



**REGULAR MEETING
OF THE
CITY COUNCIL
City of Maplewood, Missouri**

City Council Chambers, City Hall
7601 Manchester Road, Maplewood, MO 63143

**Tuesday, December 9, 2025
7:00 PM**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Council Member(s)
5. Approval of Minutes
 - a. November 11, 2025, City Council work session minutes
 - b. November 11, 2025, City Council regular meeting minutes
6. Public Hearing
 - a. Request by Henry Arciniega for a Full Liquor License for Gamlin's at 2704 Sutton Boulevard
7. Public Comment
8. Announcements
9. Presentations
 - a. Honoring and congratulating Sara Kolar on winning the Missouri Class 2 Girls Golf State Championship
 - b. Library Board Report by Corinne Char, Chair
10. Unfinished Business:
 - a. Bill 6300 – Final Reading: Granting James Lee a conditional use permit to operate a self-service laundromat in the AB Arterial Business District at 2425 S. Big Bend Boulevard
 - b. Bill 6301 – Final Reading: Amending the 2024-2025 fiscal year budget to adjust budget appropriations

- c. Bill 6302 – Final Reading: Amending the 2025-2026 fiscal year budget to adjust budget appropriations
- d. Bill 6303 – Final Reading: Calling a bond election in the City of Maplewood, Missouri

11. New Business

- a. Application for a Full Liquor License for Gamlin’s at 2704 Sutton Boulevard
- b. Resolution 25-54: Recognizing the contributions of all community members and affirming the city’s commitment to constitutional principles and community trust
- c. Resolution 25-55: Adopting a flag display policy governing the display of primary and commemorative flags on city-owned or city-controlled property
- d. Resolution 25-56: Executing a construction contract with Sweetens Concrete Services, LLC, for the Greenwood Boulevard reconstruction and Deer Creek Greenway extension project
- e. Resolution 25-57: Authorizing the City Manager to execute a state and municipal lease/purchase agreement with Clayton Holdings, LLC for the acquisition of one new Rosenbauer Rescue Fire Apparatus and to establish an acquisition fund escrow account
- f. Resolution 25-58: Executing a contract with Creative Entourage for graphic design services to support the Maplewood Special Business District’s 2026-2027 event cycle
- g. Bill 6304 – First and Second Reading: Amending the Maplewood Code of Ordinances, Chapter 50 Traffic and Motor Vehicles, Section 50-243 — Other Prohibitions on Parking, to establish no-parking zones on Florent Avenue to facilitate emergency vehicle access

12. Council and Staff Reports:

- a. Mayor’s Report
- b. Ward 1 Report
- c. Ward 2 Report
- d. Ward 3 Report
- e. City Attorney’s Report
- f. City Manager’s Report

13. Public Comment

14. Motion to hold a Closed Session pursuant to RSMo § 610.021 to discuss:

- a. Legal matters, including litigation and communications from the City Attorney [§ 610.021(1)]; and
- b. Personnel matters involving individually identifiable personnel records [§ 610.021(13)]

15. Adjournment

Addressing the Council

Individuals wishing to speak during Public Hearings or Public Comment must sign in before the meeting. Each speaker has a three-minute limit. Written comments may be emailed to cityclerk@maplewoodmo.gov by noon on the meeting day and will be provided to Council but not read aloud.

Accessibility Notice

The City of Maplewood is committed to making public meetings accessible. Accommodation requests should be made at least 48 hours before the meeting by contacting the Deputy City Clerk at cityclerk@maplewoodmo.gov or 314-646-3602, or Relay Missouri at 800-736-2966 (TTY).

Virtual Access

Watch this meeting live or view previous meetings at www.youtube.com/@cityofmaplewood8819

Posted on December 5, 2025, at Maplewood City Hall and maplewoodmo.gov



RECORD OF PROCEEDINGS

Work Session Meeting of The City Council City of Maplewood, Missouri

Tuesday, November 11, 2025
6:00 PM

1. Call to Order: The meeting was called to order at 6:02 PM, with Mayor Greenberg presiding.

2. Roll Call: The following Council Members were present:

- Council Member Faulkingham
- Council Member Garcia
- Mayor Greenberg
- Council Member Homa
- Council Member Page
- Council Member Wiley

The following Council Members were absent:

- Council Member Mattox

A quorum was present.

The following individuals were also present:

- City Manager Withycombe
- City Attorney Hetlage
- Police Chief Matthew Nighbor

3. Revised Flag Display Policy

- The council opened with a discussion of the revised flag display policy developed following direction from the October 28th work session. Council members expressed appreciation to legal counsel for producing a clear, thoughtful, and transparent policy that addressed their concerns. Members noted that the policy reflects Maplewood's community values, allows for public input, and incorporates the elements previously requested. The Council agreed that the proposed policy meets their needs and looked forward to the annual review process for future adjustments.

4. Draft Resolution on Constitutional Rights and Community Trust

- The Council reviewed a draft resolution outlining the city's position on immigration enforcement activities and the protection of constitutional rights, with staff requesting feedback on whether the approach addressed policy concerns. Council members expressed appreciation to the city attorney, city manager, and police chief for their collaborative work in crafting a legally sound statement that reflects the city's values, even if some viewpoints could not be fully included in a formal resolution. Members noted their satisfaction with the document, praising its clarity, balance, and alignment with community trust priorities. The mayor also commended staff for effectively navigating a potentially controversial topic and achieving broad Council agreement.

5. Proposition M Communications Review

- Council reviewed the Proposition M communication plan, agreeing it was well-developed and emphasizing the need for legally compliant, fact-based messaging. Members discussed how to clearly articulate anticipated operational efficiencies-particularly related to police facilities, evidence storage, officer workflow, processing of detainees, and recruitment and retention-while also ensuring residents understand that the project includes major improvements to City Hall and ADA accessibility, not just police facilities.
- Council noted the importance of preparing benchmarks and responses to likely questions or skepticism. Staff reported that communications deliverables are mostly on schedule and that adjustments will be made to highlight broader City Hall impacts. Council discussed timing and expectations for one-on-one outreach with key community stakeholders, agreeing these should begin soon to avoid misinformation. The city attorney reminded members of legal limitations regarding advocacy and clarified that councilmembers may express personal positions individually but must ensure all city-supported communication remains strictly educational.

6. Adjournment

Motion to Adjourn: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Unanimously approved by voice vote.

With no remaining matters to be discussed, the meeting adjourned at 6:27 PM.

Certification:

I certify that the above minutes are a true and accurate record of the City Council work session held on **November 11, 2025**.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: December 9, 2025



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

Tuesday, November 11, 2025
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 Faulkingham
- 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

- None needed

5. Approval of minutes:

a. October 28, 2025, City Council work session meeting minutes

b. October 28, 2025, City Council regular meeting minutes

Motioned by: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Approved unanimously by voice vote.

6. Public Hearing:

- a. Request by James Lee for a conditional use permit to operate a self-service laundromat in the AB Arterial business District at 2425 S. Big Bend.** No public comments were received.

7. Public Comment:

No Comments

8. Announcements:

- Council Member Garcia reported the following upcoming community events:
 - The Senior Health and Wellness Fair at The Heights on November 19
 - Small Business Saturday on November 29
 - The Christmas Tree Walk on December 5
- Council Member Page added that the annual Scouting for Food event begins on November 8, with collection scheduled for November 22.

9. Presentations:

- Mayor Greenberg presented a resolution to Captain Paul Szydowski on the occasion of his retirement after 30 years of service from the City of Maplewood. Fire Chief Marsac awarded Captain Szydowski an honorary promotion to the position of Battalion Chief.
- Dr. Bonita Jamison, Superintendent of the MRH School District, provided an update highlighting recent achievements and key priorities for the remainder of the school year.

10. Unfinished Business:

- a. **Bill 6298 – Amending the Maplewood Code of Ordinances, Chapter 2 – Administration, to enact new sections relating to open meetings and records** was given its third and final reading.

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

- Council Member Faulkingham – Yes
- 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 6298 was approved as Ordinance 6092

- b. **Bill 6299 – Amending the 2025-2026 fiscal year budget to increase the Proposition S budget for street and sidewalk improvements** was given its final reading.

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

- Council Member Faulkingham – Yes
- 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 6299 was approved as Ordinance 6093

11. New Business:

- a. **Resolution 25-48: Approving the designation of Fire Chief Peter Marsac as Acting City Manager during the City Manager’s temporary absence or unavailability.**

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-48 was approved

b. Resolution 25-49: Appointing Andy Bryan to the Police Advisory Board and establishing his term of office as expiring June 30, 2029

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-49 was approved

c. Resolution 25-50: Appointing Corinne Char to the Police Advisory Board and establishing her term of office as expiring June 30, 2029

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-50 was approved

d. Resolution 25-51: Appointing Sheila Suderwalla to the Police Advisory Board and establishing her term of office as expiring June 30, 2028

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

- Council Member Faulkingham - Yes
- Mayor Greenberg – Yes

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

Outcome: Resolution 25-51 was approved

e. Resolution 25-52: Appointing Linda Robinson to the Police Advisory Board and establishing her term of office as expiring June 30, 2028

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-52 was approved

f. Resolution 25-53: Appointing Kevin Chase to the Police Advisory Board and establishing his term of office as expiring June 30, 2027

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-53 was approved

g. Bill 6300: Granting James Lee a conditional use permit to operate a self-service laundromat in the AB Arterial Business District at 2425 S. Big Bend Boulevard was given its first and second readings.

First Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: This is the former 7-11 location. Council discussed restrictions on emissions from the facility to protect the neighboring citizens.

Outcome: The bill was moved to its second reading

Second Reading:

Discussion: The work session preceding this meeting was to discuss the bond election
Outcome: The bill was moved to its second reading

Second Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Outcome: The bill was unanimously approved by a voice vote of the Council and will move to its third and final reading at the next meeting

12. Council and Staff Reports:

Mayor's Report: Mayor Greenberg reported that the Kiwanis club held a pancake breakfast at MRH over the weekend, raising approximately \$3,000 to support educational programs and scholarships, with veterans receiving free meals. He expressed gratitude to all veterans for their service. The mayor also noted that Nurses for Newborns, a Maplewood-based program, is seeking contributions due to recent SNAP subsidy cuts, affecting families' ability to purchase formula. Additionally, the Salvation Army's after-school program needs volunteer support.

Ward 1 Report: Council Member Garcia highlighted the increasing need in the community due to inconsistencies in SNAP benefit distribution and praised Maplewood residents, charities, local businesses, and organizations for stepping up with food drives, mini pantries, and support efforts. She commended the community's strong culture of caring and engagement.

Council Member Wiley inquired about the needs of Nurses for Newborns. It was discussed that in addition to formula, the organization provides diapers and clothing. They closed by extending holiday well-wishes to council members and the community, acknowledging the reduced number of council meetings during the season.

Ward 2 Report: No report

Ward 3 Report: No report

City Attorney's Report: No report

City Manager's Report: City Manager Withycombe gave the following updates:

- The City's Brand Initiative Open House will be held on November 12 from 4:00-7:00 pm, offering residents, businesses, and visitors an opportunity to share input through interactive activities. The accompanying community survey remains open through November 18, and participation is strongly encouraged.
- The April 7 election ballot will include Proposition M and three council seats. Ward One Council Member Krista Garcia and Ward Two Council Member Chasity Mattox are running unopposed. Council Member Faulkingham will conclude his long service on the Council, and Mark Vanden Akker, currently serving on the Planning and Zoning Commission, is the sole candidate for Ward Three unless write-in candidates emerge.

- The City’s Sustainability Commission proposes installation of up to four solar lighting units as a part of a pilot program with WashU.
- An extensive report prepared by staff outlined ongoing public safety challenges and community needs in the Yale–Manchester–Lyndover area. The report, updated in response to gun violence that occurred over the weekend, emphasized the need to balance safety concerns with ensuring that residents can use public spaces without unnecessary interference. Council Members were invited to ask questions and provide feedback, and Chief Nighbor was present to address crime-related inquiries.

A discussion followed regarding persistent concerns at the Yale bus shelter location. Council Members suggested involving the Police Advisory Board for additional insight and requested interim staff recommendations while long-term solutions continue to develop. Members expressed interest in reinstalling benches without power access to discourage prolonged congregation, noting that the current combination of shelter, seating, and unintended electrical access contributes to extended stays. Staff clarified that the power source was not intended as a public amenity and is inconsistent with how the city provides electrical access elsewhere. The Council asked staff to explore options for decentralizing amenities—separating power, seating, and shelter—and to return with short-term recommendations aligned with this approach.

13. Public Comment:

- Resident Ann Louise Schmidt expressed concern about framing public safety issues in terms of “propensity for violence” and stated that she does not believe the presence or removal of benches contributes to violence. She emphasized that community violence is more closely tied to untreated trauma and substance use and urged the city to focus on supporting individuals rather than restricting amenities. She noted that removing benches or power access may create a negative perception that Maplewood is targeting unhoused residents. Ms. Schmidt also shared concerns about racial profiling of Latino individuals in nearby communities, describing recent incidents involving North County residents stopped after work and referred to immigration authorities. She encouraged the City to reflect on how its own policies and public spaces affect marginalized groups and to ensure Maplewood remains a welcoming, dignified, and equitable community for all residents, regardless of background or circumstances.

14. Motion to Hold a Closed Session Pursuant to RSMo § 610.021

- **No closed session meeting needed**

15. Adjournment:

Motion to Adjourn: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Unanimously approved by voice vote. With no remaining matters to be discussed, the meeting adjourned at **8:42 PM**.

Certification:

I certify that the above minutes are a true and accurate record of the City Council meeting held on **November 11, 2025**.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: December 9, 2025

DRAFT



PUBLIC HEARING NOTICE

LIQUOR LICENSE

The Maplewood City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 7 pm in Council Chambers of City Hall at 7601 Manchester Road. The purpose of this hearing is to allow all interested parties to be heard concerning the following:

A request by Henry Arciniega for a Full Liquor License for Gamlin's at 2704 Sutton Blvd.

Speakers must attend in person and sign in to address the City Council. The public can watch live at youtube.com/@cityofmaplewood8819. Public comments may also be submitted to cityclerk@maplewoodmo.gov by 12:00 pm (noon) the day of the meeting. All written comments will be shared with the City Council before the meeting and become part of the public record.

In compliance with the Americans with Disabilities Act (ADA), reasonable accommodations will be provided upon request. To request an accommodation, please call City Hall at 314-645-3600 or use Relay Missouri at 1-800-736-2966 at least 48 hours before the meeting.

*Posted on November 21, 2025, at Maplewood City Hall and maplewoodmo.gov
Published in The Countian on November 21, 2025*

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, HONORING AND CONGRATULATING SARA KOLAR ON WINNING THE MISSOURI CLASS 2 GIRLS GOLF STATE CHAMPIONSHIP

WHEREAS, Sara Kolar, a sophomore at Maplewood Richmond Heights High School, won the Missouri Class 2 girls golf medalist title on October 21, 2025, at Meadow Lake Acres Country Club; and

WHEREAS, Sara demonstrated exceptional skill and composure, shooting a 2-over-par 74 in challenging wind conditions during the final round to finish with a 36-hole total of 7-over 151; and

WHEREAS, Sara’s two rounds were the lowest scores of the 90 players competing in the tournament, and she won by eight strokes over the second-place finisher; and

WHEREAS, Sara is the first state champion in the history of the Maplewood Richmond Heights Blue Devils golf program; and

WHEREAS, Sara’s achievement reflects dedication, perseverance, and exceptional athletic ability that brings honor to herself, her family, her school, and the Maplewood community.

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

Sara Kolar is hereby honored and congratulated for winning the Missouri Class 2 girls golf state championship and for her outstanding representation of the Maplewood community.

BE IT FURTHER RESOLVED that the City Council extends its appreciation for Sara’s commitment to excellence and wishes her continued success in her academic and athletic endeavors.

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: December 4, 2025
Re: **Third Reading: Conditional Use Permit for Laundromat at 2425 S. Big Bend Blvd**

This ordinance approves a conditional use permit for James Lee to operate a laundromat facility at 2425 S. Big Bend Blvd in the AB Arterial Business District. The conditional use ordinance requires rooftop dryer venting to minimize exhaust impact on adjacent residential properties and mandates dryers capable of capturing a minimum of 98% of lint. Full details about the petition and Plan & Zoning Commission findings are available in the [November 11, 2025, meeting packet](#).

Important Procedural Change for Conditional Use Permits:

Following consultation with City Attorney Jim Hetlage, staff has revised the procedure for handling findings of fact in conditional use permit applications. This change affects all future CUP ordinances and represents a departure from past practice.

Previous Practice: Council would receive findings of fact as a separate document appended to the ordinance. During the meeting, the findings would be read aloud, Council would vote separately on the findings of fact, and only after approval of the findings would Council vote on the ordinance granting or denying the conditional use permit.

New Practice: The findings of fact on the nine criteria required by [Section 56-877\(b\)](#) will be incorporated directly into the ordinance itself as WHEREAS clauses. Council will vote only once, on the ordinance as a whole. An affirmative vote on the ordinance constitutes Council's determination that the applicant has met the burden of demonstrating compliance with all nine criteria.

Legal Basis: The City's zoning code requires that Council "make a determination as to whether the proposed conditional use satisfies the criteria" and that "if the city council makes an affirmative determination as to all of the criteria, a conditional use permit shall be granted."

Nothing in the code requires a separate reading or vote on findings of fact. The previous practice, while not prohibited, was more procedurally burdensome than the code requires. By incorporating findings directly into the ordinance, Council satisfies the code requirement in a single vote while maintaining a clear record of the determination on each criterion.

Practical Impact: This streamlined approach eliminates the need for tabling ordinances, reading findings aloud, and conducting separate votes. Council's review of the findings remains

unchanged. You will still evaluate whether the applicant has demonstrated compliance with each criterion, but the mechanics of voting are simplified.

First Reading: November 11, 2025 - Approved unanimously by voice vote

Second Reading: November 11, 2025 - Approved unanimously by voice vote

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING JAMES LEE A CONDITIONAL USE PERMIT TO OPERATE A SELF-SERVICE LAUNDROMAT IN THE AB ARTERIAL BUSINESS DISTRICT AT 2425 S. BIG BEND BOULEVARD

WHEREAS, by application dated September 11 2025, and the accompanying materials to such application (collectively, the “CUP Application”), which are attached hereto as Exhibit A and are incorporated herein by reference, James Lee has applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances to operate a self-service laundromat at 2425 S. Big Bend Boulevard; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their November 3, 2025 meeting by a vote of 4 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit petition at their November 11, 2025 Council meeting; and

WHEREAS, pursuant to Section 56-877(b) of the Maplewood Code of Ordinances, the City Council makes the following findings regarding the standards for approval:

1. The proposed use complies with all applicable provisions of the Zoning Code because laundromats are conditionally permitted in the AB Arterial Business District and the application satisfies all district requirements including setbacks, lot coverage, and building height standards.
2. The proposed use will contribute to and promote the community welfare and convenience because it will provide a needed service to residents in the surrounding area and fills a commercial use appropriate for the arterial business corridor.
3. The proposed use will not cause substantial injury to the value of neighboring property because the property has historically supported commercial uses, the site is adequately buffered from adjacent residential properties, and the conditional use requirements mitigate potential impacts through rooftop dryer exhaust venting and high-efficiency lint capture systems.
4. The proposed use complies with the overall neighborhood development plan and existing zoning provisions because commercial uses are intended for this location along the Big Bend Boulevard corridor and the proposed use is consistent with the character of the AB District.
5. The proposed use will provide adequate off-street parking and loading areas in accordance with the standards of the Zoning Code because the site contains twelve parking spaces, which accommodates the parking requirement of one space per two washing machines.
6. The proposed use will not substantially increase traffic hazards because the site has adequate access to Big Bend Boulevard, a major arterial roadway capable of handling the traffic generated by the laundromat, and existing curb cuts and site circulation are sufficient for the proposed use.
7. The proposed use will not substantially increase fire hazards because the building complies with current fire codes, the laundromat operation includes appropriate fire suppression systems, and dryer equipment will meet safety standards.
8. The proposed use will not overtax public utilities because existing water, sewer, and electrical infrastructure serving the site have adequate capacity to support the laundromat operations.
9. The proposed use will not place an undue burden on municipal services because the scale and nature of the laundromat operation does not require extraordinary police, fire, or public works

support beyond that which is typical for commercial uses in the district.

WHEREAS, based on these findings, the City Council determines that the applicant has met the burden of demonstrating that the proposed conditional use satisfies all criteria listed in Section 56-877(b).

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

Section I. James Lee is hereby granted a Conditional Use Permit to operate a self-service laundromat at 2425 S. Big Bend Boulevard as presented in the CUP Application.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and conditions set forth for the property described in Section I. as follows:

- (A) Permitted Use: Self-service laundromat.
- (B) Architectural Standards/Sign Requirements: Any exterior changes or additions to the building or structures and/or signage must be approved by the Design and Review Board prior to the issuance of a building permit.
- (C) Exterior Storage of Materials: No unenclosed outside storage of materials will be permitted.
- (D) Parking: One off-street parking space must be provided for every two washing machines.
- (E) Environmental considerations: Dryers for the laundromat must capture a minimum of 98% of lint. Exhaust for all dryers must be located on the roof of the laundromat and direct exhaust in an eastward direction.

Section III. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Exhibit A

**City of Maplewood, Missouri
Application for Conditional Use Permit**



Applicant Information:

Name: James Lee
Contact Address/Phone: 224 Ladera Lane Washington, MO 63090 314-244-5376

Proposed Business Information:

Proposed Business Name: Omnipresent LLC
Address of Proposed Maplewood Location: 2425 S Big Bend Blvd Maplewood MO 63143
Address of Existing Location (if Applicable): _____
Description of Business Activity: Laundromat

Anticipated Hours of Operation: 6AM-11pm 7 days/week Anticipated Number of Employees: 4

I, James Lee, as applicant and/or business owner of the above stated business, hereby verify and certify that all of the information stated above is accurate.

Signed this 11th day of September, 2025



Property Information:

Property Owner Name: James Harris
Property Owner Address/Phone: 310-980-8501
Intended Use of Property: _____

I, _____, as owner of the above state property, hereby verify and agree to the above-stated intended use of the property by the applicant.

Signed this _____ day of _____, 20____

Verified by phone 10/20/25

Office Use Only

Current Zoning Designation of Property: _____ Business License received? []
Site plan of building and surrounding area attached? [] Filing fee of \$100.00 received? []
Public Hearing Notice Fee of \$330.00 received? []

Received this 11 day of Sept., 2025

Maplewood Zoning Administrator

Memorandum



To: Mayor and City Council
From: Alexis Miller, Finance Director
Date: December 4, 2025
Re: **Third Reading: FY 2024-2025 and FY 2025-2026 Budget Amendment Ordinances**

These budget amendments bring the City’s financial records into compliance with Missouri statute, which requires that expenditures by division be equal to or less than budgeted amounts. The FY 2024-2025 amendment reconciles the adopted budget with actual expenditures already incurred during the fiscal year. The FY 2025-2026 amendment addresses operational needs within the Parks, Public Works, and Capital divisions. Full details about the proposed amendments are available in the [November 11, 2025, meeting packet](#).

First Reading: November 11, 2025 - Approved unanimously by voice vote

Second Reading: November 11, 2025 - Approved unanimously by voice vote

The Debt Service Department (Division 0000) and line-item number 23-0000-82000 Principal Payments, is increased by \$1,650,000.00 from \$0.00 to \$1,650,000.00

The Interest and Fiscal Charges Department (Division 0000) and line-item number 23-0000-60590 Trustee Payments, is decreased by \$1,021,010.00 from \$1,101,300.00 to \$80,290.00

TOTAL HANLEY RD SPECIAL ALLOC CHANGE IN APPROPRIATION: \$628,990.00

Section IV. The City Council hereby amends the 2024-2025 Capital Improvement Fund Budget as follows:

The Public Works Department (Division 0000) and line-item number 24-0000-50330 Repairs and Maintenance Supplies, is increased by \$896.00 from \$0.00 to \$896.00

The Public Works Department (Division 0000) and line-item number 24-0000-50403 Signage Materials, is increased by \$82.00 from \$0.00 to \$82.00

The Public Works Department (Division 0000) and line-item number 24-0000-50404 Concrete Materials, is increased by \$201.00 from \$0.00 to \$201.00

The Public Works Department (Division 0000) and line-item number 24-0000-50405 Asphalt Materials, is increased by \$53.00 from \$0.00 to \$53.00

The General Government Department (Division 0000) and line-item number 24-0000-60440 IT Support Services, is increased by \$23,999.00 from \$201,560.00 to \$225,559.00

The Capital Outlay Department (Division 0000) and line-item number 24-0000-70001 Capital Outlay – Public Works, is decreased by \$302,506.00 from \$328,745.00 to \$26,239.00

The Capital Outlay Department (Division 0000) and line-item number 24-0000-71070 Greenwood Railroad Crossing, is decreased by \$74,201.00 from \$320,000.00 to \$245,799.00

The Debt Service Department (Division 0000) and line-item number 24-0000-82000 Principal Payments, is increased by \$338,907.00 from \$0.00 to \$338,907.00

The Interest and Fiscal Charges Department (Division 0000) and line-item number 24-0000-82100 Interest Payments, is increased by \$37,800.00 from \$0.00 to \$37,800.00

The Other Financing Sources and Uses Department (Division 0000) and line-item number 24-0000-3900 Proceeds from Debt, is increased by \$431,731.00 from \$0.00 to \$431,731.00

TOTAL CAPITAL FUND CHANGE IN APPROPRIATION: \$240,016.00

Section V. The City Council hereby amends the 2024-2025 Sewer Lateral Fund Budget as follows:

The Public Works Department (Division 0000) and line-item number 29-0000-50330

Section XII. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE 2025-2026 FISCAL YEAR BUDGET TO ADJUST BUDGET APPROPRIATIONS

WHEREAS, the City Council previously approved a budget of \$9,566,306.19 for General Fund, \$2,521,081.43 for ½ Cent Parks and Stormwater projects, and \$6,346,846.82 for ½ Capital Projects in the 2025-2026 fiscal year budget; and

WHEREAS, the City has identified additional savings in some accounts due to staffing vacancies and delayed purchases; and

WHEREAS, some accounts have experienced higher-than-expected expenses; and

WHEREAS, these amendments will align the budget to expenditures that best benefit Maplewood residents.

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

Section I. The City Council hereby amends the 2025-2026 General Fund Budget as follows:

The Public Works Department (Division 0600) and line item number 11-0600-60311 Electric, is increased by \$4,000.00 from \$4,900.00 to \$8,900.00

The Public Works Department (Division 0600) and line item number 11-0600-40010 Regular Salaries, is decreased by \$4,000.00 from \$685,385.19 to \$681,385.19

TOTAL GENERAL FUND CHANGE IN APPROPRIATION: \$0.00

Section II. The City Council hereby amends the 2025-2026 ½-Cent Parks and Stormwater Fund Budget as follows:

The Pool Maintenance Department (Division 0300) and line item number 28-0300-60313 Water, is increased by \$14,500.00 from \$1,500.00 to \$16,000.00

The Parks Maintenance Department (Division 0300) and line item number 28-0300-60311 Electric, is increased by \$5,600.00 from \$41,200.00 to \$46,800.00

The Parks Maintenance Department (Division 0400) and line item number 28-0400-70010 Parks Capital Outlay, is decreased by \$19,500.00 from \$32,500.00 to \$13,000.00

The Parks Maintenance Department (Division 0400) and line item number 28-0400-70010 Parks Capital Outlay, is decreased by \$8,000.00 from \$13,000.00 to \$5,000.00

TOTAL ½-CENT PARKS & STORMWATER FUND CHANGE IN APPROPRIATION: (\$7,400.00)

Section III. The City Council hereby appropriates additional revenue and amends the 2025-

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: December 4, 2025
Re: **Third Reading: Bond Election Ordinance and April 7, 2026, Ballot Content**

This ordinance calls for a bond election on April 7, 2026, to place Proposition M before Maplewood voters, authorizing the issuance of \$10.6 million in general obligation bonds for constructing, repairing, renovating, and equipping City Hall and the police facility. The authorization will require a debt service levy of \$0.53 per \$100 of assessed valuation over the 20-year bond term, an increase from the current levy of \$0.28. Full details about the bond project and ballot language are available in the [November 11, 2025, meeting packet](#).

First Reading: November 11, 2025 - Approved unanimously by voice vote

Second Reading: November 11, 2025 - Approved unanimously by voice vote

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI,
CALLING A BOND ELECTION IN THE CITY OF MAPLEWOOD**

WHEREAS, the City Council of the City of Maplewood, Missouri (the “City”) finds it necessary and hereby declares its intent to borrow \$10,600,000 for the purpose of constructing, repairing, renovating, extending, improving, furnishing and equipping the city hall and police facility (collectively, the “Project”) and to evidence such borrowing by the issuance of general obligation bonds of the City in the amount of \$10,600,000.

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

Section I. A bond election is hereby ordered to be held in the City on April 7, 2026, on the following proposition:

PROPOSITION M

Shall the City of Maplewood, Missouri, issue its general obligation bonds in the aggregate amount of \$10,600,000 for the purpose of constructing, repairing, renovating, extending, improving, furnishing and equipping the city hall and police facility?

YES
NO

The authorization of the bonds will authorize the levy and collection of an annual tax in addition to the other taxes provided for by law on all taxable tangible property in the City sufficient to pay the interest and principal of said bonds as they fall due and to retire the same within twenty years from the date thereof.

Section II. The form of the Notice of Bond Election for said election, a copy of which is attached hereto as Exhibit A and made a part hereof, is hereby approved.

Section III. The City Clerk is hereby authorized and directed to notify the Board of Election Commissioners of St. Louis County, Missouri, of the adoption of this Ordinance no later than 5:00 p.m. on January 27, 2026, and to include in said notification all of the terms and provisions required by Chapter 115 of the Revised Statutes of Missouri, as amended.

Section IV. The City expects to make expenditures on and after the date of adoption of this Ordinance in connection with the Project, and the City intends to reimburse itself for such expenditures with the proceeds of the bonds. The maximum principal amount of bonds expected to be issued for the Project is \$10,600,000.

Section V. The Mayor, the City Manager, the Finance Director, the City Clerk and other officers and representatives of the City are hereby authorized and directed to take such other action as may be necessary to carry out the purpose and intent of this Ordinance.

Section VI. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

EXHIBIT A

NOTICE OF BOND ELECTION

CITY OF MAPLEWOOD, MISSOURI

Notice is hereby given to the qualified voters of the City of Maplewood, Missouri (the “City”), that the City Council of the City has called a bond election to be held in the City on April 7, 2026, commencing at 6:00 a.m. and closing at 7:00 p.m., on the proposition contained in the following sample ballot:

**OFFICIAL BALLOT
SPECIAL BOND ELECTION
CITY OF MAPLEWOOD, MISSOURI**

TUESDAY, APRIL 7, 2026

PROPOSITION M

Shall the City of Maplewood, Missouri, issue its general obligation bonds in the aggregate amount of \$10,600,000 for the purpose of constructing, repairing, renovating, extending, improving, furnishing and equipping the city hall and police facility?

YES
NO

The authorization of the bonds will authorize the levy and collection of an annual tax in addition to the other taxes provided for by law on all taxable tangible property in the City sufficient to pay the interest and principal of said bonds as they fall due and to retire the same within twenty years from the date thereof.

The election will be held at the following polling places in the City:

PRECINCT

POLLING PLACE

DATED: _____, 20____.

Board of Election Commissioners of
St. Louis County, Missouri

Memorandum



To: Mayor and City Council
From: Tiffany Hyde, Resource Development and Public Engagement Manager
Date: December 2, 2025
Re: **Liquor License Application for Gamlin's, 2704 Sutton Boulevard**

Henry Arciniega has applied for a Full Liquor License for Gamlin's, located at 2704 Sutton Boulevard in the former Burger Champ space.

This is a new license application for the establishment.

Please contact me with any questions, comments, or concerns regarding this matter.

PETITION FOR LIQUOR LICENSE
CITY OF MAPLEWOOD
7601 Manchester Road
Maplewood, MO 63143
(314) 645-3600

SECTION 1

DATE: 11-7-25

1. NAME OF ESTABLISHMENT: GAMLIN'S
2. ADDRESS OF ESTABLISHMENT: 2704 SUTTON BLVD
St. Louis Mo. 63143
(CITY) (STATE) (ZIP) (PHONE)

3. Is ownership a corporation or partnership? If so, list names and addresses of individuals and their title(s): LLC HENRY ARCINIEGA, Amy GAMLIN
DEREK GAMLIN, Nicole ARCINIEGA

4. NAME OF OWNER OR MANAGING OFFICER: HENRY ARCINIEGA

5. Type of license requested - separate license shall be obtained for each of the following classes of sales: (Please check each classification that applies)

Indicate Type of License Applied For:	Fee
A. <u>STORAGE OF NON-INTOXICATING BEER</u> For beer depot or store room, handling, selling or storing non-intoxicating beer.	\$75.00
B. <input checked="" type="checkbox"/> <u>FULL LIQUOR LICENSE</u> To sell intoxicating liquor in excess of 5% by weight, by the drink at retail for consumption on the premises where sold.	\$450.00
C. <input checked="" type="checkbox"/> <u>PACKAGED INTOXICATING LIQUOR</u> To sell intoxicating liquor in the original package at retail only, and not for consumption on the premises where sold.	\$150.00
D. <input checked="" type="checkbox"/> <u>SUNDAY PACKAGE LIQUOR LICENSE</u> To sell intoxicating liquor in the original package at retail only, and not by the drink, not for consumption on the premises (which shall include the right to sell non-intoxicating beer at retail in the original package) on Sundays between the hours of 9:00 a.m. and 12:00 midnight.	\$300.00
E. <u>MALT LIQUOR BY THE DRINK - 5% OR WINES NOT IN EXCESS OF 14% ALCOHOL BY WEIGHT</u> To sell malt liquor containing alcohol over 3.2% but not more than 5% by weight at retail by the drink for consumption on the premises, where sold (includes light wines.	\$ 52.50

- F. PACKAGED MALT LIQUOR OR LIGHT WINES (5% MALT LIQUOR)
 To sell malt liquor containing over 3.2% but not more than 5% by weight in the original package at retail only, and not for consumption on the premises, where sold. \$ 22.50
- G. SUNDAY LIQUOR BY THE DRINK
 To sell intoxicating liquor in excess of 5% percent by weight by the drink at retail for consumption on the premises (which shall include the right to sell non-intoxicating beer at retail by the drink for consumption on the premises) on Sundays between the hours of 9:00 a.m. and 12:00 midnight provided all requirements of state law are complied with. \$300.00
- H. MANUFACTURER SOLICITOR'S LICENSE
 To sell intoxicating liquor containing not in excess of twenty-two percent (22%) of alcohol by weight and the privilege of selling to duly licensed wholesalers and soliciting orders for sale of intoxicating liquor containing not in excess of twenty-two percent of alcohol by weight, to, by or through a duly licensed wholesaler on the premises where sold. \$250.00
- I. ORIGINAL PACKAGE TASTING
 To conduct wine, malt beverage and distilled spirit tasting on the licensed premises upon receipt of a special permit. \$ 25.00

Applicant hereby agrees that if a license is granted upon this petition, that applicant or any officer, agent, employee, or servant of applicant will not violate any provision of said Ordinance No. 4121 or of any amendments hereafter made to said ordinance, or any law of the State of Missouri or other ordinance of the City of Maplewood while in and upon the premises of the applicant herein described or knowingly allow any other person so to do.

HENRY ARCINIEGA
 Printed Name of Applicant

[Handwritten Signature]
 Signature

11-7-2025
 Date

SECTION III - GENERAL INFORMATION

1. Do you own, or rent, the premises for which you seek a license? Rent

2. What interest, if any, does the landlord have, directly or indirectly, in the business in which you intend to engage, if the license is granted? Explain:
NO interest other than RENT

3. Have you ever been employed by any person, partnership, or corporation that has a license suspended or revoked by the Supervisor of Liquor Control of the State of Missouri? August
I was employed at Saha Bar & Grill from 2019 - 2025

If so, give details: The old owner sold to the new owner in 2024 and the new owners did not get their liquor license in time so they got it suspended for 5 weeks.

4. Has any license heretofore issued by the Supervisor of Liquor Control for the premises for which you seek a license ever been suspended or revoked by the Supervisor of Liquor Control?
NO

If so, give details: _____

5. Is there now employed, or do you expect to employ in the business to be licensed hereunder, any person who has been convicted of any crime?
NO

If so, give details: _____

6. Has there been issued to you within the past year a Retail Liquor Dealer's Federal Tax Stamp (RLD \$50.00) designating you or the premises for which you seek a license as a person or place for dealing in intoxicating liquor other than malt liquors?
NO

7. Has there been issued to any other person within the past year a Retail Liquor Dealer's Federal Tax Stamp (RLD \$50.00) describing the place for which you seek a license as a place for dealing in intoxicating liquor other than malt liquors?
NO

8. Have you or any member of your household or immediate family ever had any license issued by the Supervisor of Liquor Control for the State of Missouri or by the licensing authority of any other state or city, suspended or revoked?
NO

9. Is there now employed or do you expect to employ in the business to be licensed hereunder any person who has at any time had a license from the Supervisor of Liquor revoked or suspended?
NO

If so, give details: _____

10. Have you or any member of your household or immediate family ever made application for a license from the Supervisor of Liquor Control which was denied?

NO

If so, name the applicant, approximate date of denial, and details regarding same

11. Does your landlord now hold or has he ever held a license of any kind issued by the Supervisor of Liquor Control? I don't think so

12. Does the former owner of the business have any interest, either directly or indirectly in the business for which you seek a license? NO

If so, give details: _____

13. State names of any person, firm or corporation that has advanced or will advance any money to you to purchase or operate the business for which you seek a license

Angie & Steve Chute,

14. Have you any interest, directly or indirectly, in any brewery, winery, distillery, rectifying or blending plant, or wholesale liquor concentrate either as part owner, stockholder, agent or employee? NO

If so, give details: _____

15. State the name and address of any distiller, wholesaler, winemaker, brewer, or any other employee, officer or agent thereof who has or will have any financial interest, directly or indirectly, in the business for which you seek a license NONE

16. State the name of any distillery, wholesaler, winemaker, brewer, or any employee, officer or agent thereof who has loaned or who will, directly or indirectly, loan, give away, or furnish equipment, money, credit, or property of any kind to you, except ordinary commercial services, if any, as are permitted by the regulations of the Supervisor of Liquor Control:

NONE

17. State the name and residence of any person, firm or corporation, if any, who is interested or who will become interested, directly or indirectly, other than hereinabove set out, in the business for which you seek a license and the nature of such interest

HENRY & Nicole ARCINIEGA, Derek & Amy GAMLIN

18. What is the distance, in feet, measured in a straight line from the nearest point of above described premises to the nearest point of the premises of a school, church, or other building regularly used as a place of religious worship?

MRH Elementary 0.7 miles, Maplewood High School .03 miles

Kindred JCC Church 0.5 miles

The SALVATION ARMY St. Louis. 0.5 miles

- 19. Has any bonding company ever canceled any bond signed by it for you in connection with any license issued to you by the Supervisor of Liquor Control?
 _____ No _____
- 20. Has any bonding company ever refused to sign any such bond for you?
 _____ No _____
- 21. Is this application being made by you as a subterfuge to permit any person other than yourself to secure a license from the Supervisor of Liquor Control in your name for his benefit?
 _____ No _____

Henry [Signature]
 (Signature of Applicant)

STATE OF MISSOURI)
) SS
 COUNTY OF ST. LOUIS)

Don'te Elijah Williams of lawful age, being first duly sworn upon Oath, deposes and says that Henry has/have read this application and understands same and knows the contents thereof and the answers and statements contained therein and the same are true.

Subscribed and sworn to before me this 17th day of November 2025.

Don'te Elijah Williams
 Notary Public

This space reserved
 for photo on
 acceptance of
 application by City Clerk.

DONTE ELIJAH WILLIAMS
 Notary Public - Notary Seal
 STATE OF MISSOURI
 St. Louis City
 My Commission Expires: Aug. 24, 2029
 Commission # 25165893

RECORD OF ARREST


A. Have you ever been arrested or indicted for the violation of any Federal, State, or City Laws? NO

If so, give details: _____

B. Have you ever been convicted for the violation of any city ordinance, State or Federal Laws relating to liquor, gambling, immorality, peace disturbance? NO

If so, give details: _____

I, HENRY ARCINIEGA, hereby authorize the City of Maplewood Police Department to perform a police check on the information I have submitted. And I am willing to submit to fingerprinting and photographing, if requested.

Date: 11-17-25 Signature of Applicant: 

Results of Police Check:

Signature: Chief of Police

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: December 4, 2025
Re: **Resolution on Constitutional Rights and Community Trust**

Following Council’s discussion at the November 11, 2025, work session, the attached resolution on constitutional principles and community trust is enclosed for Council’s consideration and adoption.

The resolution affirms the City’s commitment to upholding constitutional protections for all Maplewood residents and clarifies that local law enforcement resources remain focused on local public safety priorities rather than federal immigration enforcement. It emphasizes that maintaining trust between police and all community members, regardless of immigration status, is essential to effective public safety.

RESOLUTION

R25-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, RECOGNIZING THE CONTRIBUTIONS OF ALL COMMUNITY MEMBERS AND AFFIRMING THE CITY'S COMMITMENT TO CONSTITUTIONAL PRINCIPLES AND COMMUNITY TRUST

WHEREAS, the City of Maplewood is a diverse and welcoming community that values the contributions of all residents; and

WHEREAS, the City Council recognizes that immigrant community members are an integral part of Maplewood's economic vitality, cultural richness, and social fabric, and should not be subject to intimidation or coercion; and

WHEREAS, the United States Constitution guarantees fundamental protections to all persons, including due process and protection against unreasonable searches and seizures; and

WHEREAS, effective local law enforcement and community policing depend upon trust between police officers and all community members; and

WHEREAS, the Maplewood Police Department's primary mission is to protect and serve our local community; and

WHEREAS, the City Council believes that all families should be treated with dignity and respect.

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

Section I. The City Council recognizes and celebrates the valuable contributions that all residents make to the City of Maplewood and affirms the City's commitment to welcoming and supporting all community members.

Section II. The City Council affirms that all persons are entitled to the protections guaranteed by the United States Constitution including due process and protection against unreasonable searches and seizures, and that no person should be subject to intimidation or coercion by local, state or federal government officials.

Section III. The City Council recognizes that trust between local law enforcement and all community members is essential to public safety and the well-being of our community, and therefore, the City Council is opposed to actions by local, state or federal government officials that jeopardize such trust.

Section IV. The City Council acknowledges that immigration policy is primarily a federal responsibility and encourages federal lawmakers to pursue comprehensive and humane immigration reform such that any federal enforcement tactics do not erode community trust in local police.

Section V. This Resolution shall take effect immediately upon its adoption.

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: December 4, 2025
Re: **Revised Flag Display Policy**

Following Council’s previous discussions regarding flag displays at City facilities, a resolution establishing a comprehensive flag display policy is enclosed for Council’s consideration and adoption.

The resolution establishes clear guidelines for which flags may be displayed at City Hall and other City-owned facilities, designating the United States flag, Missouri state flag, and City of Maplewood flag as the standard flags to be flown year-round. The policy also provides a framework for temporary display of commemorative flags on specific occasions as approved by Council resolution.

The policy balances the desire to recognize important causes and observances with the need for clear, consistent standards that avoid the appearance of governmental endorsement of particular viewpoints or organizations. It ensures that flag displays remain appropriate for a municipal government setting while providing flexibility for Council-approved commemorative displays.

Staff will introduce a proposed list of commemorative display flags for Council’s consideration in early 2026.

RESOLUTION

R25-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ADOPTING A FLAG DISPLAY POLICY GOVERNING THE DISPLAY OF PRIMARY AND COMMEMORATIVE FLAGS ON CITY-OWNED OR CITY-CONTROLLED PROPERTY

WHEREAS, the City of Maplewood seeks to ensure that flags displayed on City-owned or City-controlled property are managed in a consistent, respectful, and legally compliant manner; and

WHEREAS, the City desires to establish clear guidelines for the display of the United States flag, the State of Missouri flag, the City of Maplewood flag, and commemorative flags in accordance with the United States Flag Code, applicable state law, and the values of the Maplewood community; and

WHEREAS, the City Council finds it in the best interest of the City to formally adopt a Flag Display Policy to govern the procedures, protocols, and authorization requirements for raising, lowering, and displaying Primary and Commemorative Flags.

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

Section I. The City Council hereby adopts the City of Maplewood Flag Display Policy, attached hereto as Exhibit A and incorporated herein by reference, establishing guidelines for the display of Primary Flags and Commemorative Flags on City-owned or City-controlled property.

Section II. The City Manager is authorized and directed to implement and administer the Flag Display Policy, including communicating any lowering directives to all City facilities, ensuring compliance with applicable federal and state protocols, and coordinating placement and removal of authorized Commemorative Flags.

Section III. Any future authorization for the display of a Commemorative Flag shall require passage of a resolution by the City Council specifying the flag to be displayed, its location, duration, and any protocols to be observed, as set forth in the Flag Display Policy.

Section IV. This Resolution shall take effect immediately upon its adoption.

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Exhibit A

CITY OF MAPLEWOOD FLAG DISPLAY POLICY

Purpose

This policy establishes guidelines for the display of flags on property owned or controlled by the City of Maplewood, Missouri. The City seeks to ensure consistency and compliance with flag protocols while reserving discretion to recognize occasions of significance to the community.

Authority

The City will comply with the United States Flag Code and applicable Missouri statutes regarding the display of flags. Nothing herein is intended to conflict with Federal or State directives.

Definitions

Primary Flags means the United States of America flag, the State of Missouri flag and the City of Maplewood, Missouri flag.

Commemorative Flags means those flags not identified as a Primary Flag, including, but not limited to, flags of professional sports teams, and flags displayed in conjunction with official events or ceremonies as announced by resolution of the City Council.

Policy

1. Flag Display

The City's flagpoles are not intended to serve as a forum for free expression by the public. Commemorative Flags may be displayed by the City as an expression of the City's official sentiments.

Weather permitting, Primary Flags shall be displayed at City Hall and other designated City properties. Primary Flags shall be properly illuminated if displayed at night. Any worn or damaged flag shall be retired respectfully and replaced promptly.

Primary or Commemorative Flags may be lowered to half-staff:

- a. As directed by the President of the United States or the Governor of Missouri upon the death of principal figures of the United States Government, a present or former official of the government of the State of Missouri, a member of the Armed Forces who dies while serving on active duty, or a first responder who dies while serving in the line of duty, or to commemorate certain national emergencies or recognize days of remembrance. In the event that the Mayor determines that an order by the President of the United States or the Governor of Missouri to lower the Primary Flags to half-staff is not in line with the City's values, they may order that the Primary Flags not be flown at half-staff. In such an event, the Mayor shall notify the City Council of such order, and, if deemed necessary, the City Council

may override such order upon a majority vote at a properly noticed regular or special meeting of the City Council.

- b. As directed by City Council, upon the passage of a resolution, to reflect and honor:
 - i. The City's values and observances;
 - ii. Officially recognized commemorative days, weeks or months;
 - iii. Significant historical or cultural events relevant to the City.

When lowered, all flags flown shall be lowered.

The City Manager shall be responsible for communicating lowering directives to all City facilities displaying flags.

2. Authorization

The display of Commemorative Flags must be authorized by resolution of a majority vote of the City Council. The resolution shall include:

- a. The flag to be displayed;
- b. The location(s) of the display;
- c. The duration of the display; and
- d. Any other specific flag protocols to be observed.

The City Council may establish an annual calendar of Commemorative Flag displays.

3. Display Location and Priority

Flags will be flown at City properties, including City Hall, in the following order of precedence: the United States flag, the State of Missouri flag, and the City flag.

Commemorative Flags will be flown on the secondary flagpole located at City Hall. At no time will a Commemorative Flag be flown above a Primary Flag.

4. Annual Review

This flag policy, including the annual calendar of Commemorative Flags displays, shall be reviewed annually by the City Council to ensure that this policy and such displays reflect an equity-minded approach to recognize the values of the City and its citizens.

Adopted by the Maplewood City Council pursuant to Resolution 25-55 on December 9, 2025.

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: December 4, 2025
Re: **Authorization to Execute Construction Contract for Greenwood Boulevard Reconstruction/Deer Creek Greenway Extension Project (STP_CMAQ-9901(667))**

This memo requests authorization to execute a construction contract with Sweetens Concrete Services, LLC for the Greenwood Boulevard reconstruction and Deer Creek Greenway extension project in the amount of \$2,323,232.32.

Background

The Greenwood Boulevard/GRG project is a federally-funded initiative administered through MoDOT's Local Public Agency (LPA) program. The project includes complete roadway reconstruction, new sidewalks, bike/pedestrian facilities (greenway), signage, and utility improvements.

Bids were publicly opened on October 9, 2025, and Sweetens Concrete Services, LLC submitted the low bid of \$2,323,232.32. This represents significant savings compared to the pre-bid estimate of \$2,870,205.30. MoDOT has issued its concurrence in award letter, and the City has completed all pre-construction requirements including LPA training certification.

Funding Structure

The project is funded through a combination of federal programs, Great Rivers Greenway (GRG) reimbursement, and local match:

Federal Funding (80% reimbursement):

- Congestion Mitigation and Air Quality (CMAQ): Up to \$1,407,051.64 for greenway/bike-ped facilities
- Surface Transportation Block Grant (STBG): Up to \$1,400,000.00 for roadway reconstruction

Partner Contributions:

- Great Rivers Greenway: Estimated reimbursement of \$536,710.91 for greenway costs (based on pre-bid estimates; final amount to be adjusted based on actual costs)

Local Match:

- City of Maplewood: 20% match on eligible roadway costs

Based on the awarded construction bid of \$2,323,232.32 and additional project costs including preliminary engineering (\$183,689.78), right-of-way (\$40,000.00), and construction engineering (\$119,842.51), the total project cost is estimated at \$2,666,764.60. The lower-than-expected bid amount will result in reduced reimbursement amounts from all funding partners but will also reduce the City's required local match, generating overall project savings.

Engineering costs incurred by Oates Associates for project design and construction administration will be reimbursed at the 80% federal rate as part of the preliminary engineering and construction engineering cost categories.

Contract Requirements

Per MoDOT requirements, the construction contract must be executed in the exact form that was included in the bid documents. No modifications are permitted to the contract agreement.

Upon execution of the contract and submission of all required documents, MoDOT will issue a Notice to Proceed, allowing the pre-construction conference to be scheduled and work to begin. We anticipate hosting a public meeting about the project in early February, with construction beginning in March.

Sincerely,

Ashley Buechter, P.E.

Ashley Buechter, P.E.
Assistant State Design Engineer - LPA
(573) 526-6997

CONTRACT AGREEMENT

This agreement, made the ____ day of _____, 2025, and between

Party of the First Part, hereinafter called the "Contractor", and CITY OF MAPLEWOOD, MISSOURI, Party of the Second Part, hereinafter called the "Owner".

WITNESSETH: That the Owner and the Contractor for the consideration hereinafter named agree as follows:

ARTICLE 1 – SCOPE OF SERVICES

The Contractor shall furnish all of the labor, materials, machinery, and equipment and perform all of the work outlined in the specifications and plans entitled **GREENWOOD BOULEVARD RECONSTRUCTION PROJECT**, prepared by the City of Maplewood, 7601 Manchester Road, Maplewood, Missouri.

The Work to be done under this Contract consists of constructing and completing all work described in the proposal, attached.

ARTICLE 2 - TIME OF COMPLETION

The work to be performed under this Contract shall be diligently prosecuted at such rate and in such manner as, in the judgment of the engineer, it is necessary for the completion of the work within the time specified as follows in accordance with Sec 108:

Start Date: October 6, 2025

Completion Date: 540 Calendar Days from Notice to Proceed

It is mutually understood and agreed that time is the essence of this Agreement and in the event said work is not completed on or before the date named above for its completion, party of the first part, the Contractor, shall pay damages to the Owner, a sum equal to **ONE THOUSAND TWO HUNDRED TWENTY FIVE DOLLARS, (\$1,225.00)** per calendar day. Those damages shall be used to pay the expenses of the inspectors and the services of the Engineer and City for the extra time required for the completion of the work and for the delays or damages to the traveling public affected by the project. Extra time shall in all cases be construed as the time required for completion after the date herein named. Extensions of time granted by the party of the second part, the Owner, for completion of the Contract on account of fire, strikes, or acts of Providence shall not be construed as extra time. The amount of such expense and services shall be determined by the Engineer, shall be reported to him in writing to the Owner, and shall be withheld from any money due the Contractor and paid to the proper parties.

ARTICLE 3 - THE CONTRACT SUM

The Owner shall pay the Contractor for the performance of the Contract a sum not-to-exceed _____, (\$) for the performance of the Contract, subject to additions and deductions provided herein, in current funds at the prices named in the proposal attached to and a part of these documents and the contract.

ARTICLE 4 - PROGRESS PAYMENTS

The Owner shall make payments on account of the Contract as provided therein as follows:

At the end of each calendar month, and no later than the fifth day of the next month, the Contractor shall certify and submit to the Engineer, an estimate of the amount and fair value of the work done, as a basis for partial payments therefore. **Such applications shall be submitted on standard AIA Document G702, or by invoice on a form approved by the City.** When the satisfactory progress has been completed during the previous month exceeds \$1,000.00 in amount, the Engineer will issue a certificate that such work has been completed and the value thereof and the City will then issue a voucher to the Contractor in the amount of the value of the work completed as certified.

It is understood and agreed that no partial payment shall be made to the Contractor until the Contractor shall furnish to the Engineer either the original or a duly certified copy of his and each of his subcontractor's payrolls and satisfactory proof of payment of, or satisfactory release thereof of all bills for services, materials, tools, supplies, and subcontractors.

As a consideration for such payment, the City shall have the right to enter upon and put into proper service, any or all parts of the work which may be in condition for use. No claim or charge is to be made by the Contractor for such use, nor is such use to be construed as an acceptance by the City of any part of the work so used.

Formal retainage is no longer designated by MoDOT as a routine part of the contract however 34.057 RSMo does allow up to 10% of the contract price to be retained in order to ensure performance of the contract. Payment may be withheld on any particular work item that has not been completed in accordance with the contract. This can include work incidental to the work item, and required documentation directly related to the work.

It is to be recognized and accepted by all parties that "As Built" drawings if required by the contract are due prior to certification of substantial completion. No retainage will be paid prior to the submittal and approval of "As Built" drawings required by the contract documents.

