



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

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

**Tuesday, May 27, 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 May 13, 2025, City Council regular meeting minutes
6. Public Hearing
 - a. A request by Dimpalben Patel of Shri Gajanand 3600 LLC for a Packaged Intoxicating Liquor, a Sunday Packaged Intoxicating Liquor, and an Original Packaged Tasting License at 3600 S Big Bend Blvd
 - b. Proposed 2025-2026 fiscal year budget for the City of Maplewood
7. Public Comment
8. Announcements
9. Unfinished Business:
 - a. Bill 6279 – Final Reading: Granting a conditional use permit to Hunter Iffland of Kentzo Koffee to operate a coffee shop in the SR Single Family Residential District at 2500 Sutton Boulevard
 - b. Bill 6280 – Final reading: Amending Chapter 56 Zoning, Article II, District Regulations, Section 56-211, CB1 district to allow for entertainment uses and amend other permitted, conditional, and prohibited uses within the District
 - c. Bill 6281 – Final Reading: Amending Chapter 56 Zoning, Article II, District Regulations, Division 1 Generally, Section 56-3, definition of a family, Section 56-37 – conversion or change in uses of single-family dwellings, Section 56-38, multiple family occupancy of single-family dwelling units prohibited, and Section 56-40, blood banks prohibited in all districts

10. New Business:

- a. A request by Dimpalben Patel of Shri Gajanand 3600 LLC for a Packaged Intoxicating Liquor, a Sunday Packaged Intoxicating Liquor, and an Original Packaged Tasting License at 3600 S Big Bend Blvd
- b. Resolution 25-19: Authorizing the City Manager to enter into an agreement with SWT Design for the Yale Park Improvement Project
- c. Resolution 25-20: Appointing Nikki Bisel to the Design and Review Board for a term expiring June 30, 2028
- d. Resolution 25-21: Reappointing Fiach Mikunda to the Human Services Commission for a term expiring June 30, 2028
- e. Resolution 25-22: Appointing Andy Noelker to the Human Services Commission for a term expiring June 30, 2028
- f. Resolution 25-23: Reappointing Kim Gifford to the Library Board for a term expiring June 30, 2028
- g. Resolution 25-24: Appointing Theresa Rodgers to the Library Board for a term expiring June 30, 2028
- h. Resolution 25-25: Reappointing Kristen Spencer to the Library Board for a term expiring June 30, 2028
- i. Resolution 25-26: Appointing Marie Long to the Parks and Recreation Commission for a term expiring June 30, 2027
- j. Resolution 25-27: Reappointing Johnny Lewis to the Parks and Recreation Commission for a term expiring June 30, 2028
- k. Resolution 25-28: Reappointing Beth Newman to the Parks and Recreation Commission for a term expiring June 30, 2028
- l. Resolution 25-29: Appointing Patty DeForrest to the Parks and Recreation Commission for a term expiring June 30, 2028
- m. Resolution 25-30: Appointing Matt Coriell to the Plan and Zoning Commission for a term expiring June 30, 2028
- n. Resolution 25-31: Reappointing Stefan Denson to the Sustainability Commission for a term expiring June 30, 2028
- o. Resolution 25-32: Reappointing Thomas VanSchaik to the Sustainability Commission for a term expiring June 30, 2028

- p. Resolution 25-33: Establishing the term of office for Mark Vanden Akker on the Plan and Zoning Commission as expiring June 20, 2028
- q. Bill 6282 – First and Second Reading: Adopting the budget for the City of Maplewood, Missouri, for the fiscal year July 1, 2025, through June 30, 2026

11. 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

12. Public Comment

13. 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)];
- b. Real estate matters [§ 610.021(2)];
- c. Personnel matters [§ 610.021(3)] or employee matters [§ 610.021(13)];
- d. Specifications for competitive bidding and sealed bids and related documents [§ 610.021(11)];
- e. Sealed proposals and related documents or documents related to a negotiated contract [§ 610.021(12)]; and/or
- f. Personnel matters involving individually identifiable personnel records [§ 610.021(13)]

14. Adjournment

Addressing the Council

Individuals wishing to speak during Public Hearings or Public Comment periods must sign in before the meeting and will be called to the podium when it is their turn. Each speaker has a three-minute time limit. Written comments may be emailed to cityclerk@maplewoodmo.gov by 12:00 PM (noon) on the meeting day. The Council will receive all emailed comments, but comments will not be read aloud during the meeting.

Accessibility Notice

The City of Maplewood is committed to making public meetings accessible to all residents. To request accommodations or assistance, please contact the Deputy City Clerk at cityclerk@maplewoodmo.gov or 314-646-3602, or Relay Missouri at 800-736-2966 (TTY). Please make your request at least 48 hours prior to the meeting to ensure appropriate arrangements can be made.

Virtual Access

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

Posted on May 23, 2025, at Maplewood City Hall and maplewoodmo.gov



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

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

**Tuesday, May 13, 2025
7:00 PM**

1. Call to Order: The meeting was called to order at 7:01 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(s): None Needed

5. Approval of April 22, 2025, City Council Meeting Minutes:

Motion to Approve: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Approved unanimously by voice vote.

6. Public Hearing:

- a. **A request by Hunter Iffland of Kentzo Koffee for a conditional use permit to operate a coffee shop at 2500 Sutton Blvd.**

Public Comments:

Michelle Brown, neighbor, raised concerns regarding past noise issues, parking violations and blocked driveways.

Hunter Iffland, applicant, acknowledged community concerns, stated commitment to collaborating with neighbors, and inquired about signage options to prevent parking violations.

- b. **A request by the City to amend Chapter 56 Zoning, Sec. 56-211. – CB1 District to amend permitted, conditional, and prohibited business uses within the district.**

Public Comments: none

- c. **A request by the City to amend Chapter 56 Zoning, Sections 56-3 definition of family, 56-37 conversion or change in use of single-family dwelling units prohibited, 56-38 multiple occupancy of single-family dwelling units prohibited, and 56-40 blood banks prohibited in all districts.**

Public Comments: none

7. Public Comment: None

8. Announcements:

- Council Member Garcia: The Chamber of Commerce will host the Annual Taste of Maplewood on May 16
- Amber Withycombe: The MRH Senior Parade is scheduled for Sunday, May 18 at 1:30 PM.

9. Presentations:

- Kevin Sullivan, Chair of the Planning and Zoning Commission, delivered the annual report. Topics included:
 - Reviewed proposals and recommendations
 - Collaboration with PGAV on the Comprehensive Plan (adoption expected August 2025)
 - Citizen input requested
 - Next Steering Committee meeting: Tuesday, June 3 at 5 PM

10. New Business:

a. Resolution 25-17: Approving contracts and contingency funding for the construction of the Central Core Fire Training Commission Training Tower Facility

Motion: 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 Maddox – Yes
- Council Member Paige – Yes
- Council Member Wylie – Yes

Outcome: Resolution 25-17 is approved.

b. Resolution 25-18: Approving a revised Sewer Lateral Program Repair policy

Motion: Council Member Faulkingham

Second: Council Member Homa

Roll Call Vote: Unanimous approval

Roll Call Vote:

- Council Member Faulkingham – Yes
- Council Member Garcia – Yes
- Mayor Greenberg – Yes
- Council Member Homa – Yes
- Council Member Maddox – Yes
- Council Member Paige – Yes
- Council Member Wylie – Yes

Outcome: Resolution 25-18 is approved.

c. Bill 6279 – Granting a conditional use permit to Hunter Iffland of Kentzo Koffee to operate a coffee shop in the SR Single Family Residential District at 2500 Sutton Boulevard was given its first and second readings.

First Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion:

Mayor Greenberg believes that all parties involved will be able to address the neighbor's concerns. Council Member Faulkingham added that the conditional use permit did address these issues and if issues arise, they will revisit the permit.

Second Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: The bill was unanimously approved by voice vote of the council. The third and final reading will take place at the next meeting.

- d. **Bill 6280 – Amending Chapter 56 Zoning, Article II, District Regulations, Section 56-211, CB1 district to allow for entertainment uses and amend other permitted, conditional, and prohibited uses within the District** was given its first and second reading

First Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: no discussion.

Second Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: The bill was unanimously approved by voice vote of the council. The third and final reading will take place at the next meeting.

- e. **Bill 6281 – Amending Chapter 56 Zoning, Article II, District Regulations, Division 1 Generally, Section 56-3, definition of a family, Section 56-37 – conversion or change in uses of single-family dwellings, Section 56-38, multiple family occupancy of single-family dwelling units prohibited, and Section 56-40, blood banks prohibited in all districts** was given its first and second readings.

First Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: no discussion

Second Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: The bill was unanimously approved by voice vote of the council. The third and final reading will take place at the next meeting.

