\_\_  
Tanya Bohlken, Deputy City Clerk

# Memorandum



**To:** Mayor and City Council  
**From:** Lexie Miller, Finance Director  
**Date:** October 3, 2024  
**Re:** **2024 Amended Tax Rates**

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Attached is a 2024 Tax Rate Ordinance establishing the property tax rates for the City of Maplewood for 2024. The ordinance passed at the last Council meeting on September 24, 2024, needs to be amended.

There are a total of three (3) tax rates that will be lowered as they are above the statutory tax rate ceiling:

1. The Commercial General Fund Rate is amended from \$0.5020 to \$0.5000, a decrease of \$0.0020.
2. The Commercial Public Safety Pension Fund Rate is amended from \$0.4140 to \$0.4130, a decrease of \$0.0010.
3. The Residential Solid Waste Fund Rate is amended from \$0.2170 to \$0.2160, a decrease of \$0.0010.

As a result of these changes, the Total Tax Rate for Residential properties is amended from \$0.8850 to \$0.8840, a decrease of \$0.0010. The Total Tax Rate for Commercial properties is amended from \$1.4540 to \$1.4510, a decrease of \$0.0030.

These amendments have been reviewed by the Collector of Revenue at St. Louis County and comply with State Statutes regarding the setting of tax rates.

If you have any questions or require additional information, please don't hesitate to reach out to me at 314-646-3606.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ESTABLISHING THE TAX RATES FOR THE CITY OF MAPLEWOOD AND THE MAPLEWOOD SPECIAL BUSINESS DISTRICT ON ALL REAL, PERSONAL, TANGIBLE, AND INTANGIBLE PROPERTY WITHIN THE CITY OF MAPLEWOOD, MISSOURI, FOR 2024.

WHEREAS, a public hearing was conducted on the proposed tax rates on September 10, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. The 2024 tax levy within the City of Maplewood, Missouri, levied upon every dollar of taxable, tangible property in the City of Maplewood, Missouri, shown by the latest completed assessment shall be as follows per one hundred dollars (\$100.00) assessed valuation:

<i>Rate per \$100</i>			
<u>Assessed Value</u>	<u>Residential</u>	<u>Commercial</u>	<u>Personal Property</u>
General Fund	\$0.1200	<del>\$0.5020</del> \$0.5000	\$0.5670
Public Safety	\$0.2680	<del>\$0.4140</del>	\$0.4450
Pension Fund		\$0.4130	
Solid Waste Fund	<del>\$0.2170</del> \$0.2160	\$0.2580	\$0.3180
Debt Service	\$0.2800	\$0.2800	\$0.2800
<b>Total Tax Rate</b>	<del><b>\$0.8850</b></del> <b>\$0.8840</b>	<del><b>\$1.4540</b></del> <b>\$1.4510</b>	<b>\$1.6100</b>

Section II. The 2024 tax levy within the Maplewood Special Business District, levied upon every dollar of taxable, tangible property in the Maplewood Special Business District, shown by the latest completed assessment shall be as follows per one hundred dollars (\$100.00) assessed valuation:

<i>Rate per \$100</i>			
<u>Assessed Value</u>	<u>Residential</u>	<u>Commercial</u>	<u>Personal Property</u>
General Fund	\$0.0730	\$0.2200	\$0

Section III. The City Manager is hereby authorized to lower the tax rates set above if the state auditor requires the rates to be lowered.

Section IV. The City Clerk shall send a certified copy of this ordinance to the Collector of Revenue, St. Louis County, Missouri, for collection of the tax rate upon the assessed valuation of all tangible, intangible, real, and personal property within the City of Maplewood.

Section V. This ordinance shall be in full force and effect immediately upon its passage and approval.

Passed this 8th day of October, 2024

\_\_\_\_\_  
Barry Greenberg, Mayor

Attest:

\_\_\_\_\_  
Tanya Bohlken, Deputy City Clerk

Approved this 8th day of October, 2024

\_\_\_\_\_  
Barry Greenberg, Mayor

Attest:

\_\_\_\_\_  
Tanya Bohlken, Deputy City Clerk

# Memorandum



**To:** Mayor and City Council  
**From:** Amber Withycombe, City Manager  
**Date:** October 3, 2024  
**Re:** **City Manager's Report**

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## **2025 Ward Meetings**

Community meetings for each of the City's wards have been scheduled as follows:

### Spring 2025

Saturday, April 12: Ward 1 – Lindbergh Park  
Saturday, April 26: Ward 2 – Ryan Hummert Park  
Saturday, May 10: Ward 3 – Central Park

### Fall 2025

Saturday, Sept. 6: Ward 1 – Deer Creek Park  
Saturday, Sept. 20: Ward 2 – Yale Open Space Park  
Saturday, Oct. 4: Ward 3 – Greenwood Park

All meetings will occur at 10 am. Staff are creating a dedicated page on the City's website to provide information about upcoming meetings and share follow-up communications and action items related to previous meetings. Future meetings and the meeting website page will be promoted in the Maple Leaf and on social media. All future ward meetings will also be promoted via yard signs placed throughout the community.

## **Employee Appreciation Event**

City Hall will be closed on Friday, October 11, from 1:30 pm to 5 pm for all staff to participate in an annual employee appreciation event.