ARTICLE 5 - ACCEPTANCE AND FINAL PAYMENT

Upon satisfactory completion of the work as determined by final inspection, and when the final estimate has been prepared the Contractor will submit to the City a final certificate stating that the work has been completed, under the terms and conditions of the contract, and the amount,

based on the final estimate, remaining due the Contractor and submitted to the City. The Engineer shall issue concurrence of final completion or notice to the contractor and written explanation of deficiencies within fourteen calendar days. Upon issuance of concurrence by the Engineer, the City will then accept the work as fully completed and will, not later than thirty (30) days after submittal of Final certificate pay the Contractor the entire sum so found due thereunder after deduction of all previous payments and all percentages and amounts to be kept and retained under provisions of this Contract; provided however, and it is understood and agreed, that as a precedent to receiving final payment, the Contractor shall submit to the City a sworn affidavit that all bills for labor, service, materials, and subcontractors have been paid and that there are no suits pending in connection with the work done or labor and materials furnished under the Contract. All prior certificates and estimates, being approximate only, are subject to correction in the final estimate and payment.

ARTICLE 6 – OWNERS RIGHT TO WITHHOLD PAYMENT

Nothing in this contract shall prevent the owner from withholding payment or final payment from the contractor, or a subcontractor or material supplier. Reasons for withholding payment or final payment shall include, but not be limited to, the following: liquidated damages; unsatisfactory job progress; defective construction work or material not remedied; disputed work; failure to comply with any material provision of the contract; third party claims filed or reasonable evidence that a claim will be filed; failure to make timely payments for labor, equipment or materials; damage to a contractor, subcontractor or material supplier; reasonable evidence that a subcontractor or material supplier cannot be fully compensated under its contract with the contractor for the unpaid balance of the contract sum; or citation by the enforcing authority for acts of the contractor or subcontractor which do not comply with any material provision of the contract and which result in a violation of any federal, state or local law, regulation or ordinance applicable to that project causing additional costs or damages to the owner.

ARTICLE 7 - THE CONTRACT DOCUMENTS

The information for and instruction to bidders, the proposal, the bond, the general conditions of the contract, the specifications, and the drawings, together with the agreement, form the contract and they are as fully a part of this contract as if thereto attached or repeated.

ARTICLE 8 – COVENANT AGAINST CONTINGENT FEES

CONTRACTOR warrants that he has not employed or retained any company or person, other than a bona fide employee working for CONTRACTOR, to solicit or secure this agreement, and that he has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gifts or any other consideration, contingent upon or resulting from the award or making of this contract except as expressly listed in the proposal. For breach or violation of this warranty, the CITY shall have the right to annul this agreement without liability, or in its discretion to deduct from the contract price or consideration or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift or

contingent fee for which the City may be liable, plus reasonable attorney's fee reimbursement for any legal fees incurred in connection therewith.

ARTICLE 9 – SUBLETTING, ASSIGNMENT OR TRANSFER

No portion of the work covered by this contract, except as provided herein, shall be sublet or transferred without the written consent of the CITY. The subletting of the work shall in no way relieve CONTRACTOR of his primary responsibility for the quality and performance of the work.

ARTICLE 10 – DECISIONS UNDER THIS CONTRACT

The CITY will reasonably determine the acceptability of work performed under this contract, and will reasonably decide all questions which may arise concerning the project. The CITY'S decisions shall be final and conclusive.

ARTICLE 11 – SUCCESSORS AND ASSIGNS

The CITY and CONTRACTOR agree that this contract and all contracts entered into under the provisions of this contract shall be binding upon the parties hereto and their successors and assigns.

ARTICLE 12 – COMPLIANCE WITH LAWS

CONTRACTOR shall comply with federal, state and local laws, ordinances and regulations applicable to the work, including Title VI of the Civil Rights Act of 1964 and shall procure all licenses and permits necessary for the fulfillment of obligations under this contract.

ARTICLE 13 – RESPONSIBILITY FOR CLAIMS AND LIABILITY

CONTRACTOR agrees to save harmless the CITY from all claims and liabilities due to its negligent acts or the negligent acts of its employees, agents or subcontractors.

ARTICLE 14 – NONDISCRIMINATION

CONTRACTOR , with regard to the work performed by it after award and prior to the completion of the contract work, will not discriminate on the grounds of race, color or national origin in the selection and retention of subcontractors. CONTRACTOR will comply with Title VI of the Civil Rights Act of 1964, as amended. In all solicitations, either by competitive bidding or negotiation made by CONTRACTOR for work to be performed under a subcontract, including procurement of material or equipment, each potential subcontract or supplier shall be notified by CONTRACTOR 'S obligations under this contract and the regulations relative to nondiscrimination on the grounds of color, race or national origin.

ARTICLE 15 – GENERAL CONSIDERATIONS

- A. The City of Maplewood expressly denies responsibility for or ownership of any item purchased until the same is delivered to and accepted by the City.
- B. Insurance: CONTRACTOR shall secure and maintain such insurance as will protect it from claims under the Worker’s Compensation Acts, and insurance from claims for bodily injury, death, or property damage which may arise from the performance of its services under this agreement. Such insurance shall include provision to indemnify, hold harmless and defend the CITY from and against any and all liability for loss, damage or expense which the CITY may suffer or for which the CITY may be held liable by reason of any injury (including death) or damage to property arising out of negligence on the part of CONTRACTOR or any of its representatives or employees in the execution of the work to be performed.

ARTICLE 16 – PREVAILING WAGES

Contractor shall ensure that all labor performed in construction shall be compensated at prevailing wage, in accordance with the **Missouri Division of Labor Standards Annual Wage Order No. 31, (or the most current version thereof)** applicable to St. Louis County or **Federal Wage Rates**, whichever is higher. The latest version of the state wage rates can be accessed at: <http://labor.mo.gov/DLS/PrevailingWage/AWO/> or see Appendix A – Wage Rates. Federal wage rates can be found at <http://www.wdol.gov/dba.aspx> or see Appendix A – Wage Rates. Certified Payroll Sheets complying with the current wage order shall be submitted with each request for payment.

In accordance with the Missouri Division of Labor Standards, all workers performing work under this contract must be paid not less than prevailing wage for work performed under this contract (see section 290.250, RSMo).

In accordance with the Missouri Division Labor of Standards, the contractor shall forfeit a penalty of \$100 per day to the City of Maplewood if a worker is paid less than the prevailing rate for any work done under the contract by the contractor or by any subcontractor (see section 290.250, RSMo).

ARTICLE 17 – CONTRACTOR’S LIABILITY INSURANCE

The successful bidder must provide three (3) properly executed certificates of insurance and three (3) copies of the performance and payment bonds filled out on the City's performance bond form, prior to the signing of the contract with the City.

Liability Insurance: The Contractor and any subcontractor shall indemnify and save harmless the City from all suits or action of every name and description brought against the City for or on account of any personal injuries, including accidental or resulting death, or property damages received or claimed to be received or sustained by any person or persons due to the construction of the work, or by or in consequence of any hazard, or of any negligence by the contractor or

sub-contractor, their agents or employees or assigns in safeguarding it, or due to any improper material used in the construction, or by or on account of any act or omission of the contractor or subcontractor, their employees, agents or assigns.

The Contractor shall carry adequate public liability and property damage insurance for the joint and several benefit of the contractor and the City with a company licensed to do business in the State of Missouri and satisfactory to the City and in the amounts not less than those specified below. The amounts of coverage required for public liability or property damage shall not be construed to limit the liability of the contractor in protecting the City from damage or injury claims. The City shall have the right to require the contractor to increase any or all such insurance policy limits while the contract work is in progress in the event the engineer determines that unusual or special risks revealed by the work so require and in such amounts as the engineer may determine to be adequate, and without thereby limiting the liability of the contractor in protecting the city from damage or injury claims.

As partial security for the defense of claims and the payments required under such indemnity, the contractor and any subcontractor shall furnish at their cost, an owner's protective insurance policy satisfactory to the city naming the City as insured for amounts not less than the contractor's public liability and property damage insurance covering the work.

The contractor shall comply fully with the requirements of the Workmens' Compensation Act of the State of Missouri and shall furnish evidence that the contractor is insured thereunder.

The coverage shall insure the City of its officers and employees while acting within the scope of their duties against all claims arising out of or in connection with the work to be performed.

The cost of the insurance shall be included in the prices bid for the various items of work and no additional payment will be made therefore.

The amounts of such insurance shall be not less than the following:

- a) Contractor's Bodily Injury Liability and Property Damage Liability Insurance:
 - 1) Injury or death of one person \$1,000,000
 - 2) Injury to more than one person in a single accident \$3,000,000
 - 3) Property damage \$1,000,000
- b) Automobile and Truck Public Liability, Bodily Injury, and Property Damage:
 - 1) Injury or death of one person \$1,000,000

2) Injury to more than one person in a single accident	\$3,000,000
3) Property damage	\$1,000,000

Endorsements of insurance sent to the City as evidence of insurance shall contain the following statements, and in their absence the certificates will not be satisfactory to the City.

1. The insurance evidenced by this certificate will not be cancelled or altered except after ten (10) days from receipt by the City of written notice thereof.
2. The insurance evidenced by this certificate expressly includes blanket underground coverage including, but not limited to, injury to or destruction of wires, conduits, pipes, mains, sewers, or other grading of land, paving, backfilling, excavating or drilling, or to injury to or destruction of property at any time resulting therefrom.
3. The insurance evidenced by this certificate expressly includes person injury or death, or injury to or destruction of any property arising out of blasting or explosion or the collapse of or structural injury to any building or structure due to grading of land, excavation, filling, backfilling, or tunneling.
4. A certificate of insurance must be filed with the City providing builder's risk insurance for the proposed project.
5. The City must be listed on all Certificates of Insurance as additional insured.
6. A statement of the insurance company's A.M. Best rating will be required. A rating of at least A-VI is required.

STP/CMAQ 9901 (667)

City of Maplewood, Missouri
7601 Manchester Road, Maplewood, MO 63143

REQUEST FOR BID

BID OF

Bidder Name Sweetens Concrete Services, LLC

Bidder Address 450 E 1st Street S, Wright City, MO 63390

FOR
CONSTRUCTING OR IMPROVING

GREENWOOD BOULEVARD RECONSTRUCTION

**CITY OF MAPLEWOOD, MISSOURI
ST. LOUIS COUNTY**

Greenwood Boulevard Reconstruction
STP/CMAQ 9901 (667)
Notice to Contractors

Notice is hereby given that the City of Maplewood will receive sealed proposals at City Hall, 7601 Manchester Road, Maplewood, Missouri until **10:00 AM local time, Wednesday, October 1, 2025** for the Greenwood Boulevard Reconstruction project. All bids will be publicly opened and read at 10:00 AM or soon thereafter on the same day, and the contract will be awarded to the lowest, responsive, responsible bidder, subject to confirmation by MoDOT and the City.

The Scope of Work shall include the reconstruction of Greenwood Boulevard, from Sussex Avenue to Canterbury Avenue, a distance of approximately 2,833 feet. The scope of the project includes new concrete pavement, new greenway pavement, new curb ramps, truncated domes, storm sewer and inlets, and striping.

The bid proposal shall be made on a form of proposal, provided in the specifications and delivered in a sealed envelope clearly marked on the outside to the City Administrations Office on or before the time specified above. No facsimiles will be accepted. The proposal shall be accompanied by a bid bond, certified check or cashier's check of a bank or trust company in St. Charles County, St. Louis County, or in the City of Saint Louis for an amount not less than five (5%) percent of the bid amount. The amount of the check shall be forfeited to the City if the bidder neglects or refuses to enter into a contract or to furnish bond after his proposal has been accepted.

Copies of plans and specifications can be seen or purchased for a Non-Refundable fee on-line at www.drexeltech.com in their eDistribution plan room, additional assistance is available at distribution@drexeltech.com. Information regarding this project can be found in the "Public Jobs" link on the website. Contractors desiring the Contract Documents for use in preparing bids may also obtain a set of such documents from Drexel Technologies; 10840 West 86th Street, Lenexa, KS 66214, telephone number is 913-371-4430. Bidding documents will be shipped only if the requesting party assumes responsibility for all related charges. Corporate, certified, or cashier's checks shall be made payable to Drexel Technologies, Inc.

The City reserves the right to require the successful bidder to file proof of his ability to properly finance and execute the project together with his record of successful completion of similar projects. Pursuant to MoDOT approval, the City reserves the right to reject any and all bids, offers, or proposals submitted, or to advertise for new bids. The City reserves the right to defer the acceptance of any proposal and the execution of a contract for a period not exceeding sixty (60) days after the date of opening of the bids. The successful bidder to whom the contract has been awarded shall sign the contract and performance bond and other required certificates in **triplicate** and return the signed documents within seven (7) days after the date of their receipt.

The successful bidder shall furnish a performance bond and payment bond for one hundred (100%) percent of the contract amount and shall file certificates with the City that he has obtained and will continue to carry workmen's compensation insurance, public and private liability, and property damage insurance, and builder's risk insurance in an adequate amount for the duration of the contract.

All labor used in the construction of this public improvement shall be paid a wage no less than the prevailing hourly rate of wages of work of a similar character in this locality as established by the Department of Labor and Industrial Relations (Federal Wage Rate), or state wage rate, whichever is higher.

The City of Maplewood hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, businesses owned and controlled by socially and economically disadvantaged individuals will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, religion, creed, sex, age, ancestry, or national origin in consideration for an award.

All bidders must be on MoDOT's Qualified Contractor List per Section 102.2 of the Missouri Standard Specifications for Highway Construction, 2011 Edition including all revisions. The contractor questionnaire must be on file 7 days prior to bid opening.

Contractors and sub-contractors who sign a contract to work on public works project must provide a 10-Hour OSHA construction safety program, or similar program approved by the Department of Labor and Industrial Relations, to be completed by their on-site employees within sixty (60) days of beginning work on the construction project.

The DBE Goal for this project is 7%.

No 2nd tier subcontracting will be allowed on this project.

Special Needs: If you have a special need addressed by the Americans with Disabilities Act, please notify the Department of Public Works at 636-695-4221 or the Missouri Relay System, TDD 1-800-735-2966, at least five working days prior to the bid opening.

BIDDER CHECKLIST
FINAL CHECKLIST BEFORE SUBMITTING BID

- 1. Submit completed Contractor Questionnaire and/or Contractor Prequalification Questionnaire with attachments not later than seven (7) days prior to the date and hour of the bid opening. See Secs 101-103 of the Standard Specifications, and Rule 7 CSR 10-15.900, "Prequalifications to Bid of Certain Contractors". Questionnaire and Contact information are provided on MoDOT's website. (if applicable – required on highway and bridge projects)
- 2. For submittal of paper bids, the complete set of bidding documents includes all information through the DBE forms (for DBE forms see #8). The Technical Specifications/Job Special Provisions are for the bidder's information only and is not to be returned with the bid.
- 3. If submitting the bid by mail, it is to be completed, executed, and submitted in a sealed envelope addressed to the City of Maplewood. **Provide the vendor name, vendor address, vendor number, county, route and federal project number on the outside of the envelope.**
- 4. Please read all items in the bidding document carefully. For paper bids, complete all items in ink or by typing in the information.
- 5. Sign this bidding document properly. If submitted in the name of a firm or corporation, the legal name of the firm or corporation should appear in the space designated, and be signed for by one or more persons legally qualified to execute papers in the name of said firm or corporation. Affix Corporate Seal if the Bidder is a Corporation.
- 6. For paper bids submit a bid bond executed by bidder and surety, or attach cashier's check to the bid bond form.
- 7. Submit the Bidder's List Quote Summary form with the bid.
- 8. Submit the DBE Submittal Forms within 3 business days of the Bid Opening. The DBE Identification Submittal Form (Page 2 of this document) must be submitted for each DBE to be utilized on the project. Any DBE's submitted as regular dealers/distributors must have an accompanying [DBE Regular Dealer/Distributor Affirmation Form](#).
- 9. For paper bids, staple addenda to the bid in the appropriate part of the bid. The letter accompanying the addenda should be stapled to the inside of the back cover of the bid and returned. The bidder should retain a duplicate copy.

Below is a list of common mistakes made by bidders leading to non-responsive bids. Please refer to the Standard Specifications for the appropriate procedures for completing and submitting a bid.

- a) Not signing the bid
- b) Not incorporating the addendum into the bidding documents, including attaching the letter to the bid
- c) Not providing a bid bond
- d) Using pencil to fill out the bid
- e) Using white out to make corrections to the itemized bid sheets
- f) Not initialing changes made

All questions concerning the bid document preparation can be directed to Anthony Traxler at 314-646-3635 or a-traxler@cityofmaplewood.com. Project specific questions can be directed to Mike Busch at 314-588-8381 or mike.busch@oatesassociates.com.

Special Needs: If you have special needs addressed by the Americans with Disabilities Act, please notify Anthony Traxler at 314-646-3635 or a-traxler@cityofmaplewood.com or through Missouri Relay System, TDD 1-800-735-2966, at least five (5) working days prior to the bid opening.

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Itemized Bid Sheets

Bid Bond

LPA Bidder's List Quote Summary Form ([Fig. 136.9.12](#))

Contract Agreement

Contract Bond

Contractor's Acknowledgement

DBE Identification Submittal ([Fig. 136.9.9](#)) <inserted by LPA>

DBE Provisions ([Fig. 136.9.8](#))

Job Special Provisions

Form FHWA 1273 ([Fig. 136.9.7](#))

Federal Aid Provisions

Applicable State Wage Rates

Applicable Federal Wage Rates

Applicable Environmental and Cultural Permits and Clearances

ADA Checklist ([Fig. 136.9.4](#))

NOTICE TO CONTRACTORS

Sealed bids, addressed to the City of Maplewood, 7601 Manchester Road, Maplewood, MO 63143 for the proposed work will be received by the City of Maplewood until 10:00 AM (prevailing local time) on Wednesday, October 1, 2025, at the office of the City of Maplewood, 7601 Manchester Road, Maplewood, MO 63143, and at that time will be publicly opened. Bids should be delivered to: 7601 Manchester Road, Maplewood, MO 63143.

- (1) **PROPOSED WORK:** The proposed work, hereinafter called the work, includes:

The Scope of Work shall include the reconstruction of Greenwood Boulevard, from Sussex Avenue to Canterbury Avenue, a distance of approximately 2,833 feet. The scope of the project includes new concrete pavement, new greenway pavement, new curb ramps, truncated domes, storm sewer and inlets, and striping.

(2) **COMPLIANCE WITH CONTRACT PROVISIONS:** The bidder, having examined and being familiar with the local conditions affecting the work, and with the contract, contract documents, including the current version of the Missouri Highways and Transportation Commission's "Missouri Standard Specifications for Highway Construction," and "Missouri Standard Plans for Highway Construction", their revisions, and the request for bid, including appendices, the special provisions and plans, hereby proposes to furnish all labor, materials, equipment, services, etc., required for the performance and completion of the work. All references are to the Missouri Standard Specifications for Highway Construction, as revised, unless otherwise noted.

The following documents are available on the Missouri Department of Transportation web page at www.modot.mo.gov under "Business with MoDOT" "Standards and Specifications". The effective version shall be determined by the letting date of the project.

General Provisions & Supplemental Specifications

Supplemental Revisions to Missouri Standard Plans
For Highway Construction

These supplemental bidding documents contain all current revisions to the bound printed versions and have important legal consequences. It shall be conclusively presumed that they are in the bidder's possession, and they have been reviewed and used by the bidder in the preparation of any bid submitted on this project.

St. Louis County Transportation Department's "Standard Specifications for Road and Bridge Construction" (October 1, 2024)
St. Louis County Transportation Department's Standard Drawings (June 1, 2024)
MSD STL Standard Construction Specifications (2023)
Manual on Uniform Traffic Control Devices for Streets and Highways (December 2023)
Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-way (July 26, 2011)

Please note that within the above-listed documents, the term "Commission" shall be replaced with the term, "City of Maplewood", and the term "Engineer" is a reference to the Engineer of Record from Oates Associates.

The contracting authority for this contract is the City of Maplewood, MO.

(3) **PERIOD OF PERFORMANCE:** If the bid is accepted, the bidder agrees that work shall be diligently prosecuted at such rate and in such manner as, in the judgment of the engineer, is necessary for the completion of the work within the time specified as follows in accordance with Sec 108:

Anticipated Start Date: November 3, 2025
Completion Date: 540 Calendar Days from Notice to Proceed

(4) **LIQUIDATED DAMAGES:** The bidder agrees that, should the bidder fail to complete the work in the time specified or such additional time as may be allowed by the engineer under the contract, the amount of liquidated damages to be recovered in accordance with Sec 108 shall be as follows:

Liquidated damages per day \$ 1,225

(5) **BID GUARANTY:** The bidder shall submit a Bid Guaranty. A sample project bid bond form is included in the bid book. The bidder shall mark the box below to identify the type of Bid Guaranty.

- Paper Bid Bond
 Cashier's Check

(6) **CERTIFICATIONS FOR FEDERAL JOBS:** By signing and submitting this bid, the bidder makes the certifications appearing in Sec. 102.18.1 (regarding affirmative action and equal opportunity), Sec. 102.18.2 (regarding disbarment, eligibility, indictments, convictions, or civil judgments), Sec. 102.18.3 (regarding anti-collusion), and Sec. 102.18.4 (regarding lobbying activities). Any necessary documentation is to accompany the bid submission, as required by these sections. As provided in Sec. 108.13, the contracting authority may terminate the contract for acts of misconduct, which includes but is not limited to fraud, dishonesty, and material misrepresentation or omission of fact within the bid submission.

(7) **ANTIDISCRIMINATION:** The Contracting Authority hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, businesses owned and controlled by socially and economically disadvantaged individuals will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, religion, creed, sex, age, ancestry, or national origin in consideration for an award.

(8) **FEDERAL AND STATE INSPECTION:** The Federal Government is participating in the cost of construction of this project. All applicable Federal laws, and the regulations made pursuant to such laws, shall be observed by the contractor, and the work will be subject to the inspection of the appropriate State or Federal Agency in the same manner as provided in Sec 105.10 of the Missouri Standard Specifications for Highway Construction with all revisions applicable to this bid and contract.

(9) **PREVAILING WAGE (FEDERAL AND STATE):** This contract requires payment of the prevailing hourly rate of wages for each craft or type of work required to execute the contract as determined by the Missouri Department of Labor and Industrial Relations, and requires adherence to a schedule of minimum wages as determined by the United States Department of Labor. For work performed anywhere on this project, the contractor and the contractor's subcontractors shall pay the higher of these two applicable wage rates. The applicable state wage rates for this contract are detailed in "Annual Wage Order No. 31", that is attached to this bidding document. The applicable federal wage rates for this contract are the effective Davis-Bacon federal wage rates posted the tenth day before the bid opening date and are attached herein.

These supplemental bidding documents have important legal consequences. It shall be conclusively presumed that they are in the bidder's possession, and they have been reviewed and used by the bidder in the preparation of any bid submitted on this project.

(10) **WORKER ELIGIBILITY REQUIREMENTS:** Execution of the construction contract for this project is dependent upon the awarded bidder providing an Affidavit of Compliance AND E-Verify Memorandum-of-Understanding (MOU) between the bidder and Department of Homeland Security to the Contracting Authority as required by section 285.530 RSMo. The cover page and signature page of the E-Verify MOU and the Affidavit must be submitted prior to award of this contract.

A sample Affidavit of Compliance can be found at the Missouri Attorney General's website at the following link:

http://ago.mo.gov/forms/Affidavit_of_Compliance.pdf

All bidders must also be enrolled in the E-Verify Program, and include their MOU prior to contract execution. Bidders who are not enrolled will need to go to the following website link and select "Enroll in the Program" to get started. After completing the program, they will receive their E-Verify MOU with Department of Homeland Security. This document will need to be printed out and kept on file so that a copy can be attached to the Affidavit of Compliance.

http://www.dhs.gov/files/programs/gc_1185221678150.shtm

This requirement also applies to subcontractors and contract labor, but this contract only requires submittal of the verification documents for the prime contractor. It is the prime contractor's responsibility to verify the worker eligibility of their subcontractors in order to protect their own company from liability as required by section 285.530 RSMo.

(11) **OSHA TEN HOUR TRAINING REQUIREMENTS:** Missouri Law, 292.675 RSMO, requires any awarded contractor and its subcontractor(s) to provide a ten-hour Occupational Safety and Health Administration (OSHA)

Construction Safety Program (or a similar program approved by the Missouri Department of Labor and Industrial Relations as a qualified substitute) for their on-site employees (laborers, workmen, drivers, equipment operators, and craftsmen) who have not previously completed such a program and are directly engaged in actual construction of the improvement (or working at a nearby or adjacent facility used for construction of the improvement). The awarded contractor and its subcontractor(s) shall require all such employees to complete this ten-hour program, pursuant to 292.675 RSMO, unless they hold documentation on their prior completion of said program. Penalties, for Non-Compliance include contractor forfeiture to the Contracting Authority in the amount of \$2,500, plus \$100 per contractor and subcontractor employee for each calendar day such employee is employed beyond the elapsed time period for required program completion under 292.675 RSMO.

(12) **BUY AMERICA REQUIREMENTS:** Construction contracts shall assure compliance with Section 165 of the Surface Transportation Assistance Act of 1982, Section 337 of the Surface Transportation and Uniform Relocation Assistance Act of 1987, 23 CFR 635.410, and the Bipartisan Infrastructure Law (2021) Build America, Buy America Act Publication L. No. 117-58 regarding Buy America provisions on the procurement of foreign products and materials. On all contracts involving Federal-aid, all products of iron, steel, or a coating of steel which are incorporated into the work must have been manufactured in the United States. Construction materials consisting primarily of non-ferrous metals, plastic and polymer-based products, glass, lumber, or drywall also require Buy America certification. Cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives are excluded from this requirement. In addition, manufactured products are currently exempted under the 1983 waiver from FHWA. The Contracting Authority may allow minimal amounts of these materials from foreign sources, provided the cost does not exceed 0.1 percent of the contract sum or \$2,500, whichever is greater. The Contractor certifies that these materials are of domestic origin. Additional information regarding the "Buy America" requirements can be found at:

<https://www.fhwa.dot.gov/construction/cqit/buyam.cfm>

(13) **ADDENDUM ACKNOWLEDGEMENT:** The undersigned states that the all addenda (if applicable) have been received, acknowledged and incorporated into their bid, prior to submittal. For paper bids, staple addenda to the bid in the appropriate part of the bid.

(14) **SIGNATURE AND IDENTITY OF BIDDER:** The undersigned states that the following provided information is correct and that (if not signing with the intention to bind themselves to become the responsible and sole bidder) they are the agent of, and they are signing and executing this, as the bid of

Sweetens Concrete Services, LLC, which is the correct LEGAL NAME as stated on the contractor questionnaire

a) The organization submitting this bid is a(n) (1) individual bidder, (2) partnership, (3) joint venturer (whether individuals or corporations, and whether doing business under a fictitious name), or (4) corporation. Indicate by marking the appropriate box below.

sole individual partnership joint venture
 corporation, incorporated under laws of state of _____.

b) If the bidder is doing business under a fictitious name, indicate below by filling in the fictitious name

Executed by bidder this 9th day of October 2025.


THE BIDDER CERTIFIES THAT THE BIDDER AND ITS OFFICIALS, AGENTS, AND EMPLOYEES HAVE NEITHER DIRECTLY NOR INDIRECTLY ENTERED INTO ANY AGREEMENT, PARTICIPATED IN ANY COLLUSION, OR OTHERWISE TAKEN ANY ACTION IN RESTRAINT OF FREE COMPETITIVE BIDDING IN CONNECTION WITH THIS BID, AND THAT THE BIDDER INTENDS TO PERFORM THE WORK WITH ITS OWN BONAFIDE EMPLOYEES AND SUBCONTRACTORS, AND DID NOT BID FOR THE BENEFIT OF ANOTHER CONTRACTOR.

THE BIDDER ACKNOWLEDGES THAT THIS IS AN UNSWORN DECLARATION, EXECUTED UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE UNITED STATES AND/OR FALSE DECLARATION UNDER THE LAWS OF MISSOURI, AND ANY OTHER APPLICABLE STATE OR FEDERAL LAWS. THE FAILURE TO PROVIDE THIS CERTIFICATION IN THIS BID MAY MAKE THIS BID NON-RESPONSIVE, AND CAUSE IT TO BE REJECTED.

THE BIDDER CERTIFIES THAT THE BIDDER'S COMPANY KNOWINGLY EMPLOYS ONLY INDIVIDUALS WHO ARE AUTHORIZED TO WORK IN THE UNITED STATES IN ACCORDANCE WITH APPLICABLE FEDERAL AND STATE LAWS

AND ALL PROVISIONS OF MISSOURI EXECUTIVE ORDER NO. 07-13 FOR CONTRACTS WITH THE CONTRACTING AUTHORITY.

Check this box ONLY if the bidder REFUSES to make any or all of these certifications. The bidder may provide an explanation for the refusal(s) with this submittal.



Signature of Bidder's Owner, Officer, Partner or Authorized Agent

Aaron Sweeten, Operations Manager

Please print or type name and title of person signing here

Attest:


Secretary of Corporation if Bidder is a Corporation

Affix Corporate Seal (If Bidder is a Corporation)

NOTE: If bidder is doing business under a fictitious name, the bid shall be executed in the legal name of the individual, partners, joint ventures, or corporation, and registration of fictitious name filed with the secretary of state, as required by sections 417.200 to 417.230 RSMo. If the bidder is a corporation not organized under the laws of Missouri, it shall procure a certificate of authority to do business in Missouri, as required by section 351.572 et seq RSMo. A certified copy of such registration of fictitious name or certificate of authority to do business in Missouri shall be filed with the Missouri Highways and Transportation Commission, as required by the standard specifications.

(15) **TRAINEES:** By submitting this bid, the bidder certifies that the bidder is familiar with the Training Provision in the Missouri Highways and Transportation Commission's "General Provisions and Supplement Specifications" which are available on the Missouri Department of Transportation web page at www.modot.mo.gov under "Business with MoDOT" "Standards and Specifications". The number of trainee hours provided under this contract will be ___ slots at 1000 hours per slot or ___ hours.

(16) **SUBCONTRACTOR DISCLOSURE:** Requirements contained within Sec 102.7.8 of the Missouri Standard Specification for Highway Construction shall be waived for this contract.

(17) **PROJECT AWARD:** This project will be awarded to the lowest, responsive, responsible bidder.

(18) **MATERIALS INSPECTIONS:** All technicians who perform, or are required by the FHWA to witness, such sampling and testing shall be deemed as qualified by virtue of successfully completing the requirements of EPG 106.18 Technician Certification Program, for that specific technical area.

(19) **PRIME CONTRACTOR REQUIREMENTS:** The limitation in Sec 108.1.1 of the Missouri Standard Specifications for Highway Construction that "the contractor's organization shall perform work amounting to not less than 40 percent of the total contract cost" is waived for this contract. Instead, the less restrictive terms of the Federal Highway Administration's rule at Title 23 Code of Federal Regulations (CFR) § 635.116(a) shall apply, so that the contractor must perform project work with its own organization equal to and not less than 30 percent of the total original contract price. All other provisions in Sec 108.1.1 et seq. of the Missouri Standard Specifications for Highway Construction shall remain in full force and effect, and shall continue to govern the contractor and its subcontractors, in accordance with the provisions of Title 23 CFR § 635.116.

(20) **SALES AND USE TAX EXEMPTION:** The City of Maplewood, a tax exempt entity, will furnish a Missouri Project Exemption Certificate as described in Section 144.062 RSMo to the awarded contractor who in turn may use the certificate to purchase materials for a specific project performed for the tax exempt entity. Only the materials and supplies incorporated or consumed during the construction of the project are exempt. The certificate will be issued to the contractor for a specific project for a defined period of time.

(21) **RETAINAGE:** In accordance with the Missouri Prompt Payment Act (34.057 RSMo), the City of Maplewood may withhold payment for any of the reasons outlined in RSMo 34.057, or as determined by the engineer.

ITEMIZED BID: The bidder should complete the following section in accordance with Sec 102.7. The bidder proposes to furnish all labor, materials, equipment, services, etc. required for the performance and completion of the work, as follows:

Schedule of Prices

Contractor's Name		RETURN WITH BID	
SWEETENS CONCRETE SERVICES			
Contractor's Address		City	State Zip Code
450 E 1ST STREET SOUTH		WRIGHT CITY	MO 63390
Local Public Agency		County	Section Number
City of Maplewood		St. Louis	
Route(s) (Street/Road Name)			
Greenwood Blvd			

Schedule for Single Bid

(For complete information covering these items, see plans and specifications)

Item Number	Items	Unit	Quantity	Unit Price	Total
ROADWAY ITEMS					
2022010	REMOVAL OF IMPROVEMENTS	LS	1		
2031000	CLASS A EXCAVATION	CUYD	5,487		
2036000	COMPACTING EMBANKMENT	CUYD	985		
2039901	UTILITY LOCATION VERIFICATION	LS	1		
3040504	TYPE 5 AGGREGATE FOR BASE (4 IN. THICK)	SQYD	12,489		
3101003	GRAVEL (A)	SQYD	185		
4011209	BITUMINOUS PAVEMENT MIXTURE PG64-22. (BP-1)	TONS	34.9		
4013000	BITUMINOUS PAVEMENT MIXTURE PG64-22 (BASE)	TONS	69.3		
4071005	TACK COAT	GAL	16		
5021107	CONCRETE PAVEMENT (7 IN. NON-REINF)	SQYD	10,329.9		
6039902	ADJUST WATER SERVICE METER AND VALVE BOX TO GRADE	EA	96		
6039922	ADJUST SEWER CLEANOUT TO GRADE	EA	7		
6049902{1}	ADJUSTING MANHOLE TO GRADE	EA	9		
6049902{2}	ADJUSTING BASIN OR INLET	EA	1		
6049902{3}	CONVERT CURB INLET TO MANHOLE AND ADJUST TO GRADE	EA	1		
6049902{4}	CONVERT CURB INLET TO GRATE INLET AND ADJUST TO GRADE	EA	1		
6085007	PAVED APPROACH, 7 IN.	SQYD	555.2		
6085008	PAVED APPROACH, 8 IN.	SQYD	776.3		
6089905{3}	PAVED APPROACH, 8 IN. (REINFORCED)	SQYD	165		
6091052	CURB AND GUTTER TYPE B (30" GUTTER PAN)	LF	5,549		
6169901	TEMPORARY TRAFFIC CONTROL	LS	1		
6181000	MOBILIZATION	LS	1		
6274000	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1		
7269903	12" REINFORCED CONCRETE PIPE CULVERT	LF	69		
7319902{1}	2-GRATE INLET, WITH SIDE INTAKE UNIT, TRAPPED	EA	12		
7319902{2}	SINGLE CURB INLET, TRAPPED	EA	1		
7319902{3}	SINGLE CURB INLET, UNTRAPPED	EA	1		

Attached

Schedule of Prices

Contractor's Name		RETURN WITH BID	
SWEETENS CONCRETE SERVICES			
Contractor's Address		City	State Zip Code
450 E 1ST STREET S		WRIGHT CITY	MO 63390
Local Public Agency		County	Section Number
City of Maplewood		St. Louis	
Route(s) (Street/Road Name)			
Greenwood Blvd			

Schedule for Single Bid

(For complete information covering these items, see plans and specifications)

Item Number	Items	Unit	Quantity	Unit Price	Total
8039904	TURF LAWN - FESCUE, HYDROSEEDDED WITH SOIL AMENDMENTS	SF	6,516		
8039907	SOIL AMENDMENTS - COMPOST @ 6" DEPTH	CY	121		
8061007A	CURB INLET CHECK	EA	23		
8061017	TEMPORARY SEEDING	ACRE	0.1		
8069902	GUTTER CHECK	EA	10		
8079901	PARCEL 1 TCE INSURANCE REQUIREMENTS	LS	1		
ROADWAY SUBTOTAL					
BIKE / PEDESTRIAN ITEMS					
3040504	TYPE 5 AGGREGATE FOR BASE (4 IN. THICK)	SQYD	4,432		
6079902{1}	TRASH RECEPTICAL	EA	2		
6079902{2}	DOG WASTE STATION	EA	2		
6086004	CONCRETE SIDEWALK, 4 IN.	SQYD	2,259.3		
6089902	CONCRETE CURB RAMP	EA	11		
6089905{1}	BRICK SIDEWALK PAVERS	SQYD	271		
6089905{2}	CONCRETE ACCESSIBLE RAMP, 6"	SQYD	16		
7032002	CLASS B CONCRETE (MISC)	CUYD	4.0		
7061000	REINFORCING STEEL	LB	190		
7209904	18" KNEE WALL	SQFT	54		
BIKE / PEDESTRIAN SUBTOTAL					
SIGNING / STRIPING / SIGNAL ITEMS					
6200015	PREFORMED THERMOPLASTIC PAVEMENT MARKING, 24 IN. WHITE	LF	639		
6200033	PREFORMED THERMOPLASTIC PAVEMENT MARKING, R/R CROSSING MARKER	EA	2		
6205303B	TEMPORARY REMOVABLE MARKING TAPE 4 IN., YELLOW	LF	674		
6205309	TEMPORARY REMOVABLE MARKING TAPE, 24 IN., WHITE	LF	79		
6206000D	4 IN. WHITE CLASS 1 PAVEMENT MARKING PAINT (18-MIL, TYPE P BEADS)	LF	381		
6206001D	4 IN. YELLOW CLASS 1 PAVEMENT MARKING PAINT (18-MIL, TYPE P BEADS)	LF	751		
6207001	PAVEMENT MARKING REMOVAL	LF	753		
9031250A	U-CHANNEL POST, 3 LB	LF	240		

Attached

Schedule of Prices

Contractor's Name		RETURN WITH BID	
SWEETENS CONCRETE SERVICES			
Contractor's Address		City	State Zip Code
450 E 1ST STREET SOUTH		WRIGHT CITY	MO 63390
Local Public Agency		County	Section Number
City of Maplewood		St. Louis	
Route(s) (Street/Road Name)			
Greenwood Blvd			

Schedule for Single Bid

(For complete information covering these items, see plans and specifications)

Item Number	Items	Unit	Quantity	Unit Price	Total
9039902{1}	RELOCATION OF EXISTING SIGNS	EA	16		
9039902{2}	TRAIL SIGNAGE, GX-9	EA	1		
9039902{3}	TRAIL SIGNAGE, GX-9 INSTALL	EA	1		
9039902{4}	TRAIL SIGNAGE, GX-9 BREAK-AWAY POST	EA	1		
9039902{5}	TRAIL SIGNAGE, GX-99	EA	3		
9039902{6}	TRAIL SIGNAGE, GX-99 INSTALL	EA	3		
9039902{7}	TRAIL SIGNAGE, GX-99 BREAK-AWAY POST	EA	1		
SIGNING / STRIPING / SIGNAL SUBTOTAL					
Bidder's Total Proposal					

Handwritten signature: H. Haskel

BID BOND ATTACHED

KNOW ALL PERSONS BY THESE PRESENTS, that we, _____
_____ hereinafter called
the Principal, as Principal, and the _____
_____ of _____
a corporation duly organized under the laws of the State of _____,
hereinafter called the Surety, as Surety, are held and firmly bound unto _____
_____ hereinafter called the Oblige, in the sum of _____
_____ dollars
(\$ _____), for the payment of which sum well and truly to be made, the said Principal
and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly
and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for _____

NOW, THEREFORE, if the Oblige shall accept the bid of the Principal and the Principal shall enter
into a Contract with the Oblige in accordance with the terms of such bid, and give such bond or bonds
as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful
performance of such Contract and for the prompt payment of labor and material furnished in the
prosecution thereof or in the event of the failure of the Principal to enter such contract and give such bond
or bonds, if the Principal shall pay to the Oblige the difference not to exceed the penalty thereof between
the amount specified in said bid and such larger amount for which the Oblige may in good faith contract
with another party to perform the work covered by said bid, then this obligation shall be null and void,
otherwise to remain in full force and effect.

SIGNED AND SEALED this _____ day of _____, A.D., 20____.

In the presence of:

PRINCIPAL (SEAL)

WITNESS

TITLE

SURETY (SEAL)

WITNESS


TITLE

Bidder's List Quote Summary

MoDOT and its subrecipients are recipients of federal funds and are required by 49 CFR 26.11, to provide data about its DBE program. The information listed below shall include the names of subcontractors, material suppliers, and service providers (e.g. hauling) and the corresponding NAICS codes for each firm, which may be obtained by using the search function at the following link: <https://www.census.gov/naics/>. Lastly, indicate if the firm's quote was used in the bid by Y or N. Additional sheets may be used. This information must be submitted with the bid.

<u>Subcontractors, Material Suppliers, and Service Providers (e.g. Hauling) Used & Quoted</u>	<u>NAICS Code(s)</u>	<u>Used (Y/N)</u>
APR	237310	Y
SITE SYSTEM LANDSCAPING	561730	Y
ECM	237310	Y
TRAMAR	237310	Y
COCHRAN	541330	Y
LANDESIGN	237310	N
FORD ASPHALT COMPANY	237310	N
MIDWEST CONSTRUCTION SERVICES	237310	N
MIDWEST TURF CONTRACTORS	237310	N
METRON SURVEYING	541330	N

Contractor Name: SWEETENS CONCRETE / CRISTIN BERENDZEN

Contractor Signature: 

Date: 10/09/2025

AFFIDAVIT of COMPLIANCE

Section 285.530.2

State of Missouri

County of Warren

Now this 9th day of October 2025, the undersigned, being first duly sworn, deposes and says:

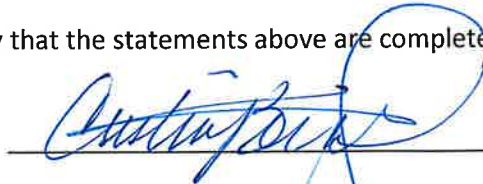
1. I am more than 18 years of age.
2. I make this affidavit from my personal knowledge of the facts stated herein or upon information and facts available to me as a duly authorized owner, partner, corporate, or LLC officer or Human Relations Director of **Sweetens Concrete Services, LLC**.
3. I am authorized to make this affidavit on behalf of **Sweetens Concrete Services, LLC**.
4. I state and affirm that **Sweetens Concrete Services, LLC** is enrolled and is currently participating in E-Verify, a federal work authorization program or another equivalent electronic verification of work authorization program operated by the United States Department of Homeland Security under the Immigration Reform and Control Act of 1986.
5. Further, **Sweetens Concrete Services, LLC** does not knowingly employ any person who is an unauthorized alien.
6. Further, **Sweetens Concrete Services, LLC** has performed an electronic verification check as described above on all workers hired since January 1, 2009 or obtained documents required for completion of a federal I-9 form before it began participating in E-Verify.
7. Attached to this affidavit is a true and accurate copy of the company's Memorandum of Understanding with the United States concerning the used of E-Verify.

I certify under penalty of perjury that the statements above are complete, true and accurate to the best of my knowledge and belief.



If business has a Human Relations Director or equivalent that person must sign as an affiant as well.

I certify under penalty of perjury that the statements above are complete, true and accurate to the best of my knowledge and belief.

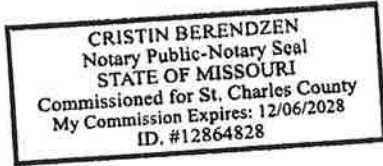



This form is promulgated pursuant to 15CSR 60-15-.020. Use of this form is not required but the Attorney General has deemed this affidavit sufficient in form to satisfy the requirements of section 285.540, RSMo., Supp. 2008.

FURTHER THE AFFIANT SAYETH NOT

On this 9th day of October, in the year 2025, before me, **Cristin Berendzen** a Notary Public in and for said State, personally appeared **Aaron Sweeten**, know to me to be the person who executed the with in affidavit, and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal in the county and State aforesaid, the day and year first above written.





Notary Public

My Commission Expires: 12/06/2028

AIA Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Sweetens Concrete Services, LLC
450 E 1st Street South
Wright City, MO 63390

SURETY:

(Name, legal status and principal place of business)

Merchants National Bonding, Inc.
PO Box 14498
Des Moines, IA 50306

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:

(Name, legal status and address)

City of Maplewood
7601 Manchester Rd.
Maplewood, MO 63143

BOND AMOUNT: Five Percent of Amount Bid (5%)

PROJECT:

(Name, location or address, and Project number, if any)

Greenwood Blvd Reconstruction

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 9th day of October, 2025


(Witness)


(Witness) Misty Leonard

Sweetens Concrete Services, LLC

(Principal)


(Title)

Merchants National Bonding, Inc.

(Surety)


(Title) Allison Madrid, Attorney-in-Fact



Init.

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Allison Madrid; Crystal York; Louis A Landwehr; Misty Leonard; Shannon Burgess

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

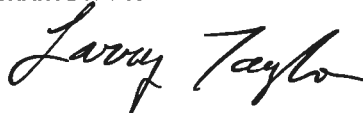
In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 11th day of February, 2025.

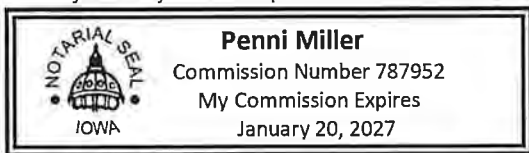



MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By 
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 11th day of February, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.




Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 9th day of October, 2025.



September 15, 2025

Re: Addendum No. 1
STP / CMAQ-9901 (667)
Greenwood Boulevard Reconstruction

To Whom it May Concern:

The following is revised:

Plans:

1. Added Construction plan set to bidding documents

This information is posted at

<https://projectbids.drexeltch.com/projects/130/details/greenwood-boulevard-reconstruction-maplewood-mo> for you to preview or download.

Please take this change into account when preparing your bid for this project. We are sorry for any inconvenience this may cause.

Sincerely,

OATES ASSOCIATES, INC. (on behalf of the City of Maplewood)



Michael Busch, PE, PTOE
Principal





Collinsville
100 Lanter Ct, Ste 1
Collinsville, IL 62234
618.345.2200

St. Louis
720 Olive St, Ste 700
St. Louis, MO 63101
314.588.8381

Belleville
1 S Church St, Ste 200
Belleville, IL 62220
618.416.4688

St. Charles
820 S Main St, Ste 309
St. Charles, MO 63301
636.493.6277

September 18, 2025

Re: Addendum No. 2
STP / CMAQ-9901 (667)
Greenwood Boulevard Reconstruction

To Whom it May Concern:

The following is revised:

Letting Date:

1. Letting date is moved to Thursday, October 9, at 10:00A

This information is posted at

<https://projectbids.drexeltech.com/projects/130/details/greenwood-boulevard-reconstruction-maplewood-mo> for you to preview or download.

Please take this change into account when preparing your bid for this project. We are sorry for any inconvenience this may cause.

Sincerely,

OATES ASSOCIATES, INC. (on behalf of the City of Maplewood)

Michael Busch, PE, PTOE
Principal

SUMMARY OF ESTIMATED COST

Job No. Assumed/Locally Administered
Consultant: Contractor: Sweetens Concrete Services
NBI Number: Program Type: Surface Transportation Program - GT 200K
DBE Number: 0 Std Place Code:
MPO: EWG PER Agreement: STBG - 80% NTE \$1,400,000; CMAQ - 80% NTE \$1,407,052

FEDERAL I.D. NO.: STP 9901667

Date Submitted: 10/29/2025
 PE Auth: 12/09/2022
 Const. Auth: 08/14/2025
 Other Auth.:
 106/4fi: 01/10/2024

TIP No: 7191-23

Date Approved: 11/06/2025
 ROW Auth: 08/07/2024
 Bid Award: 11/06/2025
 NEPA: 03/20/2024
 ROW Clearance: 05/23/2025
 End Date: 07/31/2029

Oblig Reason: BID AWARD 10/28/25; 80% NTE \$2,807,052 (STP - 80% NTE \$1,400,000; CMAQ - 80% NTE \$1,407,052) County: ST. LOUIS

Project Description: CITY OF MAPLEWOOD, ST LOUIS CO; ROADWAY RECONSTRUCTION/SIDEWALKS - GREENWOOD BLVD - SUSSEX AVE TO CANTERBURY AVE

Proposed Work	EDS	Total Cost	Imp. Type	Z400(80%)		Z400-AC		Y400(80%)		Y400-AC		Q400(80%)		Q400-AC		Z40E(80%)		Z40E-AC		Y230(80%)		Y230-AC		LOCAL FUNDS
PE	Y	183,689.78	15	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	144,000.00 (78.39%))	0.00 (78.39%))	39,689.78	
RW	Y	40,000.00	16	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	32,000.00 (80.00%))	0.00 (80.00%))	8,000.00	
ROADWAY (STBG)	Y	658,046.07	04	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	526,436.86 (80.00%))	0.00 (80.00%))	131,609.21	
ROADWAY (CMAQ)	Y	227,471.15	04	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	181,976.92 (80.00%))	0.00 (80.00%))	0.00 (80.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	45,494.23	
ROADWAY (STBG & CMAQ)	Y	1,065,346.35	04	0.00 (0.00%))	0.00 (0.00%))	500,876.60 (80.00%))	0.00 (80.00%))	0.00 (80.00%))	92,477.39 (80.00%))	0.00 (80.00%))	0.00 (80.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	258,922.49 (80.00%))	0.00 (80.00%))	213,069.87	
SIGNING ITEMS (STBG)	Y	28,302.80	21	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	22,642.24 (80.00%))	0.00 (80.00%))	5,660.56	
SIGNING ITEMS (CMAQ)	Y	28,020.40	21	22,416.32 (80.00%))	0.00 (80.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	5,604.08	
SIGNING ITEMS (STBG & CMAQ)	Y	6,308.40	21	1,638.10 (80.00%))	0.00 (80.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	3,408.62 (80.00%))	0.00 (80.00%))	1,261.68	
BIKE/PED FACILITIES (CMAQ)	Y	309,737.14	28	114,840.02 (80.00%))	0.00 (80.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	132,949.69 (80.00%))	0.00 (80.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	61,947.43	
CE (STBG)	Y	119,842.51	17	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	0.00 (0.00%))	95,874.01 (80.00%))	0.00 (80.00%))	23,968.50	

TOTAL FOR AGREEMENT **2,666,764.60** **138,894.44** **0.00** **500,876.60** **0.00** **274,454.31** **0.00** **132,949.69** **0.00** **1,083,284.22** **0.00** **536,305.34**

TOTAL FEDERAL:
2,130,459.26

ADVANCED CONSTRUCTION:
0.00

Some cost summaries contain construction estimates. Per EPG 139.1.3, all construction estimates MUST remain confidential. For LPA projects, cost summaries should only be shared with the entity that requested the obligation of funds. For STIP projects, cost summaries should only be shared with approved internal MoDOT personnel.

RESOLUTION

R25-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH SWEETENS CONCRETE SERVICES, LLC, FOR THE GREENWOOD BOULEVARD RECONSTRUCTION AND DEER CREEK GREENWAY EXTENSION PROJECT

WHEREAS, the City received federal funding authorization from the Missouri Department of Transportation (MoDOT) for the reconstruction of Greenwood Boulevard from Sussex Avenue to Canterbury Avenue and the extension of the Deer Creek Greenway from the west side of the S. Big Bend Boulevard and Oxford Boulevard intersection to Maplewood city limits on Canterbury Avenue under MoDOT Job Number STP_CMAQ-9901(667); and

WHEREAS, the project is funded through the Surface Transportation Block Grant (STBG) and Congestion Mitigation and Air Quality (CMAQ) programs at 80% federal reimbursement, with additional reimbursement from Great Rivers Greenway for greenway costs; and

WHEREAS, Sweetens Concrete Services, LLC submitted the lowest responsible bid in the amount of \$2,323,232.32; and

WHEREAS, MoDOT has issued its concurrence in award letter dated October 28, 2025.

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

Section I. The City Manager is hereby authorized to execute a construction contract with Sweetens Concrete Services, LLC in the amount of \$2,323,232.32 for the Greenwood Boulevard reconstruction and Deer Creek Greenway extension project.

Section II. The City Manager is further authorized to execute all documents required by MoDOT for the project, including bonds, insurance certificates, affidavits, change orders, and payment requests.

Section III. This Resolution shall take effect immediately upon its adoption.

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Alexis Miller, Finance Director
Date: December 4, 2025
Re: **Authorization to Execute Lease/Purchase Agreement for Fire Department Heavy Rescue Apparatus**

Council is asked to authorize the City Manager to execute a State and Municipal Lease/Purchase Agreement with Clayton Holdings, LLC for the acquisition of one new Rosenbauer Rescue Fire Apparatus and to establish an acquisition fund escrow account with UMB Bank, N.A.

Background

Council approved the purchase of a new Heavy Rescue 3116 apparatus as part of the FY 2025-2026 capital budget. The Fire Department's current heavy rescue truck will be sold, with proceeds offsetting a portion of the acquisition cost.

Lease Terms

The lease/purchase agreement provides for tax-exempt financing over a seven-year term with the following structure:

- Equipment Cost: \$939,635.00
- Total Lease Payments: \$1,058,904.35
- Annual Payment: \$151,272.05
- Payment Term: Seven annual payments beginning December 12, 2025
- Total Interest: \$119,269.35

The lease qualifies as a tax-exempt obligation under Section 103 of the Internal Revenue Code. The first payment of \$151,272.05 is due upon execution and serves as the initial capital reduction. Subsequent annual payments will be due each December 12 through 2031.

Escrow Account

Clayton Holdings, LLC will deposit the equipment cost of \$939,635.00 into an acquisition fund escrow account managed by UMB Bank, N.A. Funds will be disbursed from the escrow account directly to Rosenbauer upon delivery and acceptance of the apparatus. A one-time escrow setup fee of \$250.00 is required.

Budget Impact

The FY 2025-2026 capital budget appropriated \$160,500.00 for the first payment of this acquisition. The annual lease payment of \$151,272.05 is consistent with the current lease structure being replaced and will be incorporated into future operating budgets. The difference between the budgeted amount and actual equipment cost, combined with proceeds from the sale of the existing apparatus, will result in savings to the capital program.



November 28, 2025

Alexis Miller, Director of Finance
City of Maplewood, MO
7601 Manchester Road
Maplewood, Missouri 63143

Re: Financing for One (1) New Rosenbauer Rescue Fire Apparatus.

Dear Alexis Miller:

Please find the enclosed documentation for your review and completion. An instruction sheet has been included as a guide to assist you with the process. Once you have completed and returned the required documentation to Clayton Holdings, LLC the transaction can be funded. The documentation has been filled out according to the terms and amount shown on the formal proposal. If you have questions or comments, please call.

Clayton Holdings, LLC is listed as Lessor in this State and Municipal Lease/Purchase Agreement. **For your convenience, we have listed the documentation that we require before closing:**

- The **Lease WITH ALL SCHEDULES EXECUTED CORRECTLY***
- 8038-G IRS Form to be forwarded to the IRS per the instruction letter***
- The **Escrow Agreement***
- Escrow Account Set-up Fee of **\$250.00** made payable to **UMB Bank, N.A.***
- Initial Payment of **\$151,272.05** payable to Clayton Holdings, LLC*

If you have any questions regarding the above documentation, please feel free to contact me.

Sincerely,

Izella Lampasi
Municipal Documentation Administrator
Izella.Lampasi@commercebank.com
314-746-3876

Documentation Instructions

Please complete using **BLUE INK** and return all original documents via **FedEx or Certified Mail** to:
Commerce Bank c/o Izella Lampasi
8000 Forsyth Blvd., Suite 1210, St. Louis, MO 63105
Call 314-746-3876 with any questions during completion

State and Municipal Lease/ Purchase Agreement

- An individual that is authorized by the Lessee should sign and date in the space where indicated.
- The signed lease should be dated by Lessee with a date that is on or after meeting date of approved ordinance/resolution.
- Review and verify the EIN number.