11. Council and Staff Reports:

Mayor's Report:

The ward meetings in all 3 wards are concluded. They have been helpful. The Mayor emphasized the importance of citizen attendance as these meetings are a valuable opportunity to answer questions and provide updates about the City.

Ward Reports:

- **Ward 1:** Council Members Garcia and Wiley announced that the library renovation is nearing completion. They reminded everyone that the Taste of Maplewood is scheduled for May 16 and 17. Street repairs in the ward were acknowledged and appreciated.
- **Ward 2:** Council Member Mattox reminded residents that the City pool will open on May 23. Residents are encouraged to renew their pool passes. A free resident night will be offered for non-members. A current utility bill can be used as proof of residency.

- **Ward 3:** Council Member Homa thanked attendees of the recent Ward 3 meeting and encouraged residents to sign up for ward-specific email communications.
- **Attorney's Report:** No report

City Manager's Report:

City Manager Withycombe reported the following:

- The City received five proposals for legal services. A selection panel will score the proposals and interview the top three. Recommendations will be presented on June 10th.
- The implementation of the PeopleGuru human resources system is on schedule. City council members will receive login credentials in the coming weeks.
- A proposal to complete the SBD Kiosk Project has been accepted. A meeting regarding the project will occur on May 28.

12. Public Comment:

A resident, Austin, who lives on Florent Avenue, appeared before the Council to express concerns about the condition and use of his street. Florent is a narrow, one-way street with parking on both sides. Students from MRH High School frequently park along the street, often blocking residents' driveways, which has created daily difficulties.

Austin mentioned that residents have requested signage, cones, or other measures to mitigate the issue. He has spoken with both the MRH administration and the police chief, neither of whom claimed jurisdiction.

Austin suggested the school principal ask students to be courteous, though no actions have been taken so far. He also raised safety concerns.

Previously, signage directed students to the nearby pool parking lot. While public parking is legal, cars parked too close to driveways prevent access. The Council noted it is illegal to park within three feet of a driveway and advised using the non-emergency line to report violations.

Potential solutions discussed included:

- Establishing a resident-only parking permit zone during school hours,
- Limiting parking to one side of the street,
- Increased police presence for enforcement.

The Council acknowledged the issue and committed to working toward a resolution.

13. 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)]
- b. Real estate matters [§ 610.021(2)]
- c. Personnel matters [§ 610.021(3)] or employee matters [§ 610.021(13)]
- d. Specifications for competitive bidding and sealed bids and related documents [§ 610.021(11)]
- e. Sealed proposals and related documents or documents related to a negotiated contract [§ 610.021(12)]
- f. Personnel matters involving individually identifiable personnel records [§ 610.021(13)]

A Closed Session was not needed on this date.

14. Adjournment:

Motion to Adjourn: Council Member Faulkingham

Seconded by: Council Member Homa

Voice Vote: Approved

With no remaining matters to be discussed, the meeting adjourned at 7:49 PM.

Certification:

I certify that the above minutes are a true and accurate record of the City Council meeting held on **May 13, 2025**.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

DRAFT



PUBLIC HEARING NOTICE

Liquor License

The Maplewood City Council will hold a Public Hearing on Tuesday, May 27, 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 Dimpalben Patel for a Packaged Intoxicating Liquor, Sunday Packaged Intoxicating Liquor and an Original Packaged Tasting License for Shri Gajanand 3600 LLC at 3600 S Big Bend 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 May 15, 2025, at Maplewood City Hall and maplewoodmo.gov
Published on May 16, 2025 in the St. Louis Countian*



PUBLIC HEARING NOTICE

Budget Hearing

The Maplewood City Council will hold a Public Hearing on Tuesday, May 27, 2025, at 7:00 p.m. 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:

The proposed 2025-2026 fiscal year budget for the City of Maplewood

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 May 23, 2025, at Maplewood City Hall and maplewoodmo.gov

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING HUNTER IFFLAND OF KENTZO KOFFEE A CONDITIONAL USE PERMIT TO OPERATE A COFFEE SHOP IN THE SR SINGLE FAMILY RESIDENTIAL DISTRICT AT 2500 SUTTON BOULEVARD

WHEREAS, Kentzo Koffee has applied to the City Council of the City of Maplewood, Missouri, for a conditional use permit as provided in Section 56-1063 (l) of the Maplewood Code of Ordinances to allow a coffee shop in the SR Single Family Residential District at 2500 Sutton Boulevard; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed conditional use permit at their May 5, 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 May 13, 2025, Council meeting.

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

Section I. Kentzo Koffee is hereby granted a Conditional Use Permit to allow a coffee shop in the SR Single Family Residential District at 2500 Sutton Boulevard, street level location.

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: A coffee shop facility.
 - 1) The City Council reserves the right to restrict the number of seats available to patrons at this location if on-street parking becomes a problem for the residential neighborhood.
 - 2) Employees for the coffee shop must park off-site in the parking spaces allocated to the City of Maplewood within the Maplewood Square parking lot (7325 Manchester Road) located at the northeast corner of Manchester Road and Sutton Boulevard at all times to keep on-street parking available for cafe patrons.
 - 3) Cafe facility hours of operation shall be limited to between 7 a.m. and 9 p.m.
- (B) Architectural Standards/Sign Requirements: Any exterior changes to the building must be approved by the Design and Review Board prior to the issuance of a building permit.
- (C) Exterior Storage of Materials: No outside storage of materials will be permitted.

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

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

FINDINGS OF FACT

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to allow a café at 2500 Sutton Boulevard:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.
- j. The proposed use is consistent with the design, construction and original intended use of the structure.
- k. The proposed use serves a community need, and no detrimental effect will be made upon the character of the zoning district in which the conditional use is proposed.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE MAPLEWOOD CODE OF ORDINANCES, CHAPTER 56 ZONING, ARTICLE II, DISTRICT REGULATIONS, SECTION 56-211, CB1 DISTRICT TO ALLOW FOR ENTERTAINMENT USES AND AMEND OTHER PERMITTED, CONDITIONAL, AND PROHIBITED USES WITHIN THE DISTRICT

WHEREAS, the Planning and Zoning Commission recommended approval by a vote of 4 ayes, 0 nays, of the amendments to the zoning ordinance at their May 5, 2025, meeting; and

WHEREAS, the City Council held a public hearing on May 13, 2025, regarding the proposed amendments to the zoning ordinance; and

WHEREAS, the Special Business District and Plan and Zoning Commission desires to allow various entertainment uses in the CB1 district and to update miscellaneous permitted, conditional and prohibited uses within the district.

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

Section I. Section 56-211 – CB1 district., of the Maplewood Code of Ordinances is hereby amended by deleting the existing text and replacing it with the following text in its stead:

Sec. 56-211. CB1 district.

- (a) *Definitions.* The CB1 district shall be defined as follows: Street level locations along Manchester Road between the east right-of-way line of Roseland Terrace and its southern extension on the east and Sutton Avenue on the west. The term “street level” means any floor that does not meet the definition of “non-street level” contained in section 56-204.
- (b) *Intent and purpose.* The CB1 district is a subdistrict contained within the CB Community Business District. The CB1 district is intended to accommodate a wide variety of destination type retail commercial uses, with an emphasis toward the retail sale of goods for personal consumption, dining, and entertainment, which attracts shoppers from a trade area beyond the city and, which together, attract and encourage pedestrian traffic. The CB1 district seeks to give the highest priority to uses typically located in nucleated shopping districts which, in turn, serve and are compatible with the contiguous business community and neighborhood.
- (c) *CB1 district permitted uses.* Permitted uses in the CB1 district shall exclude the sale of used merchandise or rental of merchandise unless specifically identified below as permitted. The permitted uses enumerated in section 56-204 shall not apply to street level locations within the CB1 district; instead the following uses shall be permitted in any street level location within the CB1 district:
 - (1) Home furnishing, office products, business equipment, furniture and accessories stores.
 - (2) Floor covering stores (except those with a primary emphasis on the sale of remnants).
 - (3) Art, handicraft and school supply stores.
 - (4) Book stores as limited by section 56-209 (d).
 - (5) Photographic, audiovisual and digital equipment and supply stores.

- (6) Consumer electronic stores.
- (7) Hobby and toy stores.
- (8) Jewelry stores, watch and clock stores, including incidental repair.
- (9) Luggage stores.
- (10) Music, musical instrument and recorded music and video stores (rental permitted).
- (11) Sporting goods stores.
- (12) Hardware, paint, glass and wallcovering stores.
- (13) Food stores, including grocery stores, meat markets, delicatessens, ice cream stores and bakeries.
- (14) Apparel and clothing accessories stores.
- (15) Bicycle stores, including incidental repair.
- (16) Drugstores.
- (17) Florist, gifts and card stores.
- (18) Retail dry cleaning or laundry facilities, not to include self-service laundry or dry-cleaning plants.
- (19) Newsstands, as limited by section 56-209 (d).
- (20) Art galleries.
- (21) Any restaurant that replaces a previously existing restaurant that in the judgement of the zoning administrator, is similar to the previously existing restaurant in size, scope and impact on adjacent or surrounding properties.
- (22) Consignment shops for antiques and collectibles as defined by the zoning code.
- (23) Retail pet store with grooming.
- (23) Accessory uses as provided by article III, division 4 of this chapter.
- (24) Retail pop-up stores. Retail stores, excluding restaurants, open for a maximum of ninety (90) days that in the judgement of the Zoning Administrator meet the intent and purpose of the CB1 district.
- (25) The following entertainment uses are permitted provided they are located a minimum of 300 feet from other entertainment uses, are open a minimum of four nights per week until 9:00 p.m. unless closing hours are otherwise specified below, and derive a minimum of twenty percent (20%) of their annual gross income from sources other than the sale of alcoholic beverages such as ticket sales, admission fees, sale of prepared food or meals and merchandise.
 - a. Music venue.
 - b. Children's entertainment or play space venues, not required to remain open until 9:00 p.m.
 - c. Escape rooms.
 - d. Sports and recreational activities, including but not limited to (indoor mini golf, pickleball courts, and other types of recreational entertainment activities).
 - e. Cigar lounges associated with a retail operation.

- f. Wine or cocktail lounge associated with a retail operation.
 - g. Any entertainment establishment use which in the judgement of the zoning administrator is similar or identical to one or more of the above listed uses. Such entertainment establishments, whether indoor or outdoor, where entertainment, either passive or active, is provided for the enjoyment of patrons. Entertainment may be offered independently or in conjunction with a non-entertainment-related use, such as a restaurant. Entertainment activities include, but are not limited to, vocal and instrumental music, dancing, karaoke, comedy, acting games, or other similar activities.
- (26) Any use which in the judgment of the zoning administrator is identical or similar to one or more of the above listed uses and which conforms with the intent and purpose and with the use regulations and limitations for this chapter. The zoning administrator may also request a plan and zoning commission review if the use which, in the judgment of the plan and zoning commission, is similar to one or more of the above listed uses and which conforms with the intent and purposes of this chapter and which conforms with the use regulations, use limitations and performance standards for this chapter.
- (d) *Conditional uses.* The conditional uses enumerated in section 56-206 shall not apply to street level locations within the CB1 district, and instead the following uses shall be permitted as conditional uses, in accordance with the procedures provided in article IV, division 6 of this chapter, in any street level location of the CB1 district.
- (1) Indoor theatres or cinemas, except as provided in section 56-209 (d).
 - (2) Antique, vintage and collectible stores, except as prohibited by subsection (e) (9) of this section.
 - (3) Music and art studios or schools that are a part of a retail sales operation.
 - (4) Financial institutions.
 - (5) Any restaurant that does not replace a previously existing restaurant or any restaurant that, in the judgement of the zoning administrator, would require a conditional use permit due to its size, scope and impact on adjacent or surrounding properties.
 - (6) Day spas: to include hair salons, facials, manicure and pedicure services and massage services from which 20 percent of gross revenue is derived from retail sales generating sales tax and must be open a minimum of five nights per week until 8:00 p.m. No day spa can be located closer than 800 feet to another day spa.
 - (7) Stores allowing customers to taste wines, liqueurs and spirits from a cask before buying them.
 - (8) Tattoo and piercing studios. No tattoo and piercing studio can be closer than 500 feet to another tattoo and piercing studio.
- (e) *Prohibited uses.* The following uses shall be prohibited in the CB1 district:
- (1) Pawnshops.
 - (2) Massage parlors.
 - (3) Private entertainment uses or clubs.
 - (4) Licensed betting stores.

- (5) Package liquor stores.
- (6) Seasonal businesses.
- (7) Rent to own stores.
- (8) Used clothing, resale stores and consignment shops (except those that sell antiques and collectibles as defined by the zoning code).
- (9) Check cashing and payday loan services.

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

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE MAPLEWOOD CODE OF ORDINANCES, CHAPTER 56 ZONING, ARTICLE II, DISTRICT REGULATIONS, DIVISION 1 GENERALLY, SECTION 56-3, DEFINITION OF A FAMILY, SECTION 56-37 – CONVERSION OR CHANGE IN USES OF SINGLE-FAMILY DWELLINGS, SECTION 56-38, MULTIPLE FAMILY OCCUPANCY OF SINGLE-FAMILY DWELLING UNITS PROHIBITED, AND SECTION 56-40, BLOOD BANKS PROHIBITED IN ALL DISTRICTS

WHEREAS, the Planning and Zoning Commission recommended approval by a vote of 7 ayes, 0 nays, of the amendments to the zoning ordinance at their April 7, 2025, meeting; and

WHEREAS, the City Council held a public hearing on May 13, 2025, regarding the proposed amendments to the zoning ordinance; and

WHEREAS, the City Council desires to make the definition of “family” more inclusive and to delete outdated or unnecessary text within Chapter 56, Zoning, of the City Code.

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

Section I. Section 56-3, Definitions, of the Maplewood Code of Ordinances subsection is hereby amended by deleting the existing definition of “family” and replacing the text with the following updated definition of “family.”

Family means one or more persons occupying a dwelling unit as a single housekeeping unit whereby all occupants share common sanitary, living, and cooking facilities and share household responsibilities which may include, but are not limited to, rental or mortgage payments, expenses, groceries, chores, and maintenance. This does not include individuals living in group living situations such as dormitories, fraternities, sororities, boardinghouses, lodging houses, or the like.

Section II. Section 56-37, Conversion or change in uses of single-family dwellings, of the Maplewood Code of Ordinances is hereby amended by deleting the existing text in this section of the City Code in its entirety.

Section III. Section 56-38, Multiple family occupancy of single dwelling units prohibited, of the Maplewood Code of Ordinances is hereby amended by deleting the existing text in this section of the City Code and replacing it with the following text in its stead.

Sec. 56-38. – Occupancy by more than one family. The occupancy of a dwelling unit by more than one family is prohibited and it shall be unlawful for any person to occupy or permit the occupancy of a dwelling unit or part thereof unless all occupants of the dwelling units are members of only one family.

Section IV. Section 56-40, Blood banks prohibited in all districts, of the Maplewood Code of Ordinances is hereby amended by deleting the existing text in this section of the City Code in its entirety.

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

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Tiffany Hyde, Resource Development and Public Engagement Manager
Date: May 15, 2025
Re: **Request for a Packaged Intoxicating Liquor, a Sunday Packaged Intoxicating Liquor, and an Original Packaged Tasting License for Shri Gajanand 3600 LLC at 3600 S Big Bend Blvd**

Shri Gajanand 3600 LLC has submitted a liquor license application for a new business in Maplewood. The property, located at 3600 S Big Bend Blvd, is currently under a purchase contract. This new application is for a Packaged Intoxicating Liquor, a Sunday Packaged Intoxicating Liquor, and an Original Packaged Tasting License. The previous business at this location was Big Bend Liquor.

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

received
5/13/25

SECTION 1

DATE: 05-05-2025.

1. NAME OF ESTABLISHMENT: SHRI GAJANAND 3600 LLC.

2. ADDRESS OF ESTABLISHMENT: 3600, S Big Bend blvd,

Maplewood MO 63143. 636-317-9145.
(CITY) (STATE) (ZIP) (PHONE)

3. Is ownership a corporation or partnership? If so, list names and addresses of individuals and their title(s):

DIMPALBEN PATEL, OWNER & MANAGER.

4. NAME OF OWNER OR MANAGING OFFICER: Dimpalben Patel.

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. STORAGE OF NON-INTOXICATING BEER

___ For beer depot or store room, handling, selling or storing non-intoxicating beer. \$75.00

B. FULL LIQUOR LICENSE

___ 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. PACKAGED INTOXICATING LIQUOR

To sell intoxicating liquor in the original package at retail only, and not for consumption on the premises where sold. \$150.00

D. SUNDAY PACKAGE LIQUOR LICENSE

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. MALT LIQUOR BY THE DRINK - 5% OR WINES NOT IN EXCESS OF 14% ALCOHOL BY WEIGHT

___ 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.

Dimpalbay Patel
 Printed Name of Applicant

D. Patel
 Signature

05-05-2025
 Date

SECTION III - GENERAL INFORMATION

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

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:
I will be both landlord & business owner, operator.

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?
No.

If so, give details: _____

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? No,

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

None,

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

None,

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?

2000 Feet,

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.