Schedule A – Description of the Equipment

- Add VINs and/or SNs, if applicable.
- Authorized individual should review location and description of equipment and sign and date the form where indicated.

Schedule C – Amortization/Payment Schedule

- Authorized individual should sign and date the form where indicated.

Schedule D – Opinion of Counsel

- The attached is a "Draft" form of the Opinion. This should be provided to your counsel along with a copy of the lease.
- Your Counsel should provide an original of this Opinion on their letterhead, signed and dated.
- The Date of the Opinion should be on or after the date the lease is signed by the Lessee.
- The subject line date reference should be the same date the lease was entered into as stated on page one of the Lease/Purchase Agreement.

Schedule E-1 - Resolution

- The Resolution should be signed by the authorized signatory.
- Secretary or Clerk of the Board should attest and sign where indicated.

Schedule E-2 – Incumbency and Authorization Certificate

- The Secretary or Clerk of the Board should complete the blank lines in the first paragraph and attest at the bottom of the form.
- In **Section A**, review and confirm authorized signers. This should include any persons who will be signing forms, including payment request forms for the Escrow account.
- Authorized signers should sign in the signatory column in **Section A**.
- In **Section B**, list all individuals authorized to confirm disbursement information. Include name, title, phone number and alternative phone number.
- Signer of this Certificate cannot be listed under **Section A** as authorized to execute the Agreements.

Schedule F – Essential Use/Source of Funds Letter

- Complete all blank lines in entirety.
- Authorized individual should sign and date the form where indicated.

Schedule G – Proof of Insurance

- Complete all blank lines of the insurance agent information.
- Authorized individual should sign and date the form where indicated.
- Contact your insurance provider for a certificate of insurance in accordance with Section of the Lease and naming *Clayton Holdings, LLC* as both co-loss payee and additional insured under the property damage, and as additional insured under the general liability policy
- Upon acceptance of the Equipment and upon each insurance renewal date, Lessee will deliver to Lessor a certificate evidencing such insurance.

Schedule H – Authorization for Preauthorized Payments (if utilizing this free service)

- Complete all blanks on the form.
- Include a voided check or deposit slip.
- Authorized individual should sign and date the form where indicated.

Schedule I – Disbursement Authorization

- Authorized individual should sign and date the form where indicated.

8038-G IRS Form and Questionnaire

- Verify Lessee's Federal Identification number in Part 1, box 2 of the 8038G form.
- Sign, date and type the name of the individual signing this document, unless already completed.
- Verify information on Questionnaire, review instructions, and sign and date where indicated.

Escrow Agreement

- Authorized individual should sign where indicated.

Escrow Agreement – Exhibit B – Form of Payment Request and Acceptance Certificate

- Exhibit B** should be kept. Authorized individual should complete blank lines, sign, date and submit this form *when requesting disbursements* from the Escrow account.

Escrow Agreement – Exhibit C – Final Acceptance Certificate

- Exhibit C** should be *kept*. Authorized individual should date, sign where indicated and submit this form *with the final disbursement request* of the remaining funds from the Escrow account.

W-9 Taxpayer Identification

- Verify Lessee information and Taxpayer ID number, and sign and date the form where indicated.



CLAYTON HOLDINGS, LLC

STATE & MUNICIPAL LEASE/PURCHASE AGREEMENT

Lease Number: 5000374-001

This State and Municipal Lease/Purchase Agreement (the "Lease") is made and entered into on this, the Twenty-Eighth day of November, 2025 by and between Clayton Holdings, LLC with offices at 8000 Forsyth Boulevard, Suite 1210, St. Louis, Missouri 63105 (together with its successors and assigns, herein called the "Lessor"), and City of Maplewood, MO with its principal address at 7601 Manchester Road, Maplewood, Missouri 63143 (together with its permitted successors and assigns, herein called the "Lessee"), wherein it is agreed as follows:

- 1. LEASE OF EQUIPMENT:** Lessee hereby requests Lessor to acquire the equipment described in Schedule A attached hereto and made a part hereof. Subject to the terms and conditions hereof, Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor the equipment described in Schedule A, with all replacements, repairs, additions and accessories incorporated therein or affixed thereto (herein collectively called the "Equipment").
- 2. DELIVERY AND ACCEPTANCE:** Lessee agrees to order the Equipment on behalf of Lessor from the supplier of such Equipment. Lessor will not be liable for specific performance of this Lease or for damages if for any reason the supplier delays or fails to fill the order. Lessee will cause the Equipment to be delivered at the location specified in Schedule A (the "Equipment Location"). Lessee is solely responsible for the selection of the Equipment and the vendor from which the Equipment is purchased. Lessee will pay all transportation and other costs, if any, incurred in connection with the delivery and installation of the Equipment. Any delay in such delivery will not affect the validity of this Lease. To the extent funds are deposited with a bank or trust company in an escrow fund for the acquisition of the Equipment, such funds shall be disbursed as provided in the agreement pursuant to which such fund is established (the "Escrow Agreement"). Lessee will immediately accept the Equipment as soon as it has been delivered and is operational, or as soon as any manufacturer or vendor pre-acceptance test period has expired. In the event the Equipment is not accepted by Lessee within thirty (30) days from the date of its delivery, Lessor, at Lessor's sole option, will have the right to terminate this Lease. Lessee will evidence its acceptance of the Equipment by executing and delivering to Lessor a delivery and acceptance certificate in the form of Exhibit B or C, as applicable, to the Escrow Agreement (the "Acceptance Certificate"). Lessee hereby authorizes the Lessor to add to this Lease and to any other description of the Equipment the serial number of each item of Equipment, when available.
- 3. TERM:** This Lease will become effective upon the execution hereof by Lessee and Lessor. Lessee's obligation to pay rent under this Lease will commence on the date that funds are advanced by Lessor to pay the vendor of the Equipment or are deposited with a bank or trust company in an escrow fund pursuant to the Escrow Agreement, if any (the "Start Date"), and will extend for an initial term through the end of Lessee's fiscal year containing the Start Date. The term of this Lease is subject to renewal on a year-to-year basis for the number of annual fiscal periods necessary to comprise the lease term as set forth in Schedule C attached hereto and made a part hereof (the "Lease Term"). At the end of the initial term and any renewal term, Lessee will be deemed to have exercised its option to renew this Lease for the next annual renewal term, unless Lessee has exercised its right to terminate the Lease pursuant to Section 8 below.
- 4. RENT:** Lessee agrees to pay Lessor the rental payments for the Equipment as set forth in Schedule C (the "Rental Payments"). A portion of each Rental Payment is paid as and represents the payment of interest as set forth in Schedule C. The Rental Payments will be payable without notice or demand, at the office of Lessor (or such other place as Lessor may designate in writing, from time to time) and will commence on the Start Date. For clarity, Lessee hereby authorizes Lessor to update Schedule C with the Start Date and actual due dates for Rental Payments based upon the frequency of payments stated on Schedule C. Any notice, invoicing, purchase orders, quotations or other forms or procedures requested by Lessee in connection with payment will be fully explained and provided to Lessor sufficiently in advance of the payment due date for the completion thereof by Lessor prior to such payment date, but none of the foregoing will be a condition to Lessee's obligation to make any such payment. If Lessee fails to pay any Rental Payment or any other sums under this Lease within ten (10) days when the same becomes due, Lessee shall pay to Lessor (in addition to and not in lieu of other rights of Lessor) a late charge equal to the greater of five (5%) percent of such delinquent amount or Twenty-Five Dollars (\$25.00), but in any event not more than the maximum amount permitted by law. Such late charge shall be payable by Lessee upon demand by Lessor and shall be deemed rent hereunder. Lessee acknowledges and agrees that the late charge (i) does not constitute interest, (ii) is an estimate of the costs Lessor will incur as a result of the late payment and (iii) is reasonable in amount. Lessor and Lessee understand and intend that the obligation of Lessee to pay Rental Payments hereunder will constitute a current expense of Lessee and will not in any way be construed to be a debt of Lessee in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by Lessee. EXCEPT AS SPECIFICALLY PROVIDED IN SECTION 8 HEREOF, LESSEE'S OBLIGATION TO MAKE RENTAL PAYMENTS SHALL BE ABSOLUTE AND UNCONDITIONAL IN ALL EVENTS AND WILL NOT BE SUBJECT TO ANY SETOFF, DEFENSE, COUNTERCLAIM, ABATEMENT OR RECOUPMENT FOR ANY REASON WHATSOEVER.

Notwithstanding the foregoing, the interest portion of the Rental Payments on Schedule C will be adjusted, and Lessor will provide Lessee a revised Schedule C reflecting such adjustment in the event that it is determined that any of the interest portions of Rental Payments set forth in Schedule C may not be excluded from Lessor's gross income under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"). Lessee agrees that the interest portion of the Rental Payments on Schedule C will be adjusted commencing with the first day of the next succeeding fiscal year of the Lessee, but only if this Lease is renewed for such fiscal year, and thereafter, so that Lessor will be in the same after-tax position that it would have been in had such payment been excluded from the gross income of Lessor under Section 103 of the Code.

- 5. AUTHORITY AND AUTHORIZATION:** Lessee represents, warrants and covenants that (a) it will do or cause to be done all things necessary to preserve and keep in full force and effect (i) its existence, and (ii) subject to Section 8 hereof, this Lease; (b) it has complied with all bidding and budgeting requirements where necessary and by due notification has presented this Lease to Lessee's governing body for approval and adoption as a valid obligation on its part and that all requirements have been met and procedures have been followed to ensure the enforceability of this

Lease; (c) it has sufficient appropriations or other funds available to pay all amounts due hereunder for the current fiscal year period; (d) no event has occurred and no condition exists which, upon the execution of this Lease or with notice or the passage of time or both, would constitute a default under any debt, revenue or purchase obligation which it has issued or to which it is a party (the "Obligation") nor has it been in default under any Obligation at any time during the past five (5) years, and (e) no lease, rental agreement or contract for purchase, to which Lessee has been a party, at any time during the past five (5) years, has been terminated by Lessee as a result of insufficient funds being appropriated in any fiscal period.

- 6. REPRESENTATIONS, COVENANTS AND WARRANTIES REGARDING TAX-EXEMPT STATUS:** Lessee warrants and covenants that (i) it is a state, or a political subdivision thereof, within the meaning of Section 103 of the Code, and the related regulations and rulings thereunder; (ii) subject to Section 8 hereof, Lessee intends that its obligation under this Lease will constitute an enforceable obligation issued by or on behalf of a state, or political subdivision thereof, such that the interest portions of Rental Payments as shown in Schedule C, will not be includable in the gross income of Lessor for the purposes of federal income taxation; (iii) this Lease represents a valid deferred payment obligation of Lessee for the amount herein set forth; (iv) Lessee has the legal capacity to enter into this Lease and is not in contravention of any state, county, district, city or town statute, rule, regulation or other governmental provision; (v) during the Lease Term, the Equipment will not be used in a trade or business of any other person or entity; (vi) Lessee will complete and file on a timely basis, Internal Revenue Service form 8038G or 8038GC, as appropriate, in the manner set forth in Section 149(e) of the Code; and (vii) Lessee will not take any action or permit the omission of any action reasonably within its control which action or omission will cause the interest portion of any Rental Payment hereunder to be includable in gross income for federal income taxation purposes.

Lessee hereby designates the Lease as a "qualified tax-exempt obligation" as defined in Section 265(b)(3)(B) of the Code. The aggregate face amount of all tax-exempt obligations (including the Lease, but excluding private activity bonds other than qualified 501(c)(3) bonds) issued or to be issued by Lessee and all subordinate entities thereof during the calendar year in which the Start Date occurs is not reasonably expected to exceed \$10,000,000. Lessee and all subordinate entities thereof will not issue in excess of \$10,000,000 of tax-exempt obligations (including the Lease, but excluding private activity bonds other than qualified 501(c)(3) bonds) during the calendar year in which the Start Date occurs, without first providing Lessor with an opinion of nationally recognized counsel in the area of tax-exempt municipal obligations acceptable to Lessor, that the designation of the Lease as a "qualified tax-exempt obligation" will not be adversely affected.

Lessee further represents as follows:

- (a) The estimated total costs of the Equipment will not be less than the total principal amount of the Rental Payments.
 - (b) The Equipment has been ordered or is expected to be ordered within six months of the effective date of this Lease, and the Equipment is expected to be delivered and installed, and the Vendor fully paid, within eighteen months of the effective date of this Lease.
 - (c) Lessee has not created or established, and does not expect to create or establish, any sinking fund or other similar fund (i) that is reasonably expected to be used to pay the Rental Payments, or (ii) that may be used solely to prevent a default in the payment of Rental Payments.
 - (d) The Equipment has not been, and is not expected to be, sold or otherwise disposed of by Lessee, either in whole or in major part, prior to the final Rental Payment.
 - (e) To the best of Lessee's knowledge, information and belief, the above expectations are reasonable.
- 7. APPROPRIATIONS AND ESSENTIAL USE:** Lessee reasonably believes that sufficient funds can be obtained to make all Rental Payments during the Lease Term. The responsible financial officer of Lessee will do all things lawfully within his or her power to obtain funds from which the Rental Payments, including any Rental Payments required by Section 4 hereof, may be made, including making provisions for such payments, to the extent necessary, in each proposed annual budget submitted for approval in accordance with applicable procedures of Lessee. Notwithstanding the foregoing, the decision whether or not to budget or appropriate funds or to extend this Lease for any subsequent annual fiscal period is solely within the discretion of the then current governing body of Lessee. Lessee currently intends to make the Rental Payments for the full Lease Term if funds are legally available therefor, and in that regard Lessee represents that (a) the use of the Equipment is essential to its proper, efficient, and economic functioning or to the services that it provides to its citizens; (b) Lessee has an immediate need for and expects to make immediate use of substantially all the Equipment, which need is not temporary or expected to diminish in the foreseeable future; and (c) the Equipment will be used by the Lessee only for the purpose of performing one or more of its governmental or proprietary functions consistent with the permissible scope of its authority.
- 8. NONAPPROPRIATION OF FUNDS:** In the event insufficient funds are appropriated and budgeted to pay Rental Payments required by Section 4 hereof and any other amounts payable under this Lease, for any fiscal period in which the Rental Payments for the Equipment are due under this Lease, then, without penalty, liability or expense to Lessee, this Lease will thereafter terminate on the last day of the fiscal period for which appropriations were made, except as to (i) the portions of the Rental Payments herein agreed upon for which funds have been appropriated and budgeted or are otherwise available and (ii) Lessee's other obligations and liabilities under this Lease relating to, accruing or arising prior to such termination. Lessee will, not less than sixty (60) days prior to the end of such applicable fiscal period, in writing, notify Lessor of such occurrence, but failure to give such notice will not prevent such termination. In the event of such termination, Lessee agrees to immediately cease use of the Equipment and peaceably surrender possession of the Equipment to Lessor on the day of such termination, packed for shipment in accordance with manufacturer's specifications and eligible for manufacturer's maintenance, and freight prepaid and insured to any location in the continental United States designated by Lessor, all at Lessee's expense. Lessor may exercise all available legal and equitable rights and remedies in retaking possession of the Equipment. If Lessee fails to cease use and deliver possession of the Equipment to Lessor upon termination of this Lease under this section, the termination shall nevertheless be effective but Lessee shall be responsible for the payment of damages in an amount equal to (a) the portion of Rental Payments thereafter coming due that is attributable to the number of days after the termination during which Lessee fails to cease use and deliver possession of the Equipment and (b) any other loss suffered by Lessor as a result of Lessee's failure to deliver possession of the Equipment.
- 9. EXCLUSION OF WARRANTIES; LIMITATIONS OF LIABILITY; DISCLAIMER OF CONSEQUENTIAL DAMAGES:** LESSEE HAS SELECTED BOTH THE EQUIPMENT AND THE VENDOR(S) FROM WHOM LESSOR IS TO PURCHASE THE EQUIPMENT IN RELIANCE HEREON. LESSEE ACKNOWLEDGES AND AGREES THAT THE EQUIPMENT IS OF A SIZE, DESIGN AND CAPACITY SELECTED BY LESSEE, THAT LESSOR IS NOT A MANUFACTURER, VENDOR, DISTRIBUTOR OR LICENSOR OF SUCH EQUIPMENT, AND THAT LESSOR LEASES THE

EQUIPMENT AS IS AND HAS NOT MADE, AND DOES NOT HEREBY MAKE, ANY REPRESENTATION, WARRANTY OR COVENANT, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANTABILITY, CONDITION, QUALITY, DURABILITY, DESIGN, OPERATION, FITNESS FOR USE, OR SUITABILITY OF THE EQUIPMENT IN ANY RESPECT WHATSOEVER OR IN CONNECTION WITH OR FOR THE PURPOSES AND USES OF LESSEE, OR ANY OTHER REPRESENTATION, WARRANTY OR COVENANT OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT THERETO INCLUDING ANY WARRANTIES OF TITLE OR AGAINST INFRINGEMENT OR ANY WARRANTIES ARISING FROM A COURSE OF DEALING, USAGE OR PRACTICE, ALL OF WHICH ARE SPECIFICALLY DISCLAIMED BY LESSOR AND IN NO EVENT SHALL LESSOR BE OBLIGATED OR LIABLE FOR ACTUAL, INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES OF OR TO LESSEE OR ANY OTHER PERSON OR ENTITY ARISING OUT OF OR IN CONNECTION WITH THE EQUIPMENT, INCLUDING BUT NOT LIMITED TO THE SALE, LEASE, USE, PERFORMANCE OR MAINTENANCE OF THE EQUIPMENT, INCLUDING INTERRUPTION OF SERVICE, LOSS OF DATA, LOSS OF REVENUE OR PROFIT, LOSS OF TIME OR BUSINESS, OR ANY SIMILAR LOSS, EVEN IF ANY SUCH PERSON IS ADVISED IN ADVANCE OF THE POSSIBILITY OR CERTAINTY OF SUCH DAMAGES AND EVEN IF LESSEE ASSERTS OR ESTABLISHES A FAILURE OF ESSENTIAL PURPOSE OF ANY LIMITED REMEDY PROVIDED IN THIS LEASE.

Lessee acknowledges that neither the original vendor nor licensor of the Equipment (including the salespersons of any of them) is an agent of Lessor, nor are they authorized to waive or alter any terms of this Lease. Lessee hereby waives any claim (including any claim based on strict or absolute liability in tort) it might have against Lessor or any assignee of the Lessor for any loss, damage or expense caused by or with respect to the Equipment. Lessor hereby assigns to Lessee during the Lease Term, to the extent permitted by law and so long as no Event of Default has occurred pursuant to Section 20 below, all manufacturer's warranties, if any, that it may have with respect to the Equipment, and Lessor authorizes Lessee to obtain the customary services furnished in connection with such warranties at Lessee's expense. Lessor authorizes Lessee, to the extent permitted by law, to enforce in its own name any warranty, representation or other claim enforceable against the manufacturer. Lessor assumes no responsibility for shipment, delivery, installation or maintenances, and all claims of Lessee with respect thereto, whether for delay, damage or otherwise, will be made against the manufacturer. Lessor, at its option, may provide in its purchase order that the manufacturer agrees that any of such claims may be made by Lessee directly against the manufacturer. The obligation of Lessee to pay the Rental Payments as defined in Section 4 will not be abated, impaired or reduced by reason of any claims of Lessee with respect to the Equipment, including but not limited to its condition, quality, workmanship, delivery, shipment, installation, defects or otherwise.

- 10. TITLE, SECURITY INTEREST:** During the Lease Term, title to the Equipment is deemed to be in Lessee so long as no Event of Default pursuant to Section 20 below has occurred and/or this Lease has not been terminated pursuant to the provisions of Section 8 above, subject to a first priority security interest in the Equipment which is retained by Lessor. Upon the earlier of (i) termination of this Lease in accordance with Section 8 above or (ii) the occurrence of an Event of Default by Lessee pursuant to Section 20 below, title will immediately revert to Lessor free of any right, title or interest of Lessee unless Lessor elects otherwise. In order to secure all of Lessee's obligations hereunder, Lessee hereby (a) to the extent permitted by law, grants to Lessor a first and prior security interest in any and all rights, titles and interest of Lessee in this Lease, the Equipment and in all additions, attachments, accessions, accessories, replacements and improvements thereto, now or hereafter acquired, together with all rents, issues, income, profits and proceeds thereof, including insurance proceeds; (b) agrees that financing statements evidencing Lessor's security interest may be filed; and (c) agrees to execute and deliver all certificates of title and other instruments necessary or appropriate to evidence and perfect such security interest. As further security therefor, Lessee grants to Lessor a first priority security interest in the cash and negotiable instrument from time to time comprising the escrow fund, if any, established under the Escrow Agreement and all proceeds (cash and non-cash) thereof, and agrees with respect thereto that Lessor shall have all the rights and remedies of a secured party.
- 11. PERSONAL PROPERTY:** Lessor and Lessee agree that the Equipment is, and will remain, personal property and will not be deemed to be affixed or attached to real property or any building thereon. Notwithstanding the foregoing, for purposes of providing notice to third parties, Lessee agrees that, upon Lessor's request, it will provide the legal description of all real property where any of the Equipment is or will be installed, and Lessee agrees that financing statements evidencing Lessor's security interest may be filed in the real property records. If requested by Lessor, Lessee will, at Lessee's expense, furnish to Lessor landlord or mortgagee waiver with respect to the Equipment.
- 12. USE; REPAIRS:** Lessee will use the Equipment in a careful manner for the use contemplated by the manufacturer of the Equipment and will comply with all laws, ordinances, insurance policies and regulations relating to, and will pay all costs, claims, damages, fees and charges arising out of, its possession, use or maintenance. Lessee, at its sole costs and expense, will maintain the Equipment according to the manufacturer's recommended guidelines or the equivalent and meet any and all recertification requirements and will furnish proof of such maintenance, if requested by Lessor and will furnish all needed servicing and parts, which parts will become part of the Equipment. If the Equipment is such as is customarily covered by a maintenance agreement, Lessee will furnish Lessor with a maintenance agreement with a party satisfactory to Lessor.
- 13. ALTERATIONS:** Lessee will not make any alterations, additions or improvements to the Equipment without Lessor's prior written consent, and any permitted alteration or attachment which cannot be readily removed without damaging the Equipment's originally intended function or value will become part of the Equipment.
- 14. LOCATION; INSPECTION:** The Equipment will not be removed from, or if the Equipment consists of rolling stock, its permanent base will not be changed from the Equipment Location without Lessor's prior written consent, which consent will not be unreasonably withheld. Lessor will be entitled to enter upon the Equipment Location or elsewhere during reasonable business hours to inspect the Equipment or observe its use and operations.
- 15. LIENS AND TAXES:** Lessee will keep the Equipment free and clear of all levies, liens and encumbrances except those created under this Lease. Lessee will pay, when due, all charges and taxes (federal, state and local) which may now or hereafter be imposed upon the ownership, leasing, rental, sale, purchase, possession or use of the Equipment, excluding however, all taxes on or measured by Lessor's income. If Lessee fails to pay said charges and taxes when due, Lessor will have the right, but will not be obligated, to pay said charges and taxes. If Lessor pays any charges or taxes for which Lessee is responsible or liable under this Lease, Lessee will, upon demand, reimburse Lessor therefor.
- 16. RISK OF LOSS; DAMAGE; DESTRUCTION:** Lessee assumes all risk of loss of or damage to the Equipment from any cause whatsoever, and no such loss of or damage to the Equipment will relieve Lessee of the obligation to make the Rental Payments or to perform any other obligation under this Lease. In the event of damage to any item of Equipment, Lessee will immediately place the same in good repair (the proceeds of any insurance recovery will be applied to the cost of such repair). If Lessor determines that any item of Equipment is lost, stolen, destroyed or damaged beyond repair, Lessee, at the option of Lessor, will (a) replace the same with like equipment in good repair; or (b) on the next Rental Payment date pay to Lessor (i) all amounts owed by Lessee under this Lease, including the Rental Payment due on such date, and (ii) an amount not less than the balance of the Rental Payments then remaining unpaid hereunder. In the event that Lessee is obligated to make such payment with respect to less

than all of the Equipment, Lessor will provide Lessee with the pro rata amount of the Rental Payment and the balance of the Rental Payments then remaining unpaid hereunder, as applicable, to be made by Lessee with respect to the Equipment which has suffered the event of loss.

- 17. INSURANCE:** Lessee will, at its expense, maintain at all times during the Lease Term (a) fire and extended coverage, public liability and property damage insurance with respect to the Equipment in such amounts, covering such risks, and with such insurers as will be satisfactory to Lessor. In no event will the insurance limits be less than the greater of (i) an amount equal to the balance of the Rental Payments then remaining for the Lease Term or (ii) any minimum required by any co-insurance provisions of such insurance, (b) liability insurance that protects Lessor from liability in all events in form and amount satisfactory to Lessor, and (c) workers' compensation coverage as required by the laws of the state in which Lessee is located. Each insurance policy required by clause (b) of the preceding sentence will name Lessee as an insured and Lessor or its assigns as an additional insured and loss payee, as appropriate, and each insurance policy required by the preceding sentence will contain a clause requiring the insurer to give Lessor at least thirty (30) days prior written notice of any alteration in the terms of such policy or the cancellation thereof. The proceeds of any such policies will be payable to Lessee and Lessor or its assigns, as their interest may appear. Upon acceptance of the Equipment and upon each insurance renewal date, Lessee will deliver to Lessor a certificate evidencing such insurance. In the event of any loss, damage, injury or accident involving the Equipment, Lessee will promptly provide Lessor with written notice hereof and make available to Lessor all information and documentation relating thereto. Notwithstanding the foregoing, with Lessor's prior written consent, Lessee may self-insure against any and all risks for which insurance is required.
- 18. ADVANCES:** In the event Lessee fails to maintain the insurance required by this Lease or fails to keep the Equipment in good repair and operating condition, Lessor may (but will be under no obligation to) purchase the required policies of insurance and pay the premiums on the same and make such repairs or replacements as are necessary and pay the cost thereof. All amounts so advanced by Lessor will become additional rent payable by Lessee. Lessee agrees to pay such amounts with interest thereon from the date paid at the rate of 1.5% per month or the maximum permitted by law, whichever is less. Unless Lessee provides evidence of the insurance coverage required by this Lease, Lessor may purchase insurance at Lessee's expense to protect Lessor's interests hereunder. This insurance may, but need not, protect Lessee's interests. The coverage that Lessor may purchase may not pay any claim that Lessee may make or any claim that may be made against Lessee in connection with the Equipment. Lessee may later cancel any insurance purchased by Lessor, but only after providing evidence that Lessee has obtained insurance as required by this Lease. If Lessor purchases insurance for the Equipment, Lessee will be responsible for the costs of that insurance, including the insurance premium, interest and any other charges Lessor may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance will be added as additional rent. The costs of the insurance may be more than the cost of insurance Lessee may be able to obtain on its own.
- 19. INDEMNIFICATION:** To the extent permitted by law, and solely from legally available funds, Lessee agrees to indemnify Lessor against, and hold Lessor harmless from, any and all claims, actions, proceedings, expenses, damages, liabilities or losses (including, but not limited to, attorneys' fees and court costs) arising in connection with the Equipment, including, but not limited to, its selection, purchase, delivery, possession, use, operation or return and the recovery of claims under insurance policies thereon.
- 20. EVENTS OF DEFAULT:** The Term "Event of Default" as used in this Lease, means the occurrence of any one or more of the following events: (a) Lessee fails to make any Rental Payment (or any other payment) as it becomes due in accordance with the terms of this Lease, and any such failure continues for ten (10) days after the date thereof; (b) Lessee fails to perform or observe any other covenant, condition or agreement to be performed or observed by it hereunder and such failure is not cured within ten (10) days after written notice thereof by Lessor; (c) the discovery by Lessor that any statement, representation or warranty made by Lessee in this Lease or in any document delivered by Lessee pursuant hereto or in connection herewith is false, misleading or erroneous in any material respect; (d) Lessee becomes insolvent, is unable to pay its debts as they become due, makes an assignment for the benefit of creditors, applies or consents to the appointment of a receiver, trustee, conservator or liquidator of Lessee or of all or substantial part of its assets, a petition for relief is filed by Lessee under federal bankruptcy, insolvency or similar laws, or a petition in a proceeding under any bankruptcy, insolvency or similar laws, is filed against Lessee and is not dismissed within thirty (30) days thereafter; (e) Lessee suffers an adverse material change in its financial condition or operations from the date hereof and, as a result, Lessor deems itself insecure; or (f) Lessee is in default under any other agreement executed at any time with Lessor or its affiliates, or under any other agreement or instrument by which it is bound.
- 21. REMEDIES:** Upon the occurrence of an Event of Default, Lessor shall have the right, at its sole option, to exercise any one or more of the following remedies: (a) by written notice to Lessee, declare an amount equal to all amounts then due under this Lease and all remaining Rental Payments which will become due during the then current fiscal year of Lessee to be immediately due and payable, whereupon the same will become immediately due and payable and such amounts shall thereafter bear interest at the rate of 1.5% per month or the maximum rate permitted by applicable law, whichever is less; (b) by written notice to Lessee, request Lessee to (and Lessee agrees that it will), at Lessee's expense, promptly cease use and return the Equipment to Lessor in the manner set forth in Section 8 hereof, or Lessor, at its option and with or without terminating the Lease Term, may enter upon the premises where the Equipment is located and take immediate possession of and remove the same, without liability to Lessor or its agents for such entry or for damage to property or otherwise; (c) sell or lease the Equipment or sublease it for the account of Lessee, holding Lessee liable for (i) all Rental Payments and other payments due to the effective date of such selling, leasing or subleasing, and (ii) for the difference between the net purchase price, rental and other amounts paid by the purchaser, lessee or sublessee pursuant to such sale, lease or sublease and the remaining amounts payable by the Lessee through the end of the then current fiscal year of Lessee hereunder; and (d) exercise any other right, remedy or privilege which may be available to it under applicable law, including the right to (i) proceed by appropriate court action to enforce the terms of this Lease, (ii) recover damages for the breach of this Lease, and (iii) rescind this Lease as to any or all of the Equipment. If Lessee fails to cease use and deliver possession of the Equipment upon the occurrence of an Event of Default, Lessee shall be responsible for the payment of damages in an amount equal to (a) the portion of Rental Payments that is attributable to the number of days after the termination during which Lessee fails to cease use and deliver possession of the Equipment and (b) any other loss suffered by Lessor as a result of Lessee's failure to cease use and deliver possession of the Equipment.

In addition, Lessee will remain liable for all covenants and indemnities under this Lease and for all legal fees and other costs and expenses, including court costs, incurred by Lessor with respect to the enforcement of any of the remedies listed above or any other remedy available to Lessor.

- 22. EARLY PURCHASE OPTION; PREPAYMENT:** Lessee may, upon sixty (60) days prior written notice to Lessor, and provided Lessee has fully paid and performed all other obligations hereunder and provided no Event of Default has occurred and is continuing, pay to Lessor on any regularly scheduled Rental Payment date the applicable amount set forth on Schedule C attached hereto, whereupon title to the Equipment will become

unconditionally vested in Lessee, and Lessor will transfer any and all of its right, title and interest in the Equipment to Lessee as is, where is, without warranty, express or implied, except that Lessor will warrant to Lessee that the Equipment is free and clear of any liens created by Lessor.

Upon delivery by Lessee of a final acceptance certificate, any remaining monies in any escrow fund established under the Escrow Agreement shall be paid to Lessor, for credit, first, to the next Rental Payment due, and, second, to the prepayment of the principal portion of future Rental Payments hereunder in the manner directed by Lessor, in its sole discretion, unless Lessor directs that payment of such amount be made in such other manner directed by Lessor that, in the opinion of nationally recognized counsel in the area of tax-exempt municipal obligations satisfactory to Lessor, will not adversely affect the exclusion of the interest portions of Rental Payments from gross income for federal income tax purposes. If any amount is applied against the outstanding principal components of Rental Payments, Schedule C attached hereto will be revised accordingly.

23. DETERMINATION OF FAIR PURCHASE PRICE: Lessee and Lessor hereby agree and determine that the Rental Payments payable during the Lease Term represent the fair value of the use of the Equipment and that the amount required to exercise Lessee's option to purchase the Equipment pursuant to Section 22 represents the fair purchase price of the Equipment. Lessee hereby determines that the Rental Payments do not exceed a reasonable amount so as to place Lessee under a practical economic compulsion to renew this Lease or to exercise its option to purchase the Equipment. In making such determinations, Lessee and Lessor have given consideration to (a) the costs of the Equipment, (b) the uses and purposes for which the Equipment will be employed by Lessee, (c) the benefit to Lessee by reason of the acquisition and installation of the Equipment and the use of the Equipment pursuant to the terms and provisions of this Lease, and (d) Lessee's option to purchase the Equipment. Lessee hereby determines and declares that this Lease will result in equipment of comparable quality and meeting the same requirements and standards as would be necessary if the acquisition and installation of the Equipment were performed by Lessee other than pursuant to this Lease. Lessee hereby determines and declares that the Lease Term does not exceed the useful life of the Equipment.

24. ASSIGNMENT: Except as expressly provided herein, Lessee will not (a) assign, transfer, pledge, hypothecate or grant any security interest in, or otherwise dispose of, this Lease or the Equipment or any interest in this Lease or the Equipment or (b) sublet or lend the Equipment or permit the Equipment to be used by anyone other than Lessee or Lessee's employees, unless Lessee obtains the prior written consent of Lessor and an opinion of nationally recognized counsel in the area of tax-exempt municipal obligations satisfactory to Lessor that such action will not adversely affect the exclusion of the interest portions of the Rental Payments from gross income for federal income tax purposes.

Lessor, without the consent of Lessee, may assign all or any portion or portions of its right, title and interest in and to this Lease, the Equipment and any other documents executed with respect to this Lease, and/or grant or assign all or any portion or portions of its security interest in this Lease and the Equipment, in whole or in part to various assignees, their agents or trustees (each and any one hereinafter referred to as an "Assignee"). Any such assignment to an Assignee may provide that the Lessor or the Assignee will act as a collection and paying agent for owners of certificates of participation in this Lease, or may provide that a third-party trustee or agent will act as collection and paying agent for any Assignee, provided that any such trustee or agent will maintain registration books as a register of all persons who are owners of certificates of participation or other interest in Rental Payments and Lessee receives written notification of the name and address of the trustee or agent and a copy of the pooling and fractionalization agency or trustee agreement, if any. Any such Assignee will have all of the assigned rights of Lessor under this Lease. Subject to the foregoing, this Lease will inure to the benefit of and will be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto. Any assignment or reassignment of any of Lessor's right, title or interest in this Lease or the Equipment will be effective upon receipt by Lessee of a duplicate original of the counterpart document by which the assignment or reassignment is made, disclosing the name and address of each such Assignee and, where applicable, to whom further payments hereunder should be made. During the Lease Term, Lessee covenants that it will keep a complete and accurate record of all assignments in form necessary to comply with Section 149(a) of the Code and the regulations, proposed or existing, from time to time promulgated thereunder. Lessee agrees to acknowledge in writing any assignments if so required.

Lessee agrees that, upon notice of assignment, if so instructed it will pay directly to the Assignee, or its trustee or agent without abatement, deduction or setoff all amounts which become due hereunder. Lessee further agrees that it will not assert against any Assignee, or its trustee or agent, any defense, claim, counterclaim or setoff Lessee may have against Lessor.

25. FINANCIAL STATEMENTS: Each year during the term of this Lease, Lessee hereby agrees to deliver to Lessor a copy of: (i) annual audited financial statements within one hundred twenty (120) days of Lessee's fiscal year-end; and (ii) within a reasonable period of time, any other financial information Lessor requests from time to time.

26. NATURE OF AGREEMENT: Lessor and Lessee agree that upon the due and punctual payment and performance of the installments of Rental Payments and other amounts and obligations under this Lease, title to the Equipment will vest permanently in Lessee as provided in this Lease, free and clear of any interest, lien or security of Lessor therein.

27. AMENDMENTS: This Lease may be amended or any of its terms modified in any manner by written agreement of Lessee and Lessor. Any waiver of any provision of this Lease or of any right or remedy hereunder must be affirmatively and expressly made in writing and will not be implied from inaction, course of dealing or otherwise.

28. NOTICES: All notices to be given under this Lease must be made in writing and mailed by certified mail to the other party at its address set forth herein or at such address as the party may provide in writing from time to time. Any such notice is effective upon receipt.

29. SECTION HEADINGS: All section headings contained herein are for the convenience of reference only and are not intended to define or limit the scope of any provision of this Lease.

30. GOVERNING LAW: This Lease will be governed by the provisions hereof and by the laws of the State where Lessee is located.

31. FURTHER ASSURANCES: Lessee will deliver to Lessor (i) an opinion of counsel in substantially the form of Schedule D attached hereto or as Lessor may otherwise request; and (ii) if applicable, a certificate of a duly authorized official as to designation as a qualified tax-exempt obligation. Moreover, Lessee will execute or provide, as requested by Lessor, any documents and information that are reasonably necessary with respect to the transaction contemplated by this Lease.

- 32. **ENTIRE AGREEMENT:** This Lease, together with the Schedules attached hereto and made a part hereof and other attachments hereto and other documents or instruments executed by Lessee and Lessor in connection herewith, constitute the entire agreement between the parties with respect to the lease of the Equipment, and this Lease will not be modified, amended, altered or changed except with the written consent of Lessee or Lessor.
- 33. **SEVERABILITY:** Any provision of this Lease found to be prohibited by law will be ineffective to the extent of such prohibition without invalidating the remainder of this Lease.
- 34. **WAIVER:** The waiver by Lessor of any breach by Lessee of any term, covenant or condition, hereof will not operate as a waiver of any subsequent breach hereof.
- 35. **ELECTRONIC TRANSACTIONS.** The parties agree that the transaction described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.
- 36. **ROLE OF LESSOR:** Lessor has not acted and will not act as a fiduciary for Lessee or as Lessee's agent or municipal advisor. Lessor has not and will not provide financial, legal, tax, accounting or other advice to Lessee or to any financial advisor or placement agent engaged by Lessee with respect to this Lease. Lessee, its financial advisor, placement agent or municipal advisor, if any, shall each seek and obtain its own financial, legal, tax, accounting and other advice with respect to this Lease from its own advisors (including as it relates to structure, timing, terms and similar matters).

ORAL AGREEMENTS OR COMMITMENTS TO LOAN MONEY, EXTEND CREDIT OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT INCLUDING PROMISES TO EXTEND OR RENEW SUCH DEBT, ARE NOT ENFORCEABLE. TO PROTECT YOU (LESSEE(S) AND US (LESSOR) FROM MISUNDERSTANDING OR DISAPPOINTMENT, ANY AGREEMENTS WE REACH COVERING SUCH MATTERS ARE CONTAINED IN THIS WRITING, WHICH IS THE COMPLETE AND EXCLUSIVE STATEMENT OF THE AGREEMENT BETWEEN US EXCEPT AS WE MAY LATER AGREE IN WRITING TO MODIFY IT.

BY SIGNING BELOW, YOU AND WE AGREE THAT THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN US.

<p><i>Lessor: <u>Clayton Holdings, LLC</u></i></p> <p><i>Authorized Signature:</i></p> <p>_____</p> <p><i>Printed Name:</i> _____</p> <p><i>Title:</i> _____</p> <p><i>Date:</i> _____</p>	<p><i>Lessee: <u>City of Maplewood, MO</u></i></p> <p><i>Authorized Signature:</i></p> <p>_____</p> <p><i>Printed Name:</i> <u>Amber Withycombe</u></p> <p><i>Title:</i> <u>City Manager</u></p> <p><i>Date:</i> _____</p> <p><i>EIN:</i> <u>43-6002165</u></p>
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**SCHEDULE A TO
STATE & MUNICIPAL LEASE/PURCHASE AGREEMENT
Lease No. 5000374-001**

Location of Equipment	
Street: 7601 Manchester Road City: Maplewood State: MO Zip Code: 63143	
Description of Equipment	Equipment Cost
One (1) New Rosenbauer Rescue Fire Apparatus VIN: 54F2GBCROSWM14005	\$939,635.00
Total	<u>\$939,635.00</u>

Lessee hereby certifies that the description of the property set forth above constitutes a complete and accurate description of all Equipment as subject to in the Lease.

<p><i>Lessee:</i> <u>City of Maplewood, MO</u></p> <p><i>Authorized Signature:</i> _____</p> <p><i>Printed Name:</i> <u>Amber Withycombe</u></p> <p><i>Title:</i> <u>City Manager</u></p> <p><i>Date:</i> _____</p>

**SCHEDULE B TO
STATE & MUNICIPAL LEASE/PURCHASE AGREEMENT
Lease No. 5000374-001
DELIVERY AND ACCEPTANCE CERTIFICATE**

See Exhibits B and C to the Escrow Agreement.

**SCHEDULE C
PAYMENT SCHEDULE**

Lessee: City of Maplewood, MO
 Lessor: Clayton Holdings, LLC
 Lease Number: 5000374-001
 Capital Cost of Equipment (Principal Portion of Rental Payments): \$939,635.00
 Start Date: December 12, 2025

Subject to Section 8 of the Lease, Rental Payments are due on the dates and in the amounts shown below:

Rental Payment Date	Payment Amount	Amount Credited to Interest	Amount Credited to Capital Cost	Outstanding Principal Balance
12/12/2025	\$ 151,272.05	\$ -	\$ 151,272.05	\$ 788,362.95
12/12/2026	\$ 151,272.05	\$ 32,953.57	\$ 118,318.48	\$ 670,044.47
12/12/2027	\$ 151,272.05	\$ 28,007.86	\$ 123,264.19	\$ 546,780.28
12/12/2028	\$ 151,272.05	\$ 22,855.42	\$ 128,416.63	\$ 418,363.65
12/12/2029	\$ 151,272.05	\$ 17,487.60	\$ 133,784.45	\$ 284,579.20
12/12/2030	\$ 151,272.05	\$ 11,895.41	\$ 139,376.64	\$ 145,202.56
12/12/2031	\$ 151,272.05	\$ 6,069.49	\$ 145,202.56	\$ -
TOTALS	\$ 1,058,904.35	\$ 119,269.35	\$ 939,635.00	

In the event Lessee desires to prepay this Lease, it may do so in whole, but not in part, at a purchase price equal to (a) the then current outstanding principal balance shown above; plus (b) a prepayment premium calculated as a percentage of the then current outstanding principal balance, in the following amount: 3%, with respect to any prepayment during the first full year of the Lease Term; 2%, with respect to any prepayment during the second full year of the Lease Term; and 1%, with respect to any prepayment during the third full year of the Lease Term and thereafter; plus (c) unpaid interest accrued on the outstanding principal balance to the prepayment date; and plus (d) all other amounts then payable under this Lease. There is no prepayment penalty if Lessee is using funds other than proceeds of a grant or an actual or anticipated refinancing.

Lessee: City of Maplewood, MO

Authorized Signature: _____

Printed Name: Amber Withycombe

Title: City Manager

Date: _____

**SCHEDULE F
STATE & MUNICIPAL LEASE/PURCHASE AGREEMENT
Lease No. 5000374-001**

ESSENTIAL USE/SOURCE OF FUNDS LETTER

November 28, 2025

Clayton Holdings, LLC
8000 Forsyth Boulevard, Suite 1210
St. Louis, Missouri 63105

Re: State and Municipal Lease/Purchase Agreement No. 5000374-001, dated the Twenty-Eighth day of November, 2025 (the "Lease"), between Clayton Holdings, LLC ("Lessor") and City of Maplewood, MO ("Lessee")

Ladies and Gentlemen:

This confirms and affirms that the Equipment described in the Lease is essential to the function of the undersigned or to the service we provide to our citizens.

Further, we have an immediate need for, and expect to make immediate use of, substantially all such Equipment, which need is not temporary or expected to diminish in the foreseeable future. Such Equipment will be used by us only for the purpose of performing one or more of our governmental or proprietary functions consistent with the permissible scope of our authority. Specifically, such Equipment was selected by us to be used as follows:

The estimated useful life of such Equipment based upon manufacturer's representations and our projected needs is not less than the maximum Lease Term.

Our source of funds for payments of the Rental Payments due under the Lease for the current fiscal year is

We currently expect and anticipate adequate funds to be available for all future payments of rent due after the current fiscal year for the following reasons:

Very truly yours,

<p><i>Lessee:</i> <u>City of Maplewood, MO</u></p> <p><i>Authorized Signature:</i> _____</p> <p><i>Printed Name:</i> <u>Amber Withycombe</u></p> <p><i>Title:</i> <u>City Manager</u></p> <p><i>Date:</i> _____</p>

**SCHEDULE G
PROOF OF INSURANCE**

Insurance Agent Name: _____

Agency Name: _____

Address: _____

Phone Number: _____

E-Mail: _____

Ladies and Gentlemen:

Please add CLAYTON HOLDINGS, LLC as both co-loss payee and additional insured under the property insurance covering the Equipment listed on attached Schedule A, and as additional insured under the general liability insurance policy. The minimum liability coverage is \$1,000,000.00. Please mail or fax an insurance certificate to:

Clayton Holdings, LLC
P.O. Box 11309
St. Louis, MO 63105
Fax # 314-746-3744

Upon acceptance of the Equipment and upon each insurance renewal date, Lessee will deliver to Lessor a certificate evidencing such insurance.

Please note that the Bank requires 30 day written notice of cancellation of the policy covering leased equipment.

Lessee: City of Maplewood, MO

Authorized Signature: _____

Printed Name: Amber Withycombe

Title: City Manager

Date: _____



8000 Forsyth Boulevard, Suite 1210
Saint Louis, Missouri 63105-1797

Invoice Date: 11/28/2025
Invoice Number: CHOL1253
Due Date: 12/12/2025

INVOICE TO: City of Maplewood, MO
7601 Manchester Road
Maplewood, Missouri 63143

REMIT Clayton Holdings, LLC
via PO Box 800086
CHECK Kansas City, MO 64180-0086
TO:

ATTENTION: Alexis Miller, Director of Finance

Reference: First Payment for Lease Agreement 5000374-001 **\$151,272.05**

Wire Instructions:
Bank: Commerce Bank
ABA #: 101000019
Account Number: 002838536
Account Name: Clayton Holdings LLC
8000 Forsyth, Suite 1210
St. Louis, MO 63105
REF: Customer Name:
City of Maplewood, MO
Contract Number: 5000374-001

Invoice Subtotal **\$151,272.05**

Total **\$151,272.05**

For Questions Concerning This Invoice Please Call 314-746-3752



**UMB Bank, N.A. as Escrow Agent
Fees and Expenses**

City of Maplewood SCH 001

Escrow Fee	\$250.00
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TOTAL	\$250.00
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UMB Contact:
Nicole Tarantino
928 Grand Blvd Floor 12
Kansas City, MO 64106
816-860-3784

Remit To:
UMB Bank, N.A.
928 Grand Blvd Floor 12
Kansas City, MO 64106
Attn: Nicole Tarantino

Wire:
ABA 101 00 0695
AC# 980 000 6823
Acct Name: UMB Trust Department
Attn: Tarantino
REFERENCE: City of Maplewood SCH 001

RESOLUTION

R25-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A STATE AND MUNICIPAL LEASE/PURCHASE AGREEMENT WITH CLAYTON HOLDINGS, LLC FOR THE ACQUISITION OF ONE NEW ROSENBAUER RESCUE FIRE APPARATUS AND TO ESTABLISH AN ACQUISITION FUND ESCROW ACCOUNT

WHEREAS, the City Council adopted the FY 2025-2026 capital budget including authorization to acquire a new Heavy Rescue 3116 apparatus for the Fire Department; and

WHEREAS, the City has determined that financing the acquisition through a lease/purchase agreement is in the best interest of the City; and

WHEREAS, Clayton Holdings, LLC has offered to enter into a State and Municipal Lease/Purchase Agreement (Lease Number 5000374-001) to finance the acquisition of one new Rosenbauer Rescue Fire Apparatus at a total equipment cost of \$939,635.00; and

WHEREAS, the lease/purchase agreement provides for seven annual payments of \$151,272.05 beginning December 12, 2025, for a total lease cost of \$1,058,904.35; and

WHEREAS, the lease will be structured as a tax-exempt obligation under Section 103 of the Internal Revenue Code; and

WHEREAS, the City must establish an acquisition fund escrow account with UMB Bank, N.A. for disbursement of equipment proceeds to the vendor; and

WHEREAS, sufficient funds have been appropriated in the FY 2025-2026 capital budget to meet the City's obligations under the lease/purchase agreement.

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

Section I. The City Manager is hereby authorized to execute and deliver, on behalf of the City, the State and Municipal Lease/Purchase Agreement (Lease Number 5000374-001) with Clayton Holdings, LLC, together with all schedules and exhibits thereto, for the acquisition of one new Rosenbauer Rescue Fire Apparatus (VIN: 54F2GBCROSWM14005) at an equipment cost of \$939,635.00.

Section II. The City Manager is hereby authorized to execute and deliver, on behalf of the City, the Escrow Agreement with Clayton Holdings, LLC and UMB Bank, N.A., as Escrow Agent, establishing an acquisition fund escrow account in the amount of \$939,635.00 for disbursement of equipment proceeds.

Section III. The City Manager is hereby authorized to execute and deliver any and all additional documents, certificates, forms, and instruments necessary or appropriate to complete the transaction contemplated by this Resolution, including but not limited to delivery and acceptance certificates, payment request forms, IRS Form 8038-G, authorization for preauthorized payments, proof of insurance, and disbursement authorizations.

Section IV. The City hereby designates the Lease as a "qualified tax-exempt obligation" under Section 265(b)(3)(B) of the Internal Revenue Code. The City represents that the aggregate face amount of

all tax-exempt obligations issued by the City and all subordinate entities during calendar year 2025 does not exceed \$10,000,000.00.

Section V. The City has established written procedures to monitor compliance with federal tax restrictions on the use of tax-exempt bond proceeds and to monitor investment yield and arbitrage rebate requirements under Section 148 of the Internal Revenue Code.

Section VI. Moneys sufficient to pay the first lease payment of \$151,272.05 due December 12, 2025, and the escrow setup fee of \$250.00 are hereby appropriated from the FY 2025-2026 capital budget, and such moneys shall be applied to these obligations.

Section VII. This Resolution shall take effect immediately upon its adoption.

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Laura Miller, Community Development Director
Date: December 4, 2025
Re: **Special Business District Graphic Design Services for 2026-2027 Event Cycle**

The Maplewood Special Business District (SBD) continues to enhance its marketing, event branding, and promotional outreach to better support our vibrant business community. As part of these efforts, the SBD issued a Request for Qualifications (RFQ) for professional graphic design services to support the district’s seven signature events, seasonal campaigns, and year-round creative needs.

The RFQ was published in the *St. Louis Countian* on October 7 and posted to the City’s website. The SBD received 11 submissions with costs ranging from \$21,000 to \$54,100.

<u>Responding Firms</u>	<u>Proposed Cost</u>
Avery Marketing Agency	\$21,250
Creative Entourage	\$24,250
Design Lab 443	\$24,250
Q+M	\$22,255
Apply Core Creative	\$24,250
Hi Five	\$24,250
MDC Design Studio	\$29,915
Studio X	\$21,000
Matter	\$24,250
Locality Studio LLC	\$21,250 - \$24,250
Side Studio LLC	\$54,100

The scope of work, as outlined in the RFQ, includes event branding, digital and print collateral, photography, copywriting, and campaign development for the July 2026–April 2027 event cycle.

Following the submission period, the SBD reviewed all proposals and conducted interviews with three firms: Studio X, Design Lab 443, and Creative Entourage. After a thorough evaluation of qualifications, representative work, understanding of Maplewood’s needs, and overall creative approach, the SBD selected Creative Entourage for the 2026–2027 design cycle, with the option to renew for the FY28 contract year.

This recommendation is based on the following strengths:

- Depth of experience in municipal and event-driven design, with a demonstrated ability to develop cohesive, high-quality visual systems.

- Fresh, strategic, and creative concepts that align with Maplewood’s evolving brand identity.
- Clear understanding of the SBD’s needs, including adaptability across digital, print, and social platforms and the ability to manage photography, copywriting, and design in-house.
- Strong alignment with upcoming branding work, positioning them to transition seamlessly into Maplewood’s refreshed citywide identity in 2026.

Staff is confident that Creative Entourage brings the right combination of creativity, capability, and familiarity with community-driven design work to support the SBD’s robust annual event calendar. Their proposal and interview demonstrated not only technical skill but also an appreciation for Maplewood’s character, business community, and storytelling needs.

Attachment

Creative Entourage Graphic Design Proposal



CITY OF MAPLEWOOD

PROPOSAL:

Graphic Design RFQ

CLIENT REPRESENTATIVE:

Laura Miller,
Community Development Director
City of Maplewood
7601 Manchester Road
Maplewood, MO 63143
(314) 646-3607 Office
lmiller@maplewoodmo.gov

CREATIVE ENTOURAGE REPRESENTATIVE:

Elizabeth Arway,
owner
314.472.3391 office
314.620.1125 cell
elizabeth@creative-entourage.com

DATE SUBMITTED:

Oct. 24, 2025

-

WBE CERTIFIED

Creative Entourage, LLC is a
certified woman-owned business

Missouri Certification No. 13638



Oct. 24, 2025

Dear Laura,

On behalf of Creative Entourage, thank you for the opportunity to submit our qualifications for graphic design services supporting the Maplewood Special Business District. We're excited by the opportunity to continue collaborating with a community we know well and admire deeply.

Creative Entourage is uniquely positioned to support the SBD's marketing and event initiatives for several reasons:

A Trusted, Local Creative Partner

Our team is honored to serve as the selected firm leading the City of Maplewood's comprehensive rebranding project, now underway. This work has given us an intimate understanding of the city's story—its creative energy, entrepreneurial spirit and authentic sense of community. Because we are already immersed in developing Maplewood's new brand identity, we are in the ideal position to ensure that the brand's rollout across the SBD's upcoming events and campaigns is seamless, cohesive and implemented with its full intent in mind. Our goal is to help the new Maplewood brand come to life in every poster, ad and banner—celebrating the city's unique character and enhancing its visibility.

Proven Event and Campaign Expertise

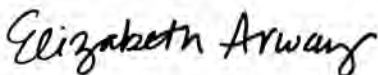
We have had the honor to work on community campaigns like the CWE's Window Walk, Cocktail Party and Halloween promotions. Our team also developed the SBD's Maplewood Makers campaign through graphic design and photography. In addition to our public-sector work, our team has extensive experience designing event promotions for small businesses such as The Cup, former Sub Zero Vodka Bar and Gamlin Whiskey House. With this experience, we understand how to build excitement and drive engagement. We specialize in creating cohesive suites of digital and print collateral—from posters and ads to event maps, signage and social media graphics—that bring events to life while maintaining brand alignment and accessibility.

Committed to Maplewood's Success

We understand that every event, campaign and communication produced by the SBD reflects the Maplewood brand. As the team developing that brand, we are uniquely qualified to ensure that each design honors its spirit—building consistency and pride across every touchpoint.

We appreciate your consideration and would be honored to continue serving as a creative partner to the Maplewood community. Please feel free to contact me at (314) 620-1125 or elizabeth@creative-entourage.com with any questions or to discuss next steps.

Sincerely,



Elizabeth Arway, Owner | Creative Entourage

OUR SCOPE & APPROACH

CREATIVE ENTOURAGE BRINGS MORE THAN FIFTEEN YEARS OF EXPERIENCE DELIVERING STRATEGIC DESIGN SOLUTIONS FOR MUNICIPALITIES, COMMUNITY ORGANIZATIONS AND LOCAL BUSINESSES.

Our team understands how to balance creativity with consistency, ensuring every project reflects the heart of the community it represents while maintaining brand integrity.



As the selected firm leading the City of Maplewood's rebranding project, our team is uniquely positioned to carry the new brand forward through the SBD's events and marketing campaigns. We are deeply familiar with the city's visual direction and messaging framework and will ensure that every poster, ad, banner and social post aligns with the new identity while allowing each event to express its own personality.

Our creative process begins with collaboration. We work closely with clients to define goals, audiences and key messages before exploring visual concepts. Each project is refined through clear communication, ensuring final deliverables are on time, on budget and on brand. From large-scale event identities to social media campaigns and digital advertising, our designs are built to engage, adapt and perform across platforms.

Creative Entourage's expertise includes:

- Designing event identities and promotional suites that capture attention and drive participation
- Developing creative assets that extend across print, digital and environmental applications
- Applying established brand systems to ensure visual and message consistency across all materials
- Producing accessible, ADA-compliant layouts that meet best practice standards
- Managing production, vendor coordination and file preparation for seamless implementation



THE FOLLOWING EXAMPLES

highlight our proven ability to deliver cohesive, high-quality creative work across multiple event and marketing campaigns while maintaining alignment with established brand standards.



CASE STUDY CITY OF MAPLEWOOD



CITY OF MAPLEWOOD - SMALL BUSINESS DISTRICT

The City of Maplewood contracted Creative Entourage to provide graphic design, photography, videography and content writing services for the Maplewood Makers campaign. Our team collaborated with the Maplewood Special Business District board to create a campaign designed to attract both visitors and businesses. Deliverables included print and digital ads, street banners, social media copy and graphics and promotional videos.

CE PROJECT MANAGEMENT	ELIZABETH ARWAY
ART DIRECTOR	ELIZABETH ARWAY
CE DESIGN LEAD	EMILY ROTH
DATE	2020-PRESENT

CASE STUDY CITY OF MAPLEWOOD

clockwise

- Maplewood Makers Print Ad
- Maplewood Makers Digital Ads
- Maplewood Makers Campaign Logo



DISCOVER DOWNTOWN MAPLEWOOD, a walkable community featuring a variety of businesses to explore and enjoy. You'll find dozens of passionate business owners busy making and creating, as they craft fine leather goods, custom motorcycles, decadent pies, even some of your favorite local microbrews ... There's truly something for everyone in this ever-evolving community.

Candlemaker
MAVEN BATH & CANDLE CO.
 7326 Manchester Rd.
 Maplewood, MO 63143
 (314) 600-0939
 mavenstl.com

Artist
ARTISTS FIRST
 7150 Manchester Rd.
 Maplewood, MO 63143
 (314) 781-4440
 artistsfirststl.org

Baker
PIE OH MY!
 2719 Sutton Blvd.
 Maplewood, MO 63143
 (314) 704-4416
 pieohmystl.com

230+ businesses to explore
7 signature community events each year
Historic Route 66

Make a day of it!
MAPLEWOOD, MO is located just **15 MINUTES** west of downtown St. Louis along Historic Route 66.

EnjoyMaplewood.com   @EnjoyMaplewood

Bakers, Brewers, Chocolatiers & More!
 EnjoyMaplewood.com

Bakers, Brewers, Chefs & More!
 EnjoyMaplewood.com



CASE STUDY **CENTRAL WEST END NCID**



**CENTRAL WEST END
NORTH COMMUNITY IMPROVEMENT DISTRICT**

Creative Entourage has worked with the Central West End North Community Improvement District (NCID) to provide graphic design, branding and issue-based messaging and public relations assistance. After helping the NCID with a rebrand in 2015 — including an updated logo, new brand standards document and website redesign — our team has worked closely with the organization to develop promotional designs for their biggest annual events, including the CWE Cocktail Party, the Legendary CWE Halloween and the holiday Window Walk, which integrate with the updated brand.

CE PROJECT MANAGEMENT	ELIZABETH ARWAY
ART DIRECTOR	ELIZABETH ARWAY
CE DESIGN LEAD	EMILY ROTH
DATE	2015-CURRENT

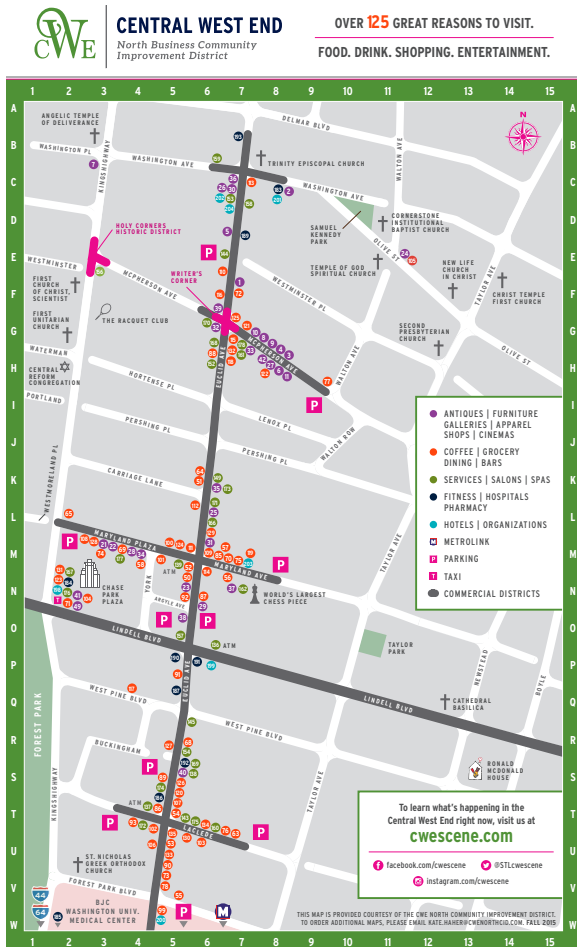
CASE STUDY **CWE NCID**

clockwise

CWE Logo and Brand Standards

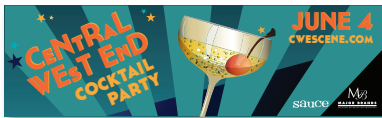
CWE Website

CWE Map



CASE STUDY **CWE NCID**

2016 - 2018 CWE Cocktail Party Poster and Billboard
 2018 CWE Halloween Event Flyer
 2017 CWE Window Walk Poster





CASE STUDY CITY OF EUREKA



CITY OF EUREKA

Creative Entourage worked with the City of Eureka to develop and design a new logo for City materials that can be easily combined with other artwork (i.e., event signage) and used by all departments. The streamlined design features subtle river/path imagery embedded in the logo's text, reflecting the wealth of outdoor activities available within the City and identifying Eureka as a destination for outdoor enthusiasts.

 2021 3CMA Savvy Award (First Place) – Logo/Brand Development

CE PROJECT MANAGEMENT	ELIZABETH ARWAY
ART DIRECTOR	ELIZABETH ARWAY
CE DESIGN LEAD	EMILY ROTH
DATE	2019-PRESENT

CASE STUDY CITY OF EUREKA

clockwise

Eureka Logo & Brand Standards

Eureka Apparel

Eureka Vehicle Graphics

Eureka Letterhead & Business Cards

Eureka Tourism Ad Sample



CASE STUDY CITY OF EUREKA

clockwise

- Eureka Timbers Logo
- Eureka Mountain Bike Park Trail Map & Signage
- Eureka Mountain Bike Park Logo
- Eureka Timbers Ad



ONE MONTH FREE
with any new membership!
Promotion starts Dec. 18, 2019. Subject to change at any time.

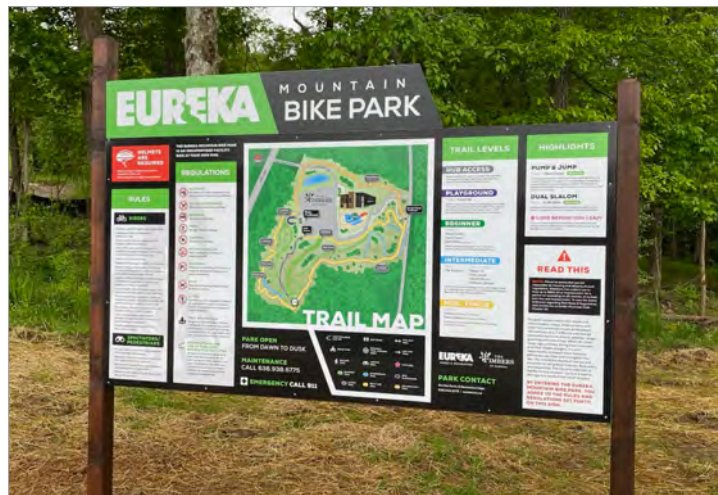
Member Benefits:

- Free group exercise classes
- Free child care
- Fitness center
- Locker rooms with saunas
- Outdoor pool
- Gymnasium
- Member discounts on meeting and party room rentals

Memberships:
Individual • Family • Seniors

THE TIMBERS OF EUREKA

1 Coffey Park Lane | Eureka, MO 63025 | 636.938.6775 | eureka.mo.us **JOIN TODAY**



ABOUT US



CREATIVE ENTOURAGE

237 E. 5th Street, #136
Eureka, MO 63025
314.472.3391

info@creative-entourage.com

Primary Contact:
Elizabeth Arway, owner

OUR SUCCESS IS ***YOUR SUCCESS***

At Creative Entourage, we believe the strongest brands are built through collaboration. Since 2008, we've worked alongside businesses, nonprofits and public organizations to bring clarity to their identity and create design that drives results.

Our core strength is smart, effective design. Backed by decades of combined experience in engagement and strategy, we ensure every project is grounded in insight and built to resonate with the audiences that matter most.

We go beyond logos and taglines. Our research-informed approach creates brand systems that reflect your values and future goals, making your organization's story the center of the brand. Together, we help you connect more deeply with your community and stakeholders.

ESTD **2008**

OUR TEAM



Baseball Battles Cancer



When we say we are in business to

MAKE A DIFFERENCE

in the communities we serve, it doesn't stop with our clients. Our team is proud to be active in our community, donating hundreds of hours each year to a number of non-profit organizations.

- Our team has assisted in raising over \$200,000 for non-profit partners since 2013.



Softball Battles Cancer



Eureka, Missouri Flood Relief

ORGANIZATIONAL CHART

Below is an organizational chart of the team that will work on your project. We want to emphasize that our collaboration with clients is not linear—we work as a team, engaging closely with our clients throughout each phase of the project. While the overall process will be directed by Elizabeth Arway, you may interact with various members of our team at different stages to ensure a seamless and comprehensive approach. Our business is based in Eureka, Missouri, and our team works remotely. We are always available by phone, text and email to assist you.



OUR TEAM



PROJECT LEAD

ELIZABETH ARWAY

PRINCIPAL/ART DIRECTOR • CREATIVE ENTOURAGE 20+ YEARS OF EXPERIENCE

Elizabeth Arway always knew she wanted to be in the creative industry. From her first 4-H art project to earning her BFA in Graphic Design from Maryville University, she has always relished the opportunity to blend creativity with purpose. In 2008, she launched Creative Entourage — a boutique agency built on collaboration, strategy, and thoughtful design.

As founder and creative visionary, Elizabeth ensures the agency stays at the forefront of design and marketing, delivering bold, tailored solutions for every client. Her work has been recognized by industry organizations including TAM and AIGA, and she led the award-winning rebrand of the City of Eureka, which earned the 2021 3CMA Savvy Award — the highest honor in municipal communications. Currently, she helps lead marketing for ATB Technologies, a St. Louis-based IT firm named to the Inc. 5000 list in 2024.

Rooted in her rural Illinois upbringing, Elizabeth now lives on a small farm in Robertsville, Missouri, with her husband, PJ, and their beagles, Sadie and Pippen. Together, they founded Baseball Battles Cancer, an annual fundraiser that has raised over \$200,000 for cancer research since 2013. She also co-founded the Missouri Whiskey Society in 2014 and launched The Heart of Eureka Podcast in 2023.

When she's not designing or strategizing, Elizabeth enjoys life outside — tending to her bees and chickens, working in the garden, or sewing one-of-a-kind quilts inspired by her lifelong love of art.

PROJECT MANAGEMENT

CREATIVE DIRECTOR

COMMUNITY ENGAGEMENT

GRAPHIC DESIGN

OUR TEAM



MICKEY SCHOONOVER, APR

SUBCONTRACTOR / ASSOCIATE

STRATEGIC COMMUNICATIONS & COPYWRITING 35+ YEARS OF EXPERIENCE

An experienced public relations and communications professional, Mickey Schoonover's expertise includes strategic communications planning, content writing and strategy, crisis communications and more. Mickey served as director of school-community relations for the Pattonville School District and as coordinator of school-community relations for the Wentzville School District. As a school PR professional, Mickey led award-winning year-round strategic communications programs, contributing to high levels of trust and community engagement.

Prior to her work in the education field, Mickey worked as a reporter in Jackson, Tennessee, and as a reporter and features editor for the Suburban Journals of St. Charles County. She holds a bachelor's degree in journalism from Louisiana Tech University and is Accredited in Public Relations (APR) through the Public Relations Society of America.

Mickey serve as a mentor, eastern director, secretary, president-elect, and president for the Missouri School Public Relations Association (MOSPRA) and continues to volunteer for the organization today. She served on the APR Committee for the National School Public Relations Association (NSPRA) and on several APR panels through NSPRA for other aspiring APR candidates. She earned two consecutive national Gold Medallion Awards from NSPRA for strategic communications, as well as MoSPRA's Distinguished Service and Professional of the Year awards.

Mickey was born on an Air Force base in Texas, but grew up in Louisiana. She and her husband live in the St. Louis area and are the proud parents of a son and daughter. In her free time, she enjoys spending time with her family and friends, reading and writing fantasy and romance novels, capturing travel and nature photographs, and hiking in Missouri's incredible state and county parks. She aspires to become a published novelist.

COPYWRITING

MESSAGE DEVELOPMENT

STRATEGIC COMMUNICATIONS

OUR TEAM



EMILY ROTH

SUBCONTRACTOR / ASSOCIATE

GRAPHIC DESIGN 20+ YEARS OF EXPERIENCE

Emily Roth's offers expertise in the areas of branding and graphic design that relays key messages in attractive and impactful ways. Emily worked as a graphic designer at Dierbergs Markets for 12 years, where she led a team of designers in the creation of various marketing and promotional materials for the regional chain. She also works as a freelance designer for the Crohn's and Colitis Foundation, Mid-America Chapter, helping to design collateral for charity events and more. Additionally, she works with local brides on stunning invitations and other wedding needs, and loves being a part of their special day. Emily earned a bachelor's degree in fine arts from Maryville University in 2005. A St. Louis native, Emily lives in south St. Louis city with her husband and daughter. When she's not working, she enjoys traveling, spending time with family and friends and painting.

ART DIRECTOR

GRAPHIC DESIGN



MICHELLE YUEN

SUBCONTRACTOR / ASSOCIATE

GRAPHIC DESIGN 12+ YEARS OF EXPERIENCE

Michelle Yuen brings over a decade of experience in graphic design, with a background that spans agency, in-house, and freelance work. Her career has included roles with a publishing company, a design agency, and the International Association of Firefighters. Michelle enjoys collaborating with clients to create visual solutions that are thoughtful, polished, and aligned with their goals.

Originally from Brooklyn, New York, Michelle earned her BFA and BA degrees from Northeastern University in Boston before spending several years in Washington, D.C. She now lives in the Virginia countryside with her husband, where they keep a small hobby farm with chickens and Nigerian Dwarf goats. In her free time, Michelle enjoys gardening, knitting, roller skating, traveling, and playing the piano.

GRAPHIC DESIGN

RESEARCH

PROJECT INVESTMENT

DELIVERABLE	INVESTMENT
<p>Creative Entourage proposes a comprehensive package of creative services (graphic design, copywriting and photography) to support the Maplewood Special Business District’s July 2026 through April 2027 event season.</p> <p>Our pricing reflects the full scope of creative services and coordination required to develop high-quality assets that align with the city’s new brand identity.</p> <p>Pricing includes all creative development, up to three rounds of revisions per item and delivery of final production-ready files.</p> <p>The list of specific deliverables outlined in Exhibit A of the City’s RFP, dated October 1, 2025, is included in this package and can be found on pages 19 through 22.</p> <p>Notes and Exceptions:</p> <ul style="list-style-type: none"> • <i>Printing and media placement costs are excluded</i> • <i>Photography</i> <ul style="list-style-type: none"> • <i>Four-week lead time required for all photography date requests</i> • <i>Half-day shoot schedule per session, ~20-25 file photos provided per session</i> • <i>Under Miscellaneous Design Needs, general event promotional flyers not to exceed four per year.</i> • <i>Under Miscellaneous Design Needs, the Special Business District guide and map not to exceed four rounds of revisions.</i> • <i>Other design or creative service requests not <u>specifically</u> listed in Exhibit A will be reviewed to confirm that hourly budget is available to meet the additional design needs. If a request exceeds the current budget and is approved by the client, additional creative services will be billed at \$150 per hour.</i> 	<p>\$24,250</p>

***OUT-OF-POCKET EXPENSES**

Excluded from the fee are out-of-pocket expenses for things such as font licenses, software licenses, stock images, printing, postage and travel on request of the client. We obtain upfront approval for all out-of-pocket expenses. All invoices are sent to the client at the end of the month. Invoices should be paid by check within 30 days. Credit card payments will incur a 3% fee. Any purchasing expenses, such as printing will be invoiced with a 20% mark-up; this mark-up is not applied to travel expenses.

EXHIBIT A — PAGE 1 OF 4 DATED OCT. 1, 2025

EXHIBIT A

Event and Campaign Deliverables

The selected graphic designer will be responsible for providing creative support for the Maplewood Special Business District's signature events, campaigns, and ongoing marketing efforts. Below is a projected scope of work for July 2026 through April 2027. Deliverables include, but are not limited to, the following:

July 10, 2026 – Let Them Eat Art

- Utilize existing event logo
- Event poster
- Minimum 15 digital ads
- At least two print ads
- Social media posts and event banner
- Banner design
- Event map
- Event program guide ([2025 Program Guide](#))

August 2026 – Black Business Month Campaign

- Photography (photos of business owners)
- 10–12 digital ads

September 26, 2026 – Maplewood Route 66 Celebration

- New event logo
- Event poster
- Minimum 15 digital ads
- At least two print ads
- Car Show flyer

EXHIBIT A — PAGE 2 OF 4 DATED OCT. 1, 2025

- Social media posts and event banner
 - Banner design
 - Event map
 - Event program guide
-

November 7, 2026 – Sweet & Savory Tour (New Event)

- New event logo
 - Event poster
 - Minimum 15 digital ads
 - Minimum two print ads
 - Social media posts and event banner
 - Event passport (ticket)
 - Photography (product photos)
-

November 28, 2026 – Small Business Saturday Campaign

- Create a Maplewood-branded “Shop Small” campaign to replace the American Express-branded version
 - Event poster
 - Minimum 15 digital ads
 - Minimum two print ads
 - Banner design
 - Social media posts and event banner
 - Branded apparel
 - Photography (product photos)
-

EXHIBIT A — PAGE 3 OF 4 DATED OCT. 1, 2025

February 6, 2027 – New Event TBD (Concept: Winter Walk)

- New event logo
 - Event poster
 - Minimum 15 digital ads
 - Minimum two print ads
 - Social media posts and event banner
 - Event passport (event ticket)
 - Photography (product photos)
-

March 20, 2027 – Coffee Crawl

- New event logo
 - Event poster
 - Minimum 15 digital ads
 - Minimum two print ads
 - Social media posts and event banner
 - Two event passports (for dual-session format, serves as event ticket)
 - Photography (product photos)
-

April 23, 2027 – New Event TBD (Concept: Music & Makers)

- New event logo
- Event poster
- Minimum 15 digital ads
- Minimum two print ads
- Social media posts and event banner
- Banner design
- Event program guide

EXHIBIT A — PAGE 4 OF 4 DATED OCT. 1, 2025

- Photography (product photos)
-

Maplewood Makers Campaign

- Refresh current campaign design
- Add six new makers to campaign roster
- Print and digital ads
- Street pole banners
- Maker interviews (content development)
- Photography (business owners and product photos)

[Click here for the current campaign.](#)

Miscellaneous Design Needs

- Dining Guide ad (product photos)
- Retail ad (product photos)
- Green Dining District ad (product photos)
- General event promotional flyers
- Special Business District guide and map

**Please note that many of the product photos can be reused for event promotions and ads.*

REFERENCES

**JULIE WOOD**

Director of Economic Development
and Communication/City Clerk

City of Eureka
100 City Hall Dr.
PO Box 125
Eureka, MO 63025

p. 636.938.5233
m. 314.920.0212
jwood@eureka.mo.us

Project Detail:

- Logo, brand standards,
graphic design services

**KARA ROBERSON**

Communications Manager

City of Wentzville
1001 Schroeder Creek Blvd.
Wentzville, MO 63385

p: 636.327.5101
d: 636.639.2004
kara.roberson@wentzvillemo.org

Project Detail:

- Logo updates, brand standards and
messaging

**KATE HAHER**

Executive Director

CWE North Community
Improvement District
412 B N. Euclid
St. Louis, MO 63108

p. 314.305.4012
kate.haher@cwenorthcid.com

Project Detail:

- Logo, brand standards, event promotions

WBE WOMEN BUSINESS ENTERPRISE

*Kenneth J. Zellers
Commissioner*

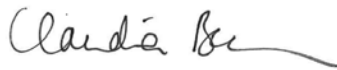
*Claudia Browner
Acting Director*

**STATE OF MISSOURI
OFFICE OF ADMINISTRATION
OFFICE OF EQUAL OPPORTUNITY**

THIS CERTIFIES THAT

Creative Entourage, LLC

Qualifies as a Woman-Owned Business Enterprise which has met the eligibility criteria established by the State of Missouri, Office of Administration.



Claudia Browner, Acting Director, Office of Equal Opportunity

Certification Number: 13638

Date of Issue: 12/16/2024

Date of Expiration: 12/16/2027

- ❖ *Date of Expiration is only valid with completion of Annual Update / Recertification prior to the anniversary date.*
- ❖ *Current certification status of the above mentioned firm can be verified on the Office of Equal Opportunity Directory's website at: <https://apps1.mo.gov/MWBCertifiedFirms/>*

RESOLUTION

R25-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH CREATIVE ENTOURAGE FOR GRAPHIC DESIGN SERVICES TO SUPPORT THE MAPLEWOOD SPECIAL BUSINESS DISTRICT'S 2026-2027 EVENT CYCLE

WHEREAS, the Maplewood Special Business District (SBD) continues to enhance its marketing, event branding, and promotional outreach to support the business community; and

WHEREAS, the SBD issued a Request for Qualifications for professional graphic design services to support the district's seven signature events, seasonal campaigns, and year-round creative needs; and

WHEREAS, the SBD received 11 submissions with costs ranging from \$21,000 to \$54,100; and

WHEREAS, following a thorough review and interview process with three finalist firms, the SBD selected Creative Entourage based on their depth of experience in municipal and event-driven design, creative approach, and alignment with Maplewood's evolving brand identity; and

WHEREAS, Creative Entourage's scope of work includes event branding, digital and print collateral, photography, copywriting, and campaign development for the July 2026 through April 2027 event cycle at a cost of \$24,250.

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

Section I. The City Manager is authorized to execute a contract with Creative Entourage for graphic design services to support the Maplewood Special Business District's 2026-2027 event cycle in an amount not to exceed \$24,250.

Section II. This Resolution shall take effect immediately upon its adoption.

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum

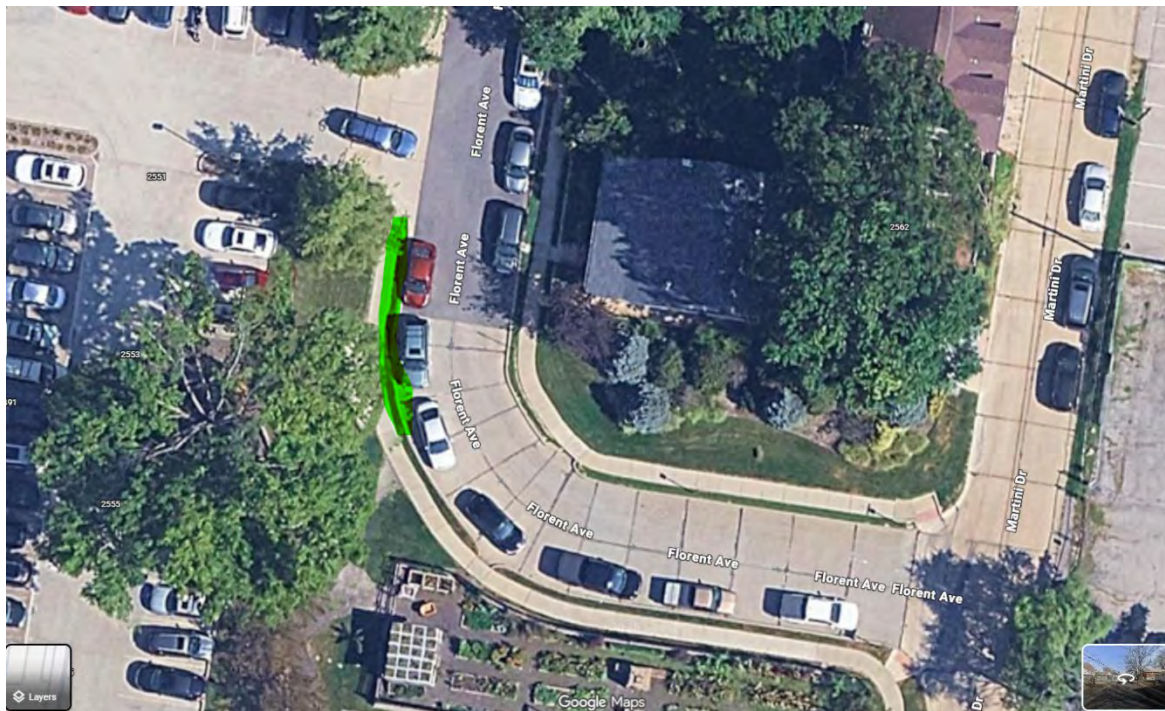


To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: December 4, 2025
Re: Ordinance Establishing No-Parking Zones on Florent Avenue

Council is asked to approve an ordinance amending Section 50-243 of the Code to establish a no-parking zone on the west side of Florent Avenue to facilitate emergency vehicle access.

Staff conducted a site assessment of Florent Avenue in response to ongoing concerns about emergency vehicle access and municipal service delivery in the area adjacent to MRH Middle/High School. When vehicles are parked on the west side of Florent Avenue immediately south of the school parking lot entrance, emergency vehicles, trash trucks, and the city’s leaf vacuum cannot safely navigate the southbound turn. This creates both public safety concerns and operational challenges for essential municipal services.

The attached ordinance establishes a no-parking zone on the west side of Florent Avenue, extending 54 feet south from the school parking lot entrance. This distance accommodates approximately two parking spaces and provides adequate clearance for large vehicles to complete the turn safely.



The no-parking restriction addresses a public safety concern and will improve emergency response capabilities and municipal service delivery in this area.

Sec. 50-243. Other prohibitions on parking.

- (a) When, by ordinance, parking is prohibited or restricted on any street or highway or any portion of any street or highway at any time or for any length of time, such street or highway or portion of street or highway and the applicable conditions to the prohibition or restriction of parking shall be as set forth in schedule in subsection (b) of this section. The public works director shall erect signs giving notice of the indicated prohibition or restriction of parking and the conditions applicable to such prohibition or restriction, on each block of the following streets or highways or portions of streets or highways.
- (b) Code. The following numbers under the column "Times and Conditions" shall mean the following:
- (1) Parking is allowed for pickup or delivery at specific addresses on that street.
 - (2) Parking is not allowed only if for a continuous period of over one hour.
 - (3) Saturdays, Sundays and holidays (January 1, July 4, Labor Day, Thanksgiving, December 25) excepted.
 - (4) Parking is prohibited at any time.
 - (5) Parking is prohibited except for patrons and public employees.
 - (6) Parking for compact vehicle only.

Location	Description	Times and Conditions
Alameda Avenue	East side, between Bruno and north city limits	(4)
Alameda Avenue	West side, approximately 20 feet north of the intersection of Bruno Avenue	(4)
Alameda Avenue	2000 Block—No parking anytime, west side of street, from northern city limits south 20 feet	(4)
Alicia Avenue	7500 Block—No parking on the north side of the street, from Big Bend Boulevard to 50 feet west	(4)
Alicia Avenue	7500 block—Two-hour parking on the south side of the street from approximately 95 feet west of Big Bend Boulevard to 198 feet west of Big Bend Boulevard	(4)
Alicia Avenue	7500 Block—No parking on the south side of the street, from Big Bend Boulevard to 95 feet west	(4)
Alicia Avenue	7900 Block—No parking here to corner, south side of street, 30 feet east from intersection of Hanley	(4)
Alicia Court	7700 Block—No parking around cul-de-sac perimeter	(4)
Anna Avenue	7200 Block—No parking here to corner, north side of street, 50 feet east from intersection of Marshall	(4)
Anna Avenue	7200 Block—No parking here to driveway, north side of street, from approximately 140 feet east of Marshall to approximately 150 feet east of Marshall	(4)
Anna Avenue	7200 Block—No parking on south side of street (entire length of block)	(4)
Anna Avenue	7200 Block—No parking anytime, north side of street, from intersection of Marshall Avenue to 84 feet east	(4)
Arbor Avenue	3200 and 3300 Blocks—No parking on east side of street	(4)
Bartold Avenue	2700 Block—No parking either side of street, from intersection of Manchester to the 2800 Block of Bartold	(4)
Bartold Avenue	2800 Block—No parking on west side of street	(4)

Bartold Avenue	2800 Block—No parking on east side of street, from north end of 2800 Block to approximately 210 feet south	(4)
Bartold Avenue	2900 Block—No parking on west side of street	(4)
Bartold Avenue	3000 and 3100 Blocks—No parking on west side of street, from Hanley to approximately 95 feet south	(4)
Bartold Avenue	3000 and 3100 Blocks—No parking on east side, from Hanley to approximately 57 feet south	(4)
Bartold Avenue	7700 Block—No parking, from Laclede Station Road to approximately 50 feet south	(4)
Bellevue Avenue	2000 Block—No parking here to corner, east side of street, 25 feet south from intersection of High Street	(4)
Bellevue Avenue	2000 Block—No parking here to corner, west side of street, 25 feet north from intersection of Stanley	(4)
Bellevue Avenue	2100 Block—No parking here to corner, west side of street, 25 feet south from Stanley	(4)
Bellevue Avenue	2100 Block—No parking here to corner, west side of street, 35 feet north from intersection of South Street	(4)
Bellevue Avenue	2100 Block—No parking here to corner, east side of street, 25 feet north from intersection of South Street	(4)
Bellevue Avenue	2200 Block—No parking here to corner, west side of street, 25 feet north from intersection of Richmond	(4)
Bellevue Avenue	2300 Block—No parking here to corner, west side of street, 25 feet south from intersection of Richmond	(4)
Bellevue Avenue	2300 Block—No parking here to corner, west side of street, 25 feet north from intersection of Gayola	(4)
Bellevue Avenue	2400 Block—No parking here to corner, west side of street, 25 feet north from intersection of Zephyr	(4)
Bellevue Avenue	2500 Block—No parking on west side of street, 136 feet north of Lyndover to 160 feet north of Lyndover	(4)
Bellevue Avenue	2600 Block—No parking here to corner, west side of street, 100 feet north from intersection of Manchester	(4)
Bellevue Avenue	2600 block—East side of street, from the north curb line of Manchester Avenue to 100 feet north	(4)
Bellevue Avenue	2700 Block—No parking on west side of street	(4)
Bellevue Avenue	2700 block—East side of street, from the south curb line of Manchester Avenue to 166 feet south	(4)
Bellevue Avenue	2700 Block—No parking here to corner, east side of street, 15 feet north from intersection of Southwest Avenue	(4)
Bernard Drive	7900 Block—No parking any time, north and south sides of street	(4)
<i>East Side</i>		
Big Bend Boulevard	2300 Block—No parking on east side of street, from Richmond Place to the city limits	(4)
Big Bend Boulevard	2400, 2500 Block—No parking on east side of street	(4)
Big Bend Boulevard	2600 Block—No parking on east side of street	(4)
<i>West Side</i>		
Big Bend Boulevard	2000 Block—One-hour parking on the west side of the street, from a point 112 feet south of the centerline of West Bruno Avenue,	(2)

	southwardly 252 feet (roughly from 60 feet south of the curb at West Bruno to the southern end of the block)	
Big Bend Boulevard	2100, 2200, 2300, 2400 Blocks—No parking on the west side of the street	(4)
Big Bend Boulevard	2500 Block—No parking on the west side of the street, from the intersection of Rannels Avenue south to 79 feet south of the centerline of Lyndover Place (roughly to the northern edge of 2531 Big Bend)	(4)
Big Bend Boulevard	2500 Block—One-hour parking on the west side of the street, from 7:00 a.m. to 6:00 p.m. from a point 79 feet south of the centerline of Lyndover Place southwardly 45 feet (roughly in front of 2531 Big Bend)	(2)
Big Bend Boulevard	2500 Block—Fulltime parking on the west side of the street, from a point 124 feet south of the centerline of Lyndover Place southwardly 48 feet (roughly in front of 2533 Big Bend)	(4)
Big Bend Boulevard	2500, 2600 Blocks—No parking on the west side of the street, from a point 172 feet south of the centerline of Lyndover Place southwardly to Manchester Road (roughly from the southern end of 2533 Big Bend to Manchester Road)	(4)
Bredell Avenue	2000, 2100, 2200, 2300, 2400, 2500 and 2600 Blocks—No parking east side of street	(4)
Brendell Avenue	2400 Block—No parking west side of the street, 155 feet north of the intersection of Rannels Avenue to 195 feet north of the intersection of Rannels Avenue	(4)
Bredell Avenue	2600 Block—No parking here to corner, west side, from intersection of Manchester to 60 feet north	(4)
Bredell Avenue	2600 Block—No parking any time, west side of street, from Lohmeyer Avenue to 33 feet south of the south curb line of Lohmeyer Avenue	(4)
Bruno Avenue	7100 Block—No parking south side of street, entire length of block	(4)
Bruno Avenue	7100 Block—No parking here to corner, north side of street, from intersection of Bellevue to 60 feet east	(4)
Bruno Avenue	7200 Block—No parking, north side of street, from intersection of Bellevue Avenue to western city limits	(4)
Bruno Avenue	7200 Block—No parking, south side of street, from intersection of Bellevue Avenue to western city limits	(4)
Burgess Avenue	2800 Block—No parking west side of street	(4)
Burgess Avenue	7700 Block—No parking south side of street	(4)
Burgess Avenue	No parking here to corner, east side of the street, from the intersection of Comfort to 20 feet north	(4)
Burgess Avenue	Resident only parking in front of 2828, 2830 and 2832 Burgess Avenue from 5:00 a.m. to 5:00 p.m.	(4)
Cambridge Avenue	3400 Block—No parking north side of street	(4)
Cambridge Avenue	3400 Block—No parking south side of street, here to corner from 40 feet west of intersection of Picadilly	(4)
Cambridge Avenue	3700 Block—No parking south side of street, 50 feet from intersection of Big Bend	(4)
Caroline Avenue	7900 Block—No parking north side of street	(4)

Cherry Street	3100 Block—No parking east side of street, from intersection of Pacific to 100 feet north	(4)
Cherry Street	3100 Block—No parking anytime, west side of street, from the intersection of Elm Avenue to 20 feet south	(4)
Circle Drive	2500 Block—No parking west side of street	(4)
Circle Drive	2600 Block—No parking west side of street	(4)
Circle Drive	2600 Block—No parking east side of street	(4)
Coleman Avenue	3000 Block—No parking on the east side of the street, from the north curb line of Kerens Avenue to 35 feet north	(4)
Coleman Avenue	3000 Block—No parking here to corner, west side, from intersection of Kerens to 80 feet north	(4)
Comfort Avenue	7500 Block—No parking north side of street	(4)
Comfort Avenue	7500 Block—No parking here to corner, south side of street, from intersection of Oakland 30 feet east	(4)
Comfort Avenue	7500 Block—No parking here to corner, south side of street, from intersection of Big Bend to 50 feet west	(4)
Comfort Avenue	7600 and 7700 Blocks—No parking south side of street	(4)
Commonwealth Avenue	3700 Block—No parking south side of street 7:00 a.m. to 4:00 p.m., except Saturdays, Sundays and holidays, from 160 feet west of intersection of Sussex to 246 feet west of intersection of Sussex	(3)
Corcoran Drive	7900 Block—No parking any time, north and south sides of street	(4)
Edgar Avenue	3100 Block—No parking here to corner, west side of street, from intersection of Elm to 25 feet south	(4)
Edgar Avenue	3100 Block—No parking here to corner, east side of street, from intersection of Elm to 25 feet south	(4)
Edgebrook Lane	7800 block—No parking 8:00 a.m. to 4:00 p.m. Monday through Friday from 53 feet west of the west curb of Laclede Station Road to 82 feet west of the west curb of Laclede Station Road	(4)
Edgebrook Lane	No parking south side of street from the west curb of Laclede Station Road to 53 feet west	(4)
Ellis Avenue	7500 Block—No parking north side of street	(4)
Ellis Avenue	7500 Block—No parking here to corner, south side of street, from intersection of Big Bend to 100 feet west	(4)
Ellis Avenue	7500 Block—No parking here to corner, south side of street, from intersection of Oakland to 30 feet east	(4)
Elm Avenue	7300 Block—No parking south side of street	(4)
Elm Avenue	7300 Block—No parking here to corner, north side of street, from intersection of Sutton to 45 feet east	(4)
Elm Avenue	7400 Block—No parking north side of street	(4)
Elm Avenue	7400 Block—No parking here to corner, south side of street, from intersection of Big Bend to 70 feet east	(4)
Elm Avenue	7400 Block—No parking here to corner, south side of street, from intersection of Sutton to 30 feet west	(4)
Flora Avenue	7300 Block—No parking south side of street	(4)
Flora Avenue	7300 Block—No parking here to corner, north side of street, from intersection of Sutton to 30 feet east	(4)
Flora Avenue	7400 Block—No parking, south side of street, from intersection of Big Bend to 250 feet east	(4)

Flora Avenue	7800 Block—No parking, north side of street, from the intersection of Laclede Station Road to 57 feet west	(4)
Flora Avenue	7800 Block—No parking, south side of street, from the intersection of Laclede Station Road to 43 feet west	(4)
Flora Avenue	7800 Block—No parking here to corner, south side of street, from intersection of Bartold to 35 feet west	(4)
Florent Avenue	2400 Block—No parking east side of street	(4)
Florent Avenue	2500 Block—No parking here to corner, east side of street, from intersection of Lohmeyer to 40 feet north	(4)
Florent Avenue	2550 Block—No parking, north side of Florent Avenue from 2550 Florent Avenue southeast 135 feet to Martini Avenue	(4)
<u>Florent Avenue</u>	<u>2500 Block—No parking west side of street, from the entrance to the MRH school parking lot southward 54 feet</u>	<u>(4)</u>
Folk Avenue	7500 Block—No parking here to corner, south side of the street from the intersection of Big Bend to 50 feet west of Big Bend	(4)
Folk Avenue	7900 Block—No parking any time, north and south sides of street, from east curb line of Hanley Road to 200 feet east	(4)
Gayola Avenue	7200 Block—No parking south side of street	(4)
Gayola Avenue	7200 Block—No parking here to corner, north side of street, from intersection of Bellevue to 25 feet west	(4)
Gayola Avenue	7300 Block—No parking south side of street	(4)
Gayola Avenue	7400 Block—No parking south side of street	(4)
Gayola Avenue	7400 Block—No parking north side of street from intersection with Big Bend east 55 feet	(4)
Gerhard Avenue	2500 Block—No parking west side of street	(4)
Gerhard Avenue	2500 Block—No parking here to corner, east side of street, from intersection of Lohmeyer to 40 feet north	(4)
Greenwood Avenue	3400 Block—No parking here to corner, south side of street, from intersection of St. Elmo to 30 feet east	(4)
Greenwood Avenue	3500 Block—No parking here to corner, north side of street, from intersection of Sutton to 45 feet west	(4)
Greenwood Boulevard	3500 Block—No parking any time, south side of street, from the west curb line of St. Elmo Avenue to 42 feet west of the west curb line of St. Elmo Avenue	(4)
Greenwood Boulevard	3500 Block—No parking anytime, south side of street, from intersection of St. Elmo to 58 feet west	(4)
Greenwood Boulevard	From Canterbury Avenue to Big Bend Boulevard from 8:00 a.m. to 12:00 noon on Tuesdays, from April 1 through October 31	(4)
Hanley Road	2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000 Blocks—No parking east side of street	(4)
Hanley Road	2000, 2100, 2200, 2800, 2900, 3000 Blocks—No parking west side of street	(4)
Hazel Avenue	7300 Block—No parking south side of street	(4)
Hazel Avenue	7400 Block—No parking south side of street	(4)
Hazel Avenue	7400 Block—No parking here to corner, north side of street, from intersection of Sutton to 40 feet west	(4)
High Street	7100 Block—No parking north side of street	(4)
High Street	7200 Block—No parking north side of street	(4)

High Street	7200 Block—No parking here to corner, south side of street, from intersection of Bellevue to 25 feet east	(4)
High Street	7200 Block—No parking here to corner, south side of street, from intersection of Yale to 30 feet west	(4)
Hope Street	2600 Block—No parking west side of street, from dead end to 80 feet south	(4)
James Street	7400 Block—No parking here to corner, south side of street, from intersection of Big Bend to 75 feet east	(4)
James Street	7400 Block—No parking here to corner, north side of street, from intersection of Big Bend to 100 feet east	(4)
Jerome Avenue	7500 Block—No parking here to corner, south side of street from the intersection of Florent Avenue to 30 feet west	(4)
Jerome Avenue	7500, 7600, 7700 Blocks—No parking north side of street	(4)
Jerome Avenue	7700 Block—No parking here to corner, south side of street, from intersection of Bredell to 50 feet west	(4)
Kensington Avenue	7300, 7400 and 7500 Blocks—No parking east side of street	(4)
Kerens	7700 Block—No parking north side of street	(4)
Laclede Station Road	2200 Block—No parking here to corner, east side of street, from intersection of West Bruno to 50 feet south	(4)
Laclede Station Road	2400 Block—No parking here to corner, west side of street, from intersection of Rannells to 50 feet north	(4)
Laclede Station Road	2500 Block—No parking, from 7:00 a.m. to 9:00 a.m., east side of street	(4)
Laclede Station Road	2500, 2600, 2700, 2800 and 3000 Blocks—No parking west side of street	(4)
Laclede Station Road	2600 Block—No parking, east side of street, from intersection of Manchester to 240 feet north	(4)
Laclede Station Road	2600 Block—No parking, west side of street, from intersection of Manchester to 240 feet north	(4)
Laclede Station Road	2600 Block—No parking, 7:00 a.m. to 9:00 a.m., except Saturday and Sunday, east side of street, from 140 feet north of Manchester to intersection of Lohmeyer	(4)
Laclede Station Road	3000 Block—No parking, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., east side street	(4)
Laclede Station Road	3000 block—No parking on east side of street	(4)
Laclede Station Road	3100 block—No parking on east side of street	(4)
Laclede Station Road	3200 Block—No parking, east side of street to city limits	(4)
Laclede Station Road	3200 Block—No parking, west side of street to city limits	(4)
Laclede Station Road	3200 Block—No parking on sidewalk, west side of street, from intersection of Edgebrook to 125 feet north	(4)
Laclede Station Road	3200-3266 Blocks (Shopping Center) No parking fire lane	(4)
Laclede Station Road	No parking here to corner, east side of street, from 40 feet north of the north curb line of Williams Court and 40 feet south of the south curb line of Williams Court, from 40 feet north of the north curb line of Alicia Court and 40 feet south of the south curb line of Alicia Court, and from 77 feet north of the north curb line of Folk Avenue	(4)
Lanham Avenue	7200 Block—No parking east side of street	(4)

Leamington	3500 Block—No parking north side of street	(4)
Lindbergh Drive	7700 Block—No parking east side of street	(4)
Linden Place	7100 Block—No parking south side of street	(4)
Lohmeyer Avenue	7300 and 7400 Blocks—No parking south side of street	(4)
Lohmeyer Avenue	7300 Block—No parking here to corner, north side of street, from intersection of Sutton to 100 feet east	(4)
Lohmeyer Avenue	7300 Block—No parking north side of street, from intersection of Oakview to 90 feet west	(4)
Lohmeyer Avenue	7400 Block—No parking here to corner, north side of street, from intersection of Big Bend to 75 feet east	(4)
Lohmeyer Avenue	7500 and 7600 Blocks—No parking north side of street	(4)
Lohmeyer Avenue	7600 Block—No parking south side of street, from intersection of Bredell to 175 feet east	(4)
Lohmeyer Avenue	7600 Block—No parking between signs, south side of street, from intersection of Oakland to 25 feet east	(4)
Lohmeyer Avenue	7700 Block—No parking here to corner, south side of street, from intersection of Laclede Station Road to 60 feet east	(4)
Lohmeyer Avenue	7700 Block—No parking, north side of street	(4)
Lohmeyer Avenue	7750 Lohmeyer Avenue—Two-hour limit in front of Maplewood Public Library, 9:00 a.m. to 5:00 p.m. Monday through Saturday, south side of street, from parking lot entrance eastward for a distance of 265 feet.	
Lohmeyer Avenue	7750 Lohmeyer Avenue—Two-hour limit in front of Maplewood Public Library, 9:00 a.m. to 5:00 p.m. Monday through Saturday, in west parking lot.	
Lowry	3000 Block—No parking east side of street	(4)
Lyle Avenue	2600 Block—No parking east side of street	(4)
Lyle Avenue	2600 Block—No parking here to corner, west side of street, from intersection of Manchester to 80 feet north	(4)
Lyle Avenue	2600 Block—No parking west side of street, from 135 feet south of the north dead end of Lyle to 120 feet south of the north dead end of Lyle	(4)
Lyle Avenue	Resident parking only—West side of the street, beginning 122 feet north of the Manchester Road intersection and ending 142 feet north of the Manchester Road intersection	
Lyndover Place	7100 Block—No parking south side of street	(4)
Lyndover Place	7100 Block—No parking here to corner, north side of street, from intersection of Bellevue to 50 feet east	(4)
Lyndover Place	7100 Block—One-hour parking, 8:00 a.m. to 5:00 p.m., north side of street, from 50 feet west of Yale to 115 feet west of Yale	(2)
Lyndover Place	7200, 7300, 7400 Blocks—No parking north side of street	(4)
Lyndover Place	7200 Block—No parking here to corner, south side of street, from intersection of Bellevue to 75 feet west	(4)
Lyndover Place	7200 Block—No parking here to corner, south side of street, from intersection of Oakview to 25 feet east	(4)

Lyndover Place	7300 Block—No parking here to corner, south side of street, from intersection of Oakview to 25 feet west	(4)
Lyndover Place	7300 Block—No parking here to corner, south side of street, from intersection of Sutton to 50 feet east	(4)
Lyndover Place	7400 Block—No parking here to corner, south side of street, from intersection of Big Bend to 25 feet east	(4)
Madge Avenue	7400 Block—No parking south side of street	(4)
Madge Avenue	7400 Block—No parking here to corner, north side of street, from intersection of Margarett to 30 feet west	(4)
Madge Avenue	7400 Block—No parking here to corner, north side of street, from intersection of Lyle to 30 feet east	(4)
Manchester Avenue	7100, 7200, 7300, and 7400 Blocks—No parking 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and holidays, north side of street and 7400 block, south side of street	(4)
Manchester Avenue	7100 Block—No parking here to corner, north side of street, from intersection of Yale to 20 feet east	(4)
Manchester Avenue	7100 Block—No parking here to corner, north side of street, from intersection of Bellevue to 30 feet east	(4)
Manchester Avenue	7100 Block—Two-hour parking, south side and north side of street, unless otherwise prohibited	(2)
Manchester Avenue	7200 Block—No parking here to corner, south side of street, from intersection of Bellevue to 40 feet west	(4)
Manchester Avenue	7200 Block—Two-hour parking, south side of street, from 20 feet east of Marshall to 195 feet east of Marshall	(2)
Manchester Avenue	7200 Block—No parking here to corner, south side of street, from intersection of Marshall to 20 feet east	(4)
Manchester Avenue	7200 Block—No parking here to corner, north side of street, from intersection of Oakview to 30 feet east	(4)
Manchester Avenue	7200 Block—No parking here to corner, north side of street, from intersection of Roseland Terrace to 25 feet west	(4)
Manchester Avenue	7200 Block—No parking here to corner, north side of street, from intersection of Hope to 15 feet west of Hope	(4)
Manchester Avenue	7200 Block—No parking here to corner, north side of street, from intersection of Hope to 10 feet east	(4)
Manchester Avenue	7200 Block—No parking here to corner, north side of street, from intersection to 20 feet west	(4)
Manchester Avenue	7200 Block—Two-hour parking, north side of street, unless otherwise prohibited	(2)
Manchester Avenue	7300 Block—No parking, south side of street, from intersection of Sutton to 135 feet east	(4)
Manchester Avenue	7300 Block—No parking south side of street, from intersection of Sutton to 135 feet east	(4)
Manchester Avenue	7300 Block—Two-hour parking, south side of street, from 135 feet east of Sutton to 585 feet east of Sutton	(2)
Manchester Avenue	7300 Block—Two-hour parking, north side of street	(2)

Manchester Avenue	7300 block—15 minute parking on the south side of the street for purposes of loading and unloading for all vehicles with a gross vehicle weight of one ton or greater	(1)
Manchester Avenue	7400 Block—No parking here to corner, north side of street, from intersection of Margarett to 20 feet east	(4)
Manchester Avenue	7400 Block—No parking, north side of street, from the intersection of Lyle to Big Bend	(4)
Manchester Avenue	7400 Block—No parking, north side of street, from 50 feet west of the west curb line of Sutton Boulevard to 98 feet west of the west curb line of Sutton Boulevard, except ten-minute valet parking only between 5:00 p.m. and 2:00 a.m. in the above described area	(4)
Manchester Avenue	7400 Block—No parking south side of street, from 315 feet east of Big Bend to 510 feet east of Big Bend	(4)
Manchester Avenue	7400 Block—Two-hour parking, south side and north side of street, unless otherwise prohibited	(2)
Manchester Avenue	7500, 7600, 7700, 7800, 7900 Blocks—No parking south side	(4)
Manchester Avenue	7500, 7600, 7700, 7800, 7900 Blocks—No parking north side	(4)
Manhattan Avenue	3400 Block—No parking here to corner, north side of street, from intersection of St. Elmo to 30 feet east	(4)
Manhattan Avenue	3500 Block—No parking here to corner, north side of street, from intersection of St. Elmo to 30 feet west	(4)
Manhattan Avenue	3500 Block—No parking between signs, south side of street, at intersection of St. Elmo (approximately 50 feet between signs)	(4)
Maple Avenue	7300 Block—No parking south side of street	(4)
Maple Avenue	7400 Block—No parking north side of street	(4)
Maple Avenue	7400 Block—No parking here to corner, south side of street, from intersection of Big Bend to 65 feet east	(4)
Maple Avenue	7400 Block—No parking here to corner, south side of street, from intersection of Sutton to 50 feet west	(4)
Maplewood Commons Drive	1900—2300 Blocks—No parking any time, east and west sides of street	(4)
Marietta Alley	No parking anytime, from Marietta Avenue south to dead end	(4)
Marietta Avenue	7300 Block—No parking north side of street	(4)
Marietta Avenue	7300 Block—No parking here to corner, south side of street, from intersection of Sutton to 50 feet east	(4)
Marietta Avenue	7300 Block—No parking here to corner, south side of street, from intersection of Marshall to 50 feet west	(4)
Marietta Avenue	7300 Block—Two-hour parking, south side of street, from 61 feet east of the east curb line of Sutton Boulevard to 135 feet east of the east curb line of Sutton Boulevard, from 9:00 a.m. to 5:00 p.m. Monday through Saturday only. No prohibitions at other times	(4)
Marietta Avenue	Residents-only parking in front of 7366, 7362, and 7360 Marietta Ave	(4)
Margarette Avenue	2600 Block—No parking east side of street	(4)
Margarette Avenue	2600 Block—No parking here to corner, west side of street, from intersection of Manchester to 40 feet north	(4)

Marion Court	7600 and 7700 Blocks—No parking north side of street	(4)
Marshall Avenue	2700, 2800, 2900, 3000 Blocks—No parking east side of street	(4)
Marshall Avenue	2700, 2800, 2900, 3000 Blocks—No parking west side of street	(4)
Marshall Avenue	2700 Block—Handicap parking only, Saturday 5:00 p.m. to 9:00 p.m., Sunday 7:00 a.m. to 1:00 p.m., east side, from a point 10 feet north of Sarah Avenue intersection to 60 feet north	(4)
Martini Drive	2500 Block—No parking west side of street	(4)
Martini Drive	2600 Block—No parking west side of street	(4)
Martini Drive	2600 Block—No parking here to corner, east side, from intersection of Manchester to 50 feet north	(4)
Martini Drive	2600 Block—No parking east side, from a point 50 feet north of Manchester to a point 150 feet north	(1)
Martini Drive	2600 Block—No parking between signs, east side of street, from 50 feet south of Lohmeyer to 50 feet north of Lohmeyer	(4)
McCready Avenue	No parking east side McCready from West Bruno south 110 feet west of 7558 West Bruno	(4)
McCready Avenue	2000 Block—No parking here to corner, east side of street, from intersection of West Bruno to 40 feet south	(4)
McKinley Avenue	2100 Block—No parking west side of street	(4)
Moller Avenue	7200 Block—No parking south side of street	(4)
Moller Avenue	7200 Block—No parking here to corner, north side of street, from intersection of Marshall to 75 feet east	(4)
Myrtle Avenue	7300 Block—No parking north side of street	(4)
Myrtle Avenue	No parking south side of street from east curb of Hazel Avenue to 43 feet east	(4)
Oakland Avenue	2500 Block—No parking east side of street	(4)
Oakland Avenue	2500 Block—No parking here to corner, west side of street, from intersection of Rannells to 30 feet south	(4)
Oakland Avenue	2700 Block—No parking west side of street	(4)
Oakland Avenue	2700 Block—No parking here to corner, east side of street, from intersection of Manchester to 85 feet south	(4)
Oakland Avenue	2800 Block—No parking here to corner, east side of street, from the intersection of Comfort Avenue to the intersection of Martion Court	(4)
Oakland Avenue	2800 Block—No parking west side of street	(4)
Oakland Avenue	2800 Block—No parking, east side of street, 7:30 a.m. to 8:30 a.m. and 3:00 p.m. to 4:00 p.m. on all days when school is in session from 142 feet north of the north curb line of Ellis Avenue to 155 feet south of the south curb line of Ellis Avenue	(4)
Oakview Terrace	2400 Block—No parking west side of street	(4)
Oakview Terrace	2500 Block—No parking here to corner east side of street from intersection of Zephyr 25 feet north	(4)
Oakview Terrace	2500 Block—No parking east side of street	(4)
Oakview Terrace	2500 Block—No parking here to corner west side of street from intersection of Lyndover to 25 feet south	(4)
Oakview Terrace	2600 Block—15 minute parking, 6:00 a.m. to 6:00 p.m., west side of street, from 35 feet north of Manchester to 100 feet north of Manchester	(1)