D. Patel
 (Signature of Applicant)

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

Emily Manning of lawful age, being first duly sworn upon Oath, deposes and says that Dimple Patel 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 6th day of May 2025

Emily Manning
 Notary Public

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



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. _____

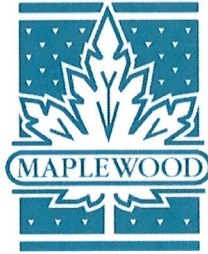
If so, give details: _____

I, Dimpalben Patel., 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: 05-05-2025. Signature of Applicant: _____

Results of Police Check:

Signature: Chief of Police



PUBLIC HEARING NOTICE

Liquor License

The Maplewood City Council will hold a Public Hearing on Tuesday, May 27, 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 Dimpalben Patel for a Packaged Intoxicating Liquor, Sunday Packaged Intoxicating Liquor and an Original Packaged Tasting License for Shri Gajanand 3600 LLC at 3600 S Big Bend 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 May 15, 2025, at Maplewood City Hall and maplewoodmo.gov
Published on May 16, 2025 in the St. Louis Countian*

Memorandum



To: Mayor and City Council
From: Tiffany Hyde, Resource Development and Public Engagement Manager
Date: May 20, 2025
Re: **Request for Qualifications: Yale Park Improvements**

The City was previously approved for \$410,000 in grant funds from the Municipal Park Grant Commission for the renovation of Yale Park, located at 2104 Yale Avenue. On April 16, 2025, the City advertised for qualification statements for a contractor to oversee this project in the *St. Louis Countian*.

Staff opened the five qualification statements received on May 5, 2025. The following five contractors submitted qualification statements:

- ABC Creative
- Christner Architects
- D2G
- Planning Design Studio
- SWT Design

The qualification statements were reviewed and evaluated during the most recent Parks and Recreation Commission meeting on May 15. Based on their previous work with the 2023 Citywide Parks Master Plan and the complete renovation of Central Park, staff and the Parks and Recreation Commission recommend awarding this project to SWT Design.

The project will be funded through the Parks Capital budget, where \$590,000 is budgeted for FY26. There is a fee cap of 9% for architect/engineering services and 6% for construction management/ oversight. A resolution requesting City Council approval of the agreement with SWT Design is attached for your consideration.

For questions or concerns regarding this matter, please contact me at 314-646-3640.

RESOLUTION

R25-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SWT DESIGN FOR THE YALE PARK IMPROVEMENT PROJECT

WHEREAS, request for qualification statements were duly advertised and opened on May 5, 2025; and

WHEREAS, five (5) qualification statements were received, all of which were considered responsive; and

WHEREAS, City staff and the Parks and Recreation Commission reviewed the submitted qualification statements; and

WHEREAS, SWT Design submitted the best overall qualification statement for this project.

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

The City Manager is hereby authorized to enter into an agreement with SWT Design for the Yale Park Improvement Project.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING NIKKI BISEL TO THE DESIGN AND REVIEW BOARD AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Nikki Bisel has expressed a willingness to serve on the Design and Review Board; and

WHEREAS, a vacancy exists on the Design and Review Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Nikki Bisel is hereby appointed to the Design and Review Board; and

BE IT FURTHER RESOLVED that her term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING FIACH MIKUNDA TO THE HUMAN SERVICES COMMISSION AND ESTABLISHING THEIR TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Fiach Mikunda has expressed a willingness to serve on the Human Services Commission; and

WHEREAS, a vacancy exists on the Human Services Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Fiach Mikunda is hereby reappointed to the Human Services Commission; and

BE IT FURTHER RESOLVED that their term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING ANDY NOELKER TO THE HUMAN SERVICES COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Andy Noelker has expressed a willingness to serve on the Human Services Commission; and

WHEREAS, a vacancy exists on the Human Services Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Andy Noelker is hereby appointed to the Human Services Commission; and

BE IT FURTHER RESOLVED that his term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING KIM GIFFORD TO THE LIBRARY BOARD AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Kim Gifford has expressed a willingness to serve on the Library Board; and

WHEREAS, a vacancy exists on the Library Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Kim Gifford is hereby reappointed to the Library Board; and

BE IT FURTHER RESOLVED that her term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING THERESA RODGERS TO THE LIBRARY BOARD AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Theresa Rodgers has expressed a willingness to serve on the Library Board; and

WHEREAS, a vacancy exists on the Library Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Theresa Rodgers is hereby appointed to the Library Board; and

BE IT FURTHER RESOLVED that her term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING KRISTEN SPENCER TO THE LIBRARY BOARD AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Kristen Spencer has expressed a willingness to serve on the Library Board; and

WHEREAS, a vacancy exists on the Library Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Kristen Spencer is hereby reappointed to the Library Board; and

BE IT FURTHER RESOLVED that her term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING MARIE LONG TO THE PARKS AND RECREATION COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2027

WHEREAS, Marie Long has expressed a willingness to serve on the Parks and Recreation Commission; and

WHEREAS, a mid-term vacancy exists on the Parks and Recreation Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Marie Long is hereby appointed to the Parks and Recreation Commission; and

BE IT FURTHER RESOLVED that her term of office is established as expiring June 30, 2027.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING JOHNNY LEWIS TO THE PARKS AND RECREATION COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Johnny Lewis has expressed a willingness to serve on the Parks and Recreation Commission; and

WHEREAS, a vacancy exists on the Parks and Recreation Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Johnny Lewis is hereby reappointed to the Parks and Recreation Commission; and

BE IT FURTHER RESOLVED that his term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING BETH NEWMAN TO THE PARKS AND RECREATION COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Beth Newman has expressed a willingness to serve on the Parks and Recreation Commission; and

WHEREAS, a vacancy exists on the Parks and Recreation Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Beth Newman is hereby reappointed to the Parks and Recreation Commission; and

BE IT FURTHER RESOLVED that her term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING PATTY DEFORREST TO THE PARKS AND RECREATION COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Patty DeForrest has expressed a willingness to serve on the Parks and Recreation Commission; and

WHEREAS, a vacancy exists on the Parks and Recreation Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Patty DeForrest is hereby appointed to the Parks and Recreation Commission; and

BE IT FURTHER RESOLVED that her term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING MATT CORIELL TO THE PLAN AND ZONING COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Matt Coriell has expressed a willingness to serve on the Plan and Zoning Commission; and

WHEREAS, a mid-term vacancy exists on the Plan and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Matt Coriell is hereby appointed to the Plan and Zoning Commission; and

BE IT FURTHER RESOLVED that his term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING STEFAN DENSON TO THE SUSTAINABILITY COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Stefan Denson has expressed a willingness to serve on the Sustainability Commission; and

WHEREAS, a vacancy exists on the Sustainability Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Stefan Denson is hereby reappointed to the Sustainability Commission; and

BE IT FURTHER RESOLVED that his term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING THOMAS VANSCHAIK TO THE SUSTAINABILITY COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, Thomas VanSchaik has expressed a willingness to serve on the Sustainability Commission; and

WHEREAS, a vacancy exists on the Sustainability Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Thomas VanSchaik is hereby reappointed to the Sustainability Commission; and

BE IT FURTHER RESOLVED that his term of office is established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ESTABLISHING THE TERM OF OFFICE FOR MARK VANDEN AKKER ON THE PLAN AND ZONING COMMISSION AS EXPIRING JUNE 30, 2028

WHEREAS, Mark Vanden Akker was reappointed to serve on the Plan and Zoning Commission for a term beginning July 1, 2024; and

WHEREAS, pursuant to Chapter 56 – Zoning, Article IV, Division 4, Sec. 56-798 of the City’s Code of Ordinances, Plan and Zoning Commission members serve four-year terms; and

WHEREAS, it is necessary to establish that Vanden Akker’s current term of office expires June 30, 2028.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Mark Vanden Akker’s term of office on the Plan and Zoning Commission is hereby established as expiring June 30, 2028.

Passed this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of May, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: May 22, 2025
Re: **Fiscal Year 2025-2026 Budget**

I am pleased to present the final FY26 budget proposal for Council consideration and first and second ordinance reading. The proposed budget totals \$26,884,937 across all funds, including \$3,822,306 in the General Fund, \$8,195,423 in Public Safety funds, and \$14,867,208 in Special Use Funds. This budget represents significant fiscal discipline compared to Draft 1, which projected a \$532,741 decrease in General Fund balance and substantial fund balance reductions across multiple funds.

Through our comprehensive budget work sessions in May, we addressed these financial challenges while incorporating a 2% cost-of-living adjustment for all staff, strategic reallocation to the Capital Improvement Fund, and a 50-50 split of Street Department salaries between Public Works and Parks Capital budgets.

Following Draft 2, staff identified additional operational cuts and capital item deferrals across all departments while preserving essential services and critical infrastructure investments, including the Greenwood Avenue/GRG Project and Central Core Fire Training Tower partnership.

The final budget achieves improved fiscal sustainability, with the General Fund showing a modest 1% increase in fund balance to \$9,450,411, representing 38% of the total budget and demonstrating responsible financial management within our 10-year Capital Improvement Plan framework.

FINAL FOR COUNCIL APPROVAL: Consolidated Budget Table - FY26

FY26 DRAFT	Beginning Fund Balance (estimated)	Revenues	Appropriations	Transfers In (Out)	Changes in Fund Balance	Estimated Ending Fund Balance	Percentage Fund Balance Change	Percent of Budget
General Fund	\$ 9,366,550.00	\$ 9,649,766.78	\$ 3,822,006.19	\$ (5,743,900.00)	\$ 83,860.59	\$ 9,450,410.59	1%	38%
Public Safety Pension Tax Fund	\$ 7,146,047.00	\$ 716,800.00	\$ 725,722.00		\$ (8,922.00)	\$ 7,137,125.00	0%	3%
Special Business District Fund	\$ 337,638.68	\$ 95,872.00	\$ 170,598.00		\$ (74,726.00)	\$ 262,912.68	-22%	0%
Hanley Road TIF Fund	\$ 1,436,348.00		\$ 1,436,348.00		\$ (1,436,348.00)	\$ -	-100%	0%
Capital Improvement Fund	\$ 790,865.29	\$ 7,548,220.80	\$ 6,546,846.82	\$ 943,620.00	\$ 1,944,993.98	\$ 2,735,859.27	246%	30%
Parks & Storm Water Fund	\$ 1,055,792.33	\$ 2,646,050.00	\$ 2,521,081.42		\$ 124,968.58	\$ 1,180,760.91	12%	10%
Sewer Lateral Fund	\$ (174,917.00)	\$ 194,711.50	\$ 180,992.00	\$ 100,000.00	\$ 113,719.50	\$ (61,197.50)	-65%	1%
Police Asset Sharing Fund	\$ 50,139.00	\$ 30.00	\$ -	\$ (6,620.00)	\$ 30.00	\$ 43,549.00	-13%	0%
Fire Sales Tax Fund	\$ 180,324.98	\$ 1,567,000.00	\$ 3,319,399.11	\$ 1,588,000.00	\$ (164,399.11)	\$ 15,925.87	-91%	6%
Solid Waste Fund	\$ 766,994.00	\$ 593,245.00	\$ 708,900.00		\$ (115,655.00)	\$ 651,339.00	-15%	2%
Cambridge Commons TIF Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Deer Creek TIF Fund	\$ 2,215,517.00	\$ 1,085,900.00	\$ 1,085,900.00		\$ -	\$ 2,215,517.00	0%	4%
Firehouse Bonds Fund	\$ 848,306.32	\$ 560,000.00	\$ 675,200.00		\$ (115,200.00)	\$ 733,106.32	-14%	2%
Proposition S Fund	\$ 2,924,006.55		\$ -	\$ (807,000.00)	\$ -	\$ 2,117,006.55	-28%	0%
Proposition P Fund	\$ 176,570.43	\$ 560,000.00	\$ 4,876,024.22	\$ 4,155,900.00	\$ (160,124.22)	\$ 16,446.21	-91%	2%

At the time of publication, actual fund balances for FYE 6/30/2025 were unavailable. These are unaudited numbers, and adjusting entries still need to be made.

Summary of Operating Budget: Final for Council Review

Account	Description	Actual 2022-2023	Actual 2023-2024	Budget 2024-2025	Current (Q3) 2024-2025	DRAFT 1 Budget 2025-2026	DRAFT 2 Budget 2025-2026	FINAL Budget 2025-2026
101	Legislative	\$ 205,653	\$ 36,402	\$ 42,432	\$ 37,608	\$ 53,035	\$ 49,035	\$ 59,135
102	Executive	\$ 1,959,201	\$ 1,761,170	\$ 2,440,304	\$ 1,703,869	\$ 2,417,248	\$ 2,183,805	\$ 2,202,616
103	Legal	\$ 393,795	\$ 354,807	\$ 159,526	\$ 88,905	\$ 142,558	\$ 137,022	\$ 137,022
106	Public Works	\$ 1,349,910	\$ 1,417,221	\$ 1,729,791	\$ 1,122,701	\$ 1,521,772	\$ 1,423,533	\$ 1,423,533
	Total General Fund	\$ 3,908,559	\$ 3,569,600	\$ 4,372,053	\$ 2,953,083	\$ 4,134,612	\$ 3,793,395	\$ 3,822,306
1423	Public Safety Pension Tax	\$ 2,169,168	\$ 703,000	\$ 716,800	\$ 821,174	\$ 725,722	\$ 725,722	\$ 725,722
1531	Special Business District	\$ 99,285	\$ 100,588	\$ 153,512	\$ 81,545	\$ 170,598	\$ 170,598	\$ 172,598
2300	Hanley Special Allocation	\$ 1,270,156	\$ 1,105,379	\$ 1,101,300	\$ 715,087	\$ 1,436,348	\$ 1,436,348	\$ 1,436,348
2400	1/2 Cent Capital Improv.	\$ 3,266,788	\$ 2,192,270	\$ 3,196,578	\$ 1,159,862	\$ 6,900,795	\$ 7,107,704	\$ 6,546,847
2800	1/2 Cent Capital Parks	\$ 2,236,989	\$ 1,655,837	\$ 2,582,780	\$ 1,668,766	\$ 2,942,806	\$ 2,530,297	\$ 2,521,081
2900	Sewer Lateral	\$ 187,929	\$ 193,894	\$ 152,000	\$ 76,737	\$ 180,992	\$ 180,992	\$ 180,992
3100	Police Asset Sharing	\$ 14,198	\$ -	\$ -	\$ -	\$ 6,620	\$ 6,620	\$ 6,620
3200	1/4 Cent Fire Sales Tax	\$ 2,986,193	\$ 3,226,560	\$ 3,272,775	\$ 2,434,842	\$ 3,425,436	\$ 3,458,018	\$ 3,319,399
3300	Solid Waste	\$ 587,203	\$ 567,623	\$ 760,190	\$ 532,410	\$ 708,900	\$ 708,900	\$ 708,900
3400	Cambridge Commons	\$ 354,460	\$ 325,964	\$ -	\$ -	\$ -	\$ -	\$ -
3800	Deer Creek SAF	\$ 1,441,627	\$ 1,164,654	\$ 1,753,000	\$ 607,386	\$ 1,085,900	\$ 1,085,900	\$ 1,085,900
3900	Firehouse Bonds	\$ 397,418	\$ 816,848	\$ 620,172	\$ 667,090	\$ 675,200	\$ 675,200	\$ 675,200
4000	Prop P (Police)	\$ 4,298,178	\$ 4,563,609	\$ 4,774,413	\$ 3,280,795	\$ 5,038,346	\$ 5,118,984	\$ 4,876,024
4300	Prop S	\$ -	\$ -	\$ 2,000,000	\$ 2,359,076	\$ 622,000	\$ 807,000	\$ 807,000
	Total Other Funds	\$ 19,309,592	\$ 16,616,226	\$ 21,083,520	\$ 14,404,769	\$ 23,919,663	\$ 24,012,283	\$ 23,062,631
	TOTAL	\$ 23,218,151	\$ 20,185,826	\$ 25,455,573	\$ 17,357,852	\$ 28,054,276	\$ 27,805,678	\$ 26,884,937

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ADOPTING THE BUDGET FOR THE CITY OF MAPLEWOOD, MISSOURI, FOR THE FISCAL YEAR JULY 1, 2025, THROUGH JUNE 30, 2026

WHEREAS, the Charter of the City of Maplewood, Missouri, requires the submission of a budget with an accompanying message to the City Council for each fiscal year beginning July 1 by the City Manager; and

WHEREAS, the City Manager has submitted to the Council a budget as required covering the fiscal year beginning July 1, 2025, through June 30, 2026; and

WHEREAS, a public hearing was conducted on the budget by the City Council after appropriate public notice on May 27, 2025, at 7:00 p.m.