Oakview Terrace	2600 Block—No parking here to corner, west side of street, from intersection of Manchester to 35 feet north	(4)
Oakview Terrace	2600 Block—No parking west side of street from a point 160 feet north of Manchester to a point 254 feet north of Manchester	(4)
Oxford Avenue	3400 Block—No parking north side of street	(4)
Oxford Avenue	3500 Block—No parking north side of street	(4)
Oxford Avenue	3500 Block—No parking here to corner, south side of street, from intersection of Kensington to 45 feet east	(4)
Oxford Avenue	3600 Block—No parking south side of street	(4)
Oxford Avenue	3600 Block—No parking here to corner, north side of street, from intersection of Kensington to 25 feet north	(4)
Oxford Avenue	3700 Block—No parking south side of street	(4)
Oxford Avenue	3700 Block—No parking north side of street	(4)
Pacific Avenue	7300 Block—No parking south side of street	(4)
Picadilly Avenue	7300, 7400, 7500 Blocks—No parking west side of street	(4)
Picadilly Avenue	7400 Block—No parking here to corner, east side of street, from the intersection of Oxford to 40 feet north	(4)
Picadilly Avenue	7500 Block—No parking here to corner, east side of street, from intersection of Greenwood to 8 feet south	(4)
Picadilly Avenue	7500 Block—One-hour parking, east side of street, from 8 feet south of Greenwood to 35 feet south of Greenwood	(2)
Rannells Avenue	7500 Block—No parking north side of street, from intersection of Big Bend west to intersection of Martini	(4)
Rannells Avenue	7500 Block—No parking north side of street, from intersection of Martini west to intersection of Gerhard	(4)
Rannells Avenue	7500 Block—No parking here to corner, south side of street, from intersection of Oakland to 25 feet east	(4)
Rannells Avenue	7600 Block—No parking north side of street	(4)
Rannells Avenue	7700 Block—No parking north side of street	(4)
Rannells Avenue	7800 Block (between Laclede Station Road and Circle Drive)—No parking north side of street	(4)
Richmond Place	7200 Block—No parking here to corner, north side of street, from intersection of Bellevue to 25 feet west	(4)
Richmond Place	7200, 7300, 7400 Blocks—No parking south side of street	(4)
Roseland Terrace	2600 Block—No parking east side of street	(4)
Rule Avenue	7200 Block—No parking here to corner, north side of street, from intersection of Marshall to 30 feet east	(4)
Rule Avenue	7200 Block—No parking here to corner, south side of street, from intersection of Marshall to 30 feet east	(4)
Sarah Avenue	7200 Block—No parking north side of street	(4)
South Street	7100 and 7200 Blocks—No parking north side of street	(4)
South Street	7100 Block—No parking here to corner, south side of street, from intersection of Bellevue to 30 feet east	(4)
South Street	7200 Block—No parking here to corner, south side of street, from intersection of Bellevue to 25 feet west	(4)
Southwest Avenue	7200 Block—No parking here to corner, north side of street from intersection of Manchester to 100 feet east	(4)

Southwest Avenue	7200 Block—No parking here to corner, north side of street from intersection of Bellevue Avenue to 50 feet east	(4)
Southwest Avenue	7200 Block—One-hour parking, 7:00 a.m. to 7:00 p.m., south side of street, from intersection of Manchester to 155 feet east	(2)
Southwest Avenue	7200 Block—No parking here to corner, south side of street, from intersection of Manchester to 45 feet east	(4)
Southwest Avenue	7200 Block—No parking here to corner, south side of street, from intersection of Limit to 33 feet west	(4)
Southwest Avenue	7200 Block—No parking here to corner, north side of street, from intersection of Bellevue to 35 feet east	(4)
Stanley Avenue	7200 Block (between Bellevue and Yale)—No parking north side of street	(4)
Stanley Avenue	7200 Block (between Bellevue and Yale)—No parking here to corner, south side of street, from intersection of Bellevue to 25 feet east	(4)
Stanley Avenue	7200 Block (between Bellevue and Yale)—No parking here to corner, south side of street, from intersection of Yale to 25 feet west	(4)
Stanley Avenue	7200 Block (between Alameda and Bellevue)—No parking south side of street	(4)
Stanley Avenue	7200 Block (between Alameda and Bellevue)—No parking here to corner, north side of street, from intersection of Bellevue to 25 feet west	(4)
Sunnen Drive	MetroLink Tracks—No parking, north and south sides of street, from the MetroLink tracks to 50 feet east and from the MetroLink tracks to 50 feet west	(4)
Sussex Avenue	7500 Block—No parking west side of street	(4)
Sussex Avenue	7500 Block—No parking here to corner east side of street from intersection of Greenwood to 35 feet south	(4)
Sussex Avenue	7500 Block—No parking between signs, from 85 feet south of intersection of Greenwood to 165 feet south of Greenwood (to a point south of Sporland Valve Co. driveway)	(4)
Sutton Boulevard	2300 and 2400 Blocks—No parking east side of street	(4)
Sutton Boulevard	2400 Block—No parking here to corner, west side of street, from intersection of Lyndover to 25 feet north	(4)
Sutton Boulevard	2500 Block—No parking west side of street	(4)
Sutton Boulevard	2500 Block—No parking here to corner, east side of street, from intersection of Lohmeyer to 25 feet north	(4)
Sutton Boulevard	2600 Block—No parking east side of street	(4)
Sutton Boulevard	2600 Block—No parking on the west side of the street from the north curb line of Manchester Avenue to 85 feet north	(4)
Sutton Boulevard	2600 Block—No parking on the west side of the street from 85 feet north of the north curb line of Manchester Avenue to 125 feet north of the north curb line of Manchester Avenue except ten-minute valet parking only between 5:00 p.m. and 2:00 a.m. within the described area	(4)
Sutton Boulevard	Resident only parking zone in front of 2635 and 2639 Sutton Boulevard	(4)
Sutton Boulevard	Residents-only parking on the west side of street, in front of 2645, 2643 and 2641 Sutton Boulevard	(4)

Sutton Boulevard	2700 Block—No parking here to corner, east side of street, from intersection of Manchester to 90 feet south	(4)
Sutton Boulevard	2700 Block—Two-hour parking, 7:00 a.m. to 7:00 p.m., east side of street, from 90 feet south of Manchester to 165 feet south	(2)
Sutton Boulevard	2700 Block—No parking here to corner, east side of street, from intersection of Marietta to 25 feet north	(4)
Sutton Boulevard	2700 Block—No parking here to corner, east side of street, from intersection of Marietta to 20 feet south	(4)
Sutton Boulevard	2700 Block—Two-hour parking, 7:00 a.m. to 7:00 p.m., east side of street, from 20 feet south of Marietta to 265 feet south	(2)
Sutton Boulevard	2700 Block—No parking here to corner, east side of street, from intersection of Hazel to 25 feet north	(4)
Sutton Boulevard	2700 Block—Two-hour parking on the west side of the street, from 60 feet south of intersection of Manchester to 110 feet south	(2)
Sutton Boulevard	2700 Block—Handicapped parking only, west side of street, from intersection of Flora to 35 feet north	(4)
Sutton Boulevard	2700 Block—No parking west side of street, from 150 feet south of Manchester to 275 feet south	(4)
Sutton Boulevard	2700 Block—Two-hour parking, from intersection of Hazel to 200 feet north	(2)
Sutton Boulevard	2700 Block—No parking here to corner, west side of street, from intersection of Hazel to 21 feet north	(4)
Sutton Boulevard	2700 block—No parking eastside of street, except two hour parking 1:00 a.m. to 5:00 p.m. and valet parking only Monday through Saturday, 5:00 p.m. to midnight from 70 feet south of Manchester to 110 feet south of Manchester	(4)
Sutton Boulevard	2700 block—No parking west side of the street, except 8:00 a.m. to 5:00 p.m., loading zone only from 68 feet south of Manchester to 108 feet south of Manchester	(1)
Sutton Boulevard	2720 Block—Compact vehicle parking only on Sutton Boulevard in front of 2720 Sutton Boulevard/7372 Marietta Avenue	(6)
Sutton Boulevard	2800 Block—No parking here to corner, west side of street, from intersection of Maple to 110 feet north	(4)
Sutton Boulevard	2800 Block—Two-hour parking, east side of street, from 20 feet south of Hazel to 20 feet north of Maple	(2)
Sutton Boulevard	2800 Block—No parking here to corner, east side of street, from intersection of Hazel to 20 feet south	(4)
Sutton Boulevard	2800 Block—No parking here to corner, east side of street, from intersection of Maple to 20 feet north	(4)
Sutton Boulevard	2900 Block—No parking here to corner, east side of street, from intersection of Maple to 20 feet south	(4)
Sutton Boulevard	2900 Block—No parking here to corner, west side of street, from intersection of Maple to 25 feet south	(4)
Sutton Boulevard	3100 Block—No parking west side of street	(4)
Sutton Boulevard	3100 Block—No parking here to corner, east side of street, from intersection of Elm to 50 feet south	(4)
Sutton Boulevard	3100 Block—Two-hour parking, east side of street, from 47 feet south of the south curb line at the intersection of Elm Avenue to 85 feet south of the south curb line at the intersection of Elm Avenue	(2)

Sutton Boulevard	3200 Block—No parking west side of street	(4)
St. Elmo Avenue	7200, 7300, 7400, 7500 Blocks—No parking west side of street	(4)
Swimming pool	Swimming pool—15-minute loading and unloading zone on east side of swimming pool parking lot from pump room doors 30 feet south to concession stand doors	(1)
Valley Drive	2600 Block—No parking here to corner, south side of street, from intersection of Bredell to 50 feet west	(4)
Valley Avenue	2500 Block—No parking on the west side of the street	(4)
Vine Avenue	7300 Block—No parking south side of street	(4)
Vine Avenue	7300 Block—No parking here to corner, north side of street, from intersection of Marshall to 45 feet west	(4)
Walter Avenue	3100 Block—No parking here to corner, east side of street, from intersection of Elm to 20 feet south	(4)
Walter Avenue	3100 Block—No parking here to corner, west side of street, from intersection of Elm to 30 feet south	(4)
Walter Avenue	3100 Block—No SUV, truck or van parking on the west side	(4)
Walter Avenue	3200 Block—No parking east side of street	
Weaver Avenue	7500 block—No parking north side of street	(4)
Weaver Avenue	7600 block—No parking north side of street	(4)
Weaver Avenue	7700 Block—No parking north side of street	(4)
Weaver Avenue	7700 Block—No parking here to corner, south side of street, from intersection of Laclede Station Road to 40 feet east	(4)
Weaver Avenue	7800 Block—No parking here to corner, north side of street, from intersection of Laclede Station Road to 30 feet west	(4)
Weaver Avenue	7800 Block—No parking here to corner, south side of street, from intersection of Laclede Station Road to 40 feet west	(4)
West Bruno Avenue	7500 Block—No parking any time, south side of street, from the west curb line of Big Bend Boulevard to 79 feet west of the west curb line of Big Bend Boulevard	(4)
West Bruno Avenue	7500 Block—No parking 7:00 a.m. to 6:00 p.m., Saturdays, Sundays and holidays excluded, south side of street, from 165 feet west of the west curb line of Big Bend Boulevard to 268 feet west of the west curb line of Big Bend Boulevard	(3)
West Bruno Avenue	7900 Block—No parking any time, south side of street	(4)
Westfield Court	2000 Block—No parking north side, from a point beginning at east corner to a point 35 feet west	(4)
Westfield Court	2000 Block—No parking on west side, from a point beginning at south corner to a point 35 feet north	(4)
West Point Drive	2500 Block—No parking north side of street	(4)
West Point Drive	2500 Block—No parking east side of street	(4)
Williams Avenue	7500 Block—No parking north side of street from Big Bend Boulevard west to Creasy Avenue	(4)
Williams Avenue	7500 Block—No parking here to corner, south side of street, from intersection of Big Bend to 100 feet west	(4)
Williams Avenue	No parking on the south side of the street, from 156 feet west of the west curb line of Big Bend Boulevard to 195 feet west of the west curb line of Big Bend Boulevard	(4)

Woodland Avenue	7500 Block—No parking south side of street	(4)
Woodland Avenue	7500 Block—No parking here to corner, north side of street, from intersection of Oakland to 40 feet east	(4)
Woodland Avenue	7500 Block—No parking here to corner, north side of street, from intersection of Big Bend to 40 feet west	(4)
Woodmont Avenue	7800 Block—West end of street, no parking between signs, south side of street	(4)
Woodmont Avenue	7800 Block—West end of street, no parking between signs, north side of street	(4)
Yale Avenue	2000 Block—No parking here to corner, west side of street, from intersection of High Street to 25 feet north	(4)
Yale Avenue	2000 Block—No parking here to corner, west side of street, from intersection of High Street to 25 feet south	(4)
Yale Avenue	2000 Block—No parking here to corner, west side of street, from intersection of Stanley to 30 feet north	(4)
Yale Avenue	2100 Block—No parking here to corner, west side of street, from intersection of South Street to 25 feet north	(4)
Yale Avenue	2100 Block—No parking here to corner, west side of street, from intersection of South Street to 25 feet south	(4)
Yale Avenue	2200 Block—No parking here to corner, east side of street, from intersection of Manchester to 25 feet north	(4)
Yale Avenue	2100 Block—Handicapped parking only, 9:00 a.m. to 12:00 noon and 5:00 p.m. to 9:00 p.m., Sundays, and 6:00 p.m. to 9:00 p.m., Wednesdays, east side of street, from 70 feet north of the north curb line of Bruno Avenue to 110 feet north of the north curb line of Bruno Avenue	(4)
Zephyr Place	7200, 7300, 7400 Blocks—No parking south side of street	(4)
Zephyr Place	7200 Block—No parking here to corner, north side of the street, from intersection of Bellevue to 25 feet west	(4)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE MAPLEWOOD CODE OF ORDINANCES, CHAPTER 50 TRAFFIC AND MOTOR VEHICLES, SECTION 50-243 — OTHER PROHIBITIONS ON PARKING, TO ESTABLISH NO-PARKING ZONES ON FLORENT AVENUE TO FACILITATE EMERGENCY VEHICLE ACCESS

WHEREAS, emergency vehicles, trash trucks, and Public Works equipment cannot safely navigate the turn on Florent Avenue heading south when vehicles are parked south of the MRH Middle/High School parking lot entrance on the west side of Florent; and

WHEREAS, staff has identified the need for no-parking zones on the west side of Florent Avenue to ensure adequate clearance for emergency vehicle egress; and

WHEREAS, establishing these no-parking zones will improve public safety and facilitate essential municipal services.

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

Section I. Section 50-243(b) of the Maplewood Code of Ordinances is hereby amended by adding the following entry to the schedule of parking restrictions:

Location	Description	Times and Conditions
Florent Avenue	2500 Block—No parking west side of street, from the entrance to the MRH school parking lot southward 54 feet	(4)

Section II. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: December 4, 2025
Re: **City Manager's Report**

City Branding Initiative

Creative Entourage presented their Discovery Report and Creative Brief for the city's rebranding initiative in mid-November. The brief, which has been approved by staff, is attached for Council's review, along with results from the stakeholder input sessions, community survey, open house, and the firm's logo research.

The discovery process included input sessions with staff, business owners, Council, board and commission members, and community stakeholders; a community open house; a comprehensive community questionnaire (completed 422 times); and competitive brand research. Key findings indicate that Maplewood is perceived as a friendly, walkable, and welcoming community that blends historic small-town charm with urban energy and convenience. The top three words respondents used to describe their ideal Maplewood were "walkable," "neighborly," and "welcoming."

Creative Entourage will develop three distinct logo and tagline concepts based on the approved creative direction. The concepts will be presented to the stakeholder group for review in early 2026, with the goal of unveiling the new brand identity to the community later in the year.

Prop M Bond Communications

All messaging related to the Prop M bond referendum has been reviewed by the City Attorney and updated to conform with Missouri statutes governing municipal communications about ballot measures. The print and digital editions of the Maple Leaf newsletter introducing the project have been distributed to Maplewood residents, and the referendum information website is now live at https://www.maplewoodmo.gov/government/prop_m.php. Informational social media posts are now running to ensure residents have access to factual information about the proposal.

Mark your calendars for the community open house on Tuesday, January 14, 2026 at 6:00 p.m. at City Hall, where residents can learn more about the proposed projects, tour City Hall, and ask questions.

2026 Council Meeting Calendar

The proposed 2026 Council meeting calendar is attached for Council's review. In addition to recurring agenda items that Council has seen consistently over the past two years, the 2026 calendar includes an annual report from each department head throughout the year. This will provide Council and the community with comprehensive updates on departmental activities, accomplishments, and priorities.

Maplewood 101 Registration Open Until January 2, 2026

Registration remains open for the next session of Maplewood 101, the city's civic education program designed to empower residents and business owners to actively participate in community governance. To date, we have received 14 registrations.

The six-week program will run on Thursday evenings from 6:00 p.m. to 8:00 p.m., January 22 through February 26, 2026. Sessions will be held at City Hall and various locations throughout the community.

The program requires a minimum of 10 registrations to proceed and can accommodate up to 20 participants. Registration is available at <https://cityofmaplewoodmo.rja.revize.com/forms/12135> and is reserved for Maplewood residents and business owners.

Yale/Manchester Area Update

As discussed in my November 11 memo, staff continues to address community concerns regarding the Yale/Manchester area through a comprehensive engagement process. We have organized two community meetings (December 4 and 6) and one business owner meeting (December 8), all of which will be professionally facilitated, to receive feedback and ideas regarding community amenities, interventions, and public safety measures.

Staff has also organized a meeting with Maplewood Next to discuss the signed open letter we received on November 21 regarding the Yale bus shelter (attached). This meeting is scheduled for Monday, December 15 at 6:00 pm in the Fire House training room. Since more than three Council members are expected to attend, this meeting has been posted as an open meeting in compliance with Missouri's Sunshine Law.

In parallel with these engagement efforts, staff has taken some operational steps to enhance service delivery in the area. A draft Memorandum of Understanding has been provided to the Broadmoor Group for use of the former police substation at 7169 Lyndover Place as a field office for police, public works, and social services personnel. Additionally, the city has received bus ridership data from Bi-State Development for the #31 Chouteau line along Manchester Road, which includes BSD's assessment of all bus stop locations, shelters, and benches within Maplewood city limits. This data will be incorporated into staff's proposed recommendations regarding neighborhood improvements.

Recommendations and takeaways from these conversations will be presented to Council in January and discussed at the first Police Advisory Board meeting on January 20, 2026.



City of Maplewood

Rebranding Discovery Report & Creative Brief

November 19, 2025

INTRODUCTION

The City of Maplewood is a vibrant inner-ring suburb of St. Louis known for its charming downtown and history centered on the “Mother Road” Route 66, as well as its dynamic local businesses, walkable and welcoming community, and diverse residential areas.

In 2025, the City of Maplewood selected Creative Entourage to develop a comprehensive new brand identity that reflects the city’s unique history and special attributes, with the goal of presenting the new identity to the community in 2026. The scope of work includes:

- A new city logo
- A new city seal
- Department-specific logo versions, including a sub-brand for Parc
- A new city tagline
- A full brand standards guide
- Stationary templates

The rebranding process began with research designed to discover what makes the city distinct and how it stands out from the crowd. Feedback and findings will be used to create branding tools that are persuasive and unique, reflecting the city and its people, while also enticing visitors and tourists. Careful consideration will be given to tone, authenticity and sentiment when crafting the brand message and image.

This rebrand aims to reflect Maplewood’s identity as both a historic and forward-looking community, while providing a flexible and cohesive visual system for all city departments.

THE DISCOVERY PROCESS

The most effective and meaningful city brands combine tradition with the vibrancy of the residents who live there and the amenities and businesses that draw visitors to its attractions. In order to get to the heart of Maplewood's unique personality and identity, Creative Entourage embarked on an extensive discovery process that combined gathering insight and feedback from city leaders and residents, as well as first-person explorations of the city itself. The Discovery Phase was designed to gather insight and inspiration from the people who live and work in Maplewood and included:

Input Sessions

Input sessions on Oct. 8 and 9 collected thoughts and insights from internal staff, business owners, City Council and Board/Commission members, community members and a special stakeholder group. Approximately 38 people attended the input sessions and provided valuable feedback on how Maplewood is perceived and what qualities the brand should embody. [A summary of the input sessions is attached.](#)

City Tour

Laura Miller, Community Development Director, led a tour of the City of Maplewood for Elizabeth Arway, Creative Entourage Principal and Lead on the City's rebranding program. Miller shared the history of the city and pointed out well-known landmarks within the City's 1.5 square miles.

Community Open House

In partnership with Creative Entourage, the City of Maplewood hosted an open house for the community. Community members, business owners and city staff were invited to join together for a fun interactive event on Nov. 12 at City Hall where they could share their thoughts and ideas to help shape the City's new brand identity. Fourteen people attended the event and provided value feedback for the rebranding effort. [Documents from the open house are attached.](#)

Community Questionnaire

A community questionnaire was distributed to area residents to gather additional feedback on the rebranding effort. The questionnaire was live from Nov. 3 through 18, and was publicized several ways, including

- A postcard mailed directly to all residents and businesses;
- Yard signs posted throughout the City;
- Social media posts;
- Flyers and signage in the community and City facilities;
- Email newsletters; and
- Information shared digitally by community partners.

The questionnaire included questions related to the City's rebranding, as well as questions to help guide the brand development for the City's parks and recreation program (Parc). Participants also answered questions about the City's communications in order to help guide enhancements to the City's communications and outreach to residents and businesses. The community questionnaire was completed a total of 422 times. [Results from the community survey are attached.](#)

Competitive Brand Research

As part of the Discovery Phase, Creative Entourage conducted targeted research into local, regional and select national city brands. The goal was to understand current trends in municipal branding and identify opportunities for Maplewood to stand out with a unique and relevant identity. Creative Entourage researched brands that have similar characteristics to Maplewood, including current city logos, logos for nearby cities and towns, as well as other cities or towns with Maplewood or Maple in its name, businesses with a maple leaf in their branding, and cities admired by input session attendees. This research was focused and strategic, using specific search terms and criteria to evaluate comparable cities and successful branding efforts. While it is not feasible to analyze every city logo nationwide, our approach ensures that the final brand will be informed by both best practices and regional context, while remaining authentic to Maplewood’s character. The research from this phase is attached.

Project Stakeholder Team

A stakeholder group of seven city staff members was assembled to serve as internal guides for the project. This group will collaborate with Creative Entourage to review concepts, provide feedback, and ensure alignment with city goals, ensuring the rebranding effort captures the community’s voice and heart. The stakeholder group includes:

Name	Department
Amber Withycombe	Executive
Tiffany Hyde	Executive
Laura Miller	Executive
Matt Nighbor	Police Department
Pete Marsac	Fire Department
Anthony Traxler	Public Works
Lexie Miller	Executive

KEY FINDINGS

Research indicates that Maplewood is perceived as a friendly, walkable, and welcoming community that blends historic small-town charm with the energy and convenience of urban living. Maplewood feels like a modern-day Mayberry—a small town where everyone is welcome and unique, eclectic vibes combine to make it a “great place to spend a day or a lifetime.” The City also has a strong affinity with the historic Route 66.

Respondents who completed the community questionnaire shared the following insights:

- Words that best describe their ideal City of Maplewood (Top 3): **Walkable, neighborly, welcoming**. Other higher-rated words were: **Inclusive, historic**.
- Which symbol or image comes to mind to reflect Maplewood (Top 3): **Maple leaf, maple tree, architectural elements**. **Route 66** came in a close fourth.
- Forty-one percent of respondents said the city’s current color palette (teal and white) **“somewhat” still represents Maplewood well, “but could use an update.”**
- Sixty-five percent said the City of Maplewood’s **new visual identity should be an evolution of the current identity (as opposed to a fresh new direction)**.
- Maplewood’s strengths—what makes it stand out from other communities (Top 3): **Walkable and connected, Independent and locally owned businesses, Supportive small-town feel within a big city**.

- Words to describe the community (Top 3): **Friendly, diverse, historic.**
 - If the City were a person, it should have the following personality traits (Top 3): **Friendly, inclusive, compassionate.** Other higher-rated traits were: **Fun, accessible, respectful.**
-

CREATIVE DIRECTION

This Creative Brief outlines the key findings from the Discovery Phase and provides direction for logo concept development. It serves as the creative benchmark and must be formally approved before concept work begins.

What the New Logo and Tagline Should Communicate

- **Friendly and Welcoming:** The brand should reflect the welcoming and neighborly spirit of Maplewood.
- **Balanced Style:** A blend of traditional and modern aesthetics to respect the city's history while signaling its eclectic, modern vibe.
- **Unique to Maplewood:** Emphasize what sets Maplewood apart — particularly its historic charm, small-town-in-the-big-city feel, and walkability.

Common Themes from Discovery

- **Maple Leaf:** Seen as the most distinctive and defining visual aspect of Maplewood.
- **Welcoming and Walkable:** The small-town feel extends to the ability to navigate the town on foot and the welcoming nature of its residents.
- **Historic Charm:** A strong sense of history exists, grounded in the city's place on the historic Route 66.

Visual Considerations

- **Maple Leaf:** The maple leaf should remain as a primary symbol.
- **Logo Versatility:** Must work across multiple city departments (e.g., Police and Fire) and be adaptable for embroidery and small-scale applications.
- **Color:** The city's existing teal and white colors could be retained and new colors can be explored.

Tagline Considerations

The City's new tagline should be:

- **Short and memorable;**
- **Warm and authentic;**
- **Highlight something unique** about the City;
- **Functional for framing** how the City talks about itself; and
- **Distinctive** enough to set Maplewood apart from neighboring cities while staying true to its character.

Audience Target

The new logo and tagline should be relevant for any audience — residents, businesses or visitors:

- The brand should resonate with current residents, reflecting welcoming and walkable nature, and honoring the city's historic significance.

- It should also appeal to new and prospective residents, including families relocating from other regions of the St. Louis area. The tone and style should feel welcoming, vibrant, and forward-looking, creating a strong first impression for those considering a move or visit.
 - The brand must balance tradition and progress, ensuring it connects with long-time locals as well as those new to the area. This inclusive approach will support Maplewood’s growth and reinforce a shared identity that spans generations.
-

Logo Concept Direction

We propose exploring the following three directions for the initial logo concepts. Each concept draws directly from the themes and feedback gathered during the Discovery Phase and reflects Maplewood’s character, values and strengths:

Concept 1: Evolved Maple Leaf (Inspired by the Council Chamber Artwork)

This direction offers a refined evolution of the city’s current mark. Responding to community feedback verbally shared at input meetings and the open house, several residents expressed strong affinity for the maple leaf artwork in the City Council chambers. The concept explores a modernized interpretation of that leaf—simplified, welcoming, and rooted in Maplewood’s identity. A refreshed color palette, building on the existing teal and white, will be explored to create a contemporary yet familiar look that supports versatility across all city departments.

Concept 2: Modern, Inclusive Maple Leaf (Patchwork/Quilt-Inspired)

Reflecting Maplewood’s neighborly spirit, diversity and inclusive ethos, this direction draws inspiration from modern quilt-block or patchwork design. The maple leaf becomes a vibrant, geometric form composed of interlocking shapes or colors, symbolizing the many people, perspectives and stories that make Maplewood welcoming and unique. This approach is energetic, expressive and intentionally modern—capturing both the city’s warmth and its creative, eclectic personality.

Concept 3: Walkable, Connected Community (Line-Art Mosaic)

Based on the strong community themes of walkability, connectivity, and Maplewood’s relationship to Route 66/Manchester Road as the city’s spine, this concept explores a mosaic-style line-art design. The maple leaf—would be formed through intersecting paths or lines, representing the physical and social connections that define Maplewood. A multi-color palette may be introduced to reflect the city’s energy, diversity and dynamic local culture while maintaining clarity and usability across applications.

Next Steps

Creative Entourage will now begin the logo and tagline concept phase based on this approved direction. Three distinct concepts will be developed and presented for review by the stakeholder group.

Note: a separate creative brief will be created for the Parc rebranding. This document is solely for the city logo and tagline.

Approval

This Creative Brief represents the agreed-upon direction for the City of Maplewood's new brand identity. Upon signature by the City Manager, this document will serve as the foundation for all creative development moving forward.

Approved by:

Name: _____

Title: _____

Date: _____

Maplewood Rebrand

Stakeholder Session - Input Synthesis

Executive Summary

From the Oct. 8, 2025 input sessions with community members, business owners, staff and council, Maplewood is described as a walkable, safe, small-town-in-the-city with rich architecture, strong schools, lively events – and a welcoming, eclectic vibe.

People want a brand that feels modern yet timeless and accessible, with room for playful charm. The brand should help correct dated perceptions (safety, “roughness,” boundaries), support business growth and tourism, and make residents proud enough to fly the city flag.

Consensus Themes

- **Identity & Place**
 - Walkability is core (even cited “walk score of 91”).
 - “Small town feel in a big city” / “somewhere between Mayberry and Manhattan.”
 - Distinct architecture, preserved storefronts, ghost signs, turret building, stone walls.
 - Route 66 heritage and a history of renaissance/rebirth.
- **Values**
 - Welcoming, diverse, neighborly; “open arms.”
 - Safety and quality city services (fire, first responders, human services/social worker). Sustainability (Green Dining District, EPA recognition, love of trees/parks, native landscaping).
- **Pride Points**
 - Schools; events/festivals, farmers market, nightlife; small-business friendliness; free parking.
 - Downtown strip and independent businesses.

- **Aspirations**
 - Stay vibrant, creative, inclusive, and affordable; enable aging in place and accessibility. Attract visitors and new residents while uplifting current businesses/residents.
- **Brand Feel**
 - Modern + timeless (clean, simple, not overly slick).
 - Accessible (readable, ADA/contrast aware; recognizable by non-English speakers).
 - Modular & merch-ready (works on shirts, signage, digital; easy sub-brands; color flexibility).

Misconceptions to Address

- Outdated “rough/Maplehood” reputation; clarify that Maplewood is safe today.
- Geographic boundaries/location (esp. near the movie theater).
- Political stereotypes from outside audiences.
- School-quality perceptions (improved).
- Current logo’s “winter triangles” not actually snow—avoid misreads going forward.

Audience Priorities

- Primary: Current residents & businesses (support who’s here).
- Also: Prospective residents, visitors/tourists, and new businesses; families + young professionals; “all ages.”

Visuals & Aesthetics Input

- **Leaf:**
 - Many appreciate the maple leaf as an environmental nod and recognizer; others feel it’s rigid/tired or too symmetrical.
 - If retained, make it softer/organic and modernized, not boxed in; consider tree/branches as alternates.
- **What to Avoid:**
 - Clichés (Arch, generic river), “too small-town,” winter/snow connotations, overly slick or trendy treatments.
 - Boxy lockups that drive up signage costs or hinder flexible layout.

- **Color Direction:**
 - Natural greens, possible royal blue (school), multi-color/melting-pot palette; some suggested dark red/woodgrain.
- **Landmarks & Motifs:**
 - Route 66, architecture/storefronts, library, parks/green canopy, ghost signs, turret building, stone walls, Saratoga Lane, oldest bowling alley west of the Mississippi.
- **Typography:**
 - Clean sans-serif favored; classic simplicity; high legibility/contrast.

Practical Requirements

- Timelessness: Won't date quickly; balanced traditional/modern.
- Flexibility: Scales from favicon to pole banner; system with break-out elements for departments (e.g., Parks, Aquatics, SBD).
Accessibility: Passes contrast and readability checks; multilingual recognition.
- Merch & Civic Pride: Looks great on apparel/flags; residents would "hang a city flag."
- Cost-Smart: Simple enough for economical signage and fabrication.
- Sub-Brand Harmony: Consistent visual grammar for City, Parks, Aquatic Center, SBD, foundations, etc.

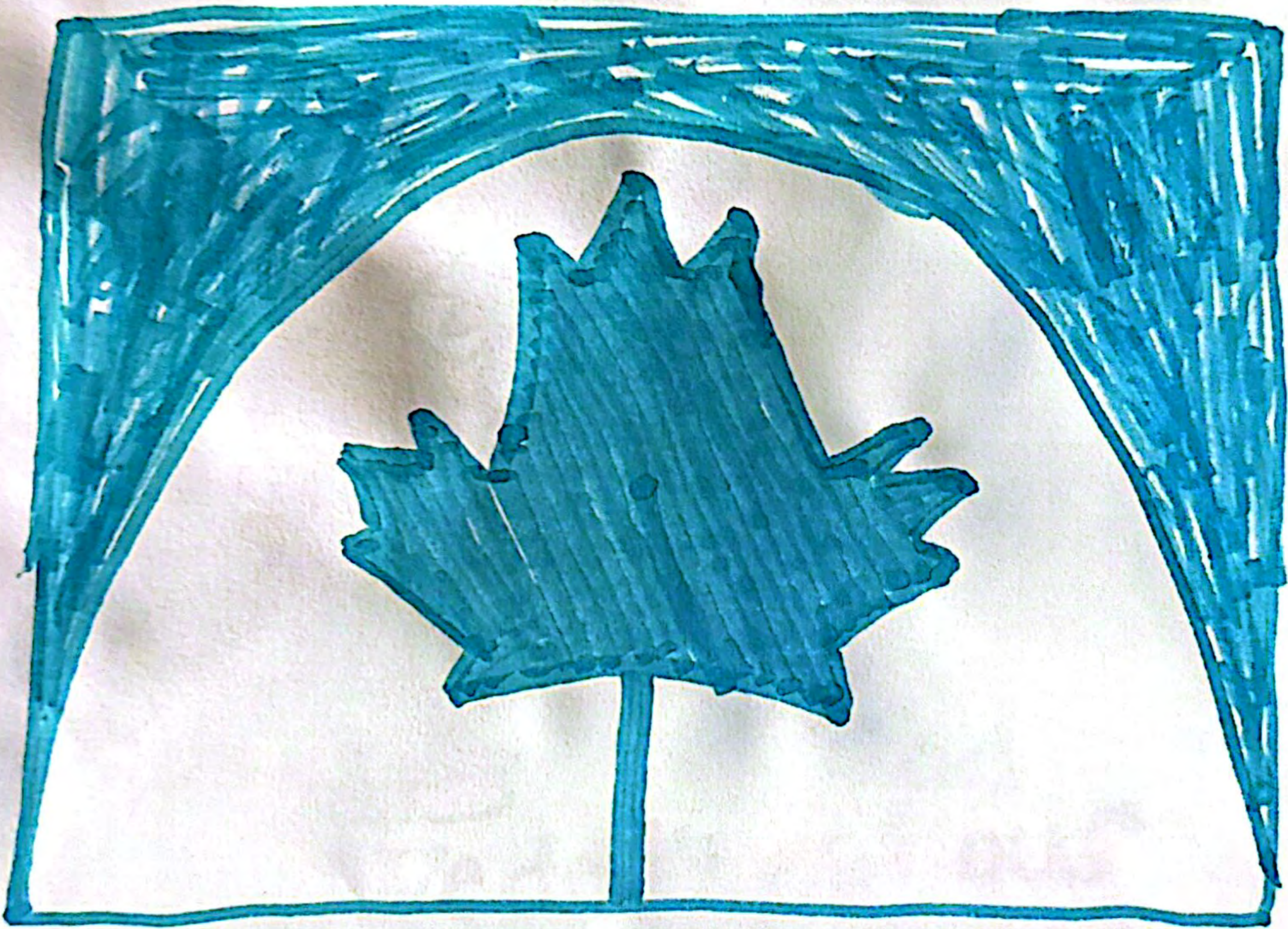
Points of Tension (to resolve in concepting)

- Keep the leaf vs. move beyond it: Consider a leaf-as-system element vs. a primary mark route.
- Full transformation vs. evolution: Most favor transformation, some open to evolution if it solves issues.
- Level of playfulness: Stakeholders embrace "Mapleweird"—ensure the tone is welcoming/cheeky without feeling flippant.

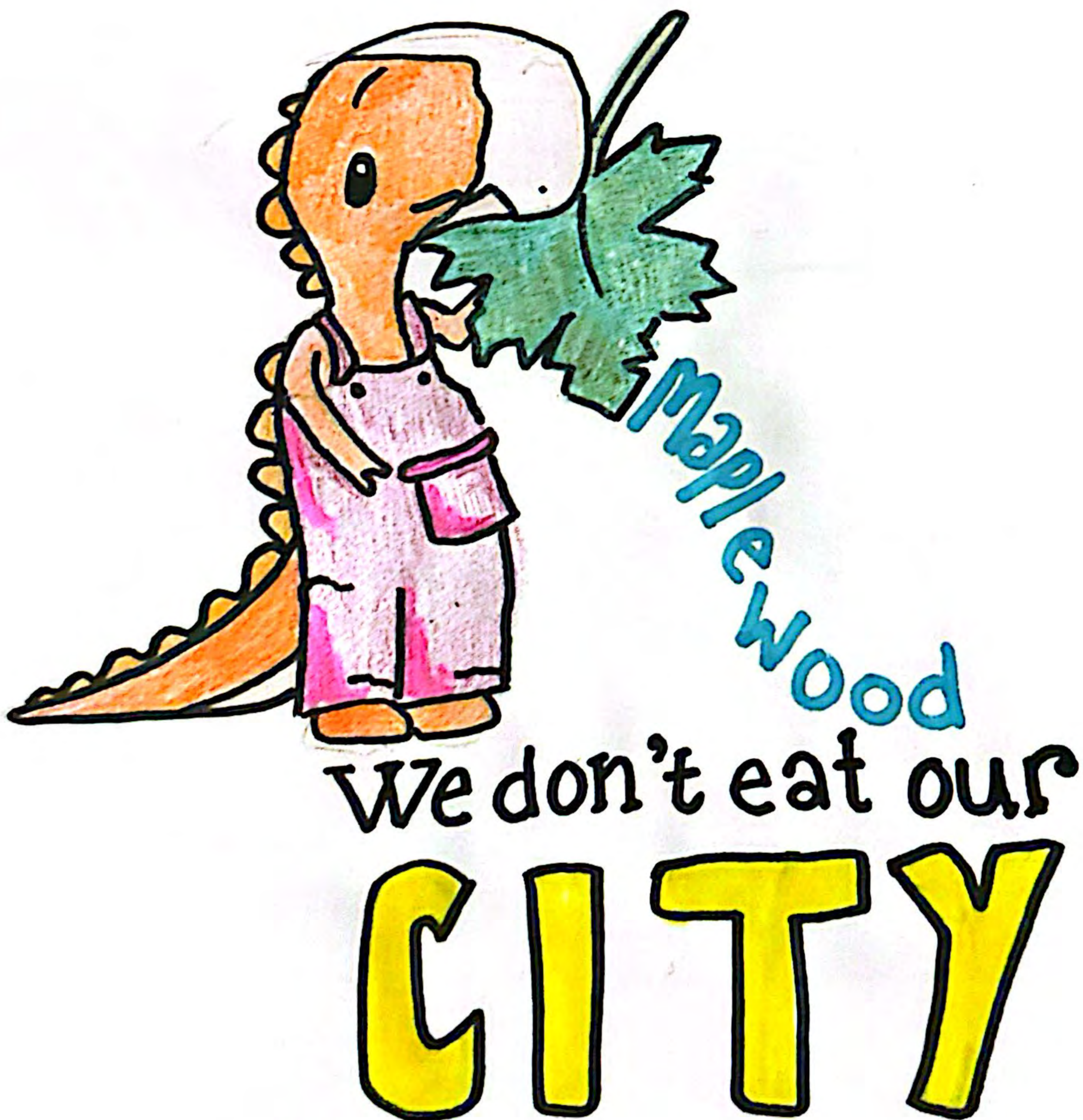
Maplewood Brand Initiative Open House
Sign In Sheet

Name (Please Print)	Resident	
BARRY GREENBERG	<input checked="" type="radio"/> Y	<input type="radio"/> N
Carolyn Munch	<input checked="" type="radio"/> Y	<input type="radio"/> N
Tiffany Hyde	<input type="radio"/> Y	<input checked="" type="radio"/> N
SEAN P. O'GORMAN	<input type="radio"/> Y	<input checked="" type="radio"/> N
Bailey Schuchmann	<input checked="" type="radio"/> Y	<input type="radio"/> N
Tanya Bohlken	<input checked="" type="radio"/> Y	<input type="radio"/> N
Lina Komeraus	<input type="radio"/> Y	<input checked="" type="radio"/> N
RYAN PULCIAM	<input checked="" type="radio"/> Y	<input type="radio"/> N
KEVIN FLYNN	<input checked="" type="radio"/> Y	<input type="radio"/> N
Henry Pulliam	<input checked="" type="radio"/> Y	<input type="radio"/> N
Stephanie Usher	<input checked="" type="radio"/> Y	<input type="radio"/> N
Celeste Grayer	<input type="radio"/> Y	<input checked="" type="radio"/> N
Drew Gibson	<input checked="" type="radio"/> Y	<input type="radio"/> N
Mark VanderAlker	<input checked="" type="radio"/> Y	<input type="radio"/> N
	<input type="radio"/> Y	<input type="radio"/> N
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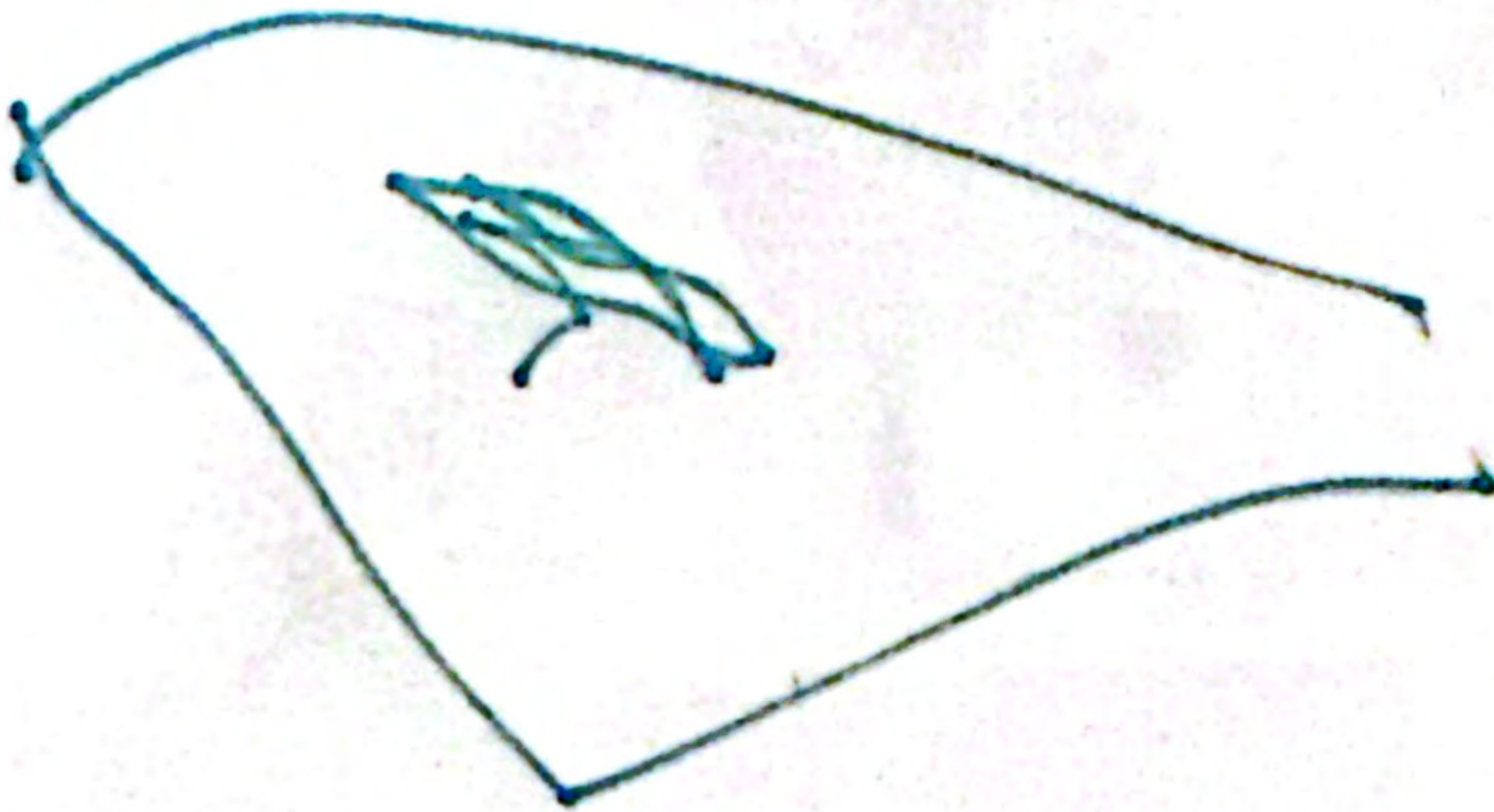
Sketch a new City of Maplewood logo!



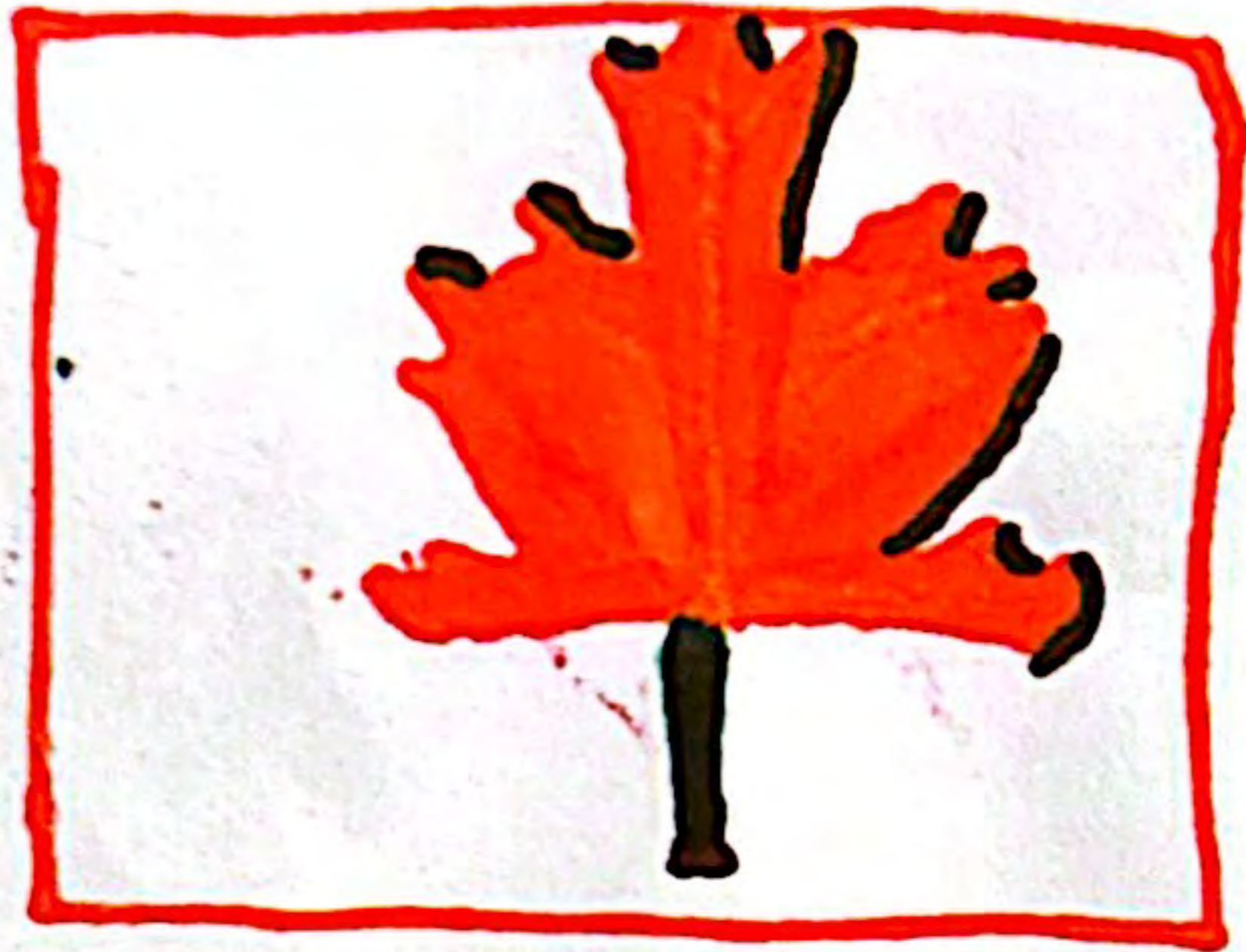
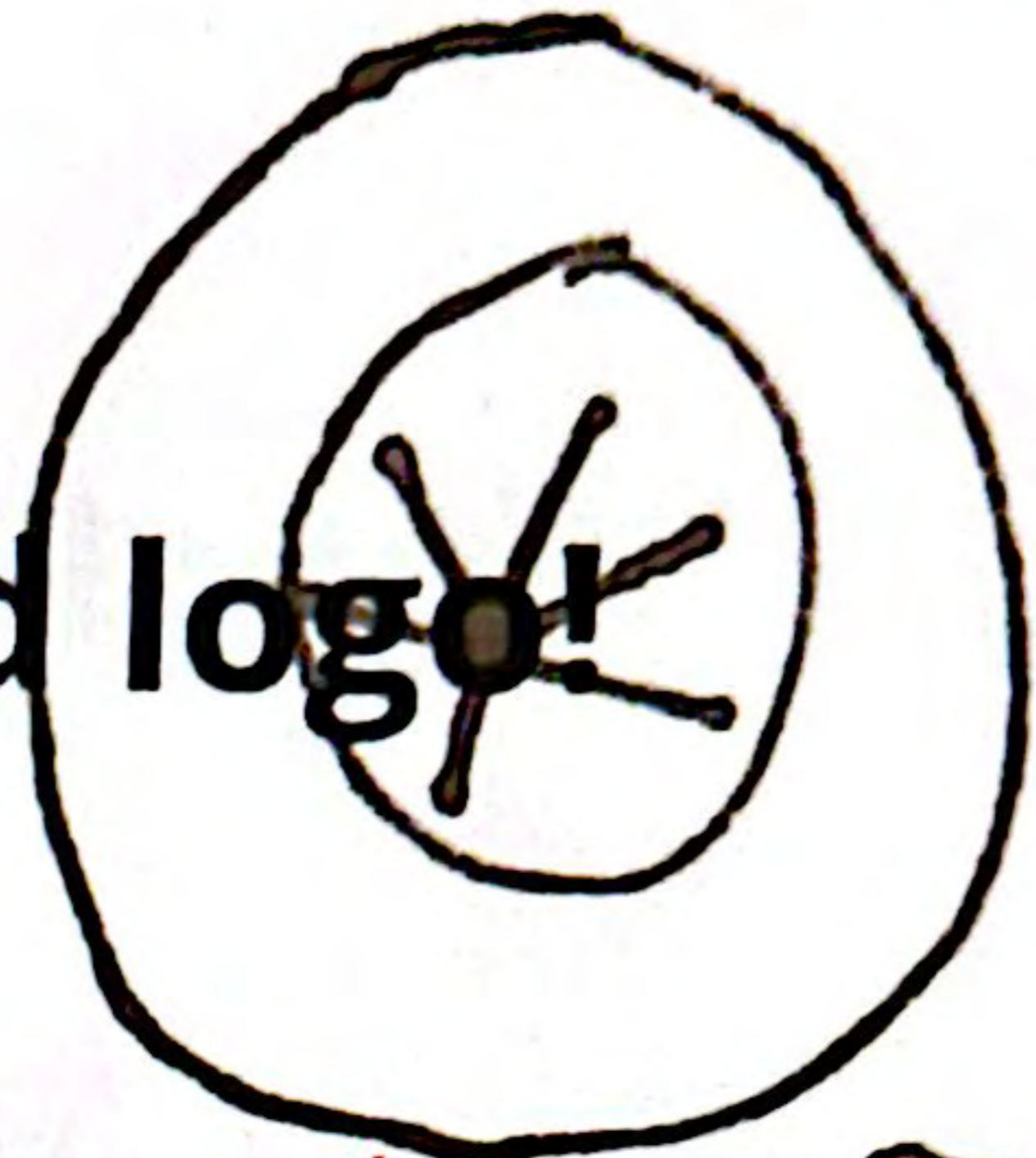
Sketch a new
City of Maplewood logo!



Sketch a new City of Maplewood logo!



Sketch a new
City of Maplewood logo!



80P/

MapleWood

~~Best city ever!~~

Best city Ever!

Sketch a new City of Maplewood logo!