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

Section 1. The budget, as submitted below, is hereby approved and adopted for the fiscal year beginning July 1, 2025, through June 30, 2026:

APPROPRIATIONS:

GENERAL FUND	BUDGET
GENERAL GOVERNMENT	
Legislative Department	\$ 59,135
Executive Department	\$ 2,202,616
Legal Department	\$ 137,022
TOTAL GENERAL GOVERNMENT:	\$ 2,398,773
PUBLIC WORKS	
Public Works Department	\$ 1,423,533
TOTAL GENERAL FUND:	\$ 3,822,006
PUBLIC SAFETY	
½-Cent Fire Sales Tax	\$ 3,319,399
Proposition P	\$ 4,876,024
TOTAL PUBLIC SAFETY:	\$ 8,195,423
SPECIAL USE FUNDS	
½-Cent Capital Improvement Fund	\$ 6,546,847
½-Cent Parks Improvement Fund	\$ 2,521,081
Solid Waste Disposal	\$ 708,900
Sewer Lateral Fund	\$ 180,992
Special Business District	\$ 172,598

Deer Creek Special Allocation Fund	\$ 1,085,900
Hanley Road Special Allocation Fund	\$ 1,436,348
Federal Forfeiture Fund (Asset Sharing)	\$ 6,620
Fire House Bonds	\$ 675,200
Public Safety Pension Tax Fund	\$ 725,722
Prop S General Obligation Bond	\$ 807,000
 TOTAL SPECIAL USE FUNDS:	 \$14,867,208
 TOTAL ALL FUNDS:	 \$26,884,937

Passed this 10th day of June, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 10th day of June, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: May 22, 2025
Re: City Manager's Report

May 16 Tornado Emergency Response, Mutual Aid, and Clean-up Update

On Friday, May 16, an EF3 tornado touched down in the St. Louis region, forming near the intersection of Laclede Station and West Bruno before moving northeast. While Maplewood was fortunate to avoid a direct hit, the city experienced high winds that downed multiple power lines and trees and also created substantial debris throughout the community. Our emergency response teams immediately mobilized to address both local impacts and provide mutual aid to severely affected neighboring communities.

Our Fire Department's response extended well beyond our city limits. Heavy Rescue 3116 responded to Clayton shortly after the tornado touched down to assist with multiple rescue calls involving people trapped in vehicles under fallen trees and in damaged homes. The department coordinated with the Clayton to establish a command post and activated Strike Team 3 (St. Louis County Urban Search and Rescue Team), which arrived around 4:00 pm and deployed five squads for wide-area searches. When Strike Team 1 was later redirected to assist with building collapses in St. Louis City, Maplewood crews worked until midnight conducting search and rescue operations in the Fountain Park neighborhood. The department's 13 certified rescue technicians, Heavy Rescue truck, and specialized UTV proved invaluable during this regional emergency response, with crews returning to service around 1:00 am after completing damage assessments and uploading critical data to assist ongoing recovery efforts.

The department has engaged in ongoing mutual aid by assisting the St. Louis City fire department with building assessment and stabilization efforts throughout the most heavily impacted neighborhoods.

The Police Department also provided essential mutual aid, with officers responding Friday to assist Clayton Police with numerous calls for service due to significant storm damage and returning Saturday to provide traffic control while crews worked to remove downed trees and power lines. Personnel have been deployed to assist with traffic control since the storm.

Public Works coordinated an impressive local response and cleanup operation. Immediately following the storm, street crews barricaded downed power lines, cleared fallen trees and debris from roadways, and ensured all streets were reopened safely. Remarkably, this response occurred while crews were simultaneously setting up for the Taste of Maplewood event, which they completed after addressing all emergency priorities. Since May 16, Maplewood crews have worked 227 total hours on storm cleanup (including 68 overtime staff hours), collecting 14 two-ton dump truck loads of wood chips from streets north of Manchester Road alone. Additionally, the city provided mutual aid by sending three-person crews to assist Clayton for two days (72

staff hours) and Richmond Heights for one day (25.5 staff hours). Crews will likely be providing support to these two neighboring communities in an ongoing capacity for the next few weeks.

Our tornado response exemplified the exceptional professionalism and dedication of our staff, who achieved remarkable results with no injuries to personnel and no equipment damage despite extremely challenging conditions. I am deeply grateful for their unwavering commitment to serving both Maplewood and our broader regional community.

As of the date of this memo, Governor Kehoe's request for a major disaster declaration for the May 16 tornado is still in process with the federal government.

LAGERS Police and Fire Pension Transfer

The City is taking action to transfer remaining Police and Fire pension funds to the Missouri Local Government Employees Retirement System (LAGERS) through a lump sum payment. These funds represent assets that remained after the City transitioned from its legacy Police and Fire Pension Trust Fund to LAGERS administration in April 2022. At that time, \$5,640,320 was initially transferred to LAGERS to administer benefits for 20 retirees and their beneficiaries. Just under \$7 million in remaining assets were retained by the City and invested. Since these assets are no longer part of a pension trust fund and are held directly by the City, they cannot be invested in corporate stock per Article VI, Section 23 of the Missouri Constitution. Last year, they were reinvested by Commerce Trust in government securities.

Based on an actuarial analysis conducted by Gabriel, Roeder, Smith & Company, the city will make a lump sum contribution to LAGERS of \$4,202,362 for the Police division and \$2,575,641 for the Fire division to cover a portion of the unfunded actuarial accrued liability. The allocation amounts are based on headcount for the respective departments. These payments will significantly reduce our ongoing employer contribution rates. The Police division rate will decrease by 7.40% of payroll and the Fire division rate will decrease by 9.90% of payroll. This transfer will provide substantial long-term savings for the city while ensuring continued robust retirement benefits for our public safety personnel. The transfer is scheduled to be completed in June, with contribution rate adjustments to take effect during our next annual actuarial valuation period.

Five-City Affordable Housing Roundtable

On May 20, I participated in a regional affordable housing roundtable hosted by Churches Together for Justice (CTJ) at Eden Theological Seminary. The meeting brought together city managers and planning directors from Maplewood, Brentwood, Kirkwood, Richmond Heights, and Webster Groves to discuss affordable housing definitions, goals, current initiatives, and challenges across our communities. The discussion focused on identifying common roadblocks to affordable housing development, sharing successful programs and ordinances, and exploring collaborative approaches to address housing affordability in the mid-county region.

Each municipality shared their current affordable housing efforts, including programs to help residents remain in their homes and new development projects in planning stages. The group established a framework for quarterly meetings to continue this important regional dialogue, with plans for the next gathering in late June that will include elected officials from participating communities. This collaborative approach represents an opportunity for Maplewood to learn

from neighboring municipalities and coordinate regional strategies to address housing affordability challenges. I will be connecting leaders of our local Maplewood Next advocacy group to the CTJ meeting organizers, as I believe community advocacy is among the most important tools in helping to move forward regional affordable housing initiatives.

Police Complaint/Compliment Portal

Our Police Department has launched a new online portal allowing residents to submit both compliments and complaints regarding police services directly through the city's website. The portal, accessible at <https://www.frontlinepss.com/ia/portal/maplewoodpd>, provides a comprehensive system for collecting feedback about police interactions, with options for anonymous submissions or contact requests for follow-up. The system automatically notifies Chief Nighbor, Assistant Chief LeClerc, and Lt. Fernandez when submissions are received, ensuring prompt review and response. These forms integrate with the department's employee performance monitoring and evaluation processes, supporting the department's commitment to transparency, accountability, and continuous improvement in police services.

Legislative Update

The attached Municipal League of Metro St. Louis and Missouri Municipal League legislative summaries provide comprehensive details on the 2025 Missouri Legislative session, which concluded on May 15 with 66 bills passed out of a record 2,684 filed. Several pieces of legislation directly impact municipal governments and residents, including significant utility rate increases allowing companies to charge ratepayers during construction projects (estimated \$600 annual increase), changes to ballot measure processes giving the Secretary of State more control, and state oversight of the St. Louis Police Department through a gubernatorial-appointed board. The legislature also reversed portions of the voter-approved minimum wage initiative, eliminating sick leave requirements for part-time employees and inflation adjustments.

Municipal governments achieved a major victory with the defeat of HB 661 on third reading, which would have required municipal taxpayers to fund relocation of cable and broadband infrastructure within rights-of-way. This rare legislative defeat was attributed to effective advocacy by municipal officials contacting their state representatives. Other beneficial measures included SB 2 reducing penalties for late financial statement submissions by 90%, HB 145 protecting personal information in public records with expanded closure authority for municipalities, and HB 225 enhancing mutual aid capabilities across jurisdictions.

However, concerning preemption efforts continue, with SB 145 banning business license requirements for enterprises owned by individuals 18 or younger and HB 595 prohibiting municipalities from requiring landlords to accept tenants who receive federal housing assistance. Failed legislation included efforts to eliminate sales tax on food, building code preemptions, and personal property tax phase-outs.

At the county level, St. Louis County established a Land Bank and secured \$50 million in state funding for the Gateway Regional Law Enforcement Training Center.