PARK

**PARKS
RECREATION
KINDRED**



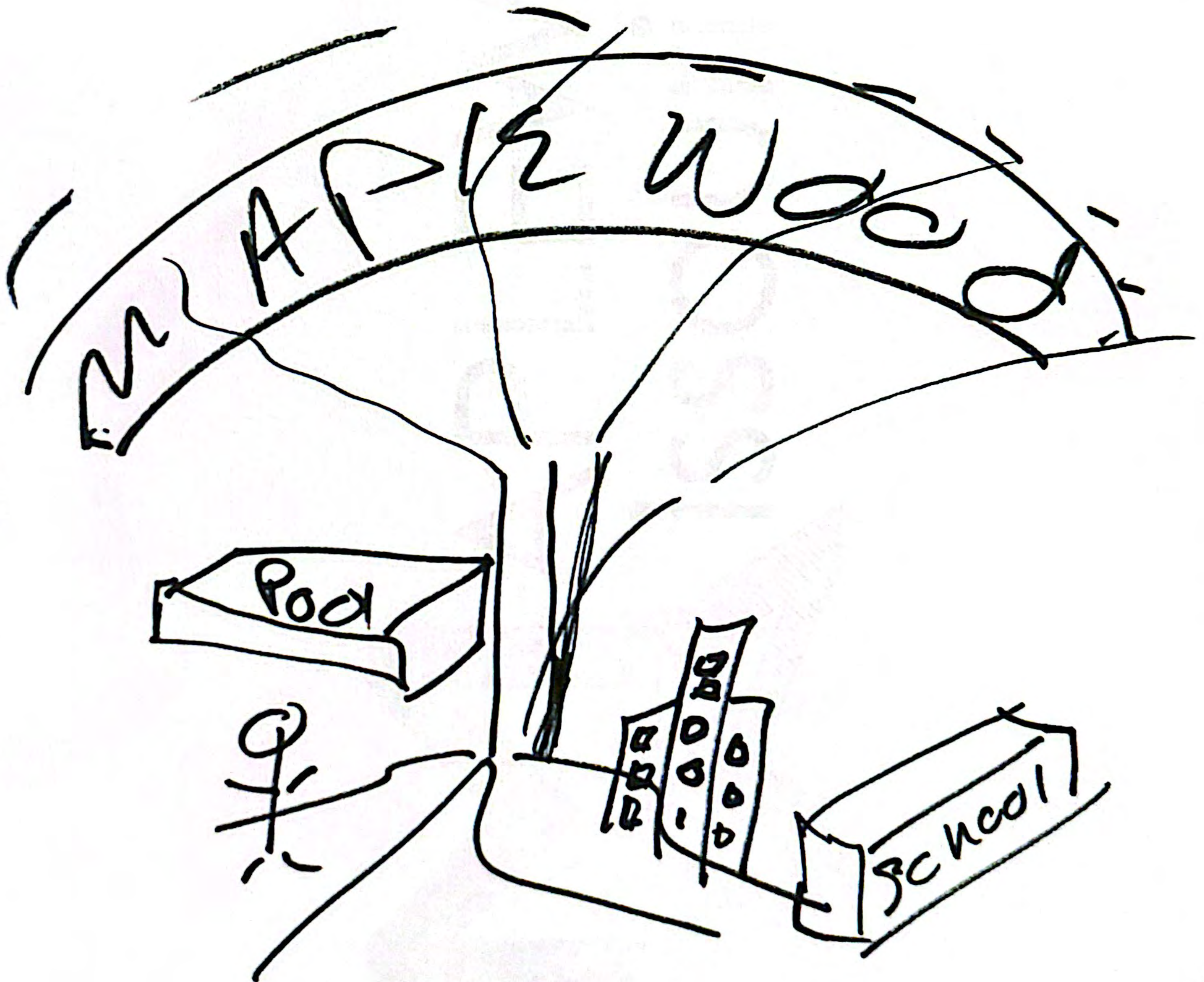
Sketch a new City of Maplewood logo!



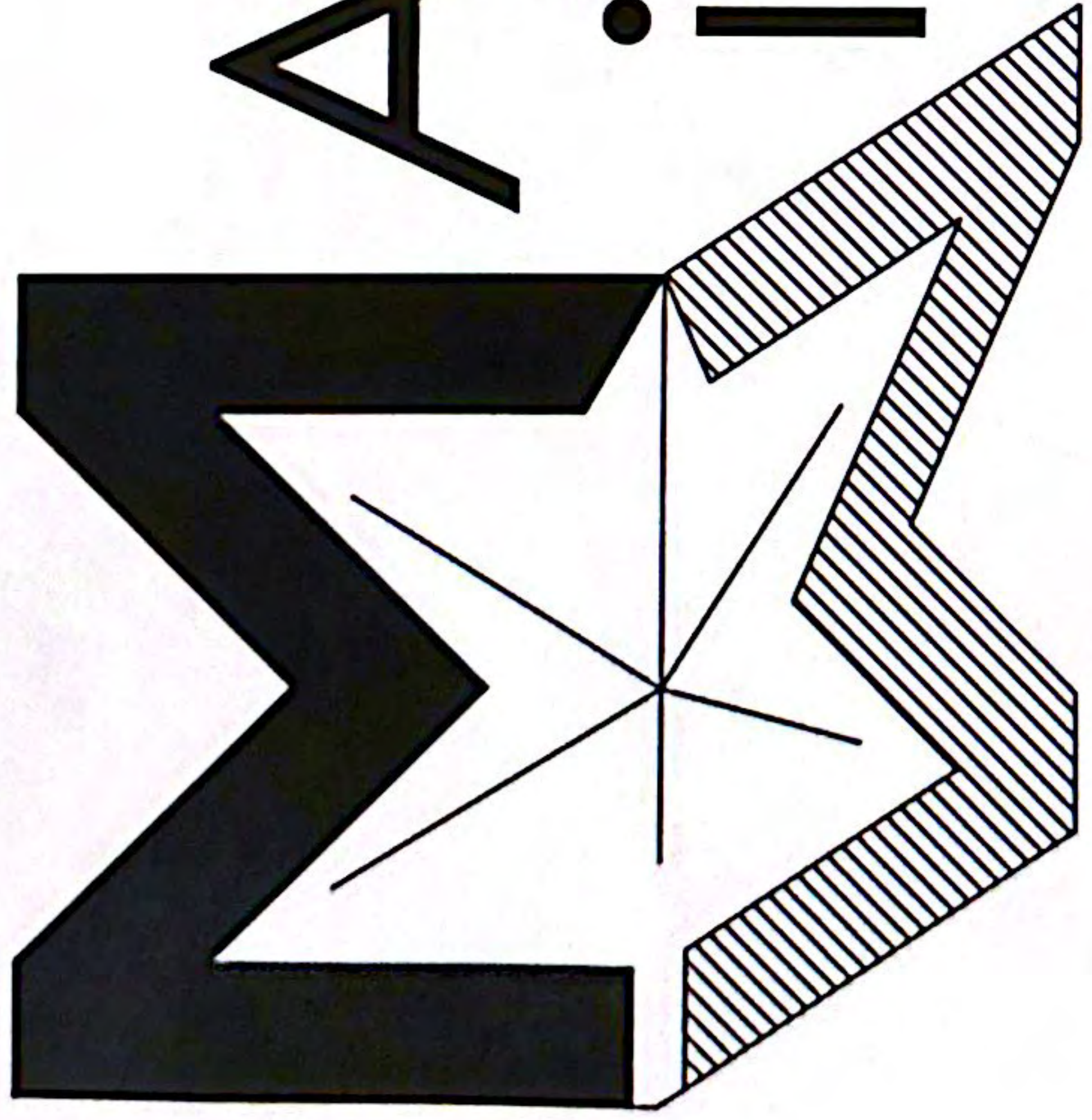
Sketch a new City of Maplewood logo!



Sketch a new City of Maplewood logo!



MAPLEWOOD Missouri



Sketch a

City of Ma

Missouri

Sketch a new City of Maplewood logo!

WOOD BLOCK ... to keep that going.

↳ But MULTIPLE COLOR SCHEMES.
BASED ON SEASONS.

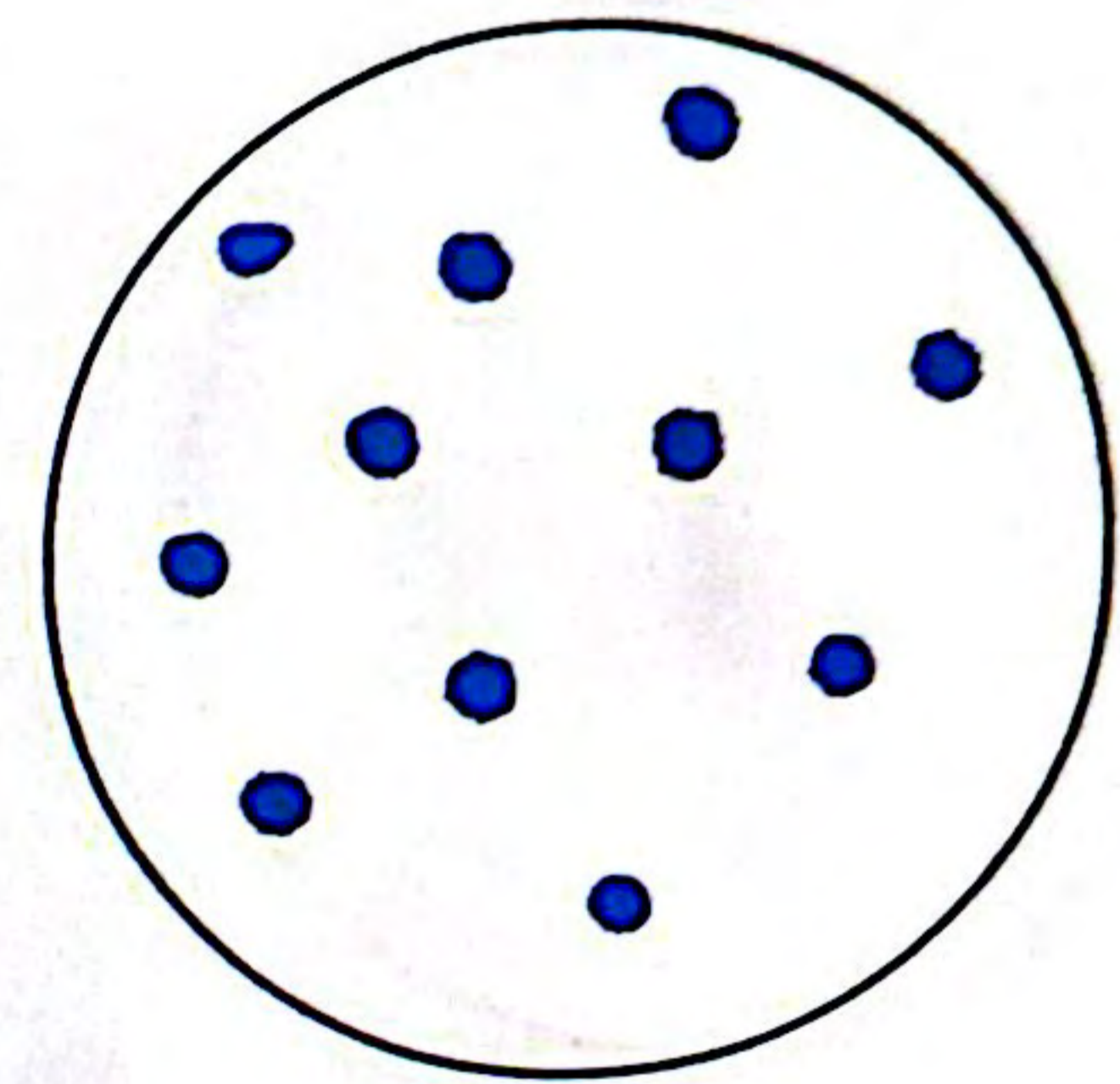
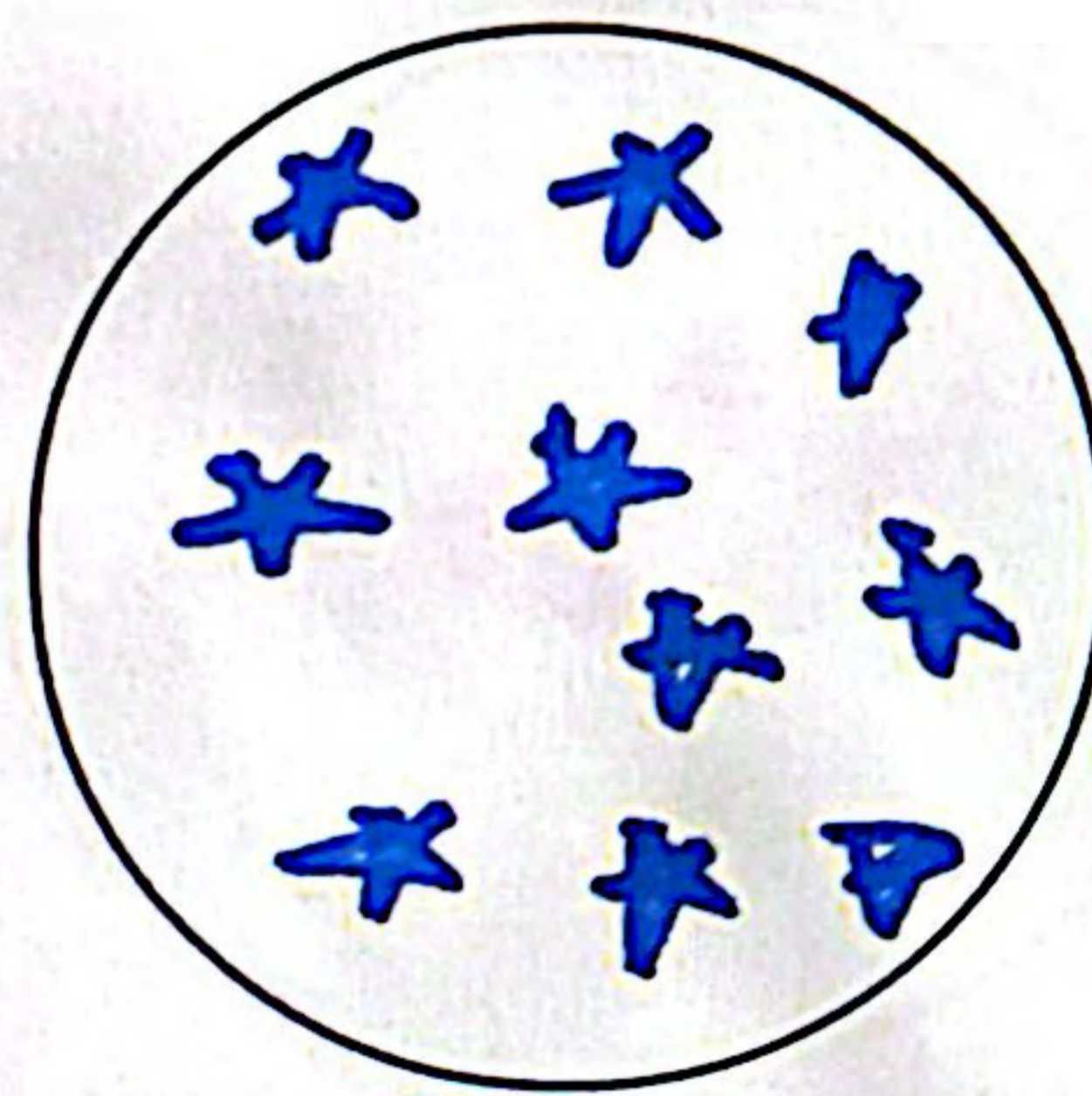


Yes, I know...



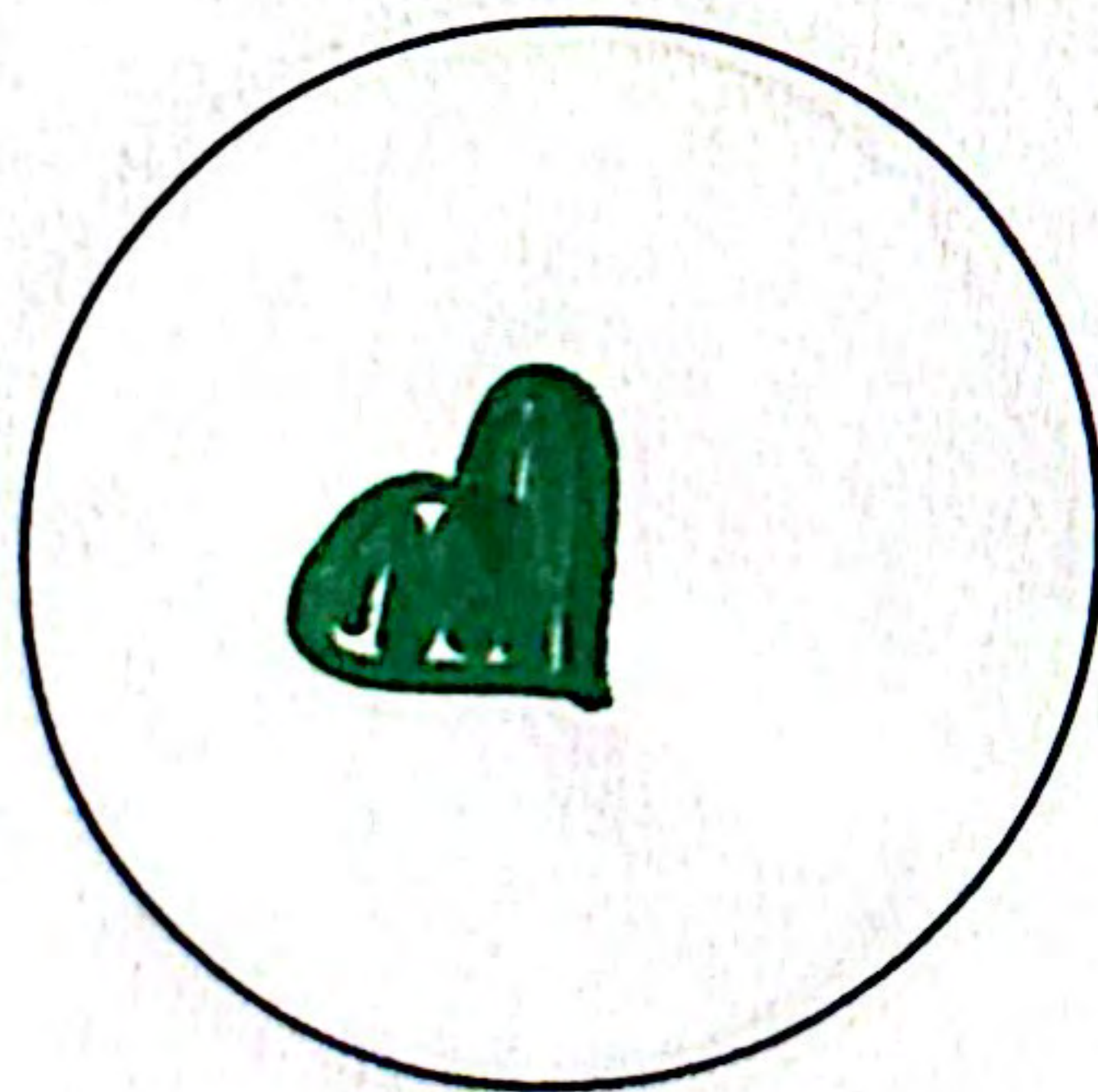
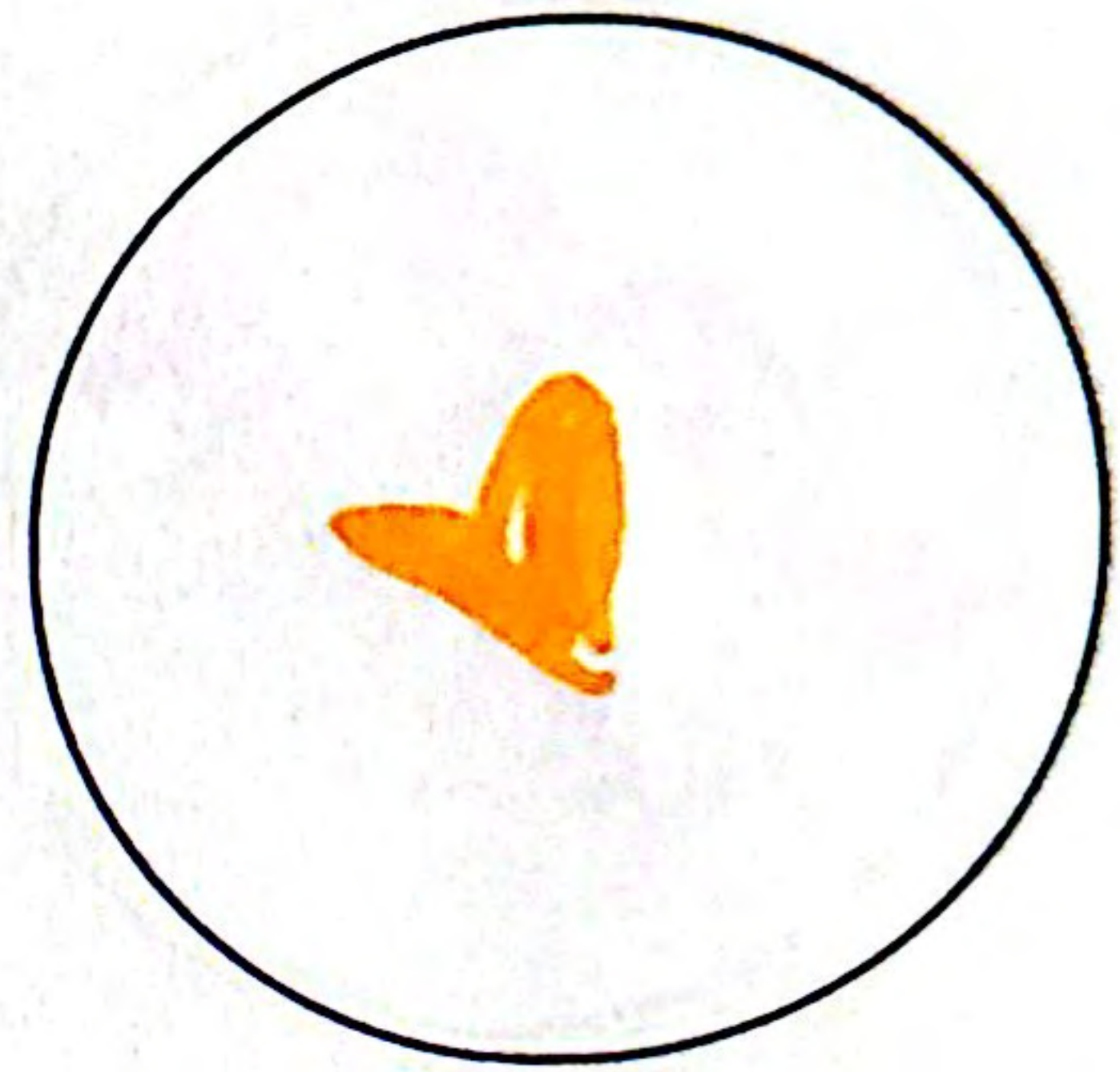
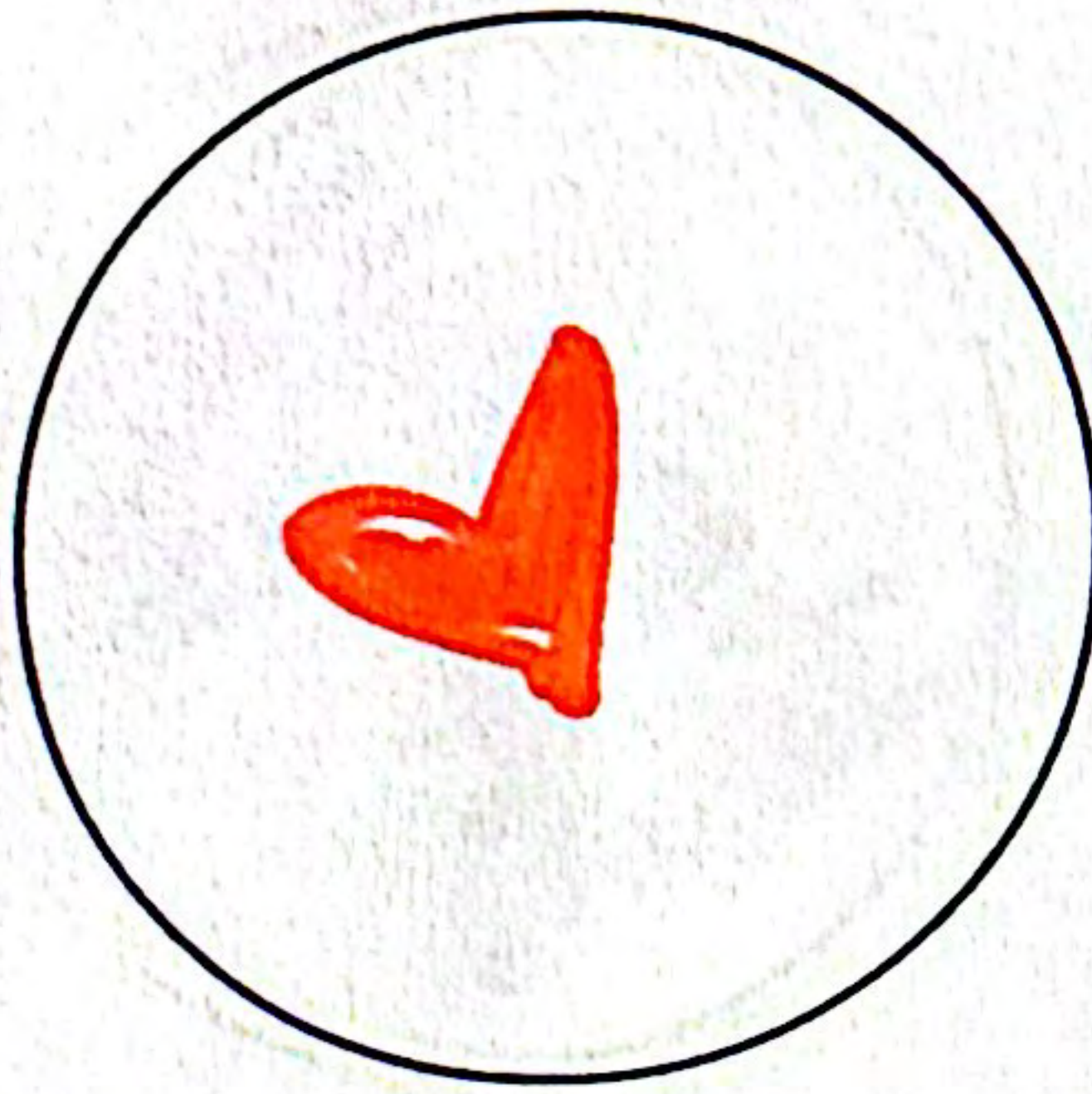
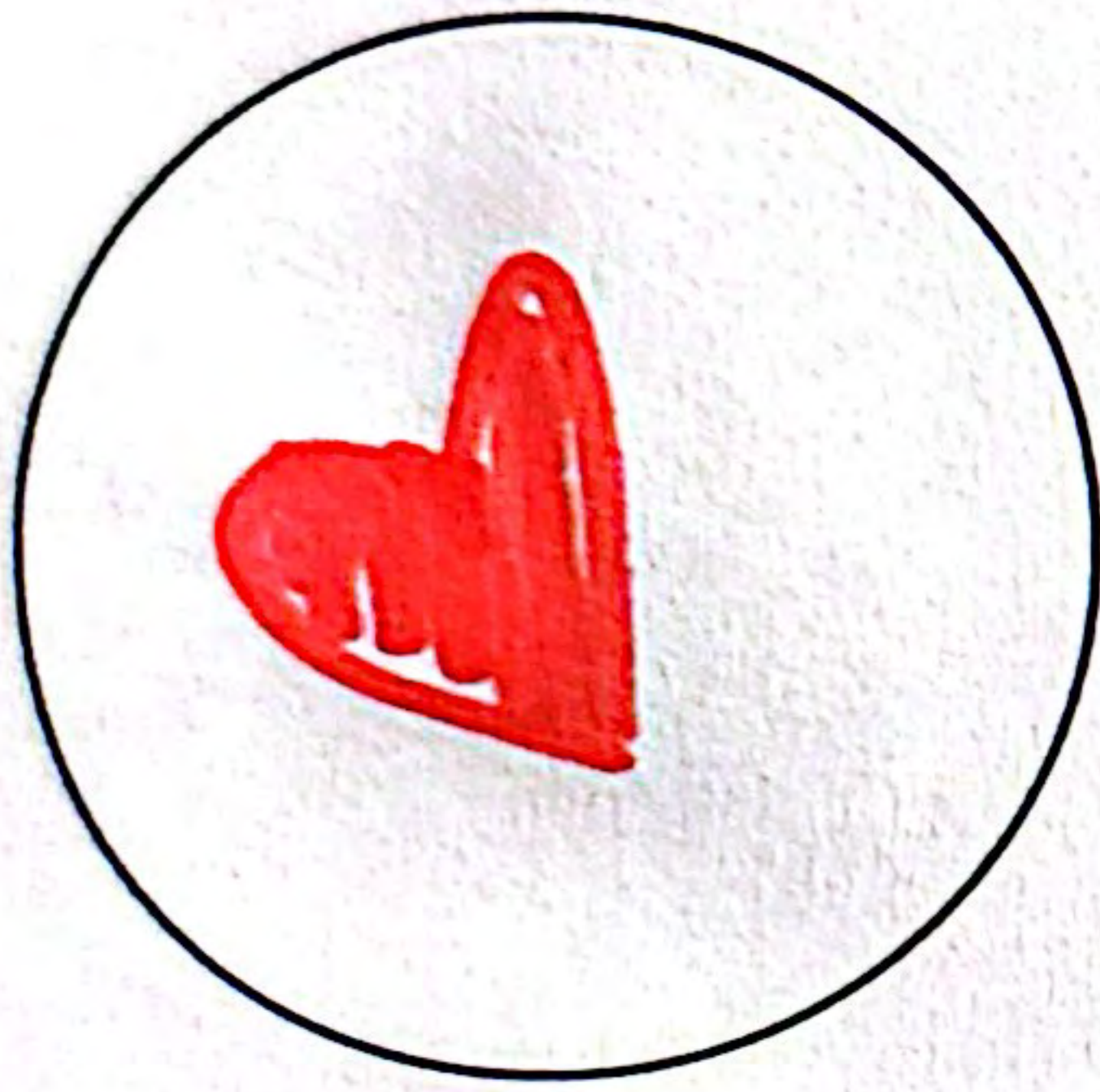
What colors best represent City of Maplewood?

Color in as many circles as you want.



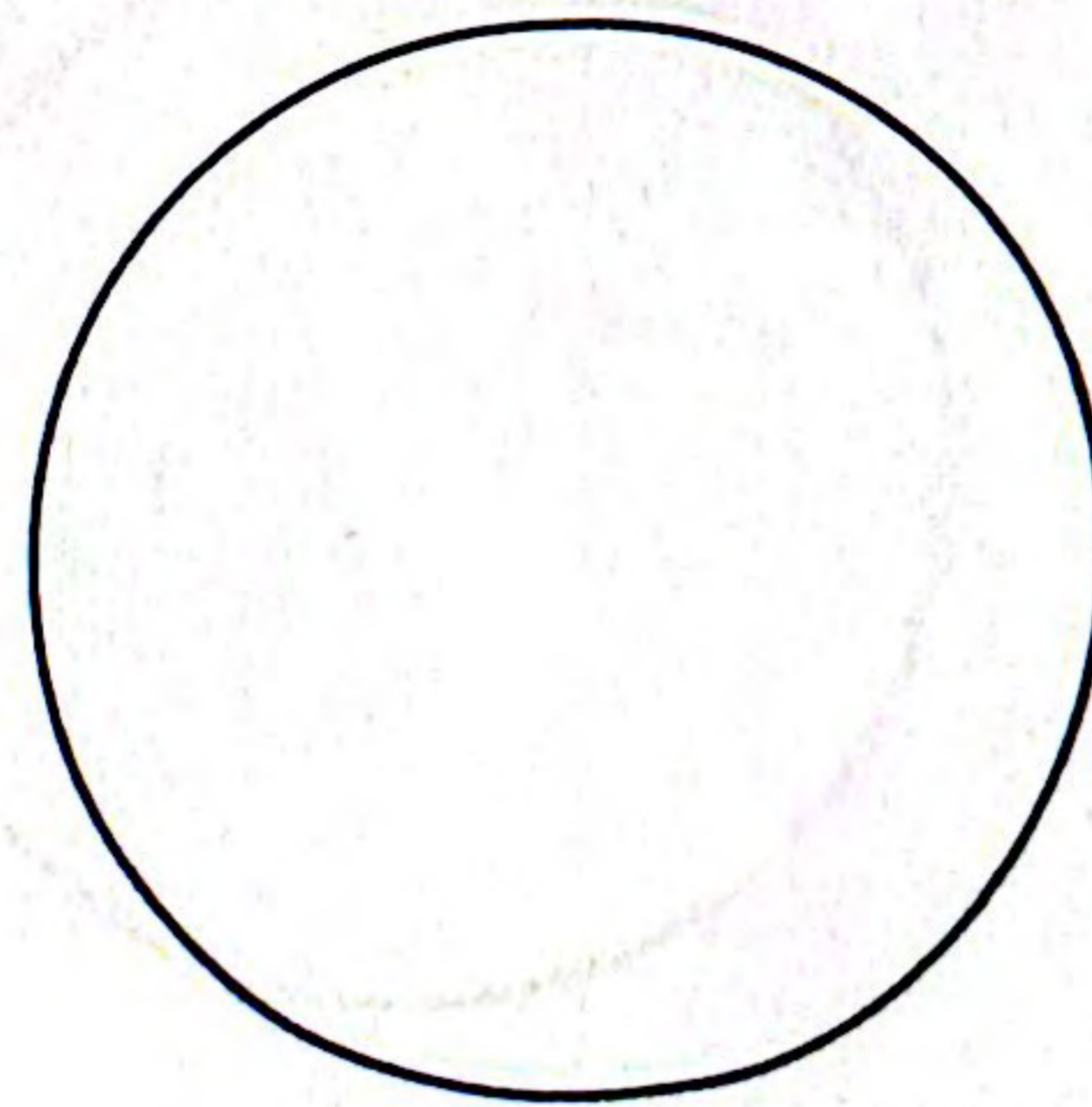
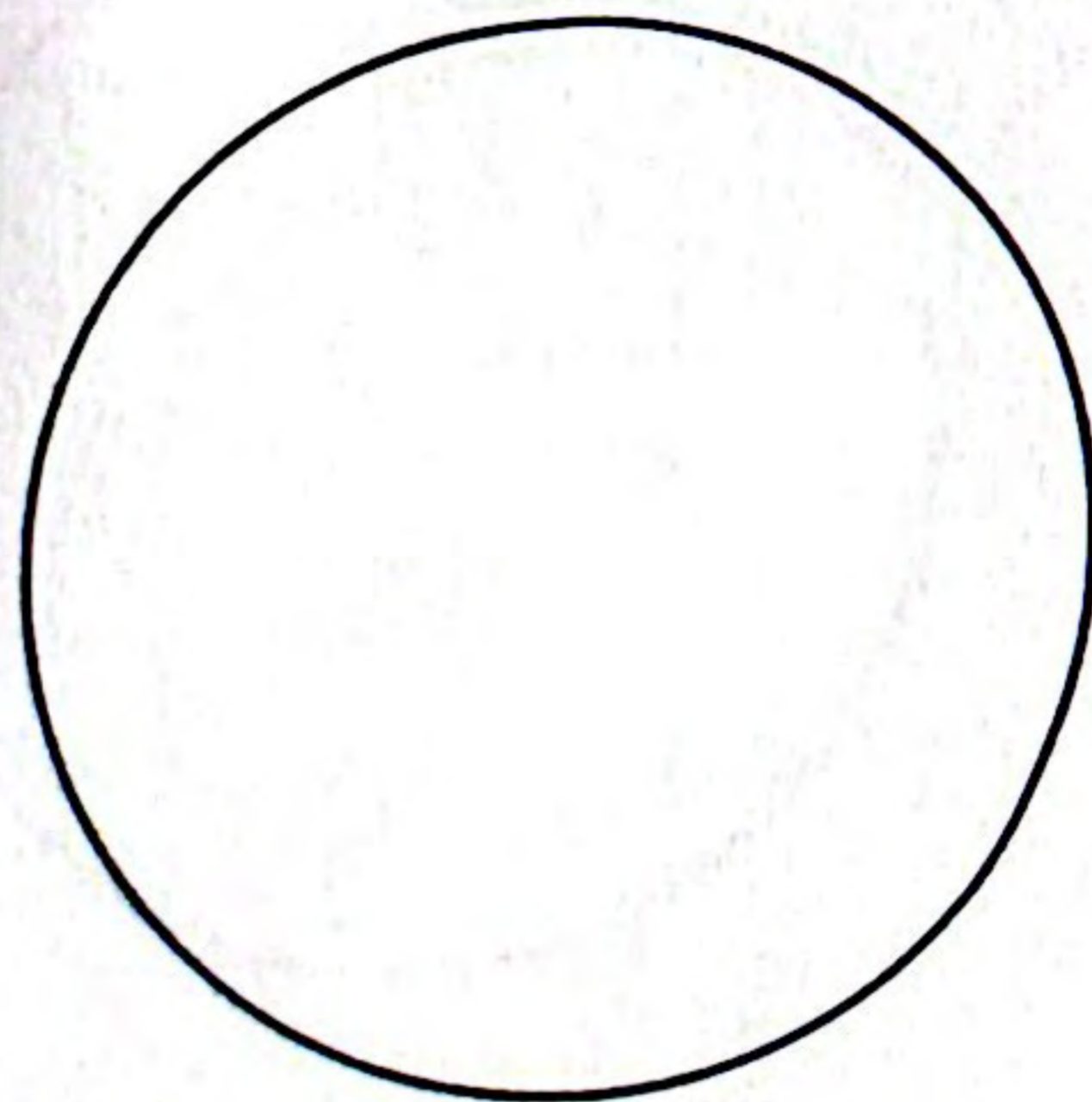
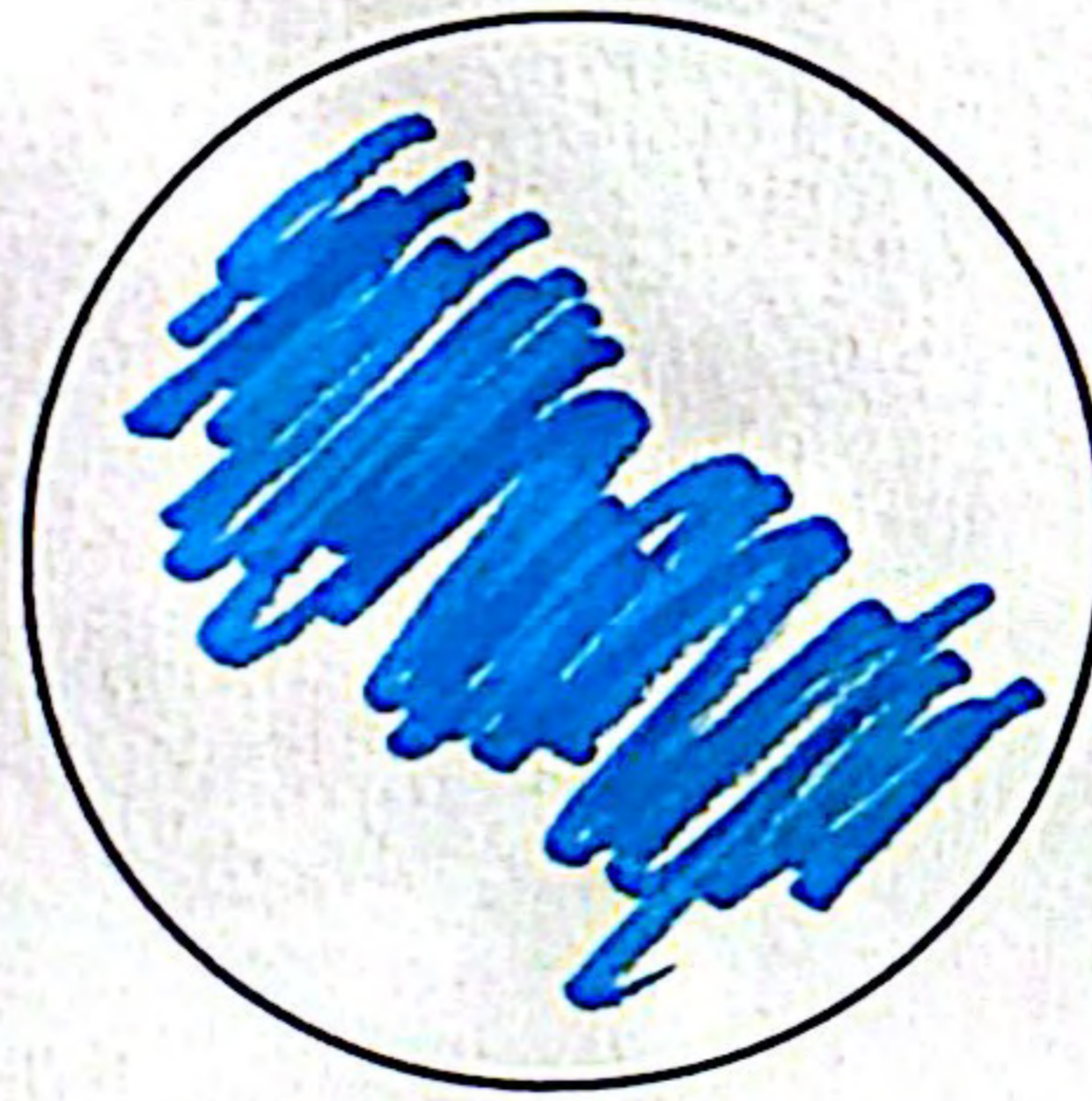
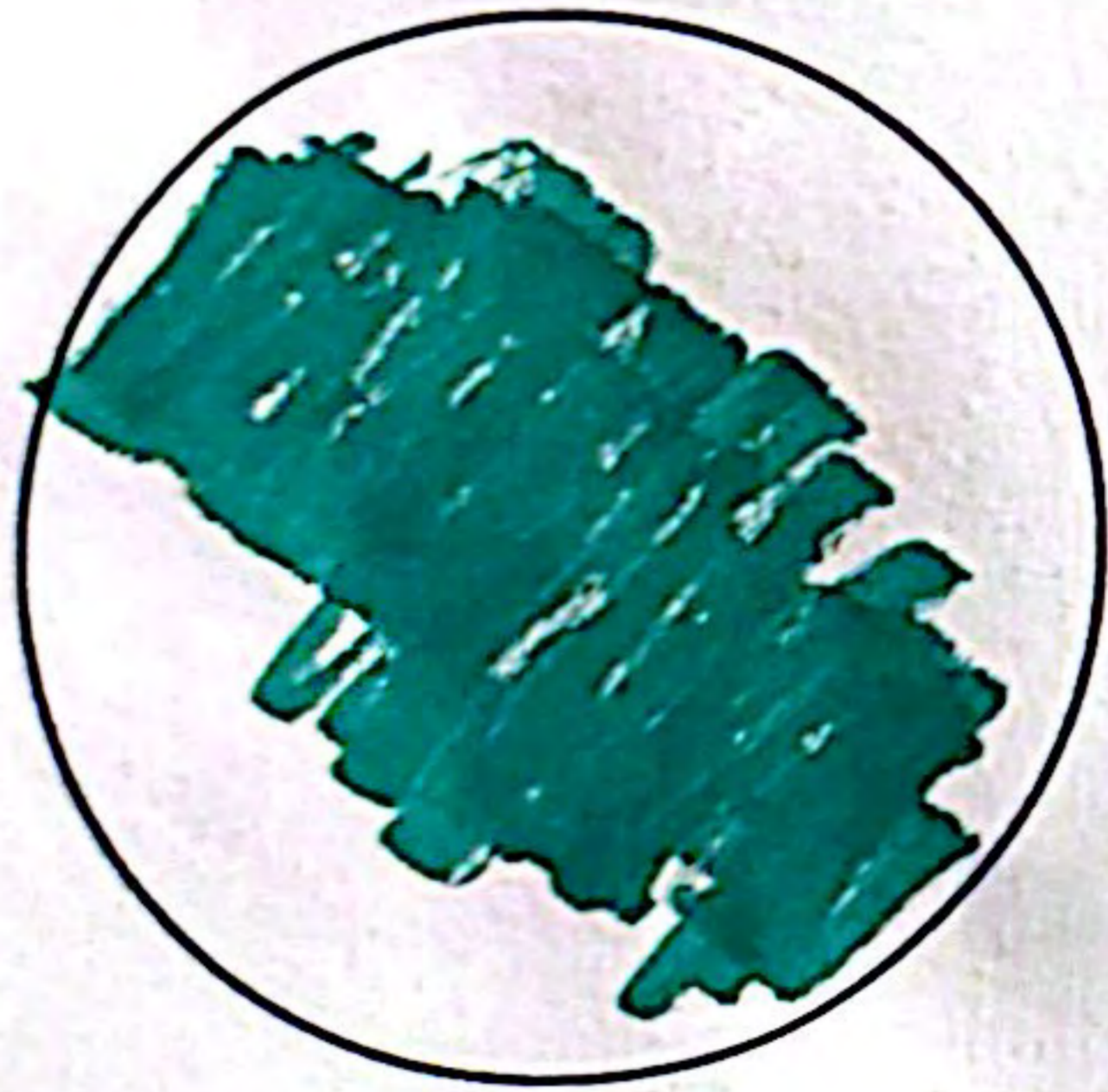
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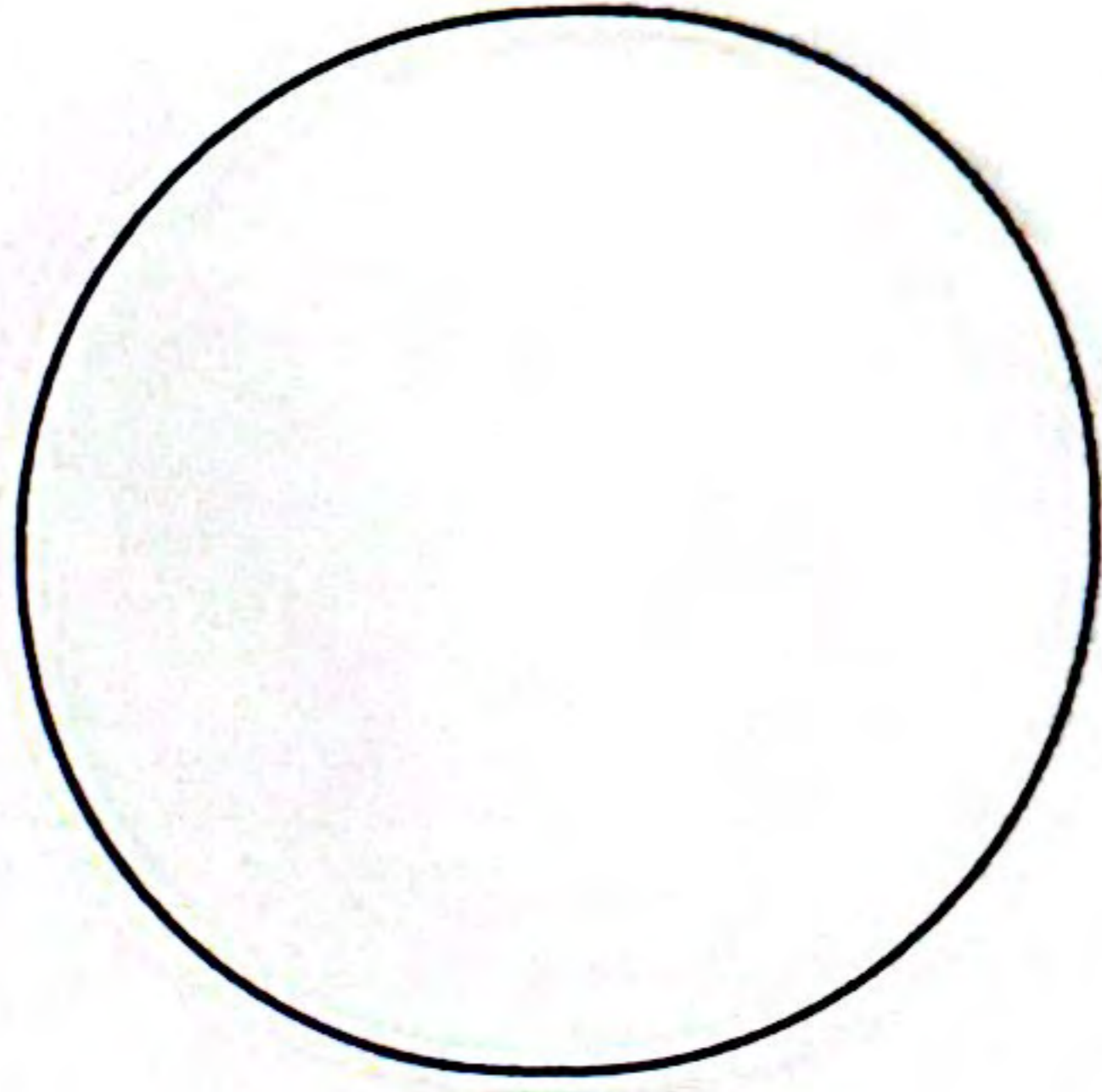
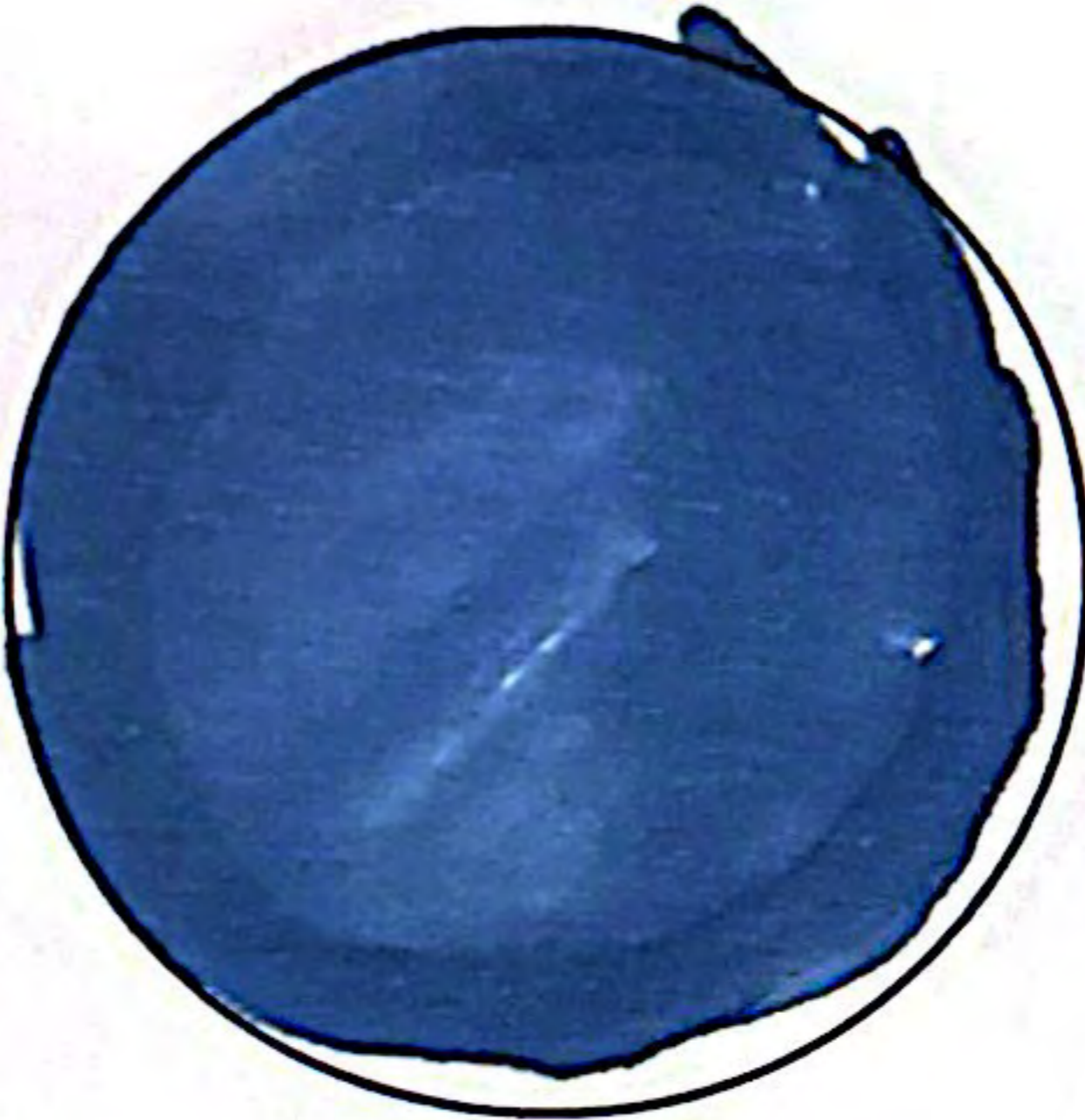
What colors best represent City of Maplewood?

Color in as many circles as you want.



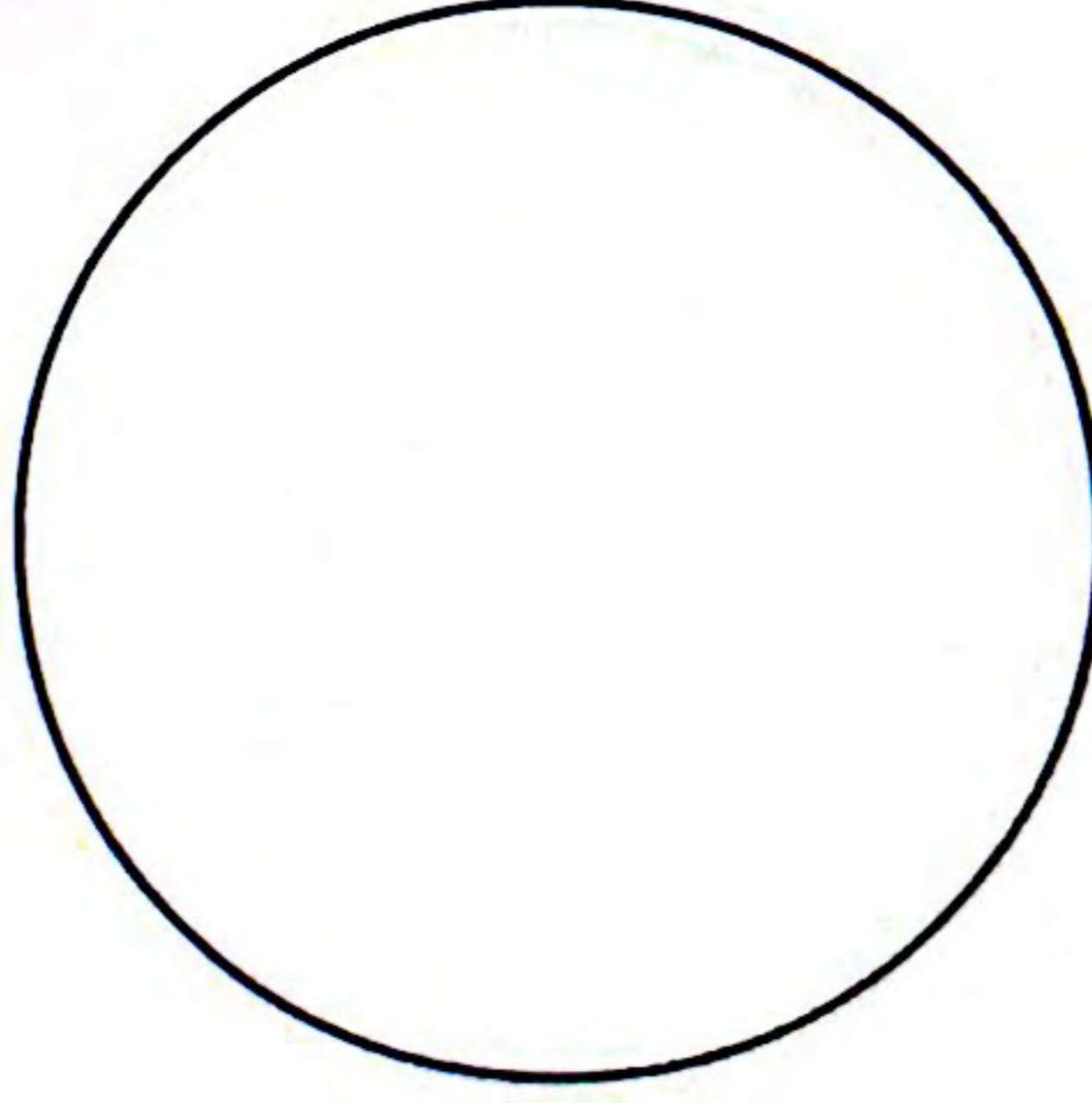
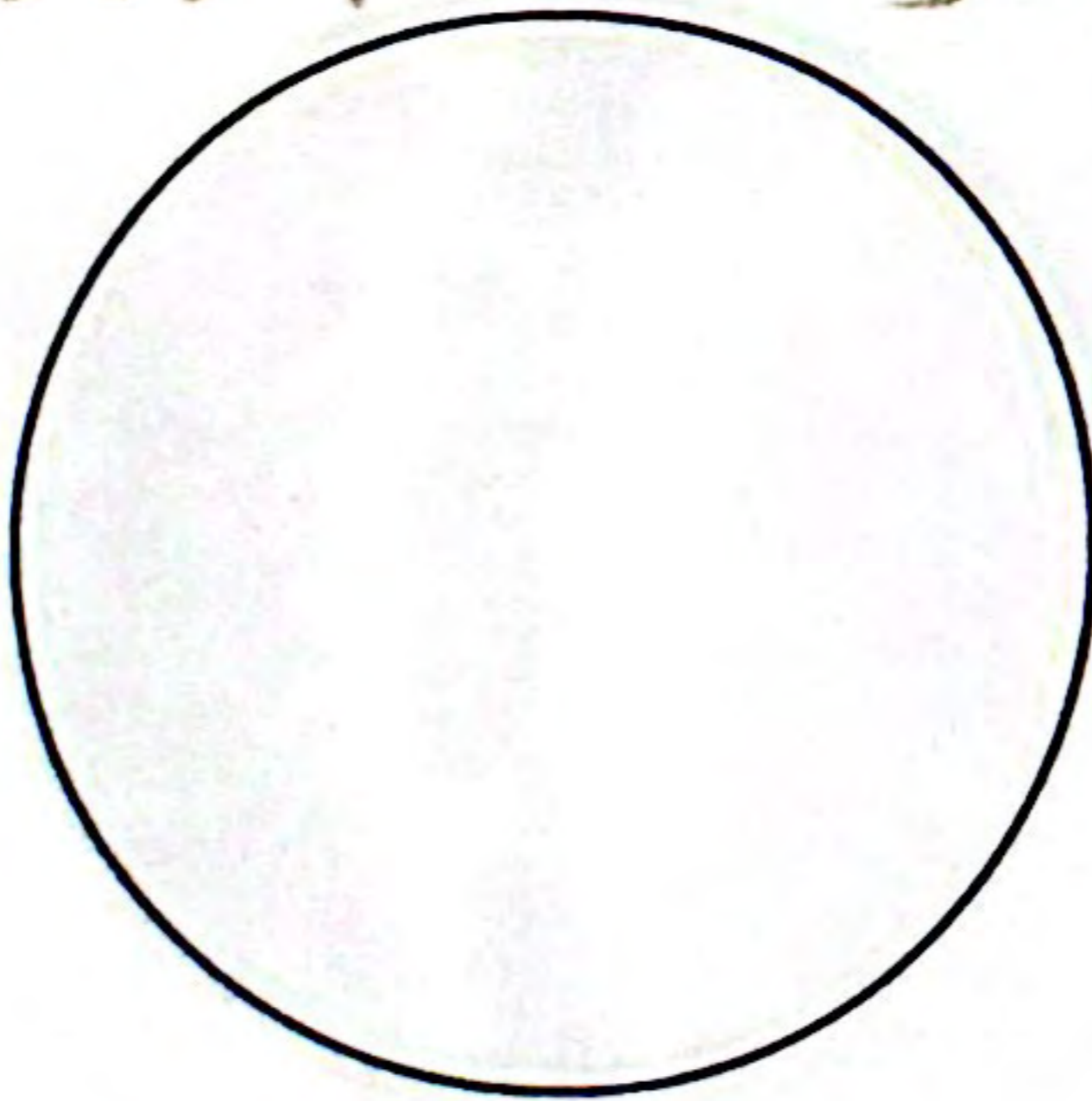
What colors best represent City of Maplewood?

Color in as many circles as you want.



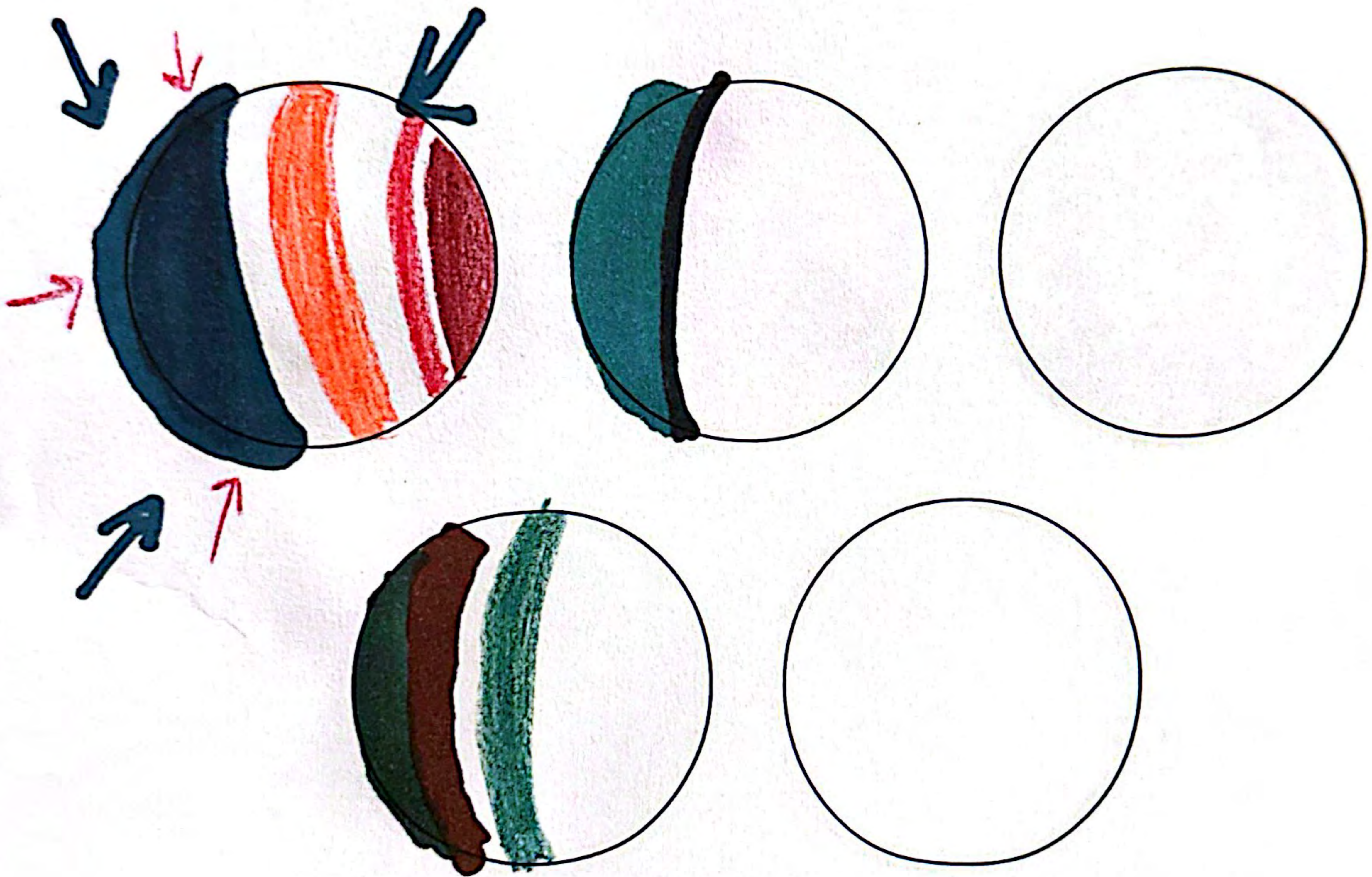
MAPLE LEAF

SCHOOL



What colors best represent City of Maplewood?

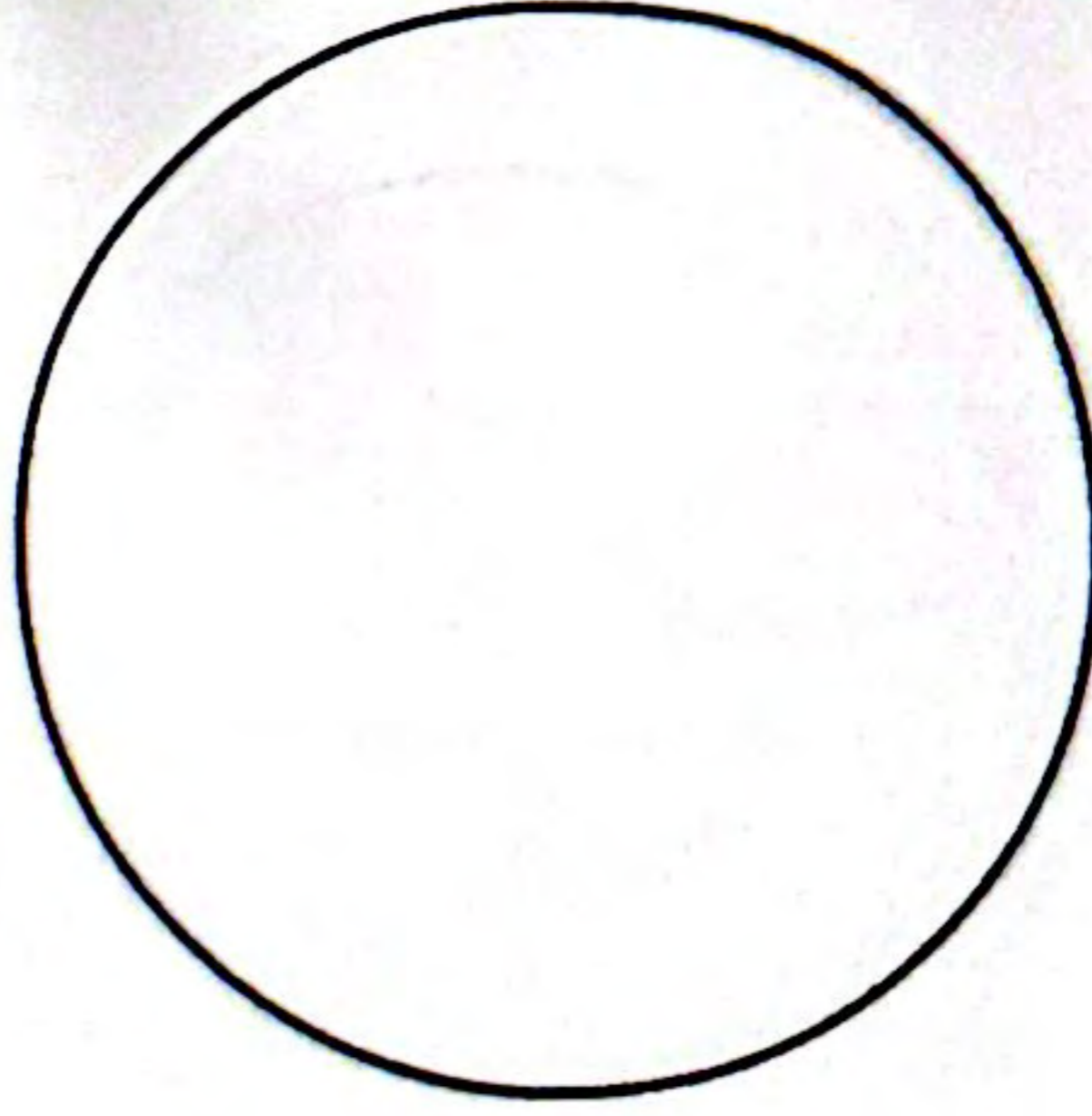
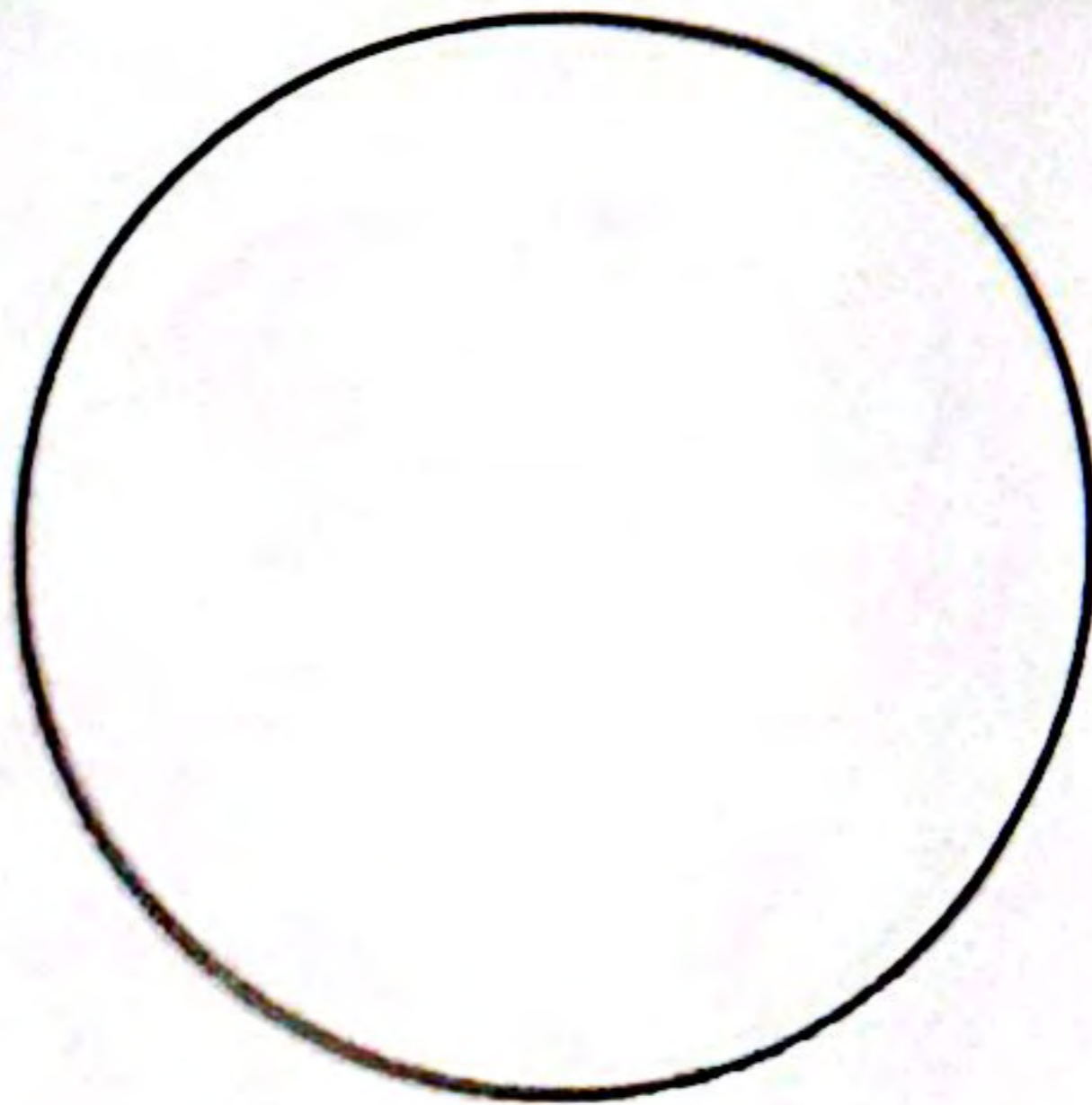
Color in as many circles as you want.



forest
green

What colors best represent City of Maplewood?

Color in as many circles as you want.



What colors best represent City of Maplewood?

Color in as many circles as you want.



... What it is!!

artistically
cool

An Urban
Small town

... home with a
complicated history

... Where it's At

Diverse

Diverse
Events

a mix
of
city
and
country

... A place where we
All belong
... A home for every
body
... A community that
comes together

COOL!

Community



A great place
to learn and
explore!

good. I don't know
what to say
next. Here's an
owl right here.

-Mendel
(age 4)

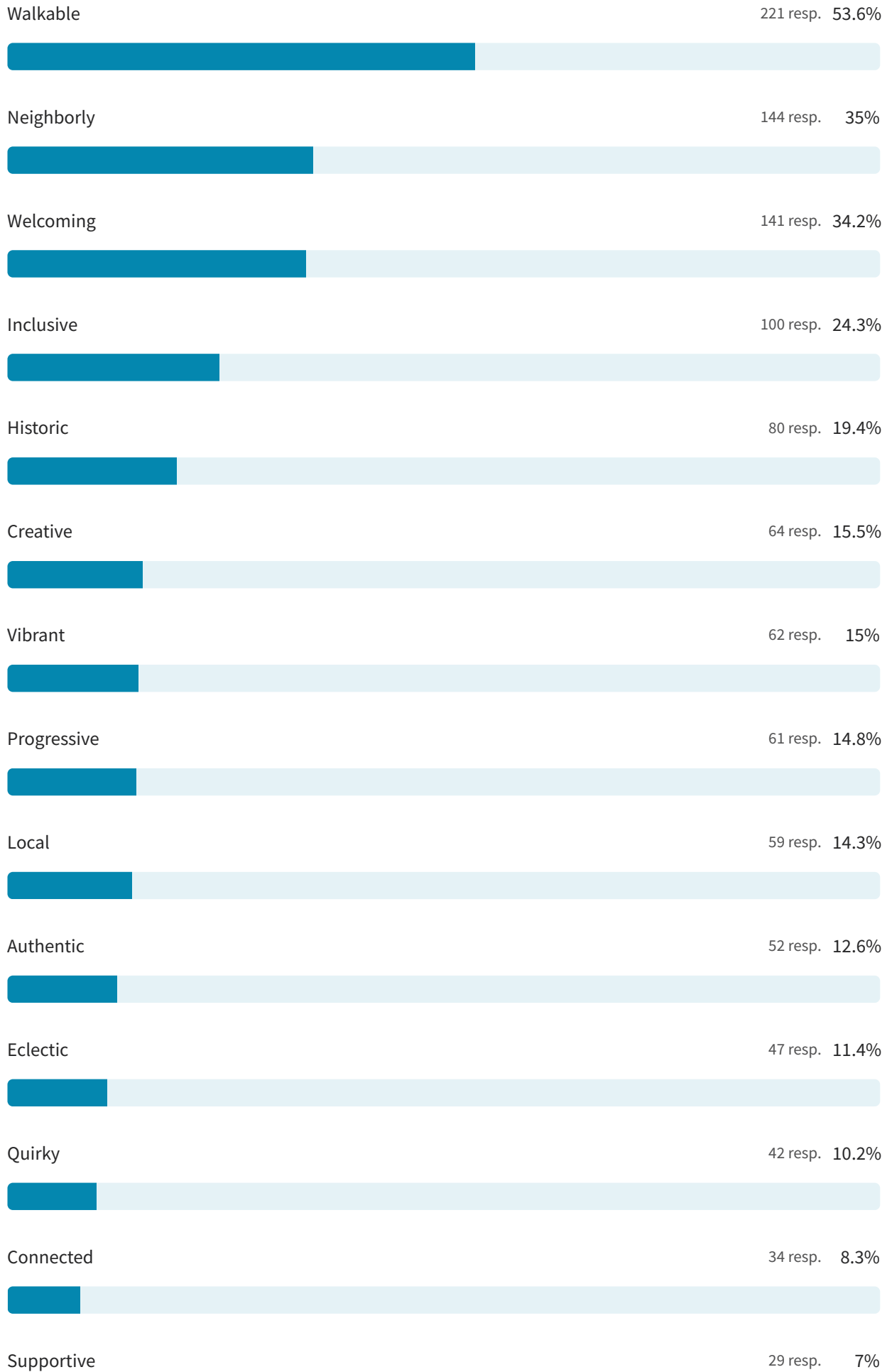
Welcoming

City of Maplewood - Nov 2025

413 responses

Which of the three words below would you use to describe your ideal City of Maplewood?

412 out of 413 answered





T

I think other things are more important than a new logo

A corporataion

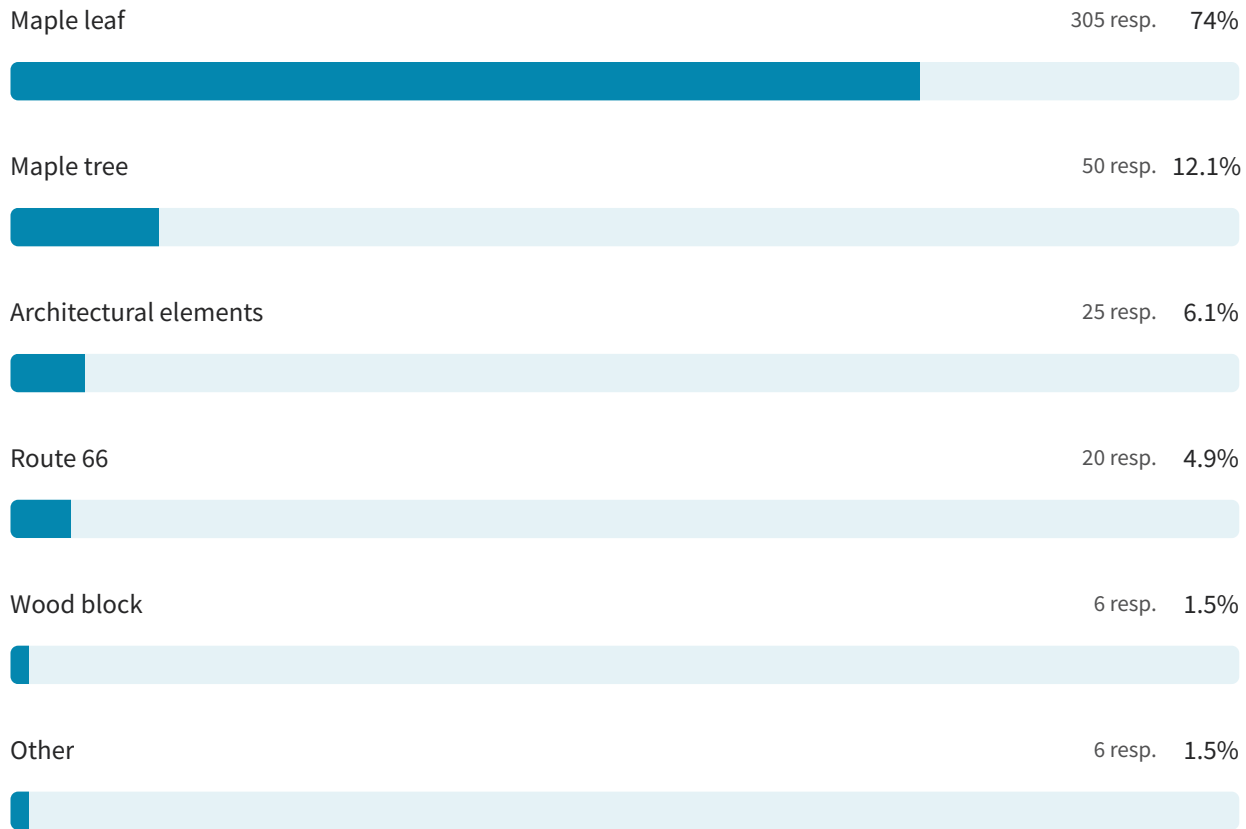
Beautiful

Accessibility to highways and attractions

Tame

When you think of the City of Maplewood, which symbol or image comes to mind most?

412 out of 413 answered



Crossroads

Mapleweird bumper stickers

Schnucks

political

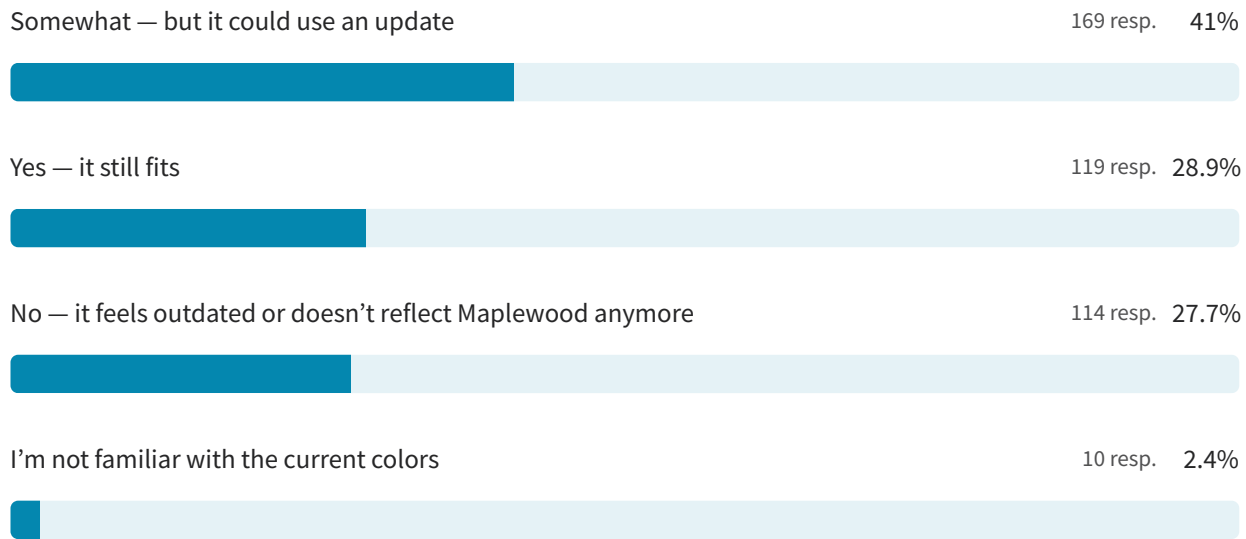
taxes too high

Small businesses



Do you think the City's current color palette (teal and white) still represents Maplewood well?

412 out of 413 answered



What colors do you feel represent Maplewood's personality better?

258 out of 413 answered

Something warmer and more natural

warm colors, orange/yellow

More natural colors

A spectrum of colors, even within the current pallet, could be fitting

Orange,

More blue tones than teal

yellow, orange -- bright and vibrant

Fall colors

Orange or Red

Brick colors, green

Burnt orange

Updated green or fall leaf color

Brighter more energetic colors

Blue and silver

Autumnal colors

darker green

Purple, silver, green, orange

Bright colors

Red or blue

Red, teal, yellow, dark gray, burgundy

Green, orange and purple. Not necessarily together

maybe pull from the colors of a maple tree? summer greens or autumnal tones.

Red

Green and cream

Something less 90s kitchen decor. Maybe burgundy or deep orange like pretty maple leaves in fall.

[Redacted]

[Redacted]

[Redacted]

[Redacted]



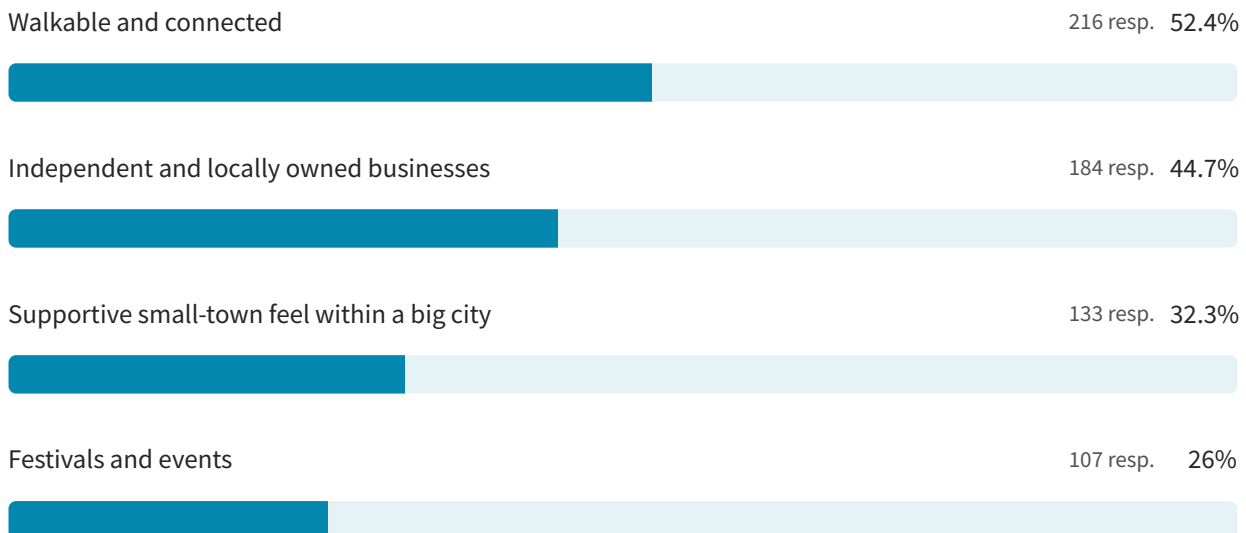
Should the City of Maplewood’s new visual identity be an evolution of the current identity or a fresh new direction?

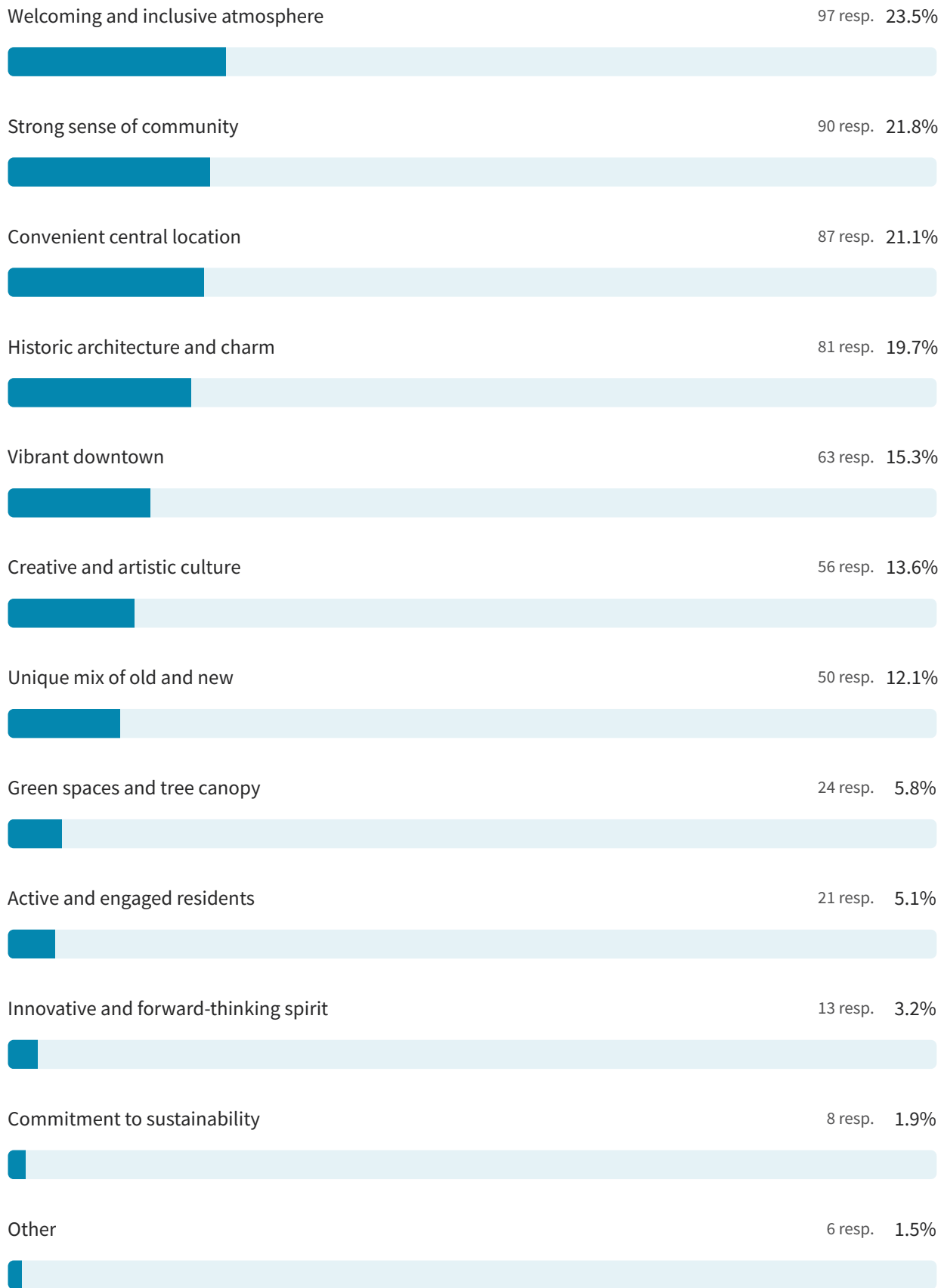
412 out of 413 answered



What do you consider to be three of the City of Maplewood’s greatest strengths or defining attributes? What makes Maplewood stand out from other communities?

412 out of 413 answered





Neighbors from diverse socioeconomic backgrounds

I think what can't be overlooked the restaurant/foodie scene within Maplewood that attracts many from outside Maplewood to dine

Walkable

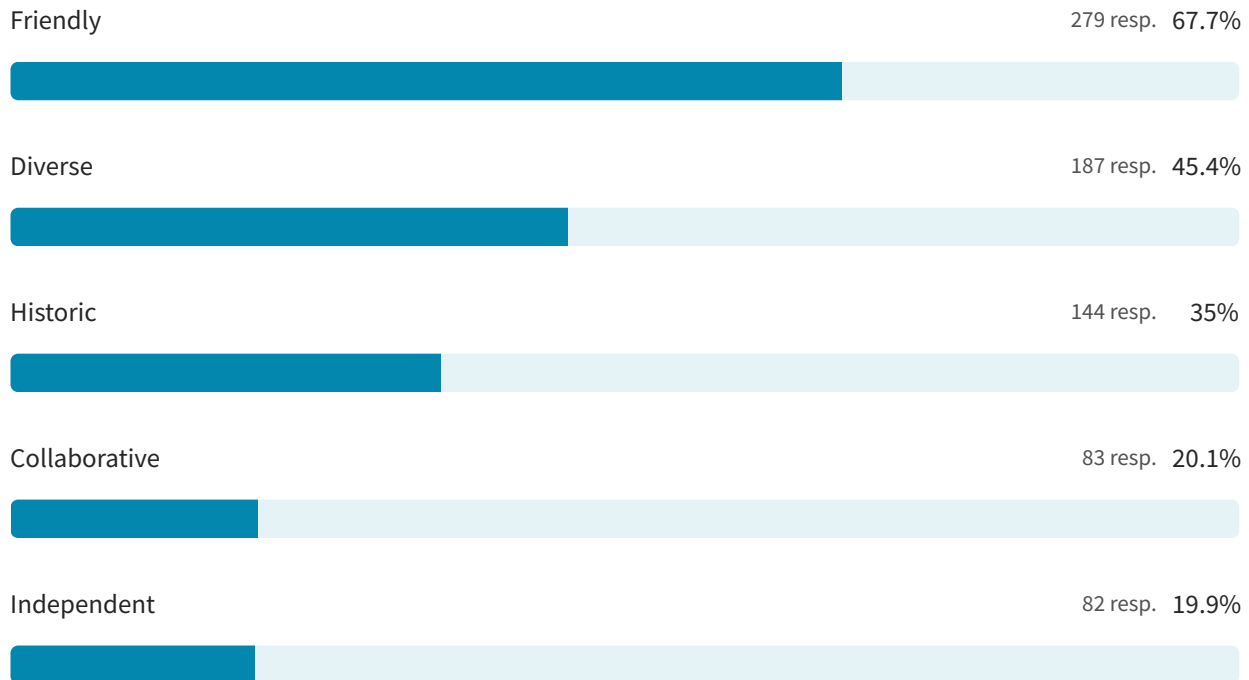
Bars,Resturants,Breweries

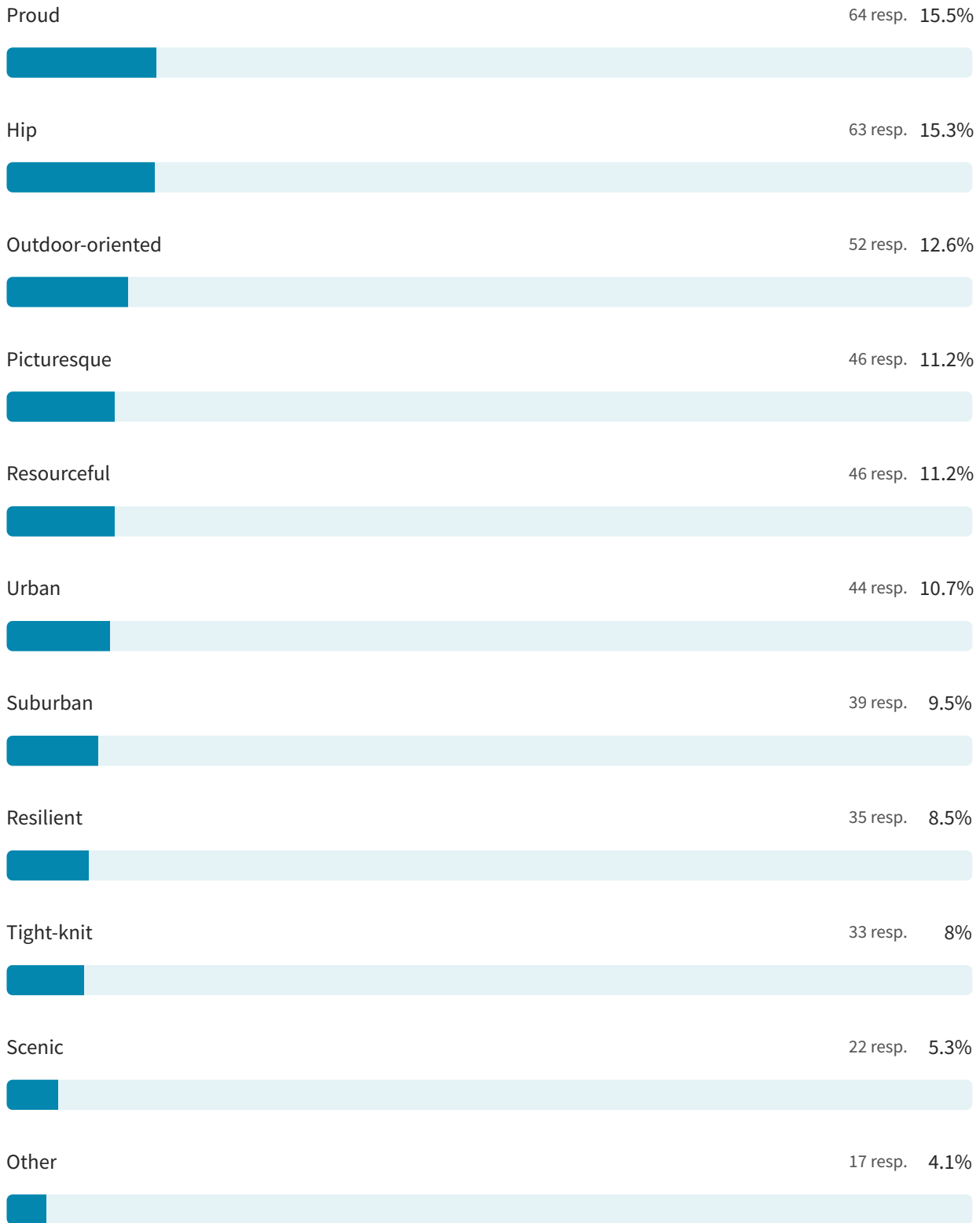
level of engagment

Not sure

What three words would you use to describe the community?

412 out of 413 answered





Unique

represented school

fun

opinionated and hive-minded

Authentic

These words are aspirational or gross

People don't smile or wave. Maybe one neighbor in 4 years

Quirky

odd

silly, for spending money on this

Walkable

Supportive

Car-centric

Not sure

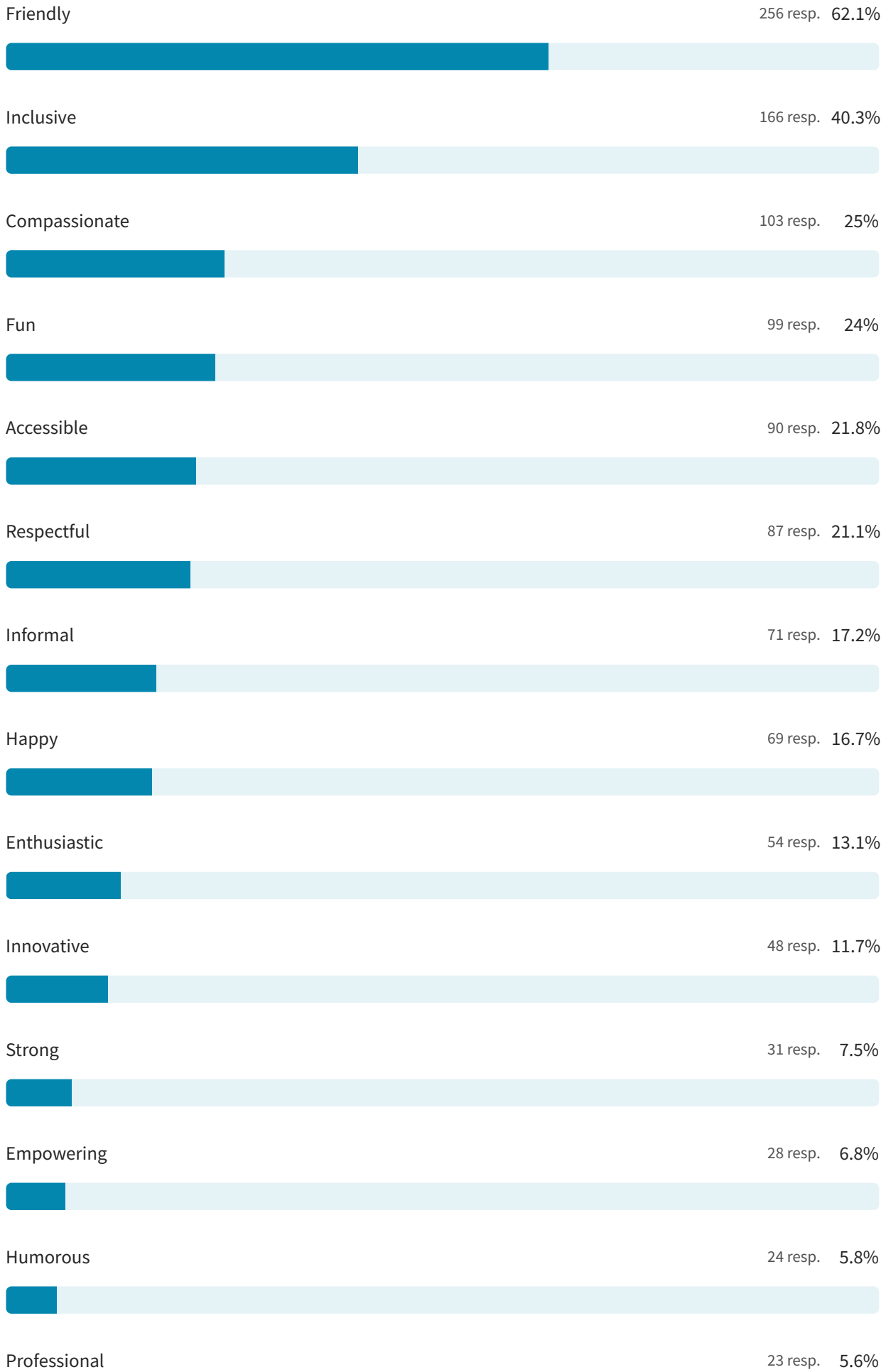
Hipster

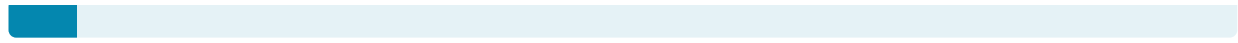
Creative

Comforting

If the City of Maplewood were a person, what kind of personality should it have?

412 out of 413 answered

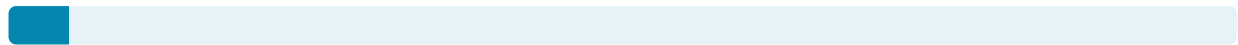




Direct/Matter-of-fact 21 resp. 5.1%



Knowledgeable 20 resp. 4.9%



Bold 18 resp. 4.4%



Soft 8 resp. 1.9%



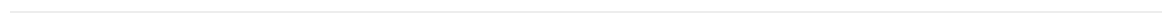
Academic 7 resp. 1.7%



Other 13 resp. 3.2%



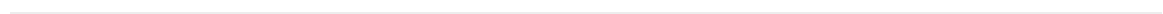
Supportive, strong



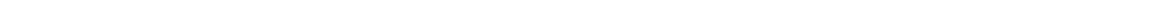
Cool



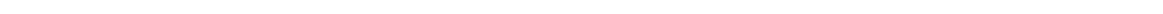
lively



Creative



Helpful



haughty and interested in appearances only



Creative

These words are incredibly strange and maybe

A little different

Affable

A city isn't a person; this doesn't make any sense.

Transient

Quirky

If you were talking to someone who isn't from the St. Louis area, how would you finish this sentence? "Maplewood is ..."

386 out of 413 answered

much nicer than it used to be

small town feel in the city

a cool hidden jewel in the middle of everything

amazing (minus the questionnaires)

The best place to live.

a small but passionate community that has people of all levels contributing to it's overall growth and good of everyone who visits or lives there.

a friendly neighborhood with lots of activities and a downtown that supports its businesses and lends itself to festivals.

a home town in a big city.

quaint

where unique cuisine and culture collide

a small community that values local businesses and progressive ideals, with a tight-knit community

For the neighbors

Small, welcoming, cozy, fun

A smaller town with an urban feel, eclectic-ish, welcoming. NOT a corporate county chain restaurant strip mall with no personality.

Great

A small town in a big city

Webster Groves for younger people.

Friendly small city and convenient to all-things STL

Uniquely charming and creative, with a small town feel.

A cool place to live and community minded. People look out for each other here and have fun doing it.

Fun and 15 minutes from anywhere in the city

awesome

A friendly kind place to visit.

Amazing! You can literally walk to everything you need -- coffee shops, restaurants, groceries, haircuts, parks, playgrounds, school. People here feel safe being authentically themselves. You'll always see people, pets and families walking around.

Home

[Redacted]

[Redacted]

[Redacted]

[Redacted]

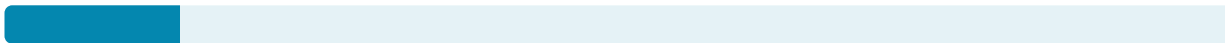
Have you heard of The Parks and Recreation Cooperative (PARC), the parks and recreation collaborative between Maplewood and Richmond Heights?

413 out of 413 answered

Yes, I'm familiar with it 317 resp. 76.8%



I've heard of it but don't know much about it 59 resp. 14.3%



No, I wasn't aware of it 37 resp. 9%



When you think of "THE HEIGHTS Community Center," do you associate it with:

413 out of 413 answered

The City of Richmond Heights 233 resp. 56.4%



Both cities equally 148 resp. 35.8%



Neither / I'm not sure 25 resp. 6.1%



The City of Maplewood

7 resp. 1.7%



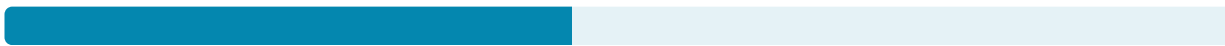
What do you think is the greatest strength of Parks and Recreation Cooperative (PARC) offerings?

413 out of 413 answered

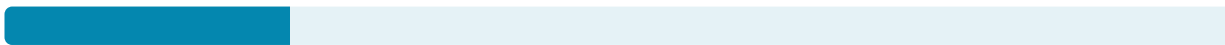
Quality of facilities (e.g., THE HEIGHTS, playgrounds, parks) 257 resp. 62.2%



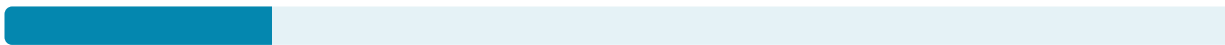
Collaboration between Maplewood and Richmond Heights 191 resp. 46.2%



Affordability 96 resp. 23.2%



Variety of programs and classes 90 resp. 21.8%



Accessibility and convenience 84 resp. 20.3%



Family-friendly atmosphere 82 resp. 19.9%



Other 26 resp. 6.3%



I'm only really familiar with The Heights.

Didn't know

Not sure about any of it and don't want to answer this question!

Unsure; don't know much about it

By far the HEIGHTS.

Not familiar enough to offer an educated answer

do not know

I haven't heard of this until reading it just now so I don't have 2 things

had no idea about it

All of the above!

I don't know enough to answer properly

I wouldn't know, I'm not familiar

Not familiar

Don't know

Not sure. Just got here.

Can't think of this many answers! There should be "don't know" options!

Na. I'm not aware of the program

The height has been none usable lately. I paid to use it but it is closed all the time

I don't know much more about it than that

I thought the City of Brentwood was also a member. What happened?

transportation for Richmond Heights and Maplewood residents

no idea. heard of PARC but dont know what it is

I dont know muh about it

I know nothing about this.

The Heights currently has a poor reputation and we're not likely to go there.

[Redacted]

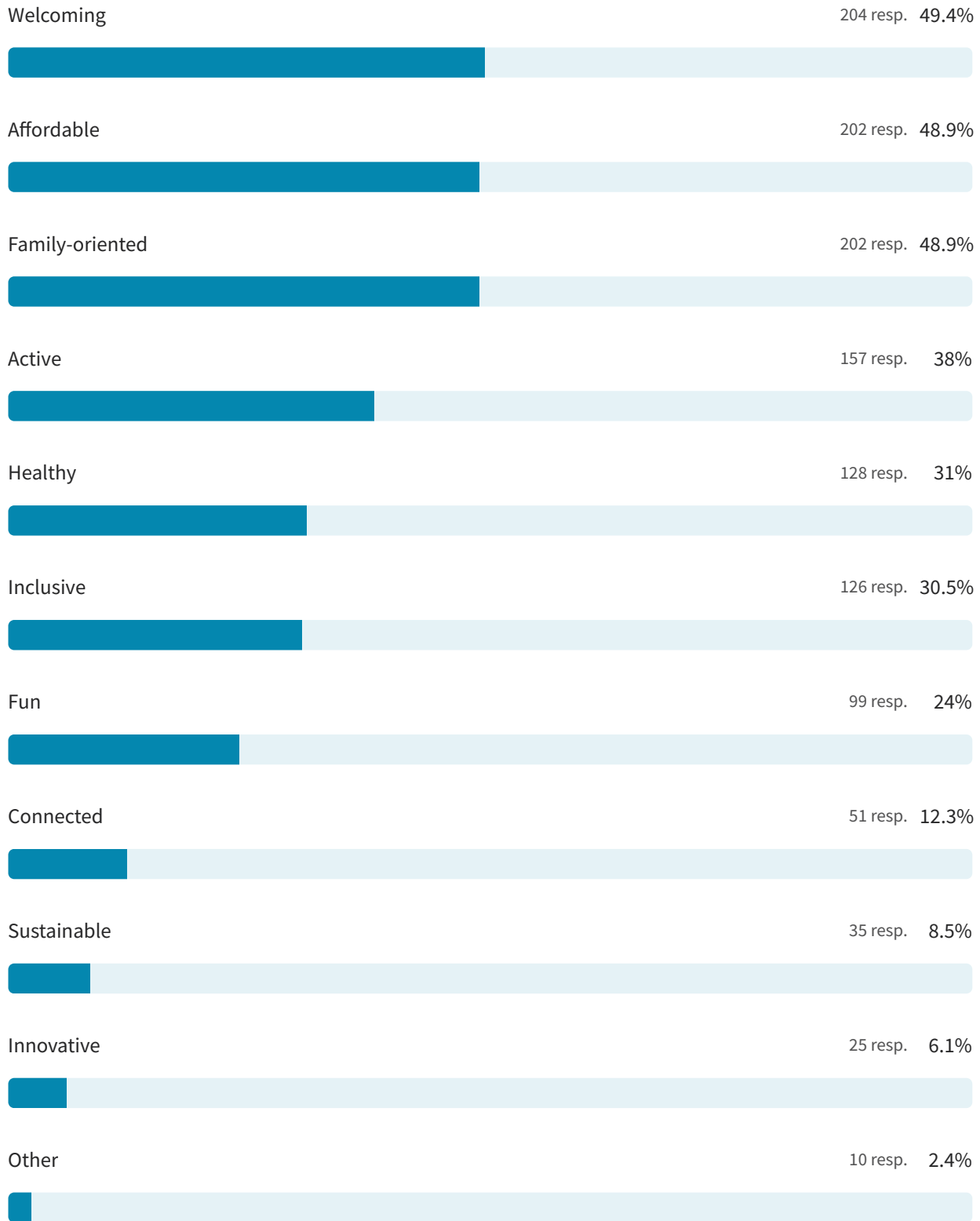
[Redacted]

[Redacted]

[Redacted]

Which three words best describe the personality you think PARC should project?

413 out of 413 answered



I don't want to be forced to answer questions I know nothing about!

Contemporary

Thoughtful and durable

see previous question

out dated

Don't know

Expensive

ignore my other choices. im not familiar with PARC to be able to answer this

Costly

Unsure

In your opinion, what makes Parks and Recreation Cooperative (PARC) unique compared to others?

310 out of 413 answered

I had no idea it was a collaboration and thought it only belonged to Richmond Heights.

I'm not familiar with others

partnership between cities

all i know is that it exists

The opportunity to access a wide variety of facilities and parks.

I think the program does a great job overseeing the entire community on an equal basis.

People from both cities support it and it's inclusive.

We have a lot packed into a small area that offers multiple venues for fun, health, and joy.

Ability to provide better facilities

Regional focus

wonderful facilities, lots of great programming, affordability

I think I need to know more about it but I like The Heights

I love how it feels like the cities are all connected. I like that you get resident fees for living in one of the PARC areas.

Deserve offerings at an affordable price

Not sure how to compare with others

It's nice that we don't have to have all the things in one city. It's easy to ice skate in Brentwood, work out in Richmond Heights, and summer swimming in Maplewood.