**MUNICIPAL LEAGUE
OF METRO ST. LOUIS**

LINKING LOCAL COMMUNITIES | STRENGTHENING LOCAL GOVERNMENT

2025 LEGISLATIVE UPDATE

103rd General Assembly, First Regular Session

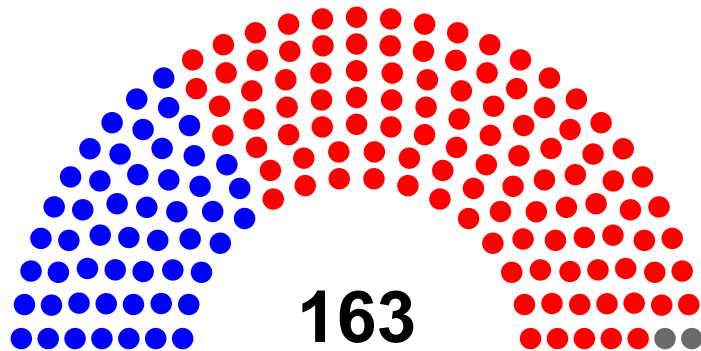
May 22, 2025



Legislative Makeup

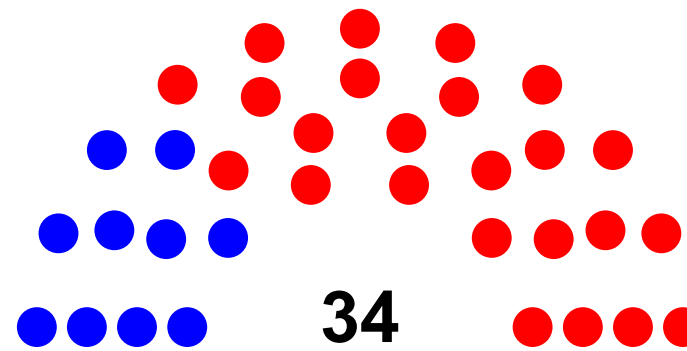
Missouri House

- 109 Republicans
- 52 Democrats
- 2 Vacancies



Missouri Senate

- 24 Republicans
- 10 Democrats
- 0 Vacancies



House Leadership



Jonathan Patterson (R)
Speaker of the House



Chad Perkins (R)
Speaker Pro Tem



Alex Riley (R)
Majority Floor Leader



Lane Roberts (R)
Assistant Majority Floor
Leader



Hardy Billington (R)
Majority Whip



Ashley Aune (D)
Minority Floor Leader



Marlon Anderson (D)
Assistant Minority Floor
Leader



Aaron Crossley (D)
Minority Whip



Senate Leadership



Lt. Gov David Wasinger (R)
President



Sen. Cindy O'Laughlin (R)
President Pro Tem



Sen. Tony Luetkemeyer (R)
Majority Floor Leader



Sen. Doug Beck (D)
Minority Floor Leader



Different Dynamics

Not an Election Year

- Reduced Election-Driven Pressures
- Potential for Increased Productivity
- Focus on Long-Term Policy
- Less Political Posturing

Decline of Freedom Caucus

- Less infighting within the Republican caucus
- Focused agenda
- More productive use of time



Start of the Session

Pre-Filed Bills

- Pre-filing opened Monday, December 2, 2024
- 770 House Bills
- 550 Senate Bills
- Total 1320 bills when session began on January 8, 2025



Legislative Session

2025 Legislature Productivity

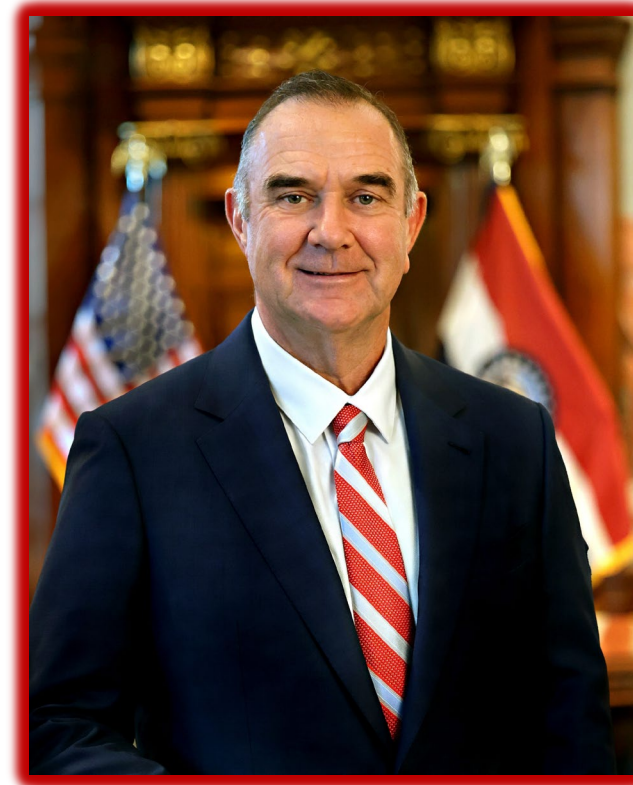
- 2,684 bills filed total
- 216 Bills Third Read
 - 67 Truly Agreed to and Finally Passed
 - 16 Appropriation bills
- 102 HJR – House Joint Resolutions
- 64 SJR – Senate Joint Resolutions



Missouri Governor Mike Kehoe

FY 2026 Budget Priorities

- Public Safety
- Economic Development
- Agriculture
- Education
- Healthcare & Mental Health
- Veterans & Military Services
- Government Improvement



Legislation that Passed

Senate Bill 4

- Massive utility rate increase
- Allows utility companies to charge ratepayers for construction projects while they're being built instead of once they are completed
- Estimated \$600 annual increase for rate payers



Legislation that Passed

Senate Bill 22

- Change in the ballot measure process
- Gives Secretary of State more control over how ballot measures are written
- Increases the length of ballot summaries from 50 words to 100



Legislation that Passed

House Bill 495

- State controlled board to oversee the St. Louis Police Department
- Six-member board consisting of the Mayor of St. Louis and 5 residents of St. Louis City appointed by the Governor



Legislation that Passed

House Bill 567

- The legislature reversed two components of the voter approved minimum wage ballot initiative passed just a year ago.
- Businesses will no longer be required to pay sick leave to part-time employees and the minimum wage increases will not be tied to inflation.



Legislation that Passed

House Bill 594

- Allows individual state tax credit for the amount they paid in federal capital gains tax
- Increase tax credits for low-income seniors
- Eliminated sales tax on certain feminine hygiene products and diapers



Legislation that Passed

House Bill 737 & SB 43

- Limits the use of foster children's benefits such as Social Security by Missouri's child welfare agency
- Raised the age of marriage to 18 with no exceptions
- Eliminated the use of nondisclosure agreements in child sexual abuse cases



Legislation that Passed

SB 71

- Free college tuition to Missouri state colleges for police, firefighters and paramedics after 6 years of service
- After 10 years of service, their dependents are eligible
- Program will be limited to appropriation of funds



Legislation that Passed

HB 12

- \$50M expansion to the states voucher program

SB 63

- Allows homeschooled kids to play on public school sports teams

SB 68

- Public school- students will be barred from using Cellphones during the school day.



Legislation that Passed

HB 595

- Bans municipalities from adopting ordinances requiring landlords to accept tenants using federal housing assistance

HB 516

- Gives the state agencies more tools and funding options to investigate radioactive waste contamination in St. Louis county



Legislation that Passed

HJR 73

- Asking the Missouri voters to reconsider the abortion protection act, Amendment 3
- If approved, abortions would only be allowed in cases of rape or incest, medical emergencies or in cases of fetal anomalies



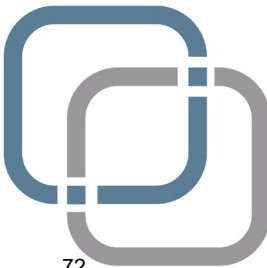
What Didn't Pass

- Restrictions on gender-affirming care
- Revitalization of downtown St. Louis
- Keeping Missouri sports teams in the state
- Video Lottery Terminals
- 500 million budget bill providing funding for projects
 - \$50M medical reactor for treatment of cancer patients
 - \$9M for Maryland Heights for flood mitigation
 - \$20M for Cape Girardeau riverfront renovations
 - \$20M for Amtrak safety improvements
 - \$16M for renovations of Jefferson Barracks



League's Legislative Priorities

- Preservation & Expansion of Municipal Revenue Sources
- Juvenile Justice Reform
- Maintaining Current Municipal Election Laws
- Video Service Providers, Telecommunications, and Right-of-Way
- Sunshine Law & Closed Records
- Video Lottery Game Terminals



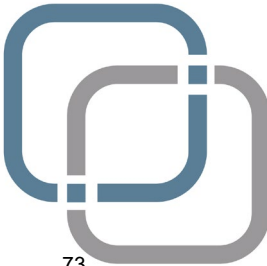
Bills of Interest that Passed

Missouri General Assembly

- SB 2 (Senator Sandy Crawford and Representative Peggy McGaugh) modifying provisions related to the financial statements of certain local governments
- HB 145 (Falkner) Protects personal information
- SB 105 (Bernskoetter) Bans the sale of certain invasive plants

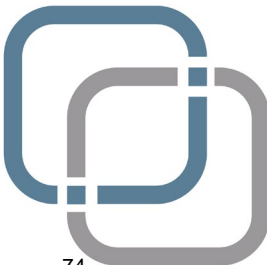
***St. Louis County

- [Sub Bill No. 1 for Bill No. 57](#) (Webb & Days) – Establishes the St. Louis County Land Bank
- Gateway Regional Law Enforcement Training Center - \$50M from state being put to use



Bills of Interest that Didn't Pass

- HB 208 (Hinman) The bill would have fixed the close of candidate filing so that it did not fall on a holiday
- SB 33 (Beck) Would have allowed fire districts in St. Louis and St. Charles Counties to impose a local sales tax with voter approval
- Rep. Keathley
 - HB 341 – ROW relocation
 - HB 345 – Sales tax on groceries
 - HB 660 – Cooling off period, 2/3 majority to establish special taxing district



Questions?