The connected nature of Maplewood and Richmond Heights

Collaboration, rather than competition, between neighboring towns

Silver sneakers

It connects two cities

Easy and affordable

I don't utilize the services enough to answer this

The year-round offerings

not sure

Size and quality

[Redacted]

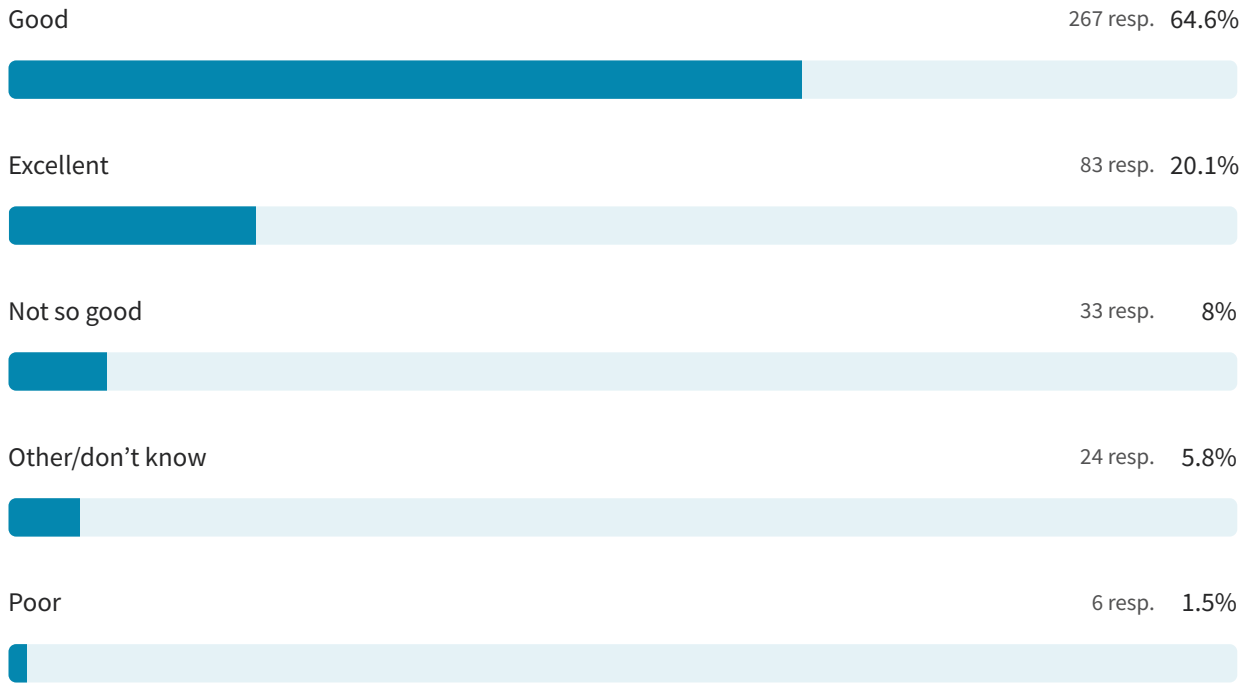
[Redacted]

[Redacted]

[Redacted]

Overall, how good of a job does the City of Maplewood do in communicating with you?

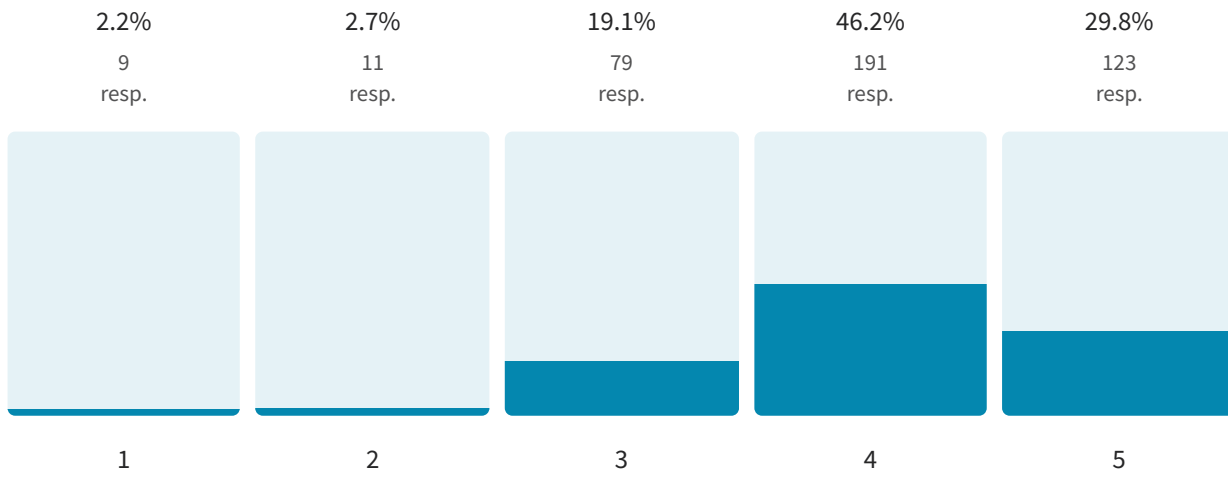
413 out of 413 answered



How satisfied are you with the ways the City communicates (social media, website, newsletter, etc.)?

413 out of 413 answered

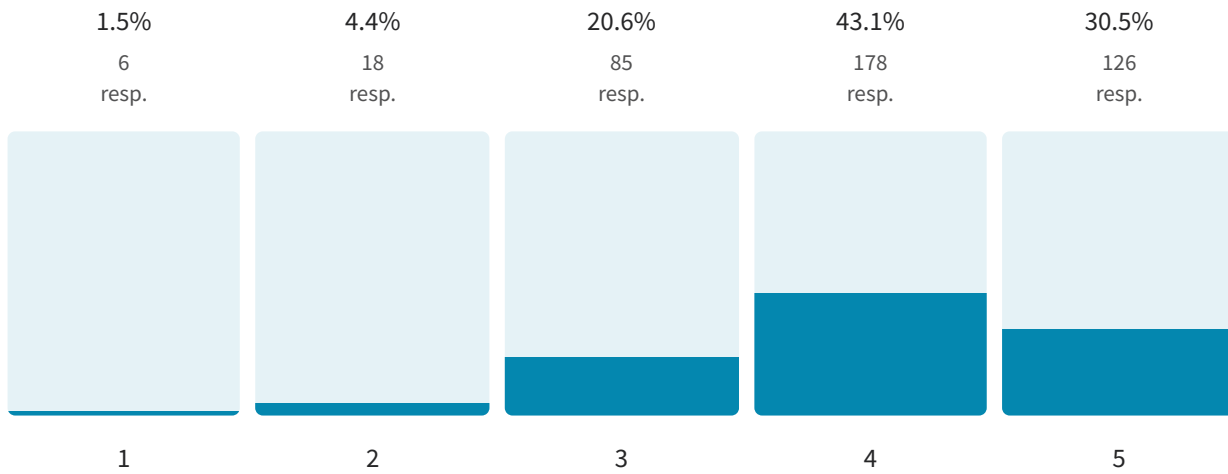
4.0 Average rating



How satisfied are you with the content of City communications?

413 out of 413 answered

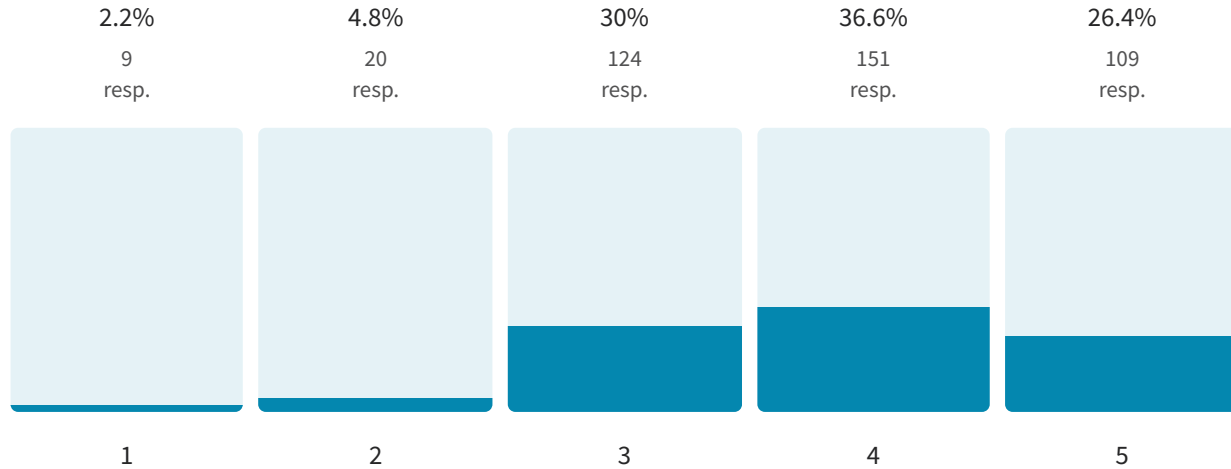
4.0 Average rating



How satisfied are you with the transparency of City communications?

413 out of 413 answered

3.8 Average rating



Do you trust the accuracy of the information you receive from the City of Maplewood?

413 out of 413 answered

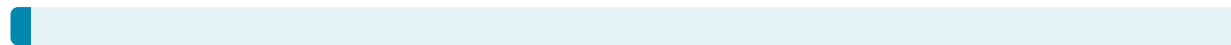
I almost always trust the accuracy 325 resp. 78.7%



I sometimes trust the accuracy 81 resp. 19.6%



I do not trust the accuracy 7 resp. 1.7%



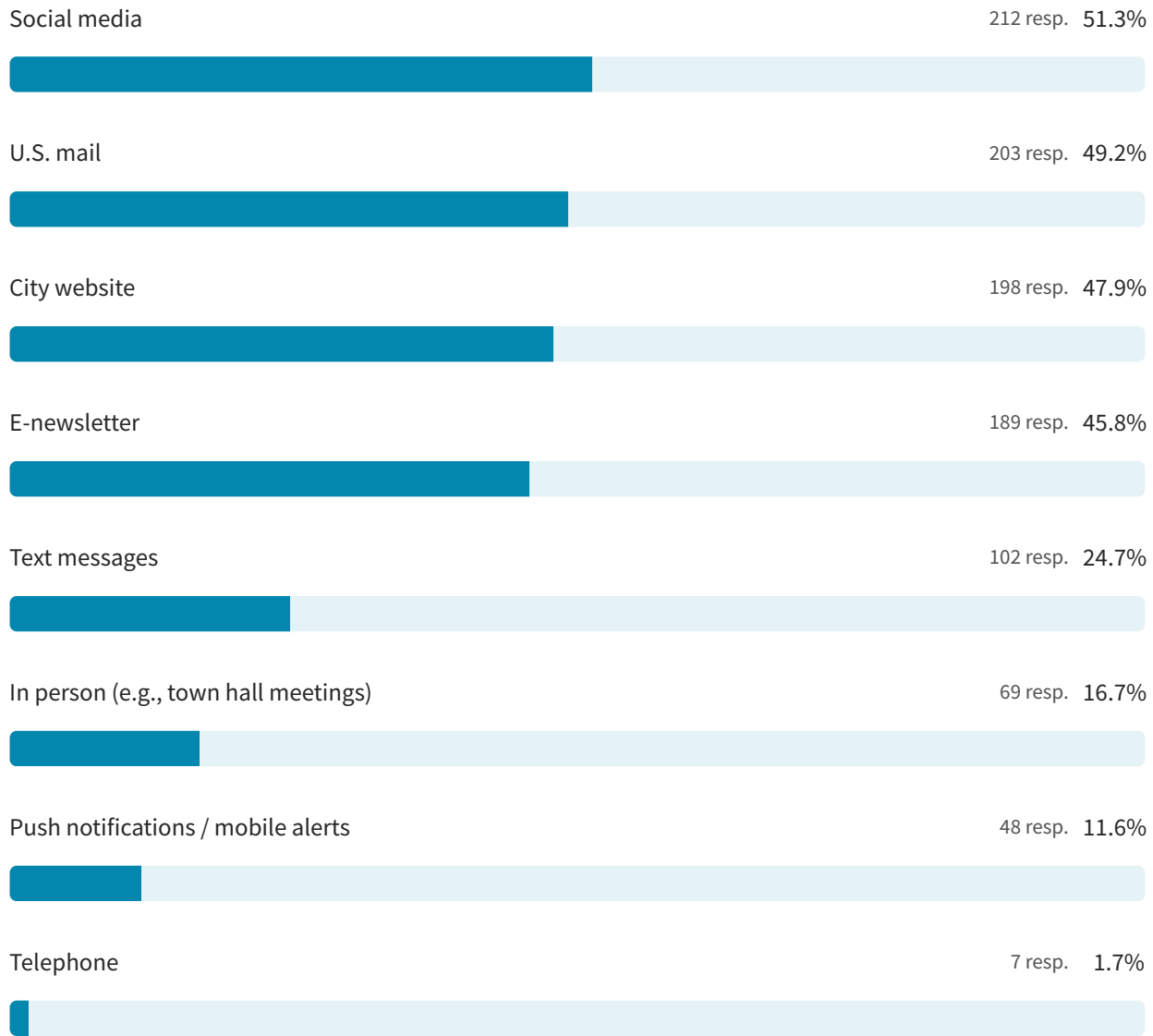
In general, how do you prefer to receive information? (please select all that apply)

413 out of 413 answered

Email 230 resp. 55.7%

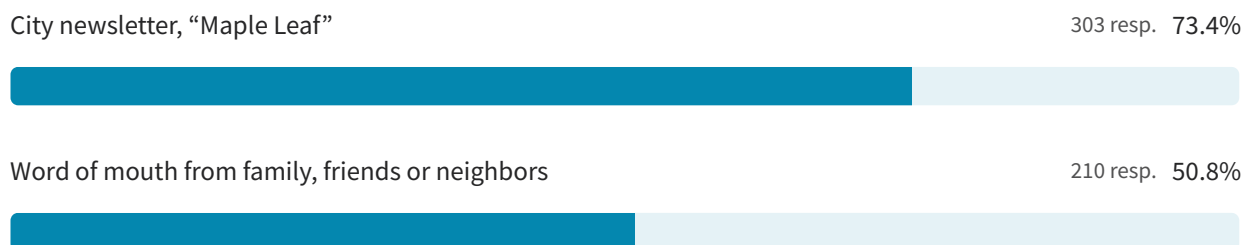


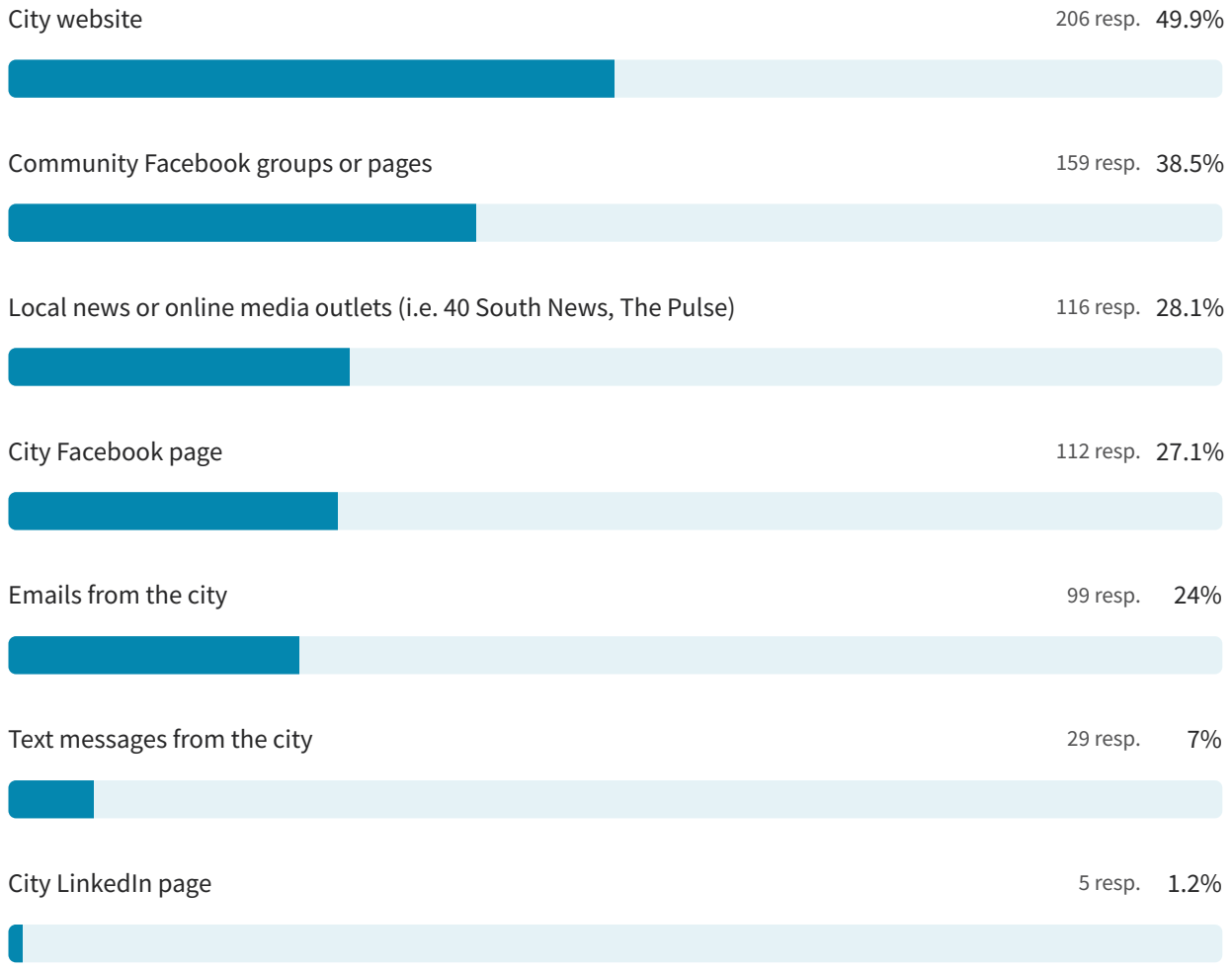
215



What are your top three sources of information about the City of Maplewood?

413 out of 413 answered





If there were ever a crisis in the City of Maplewood, where would you turn first for information?

413 out of 413 answered

Automated call, text, or alert from the City 100 resp. 24.2%



Local television news 89 resp. 21.5%



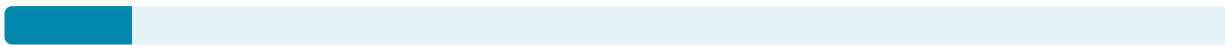
City website 84 resp. 20.3%



City Facebook page 79 resp. 19.1%



Local newspaper or online news site 43 resp. 10.4%



City LinkedIn page 0 resp. 0%



Other 18 resp. 4.4%



Neighbor

Pulse Point

No idea. I wouldn't trust any of these to work fully

Multiple online sources

Google

word of mouth

Facebook or nextdoor

other

Community Facebook group

Neighbors

Ask co workers

Reddit

Social media groups and reporters

then the City website

Neighbor

Fire

Maplewood Facebook group is quick to start discussion on a situation

City council member.



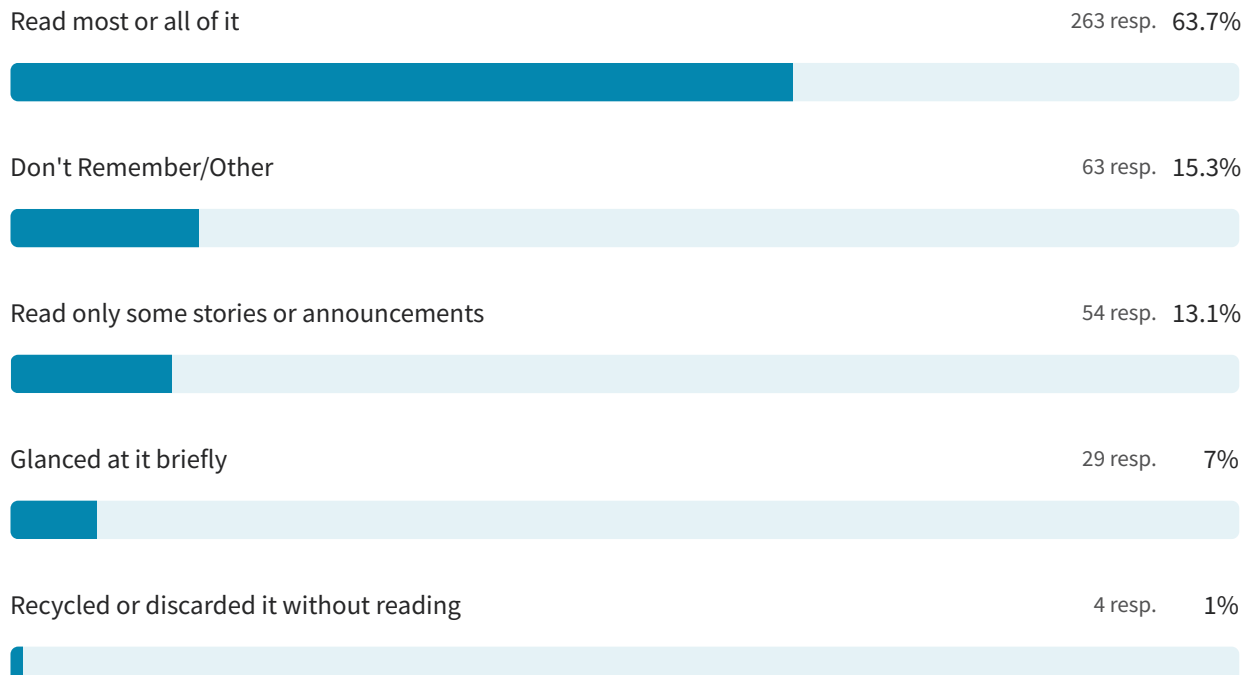
The City of Maplewood has mailed a printed newsletter, (currently titled "Maple Leaf". From what you recall, have you received this newsletter at your home or business?

413 out of 413 answered



When you have received this newsletter, have you typically:

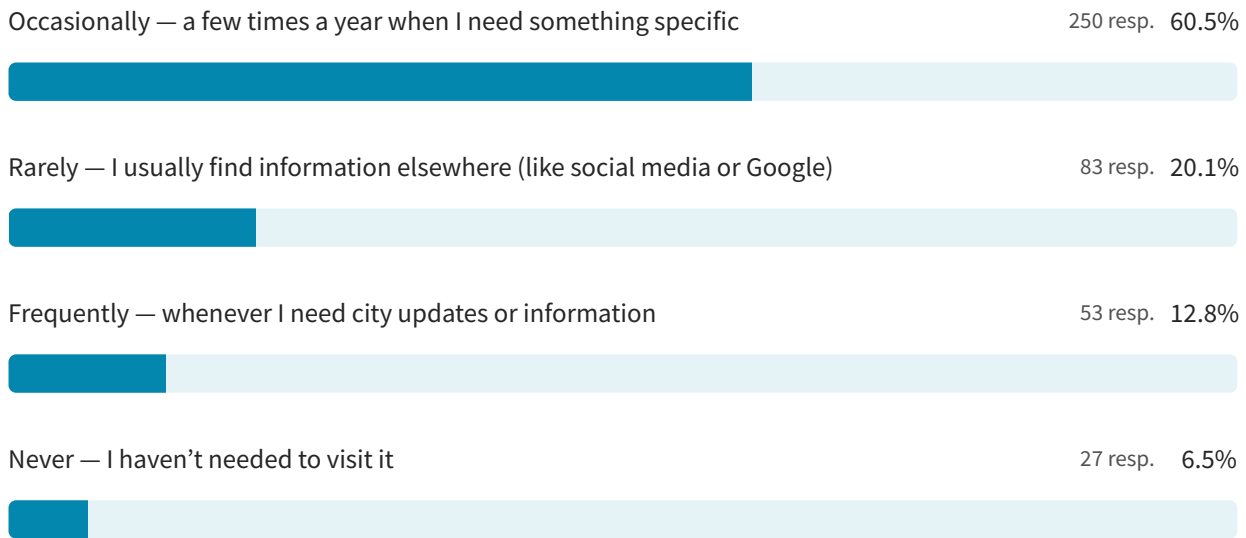
413 out of 413 answered





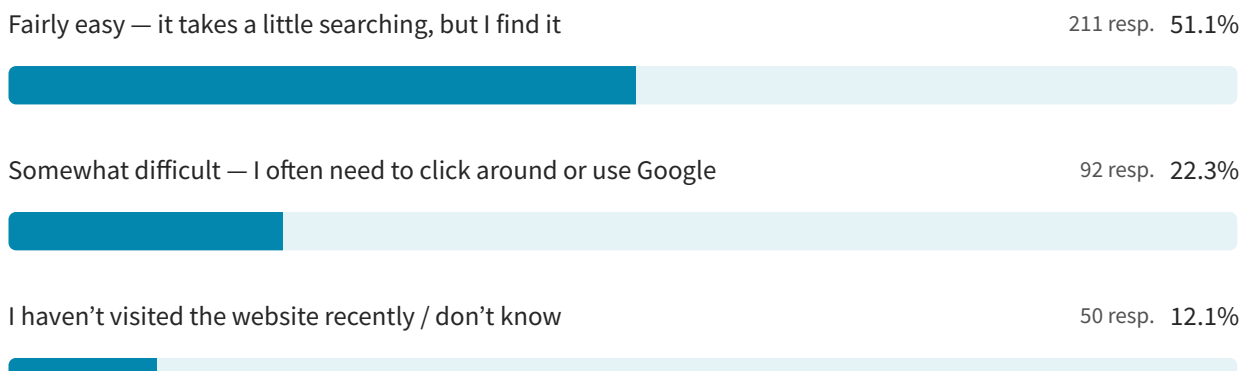
How often do you visit the City of Maplewood’s website?

413 out of 413 answered

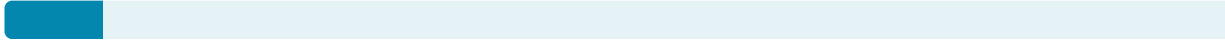


When you visit the City of Maplewood’s website, how would you describe your experience finding the information you need?

413 out of 413 answered



Very easy — I can usually find what I'm looking for right away 33 resp. 8%



Difficult — I usually can't find what I'm looking for 27 resp. 6.5%



As you use the City of Maplewood website, how would you rate its overall quality? Would you say it is:

413 out of 413 answered

Good 230 resp. 55.7%



Fair / Not so good 96 resp. 23.2%



Don't know 48 resp. 11.6%



Excellent 25 resp. 6.1%



Poor 14 resp. 3.4%



If you have suggestions to improve the website, please share them here:

53 out of 413 answered

my questions/complaints should be allowed to be anonymous if general in nature

Show the budget details

Simplified user experience, less content

It's hard to locate what I'm looking for. I'm not sure if color coding would help or what

Make it easy to figure out which department you need to consult.

Put information/dates homeowners need to know in an easy to locate place on the website asap, like when is leaf pickup or status of road repairs.

Needs a better search engine. Usually brings up very old information and not relevant to my question

Making it user friendly

Recently went looking for the leaf collection schedule and was frustrated how many clicks it took me to find it, make relevant timely updates news easy to find - including upcoming events

I have not used in a while to give specifics. Just seemed hard to find the info I was looking for

Nope

Please make it more user friendly especially for senior citizens and this will limited resourced.

Follow-through on requests to speak with Mayor

Hard to find anything on any city site.

Better search functionality and clearing of old content. When I search for events or something like leaf collection, I get so many pages of old outdated info

Clear links and updating information for envents in a timely fashion

It is hard to find specific pages and the search function does not seem to work very well

Make it much more user friendly. Takes a bit to find what one is looking for.

Make the most common requests for information on the front page/Navigation

Updates needed regularly.

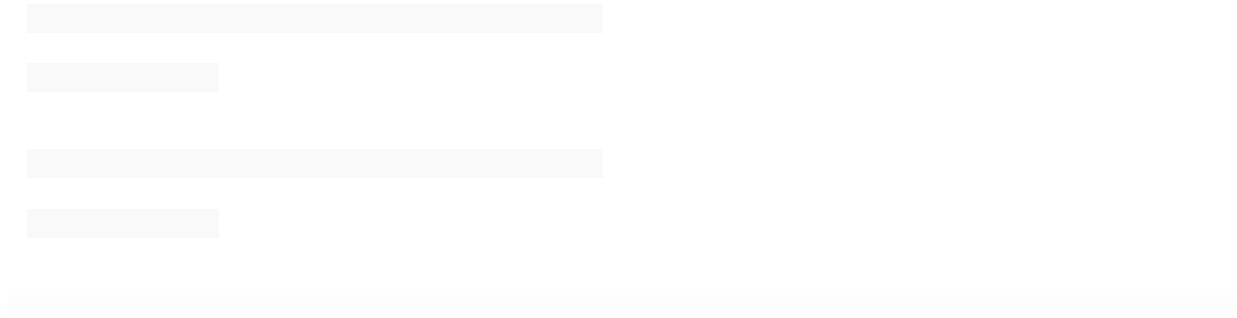
Make it completely mobile friendly.

It's clunky, Hard to navigate, and, like most government websites I've used, poorly organized. It's hard to easily find what you're looking for and feels like it's not updated often.

Make it simpler

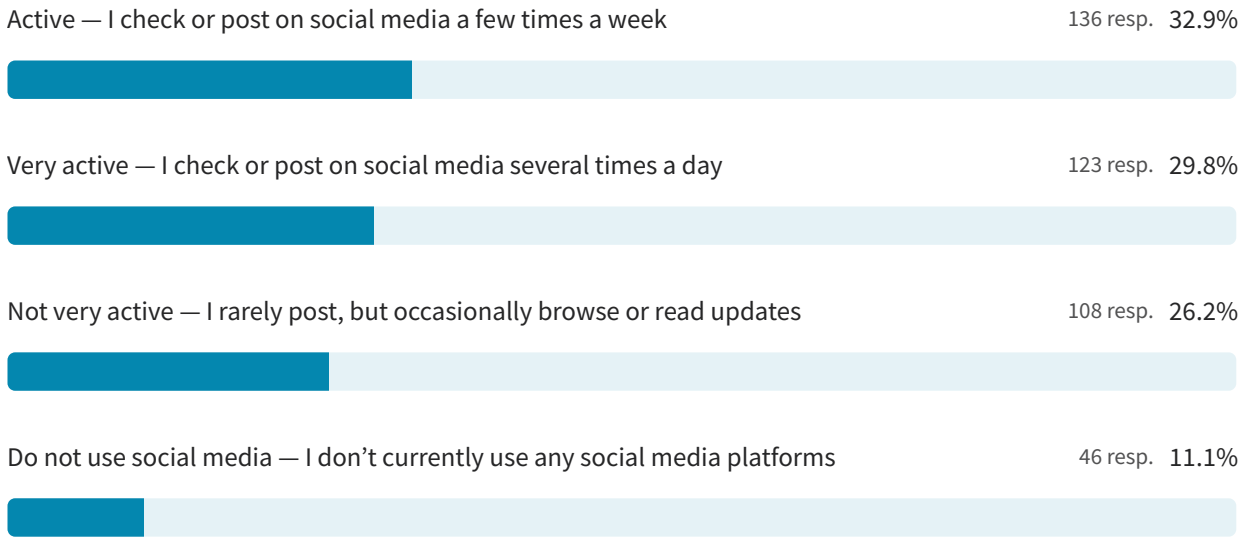
not a web designer

Make it more user friendly and easier to search common topics



How active are you on social media?

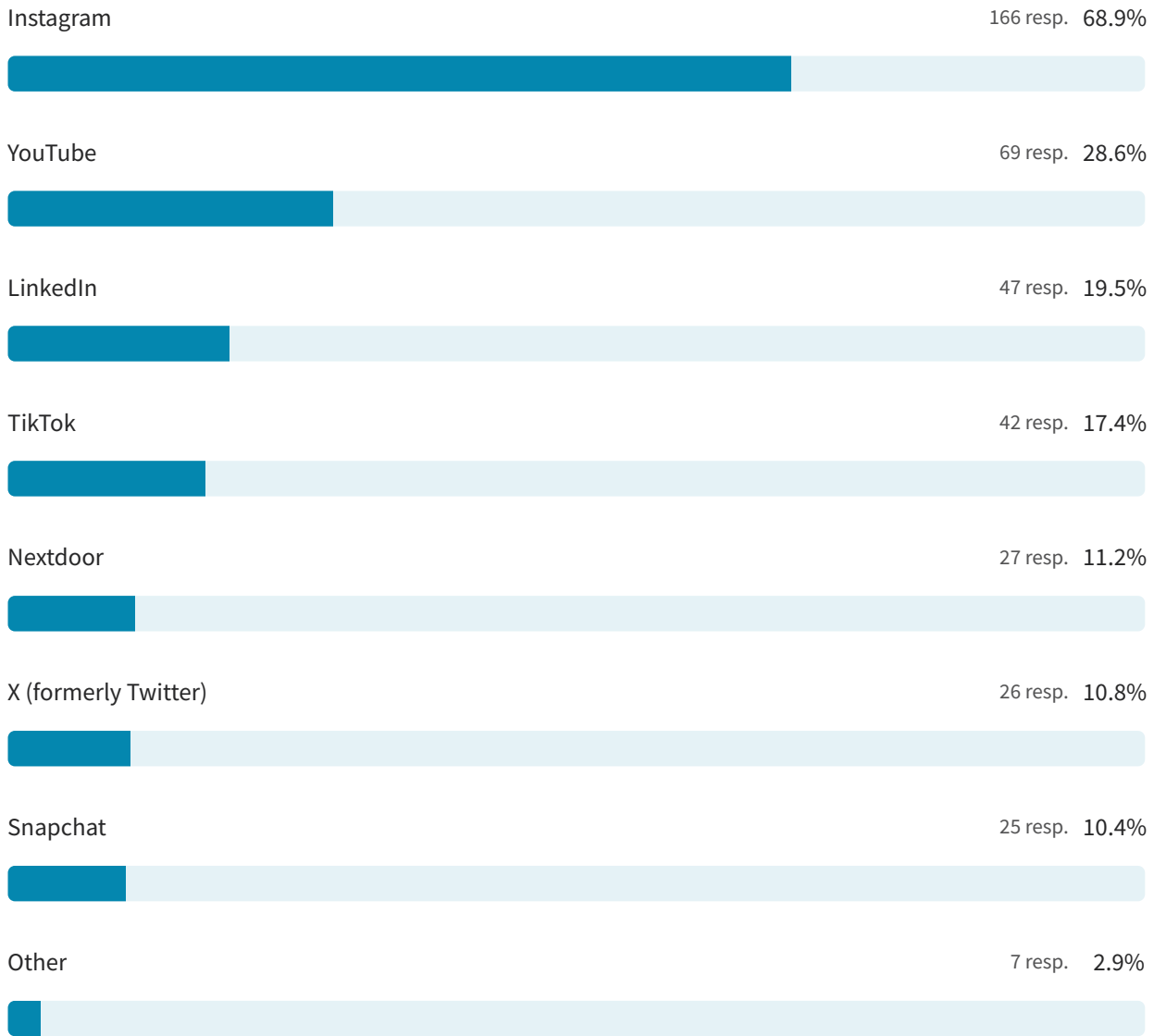
413 out of 413 answered



Which social media platforms do you use on a weekly basis?

241 out of 413 answered





Bluesky

Threads

Reddit

Reddit

Threads

Neighbors

None of the above

Please use this space to share any additional comments about City communications, or any other issue of importance to you regarding the City of Maplewood.

148 out of 413 answered

NA

police need to crack down on vehicles with LONG-expired plates

I love living in Maplewood. We've been here over 35 years. I just hope it doesn't become too gentrified so lower income people can't live here.

I love Maplewood and have lived here my whole life. It is home. I am happy with the Mayor and am glad where the city is heading.

n/a

Na

Need to make the well-documented long-term and medium term outcomes of Covid infections more well-known and get more residents to take Covid seriously instead of continuing to stick collective heads in the sand and act like everything is ok when it clearly is not with long Covid more being the number 1 chronic health condition for children and everyone still missing so much school and work

Maplewood with the A as a leaf would be cool

I'm working on a new logo for the city.

Does PARC also have links to Brentwood?

I love living in Maplewood. very well located and I enjoy that the surrounding communities share so much info and community development.

We live close to business and they all have ridiculously bright lights on at night that shine into our house. When there's a holiday I have a hard time finding info about garbage pick up on the website. There are a lot of broken curbs in our area (PA Park). Not a good use of tax-payer money. City staff has been responsive and helpful when I've called - thank you!

Neighborhood roads and sidewalks are not great. On Williams Ave broken curbs are everywhere and the traffic island across from 7512 is uncared for. Shared common areas (like aprons) are often grown over by residents' foliage. Seems to be little enforcement of residents parking across sidewalks making accessibility poor for less mobile people. So downtown may be walkable but not so much in the hoods. Would like more coverage of school activities. Love Maplewood though!

N

I think more in-person outreach from officials or representatives would go a long way.

I chose to live in Maplewood after living in Kirkwood for many years mainly due to being closer to the city and it being in my mind equally as charming as Kirkwood. What I feel it lacks is that central location that draws people together. Kirkwood has the farmers market and train station. Has there ever been any discussion about reviving the old train station location and perhaps even having it be a stop along the Amtrak line. This would be a much bigger project, but perhaps worth investigating. I'm not sure how much land is associated with this area (at the end of Marshall street), but the area around the train station in Kirkwood is fairly small so it could possibly be done. Kirkwood has a volunteer program for their train station that would be interesting to consider here. Even if Amtrak wasn't a possibility, restoring the old train station with a small green space and perhaps allowing a business to run a

custard shop there could be wonderful gathering place that I think residents would walk to. That is one of the things I miss most about Kirkwood. Another idea is to have some kind of a recognition program for people taking care their properties. A sign on the persons property with maybe a gift card to local establishments and a highlight with photo in the newsletter. I would like more information about beautification days where everyone comes together to work on improving green spaces and planting flowers if there is one. Last idea is that Maplewood is missing outdoor patio areas. There are some on the back side of the businesses, but Manchester road is a challenge. Has there been discussion on how to create more patio areas in the front of the businesses to create a bit of a central west end vibe? Thank you for seeking feedback!

While I've seen a lot of positive changes over the years in Maplewood, there is still a lot to improve. We have trees all over the city that need trimming and maintenance beside sidewalks. Trees get planted on the tree lawn and left to wither and die, untrimmed, if homeowners don't take care of them. Maplewood stakeholders should walk the neighborhoods regularly to see Maplewood from the view of homeowners.

The focus of all of this should be not on the perceived/ideal type of individual that lives in Maplewood, rather highlighting what Maplewood has to offer within St. Louis (history, independent businesses, and events).

I have lived in Maplewood all my life (60+ years), and have seen its bad times and good times. I am thrilled to see how it has "risen from the ashes" of the disastrous 70's and 80's to become the young and hip place it is now, while remembering and preserving its historic roots and especially its architecture. I hope we NEVER sacrifice our beautiful old homes and businesses in pursuit of big redevelopment money--I see this currently happening in Kirkwood, where the city allows homes on the register of historic buildings to be razed in order to build bland, tacky, soulless McMansions for people from the likes of Ballwin who want to move there because it's currently trendy. It's a travesty, and I hope we never embrace that mindset here.

Francis R. Slay park needs road paint for the crosswalks and faster changing of the stop lights. It takes several minutes, whether you are waiting to cross and press the button or a car trying to turn left onto McCausland Ave. It's a very busy road and a lot of people use this park/area to cross the road. It doesn't feel safe.

I would like a weekly email of what's happening in the city this week. Events, city business, crime reports, school happenings, neighborhood gatherings or events - everything. I'd like a single source of all the info of what's going on this week in the town.

Thongs should not be allowed at the Maplewood pool.

My number one way of knowing about events and announcements is yard signs and banners! I love them.

continue being transparent

Communications are good, but sometimes the city newsletter arrives after events have already transpired.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Do you live within the city boundaries?

413 out of 413 answered

Yes

342 resp. 82.8%



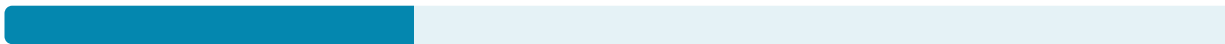
No 71 resp. 17.2%



Approximately how many years have you lived in the City of Maplewood?

321 out of 413 answered

More than 20 years 107 resp. 33.3%



5 - 10 years 76 resp. 23.7%



Fewer than 5 years 74 resp. 23.1%



11 - 20 years 64 resp. 19.9%



Are you a city employee?

413 out of 413 answered

Yes 29 resp. 7%



No

384 resp. 93%



Do you own a business in the City of Maplewood?

413 out of 413 answered

Yes

34 resp. 8.2%



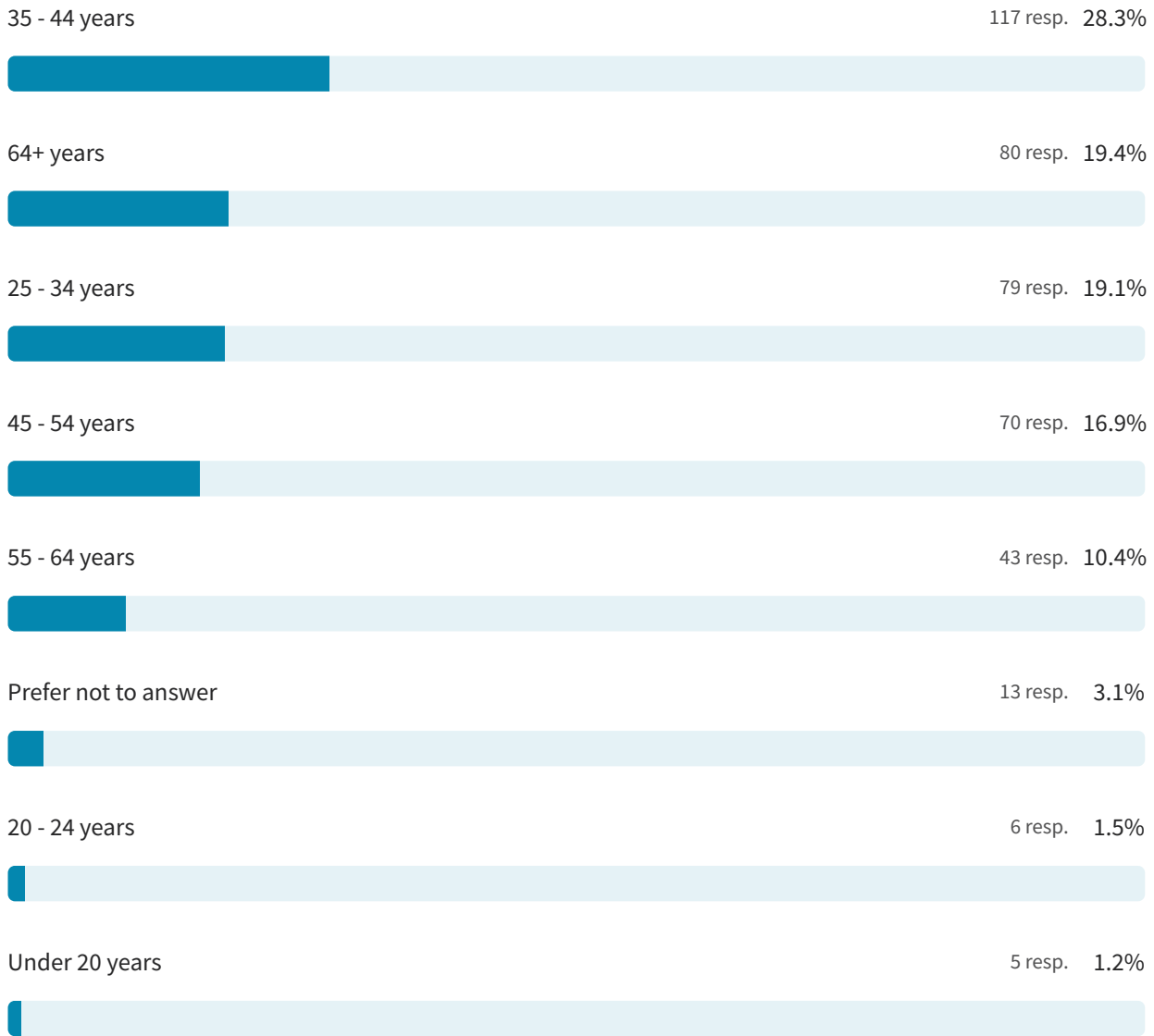
No

379 resp. 91.8%



What is your age?

413 out of 413 answered



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CITY OF MAPLEWOOD LOGO RESEARCH

OCTOBER
2025

CITY OF MAPLEWOOD– LOGO RESEARCH

City of Maplewood Logos

Maplewood - Current logo



Current City Logos



Current City Logos



Current City Logos



Current School District Logo & Branding



Current or Past City Event Logos



CITY OF MAPLEWOOD– LOGO RESEARCH

Nearby City/Town Logos

Nearby City/Town Logos



City of St. Louis



Kirkwood, MO



SAINT LOUIS COUNTY
Missouri

County of St. Louis

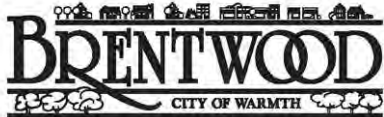


Ladue, MO



Webster Groves, MO

Nearby City/Town Logos



Brentwood, MO



Clayton, MO



Richmond Heights, MO



City of Rock Hill, MO



Shrewsbury, MO



University City, MO

CITY OF MAPLEWOOD– LOGO RESEARCH

Other Cities/Towns with Maplewood or Maple

Other Cities/Towns Named Maplewood (or Close)



Maplewood, MN



Township of Maplewood, NJ



Maplewood, UT (old logo)



Maple Shade, NJ



City logos with a maple leaf (anywhere)



Chanhassen,
MN



City of
Maple Grove

Maple Grove,
MN



Maple Springs, NY



Other Cities/Towns Named Maplewood/Maple (without logos)

Maplewood

- Maplewood, Washington
- Maplewood, Wisconsin
- Maplewood, Alabama
- Maplewood, West Virginia
- Maplewood, New York (hamlet in Sullivan County)
- Maplewood, Massachusetts (hamlet in Grafton)

Maple in name

- Maple City, Michigan
- Maple Hill, Kansas
- Maple Springs, New York

CITY OF MAPLEWOOD– LOGO RESEARCH

**Crests and flags
with a maple leaf**

Crests and flags with a maple leaf (anywhere)



Crest – Peterborough County (Ontario, Canada)



Flag – Canada



Flag – City of Toronto (Ontario, Canada)



Flag – County of Geauga (Ohio)

CITY OF MAPLEWOOD– LOGO RESEARCH

Businesses with a maple leaf

Businesses with a maple leaf (anywhere)



Businesses with a maple leaf (anywhere)



PARALYMPIC FOUNDATION
FONDATION PARALYMPIQUE



Canadian Foundation for Climate
and Atmospheric Sciences (CFCAS)
Fondation canadienne pour les sciences
du climat et de l'atmosphère (FCSCA)



Businesses with a maple leaf (anywhere)



Businesses with a maple leaf (anywhere)



MAPLEWOOD



MAPLEWOOD
Senior Living

Businesses with a maple leaf (anywhere)



Businesses with a maple leaf (anywhere)



Businesses with a maple leaf (anywhere)



Businesses with a maple leaf (anywhere)



CITY OF MAPLEWOOD– LOGO RESEARCH

Input Session

**Other city logos that are admired,
and others similar.**

City branding and tagline examples



Chicago, IL
"Never Done. Never Outdone."



Austin, TX
"Keep Austin Weird"



Portland, OR
"Keep Portland Weird"



Las Vegas, NV
"What happens here, stays here"

City branding and tagline examples



Boulder, CO
"Be Boulder"



Asheville, NC
"Keep Asheville Weird" (unofficial tagline)
"Any Way You Like It" (recent tourism tagline)



Milwaukee, WI
"City of Festivals"



Cleveland, OH
"Progress and Prosperity"

CITY OF MAPLEWOOD– LOGO RESEARCH

Tagline Research

Other Cities with Maple or Maplewood in Their Names with Taglines

Maple Grove, Minnesota: Serving Today, Shaping Tomorrow

Maple Shade, New Jersey: Nice Town, Friendly People (Unverified)

Mapleton, Utah : Small Town, Big Heart

Other cities without taglines : Maple City, Michigan; Maple Hill, Kansas; Maple Spring, New Jersey; Maple Springs, New York; Maplewood, Alabama; Maplewood, Minnesota; Maplewood, New York: Maplewood, New Jersey; Maplewood, Washington; Maplewood, West Virginia; and Maplewood, Wisconsin.

Cities with Route 66 in Tagline or Strong Route 66 Identity:

Albuquerque, New Mexico : It's A Trip (formerly),
Change Your Perspective (new)

Gallup, New Mexico: America's Most Patriotic City

Kingman, Arizona: The Heart of Historic Route 66

Springfield, Missouri : Naturally Original; but also
Birthplace of Route 66

Tulsa, Oklahoma: Capital of Route 66

Maplewood City Council 2026 Meeting Calendar

Meeting Date	Recurring Legislation, Reports, and Presentations
January 13	<ul style="list-style-type: none"> • FY25 Audit Presentation
January 27	<ul style="list-style-type: none"> • State of the City Town Hall (6 pm) • Second Quarter Budget Presentation
February 10	<ul style="list-style-type: none"> • Strategic Budget Priorities Work Session (6 pm)
February 24	<ul style="list-style-type: none"> • Fire Department Report
March 10	<ul style="list-style-type: none"> • Maplewood 101 Graduation
March 24	<ul style="list-style-type: none"> • Municipal Court Report
April 14	<ul style="list-style-type: none"> • Special Business District Tax Advisory Commission Report • Community Development Department Report • Third Quarter Budget Presentation
April 28	<ul style="list-style-type: none"> • Candidate Swearing-in
May 5 & 7	<ul style="list-style-type: none"> • Budget Work Sessions (6 pm)
May 12	<ul style="list-style-type: none"> • Board & Commission Application Review Work Session (6 pm) • Human Services Commission Report • Social Services Report
May 26	<ul style="list-style-type: none"> • Board & Commission Appointments • Budget Ordinance First and Second Reading
June 9	<ul style="list-style-type: none"> • Plan & Zoning Commission Report • Board of Adjustment Report • Budget Ordinance Final Reading
July 14	<ul style="list-style-type: none"> • Sustainability Commission Report • Public Works Department Report • Financial Disclosure Ordinance First and Second Reading
August 11	<ul style="list-style-type: none"> • Police Advisory Board Report • Police Department Report • Financial Disclosure Ordinance Final Reading
September 8	<ul style="list-style-type: none"> • Parks and Recreation Commission Report • Tax Rate Hearing • Tax Rate Ordinance First and Second Reading
September 22	<ul style="list-style-type: none"> • Tax Rate Ordinance Final Reading
October 13	<ul style="list-style-type: none"> • Library Board Report
October 27	<ul style="list-style-type: none"> • Finance Department Report & FY27 Budget Book Presentation
November 10	<ul style="list-style-type: none"> • MRH School District Report • Prior-Year Budget Amendment First and Second Reading
December 8	<ul style="list-style-type: none"> • Prior-Year Budget Amendment Final Reading

Dear Maplewood Police and City Staff,

In August, the City of Maplewood removed electrical power and a double-sided wood bench from the Yale Loop Shelter at the corner of Yale Avenue and Manchester Road. The Yale Loop Shelter has long served commuters on the #31 Chouteau Metro Bus Line, eastside residents of Maplewood, and a wide variety of community members throughout the 7100 block of Manchester Road. In addition to power and seating, this shelter houses one of the community's most popular and well-used food pantries. Basic amenities have been missing from this community hub for three months, while the fate of the food pantry and the shelter itself as a community space remain unclear.

We are writing now to kindly request the following actions be taken:

1. Restore the bus bench and electrical power to the Yale Loop Shelter
2. Keep the Yale food pantry in place and operational at its current location within the shelter where it is safe, visible, and centrally located
3. Establish inclusive neighborhood safety and stability strategies as a priority item for the Police Advisory Board

Commuters, residents, and visitors rely daily on these basic amenities at the Yale Loop Shelter and other locations throughout Maplewood. These amenities increase accessibility, provide crucial community support to under-resourced populations, and encourage communal activity and a shared sense of belonging.

We understand that the city has removed these resources as one component of an overall approach to addressing concerns related to safety and crime in the area. We are grateful for the city's ongoing work to invest in this neighborhood, hear its concerns, and support nearby businesses. However, the removal of resources runs counter to Maplewood's shared values of equity and inclusion. As a crime deterrence strategy, resource removal may seem to make neighborhoods safer in the short term, but this comes at the cost of unfairly dispersing under-resourced community members and ultimately making neighborhoods less welcoming and more vulnerable to both vacancy and future disinvestment. We encourage the city to continue addressing crime and safety concerns through proper police and social service channels and not through exclusionary secondary means, such as the removal of accessible bus stop seating, which is particularly vital for elderly, low-income, and disabled commuters.

We encourage city staff, city council, and the police department to prioritize inclusive safety and revitalization strategies that meet the community's needs in a constructive, reparative, and non-punitive manner. Neighborhood investment efforts should be undertaken with compassion and care and without the removal of basic services, particularly those that benefit under-resourced community members.

Thank you for your continued work in serving our community.

Sincerely,
Members of the Community

Signed with Solidarity and Care by:

Colin Bassett

Jennifer Suits

Janelle Bassett

Raquel Watson

Ansleigh Schmid

Bailey Schuchmann

Abby Crouch

Daniel Arcand

Maria Flint

Merilyn Watkins

Jerry Blackwell

Brittany Link

Mary Kunce

Andy Noelker

Leslie Keuss

Fiach Mikunda

Jess Mikunda

Melissa Dierker

Lucy Novario

Nicky Rainey

Matt Naglich

Ryan Irvine

Jessyca Baker

Colleen Cunningham

Alyssa Graham
Barbara Detch
Virginia LaRose
Aleck Belcher
Andrea Frankowski
Rorke Chhouk
Abbey Lemons
Tammy Hillebrand
Tiana Berry-Jones
Amber Schanter
Chris Dunn
Mary Killian
Jessica Brunts
Elizabeth Raynor
Emily Pelcak
Vallon Sutton
Jill Droege
Justin Wallen
Anneliese Dace
Robyn Wallen
Liz Deken
Ellen Riney
Caitlin Alexander
Stephanie Galli
Jessica Hottle-Sippy

Jessica Bisbee
Erinne Haberl
Jessica Brunts
Margaret Smith
Carter Staley
Megan Dougherty
Jessa Glick
George Karnezis
Jim Breihan
Tanya Oliphant
Haley Padilla
Alexis Boulton
Jason Zhang
Saumik Narayanan
Owen Limbrick
Jordi Rodriguez
Kyle Casey
Dillon Colbert
Niyati Naveen
Wes Beamer
Kael Anderson
Lena Nguyen
Julie Vomund
Shaela Michael
Dorothy Zobeck

Warren Svoboda

Olivia Paxson

Jamie Kussman

Theodore Turner

Ryan Danner

Dominick Del Azodi

Julia Hon

Mariel Tribby

Abigail Bordeaux

Melanie Danner

Terrence LaMont Bellows