Pat Kelly
Executive Director
Municipal League of Metro St. Louis
pkelly@stlmuni.org or (314) 726-4747



2025 Bills of Interest that Passed

Missouri General Assembly

- [SB 2](#) (Crawford) – Reduces the outstanding balance a political subdivision may have incurred for submitting late annual financial statements by a minimum of 90% **(SUPPORT – Priority Bill)**
- [SB 98](#) (Crawford) – Creates an alternative method for banking institutions to secure deposits from governments through a pool of eligible securities held in custody with one or more other banking institutions
- [SB 105](#) (Bernskoetter) – Bans the sale of certain invasive plants
- [SB 133](#) (Fitzwater) – Requires all newly installed underground facilities to be installed with a detectable underground location device unless the facility is capable of being detected from above ground with an electronic locating device
- [SB 145](#) (Coleman) – Current law authorizes cities to impose a business license tax upon businesses. This act provides that no city shall require a business license for any enterprise owned by a person aged 18 years or younger.
- [HB 145](#) (Falkner) – Authorizes municipalities to close public records of minors under eighteen years of age (unless requested by the Department of Labor), records of customer information for park visitors (except the visitor's zip code & municipality of residence), and records with the location of endangered plants/animals. Records requests are now considered withdrawn if the requestor fails to remit all fees within 90 days (or 150 days if the fees exceed \$1,000). Requests for information are considered withdrawn if the requestor does not respond to clarification attempts. **(SUPPORT – Priority Bill)**
- [HB 199](#) (Falkner) – Modifies provisions relating to contracts with public entities. Contractors previously had to be bonded when contracted for public works projects with municipalities. Now, mechanic liens may be used in certain situations.
- [HB 225](#) (Myers) – Law enforcement agencies may request assistance from other jurisdictions, including those outside Missouri. Imposes additional case clearance reporting requirements that municipalities must report to the Department of Public Safety on a monthly basis.
- [HB 495](#) (Christ) – Places the municipal police department of St. Louis City under the control of a Board of Police Commissioners primarily comprised of gubernatorial appointments
- [HB 516](#) (Matthiesen) – Removes the \$150,000 cap imposed on the Department of Natural Resources for hazardous waste site investigation costs. Requests for investigation may be submitted by local governing bodies, community groups, and individuals located in a specified area of concern.
- [HB 594](#) (Perkins) – Exempts feminine hygiene products and diapers from state and local sales taxes
- [HB 595](#) (Brown) – Bans municipalities from adopting ordinances requiring landlords to accept tenants using federal housing assistance

St. Louis County

- [Sub Bill No. 1 for Bill No. 57](#) (Webb & Days) – Establishes the St. Louis County Land Bank
- Gateway Regional Law Enforcement Training Center - \$50M from state being put to use

Major Issues that Failed to Pass

- Legislation regulating illegal slot machines (video lottery terminals)
- Elimination of the state and local sales tax on food
- Legislation preempting local governments from regulating tobacco sales
- A bill seeking to phase out the personal property tax
- Property tax reform
- Economic incentives for the Chiefs and Royals
- Second Amendment Preservation Act
- Requiring taxpayers to pay private companies to relocate broadband and other telecommunications infrastructure located in the right of way

103rd General Assembly, First Regular Session **By the Numbers**

- 2,684 bills filed
- Hundreds of bills tracked by the Municipal League
- 67 bills truly agreed to and finally passed (full listing [HERE](#))
- 16 appropriations bills
- 7 bills signed by governor so far (full up-to-date listing [HERE](#))



Advocacy

[Website](#) | [Online Version](#)



Download the [MML Legislative Toolkit](#) for details on the Missouri legislative process, tips for communicating with your legislator, a glossary of legislative terms and more.

May 19, 2025

The 2025 Missouri legislative session wrapped up a day early, ending on May 15 instead of the planned May 16. With Governor Mike Kehoe's inauguration and new lawmakers in place, expectations were high for a productive session. Out of a record 2,684 bills filed, 66 made it through, including 16 appropriations bills.

In the final days, Governor Kehoe pushed for funding to renovate Arrowhead Stadium and build a new Royals stadium. The House approved it as part of Senate Bill 80 with a 108-40 vote, but the Senate held back their approval due to concerns over costs and rushed timing.

Following a procedural motion led by Senate Republicans to end debate on reproductive rights and paid sick leave, both measures passed. The Senate promptly adjourned, marking the official conclusion of the legislative session in the Senate (May 14). In response to the Senate's adjournment, the House declared May 15 the last day of the session, efforts then turned to finalizing Senate bills.

Governor Kehoe now has eight weeks to review the passed legislation. Most bills will take effect on August 28, unless marked as emergencies or otherwise specified. Budget decisions must be finalized by June 30, while policy actions are due by July 14, just ahead of fiscal year 2026 beginning July 1.

Special Note to Municipal Officials

HB 661 - Relocation

The defeat of HB 661, that would have required municipal taxpayers to fund the relocation of cable television and broadband infrastructure within rights-of-way, is a significant outcome. This bill was rejected during its third reading, an uncommon occurrence in the legislative process. We extend our sincere appreciation to municipal officials for actively reaching out to their state representatives to express concerns about this legislation.

Feedback from legislators and Capitol staff highlighted the critical role these communications played in shaping the debate and influencing the decision to oppose the bill. This result underscores the power of collective advocacy and the importance of local government voices in state legislative matters.

The rare defeat on a third reading demonstrates the impactful efforts of municipal leaders in protecting their communities' interests. We encourage continued engagement during the legislative interim, including sharing specific examples of rights-of-way damage caused by cable and telecommunications companies. Your dedication and proactive involvement remain vital in shaping favorable legislative outcomes.

Legislation of Municipal Interest that FAILED TO PASS

- Requirement for taxpayers to pay for the relocation of broadband and telecommunications infrastructure within public rights-of-way.
- Elimination of the state and local sales tax on food.
- Preemption of local governments from regulating tobacco sales.
- Phasing out the personal property tax.
- Real Property tax reform.
- Election municipal candidate filing period
- Building code preemptions
- Statewide building codes
- Firefighter bill of rights
- Reduction of municipal motor fuel tax revenues
- Prohibition of residential property registration
- Second Amendment Preservation Act
- Banning of illegal slot machines

Bills of Municipal Interest that were Truly Agreed and Finally Passed (TAFP)

SB 2 Financial Statement Penalties for Non-Compliance

This act exempts political subdivisions with gross revenues below \$5,000 or those that have not levied or collected sales or use taxes from fines related to late submission of annual financial statements.

If delays are due to fraud or illegal actions by an employee or officer, fines shall not apply provided the statement is filed within 30 days of discovery.

For fines outstanding as of the first annual financial statement filed after Aug. 28, 2025, the director of the Missouri Department of Revenue will apply a one-time reduction of at least 90%. The director may also adjust uncollectible penalties as necessary.

SB 98 - Single Bank Pooled Collateral

This act introduces an alternative method for securing public deposits, referred to as the "single bank pooled method." Under this system, banking institutions may secure deposits for one or more government entities through a pool of eligible securities held by designated custodians. These securities are managed under the direction of the director of the Missouri Division of Finance or an appointed administrator, ensuring compliance with the act's provisions.

SB105 - Invasive Plants

SS/SCS/SB 105 - Under the act, all plant nurseries shall comply with certain affidavit requirements relating to plant pest infestation. The affidavit shall state that the nursery dealer shall not knowingly and intentionally sell or distribute any viable plant portions or seeds of certain plants described in the act.

SB133 - Marking Underground Facilities (811)

Under the act, new underground facilities installed after Aug. 28, 2025, excluding storm and sanitary sewers exceeding depths of 6 feet, must include detectable location devices unless otherwise detectable electronically. Facility owners must participate in the 811-notification center. Notices to excavate must be accompanied by precise markings, either physical or electronic, as defined by the 811 notification center. Excavators discovering unmarked facilities must notify the center immediately. Excavation may proceed if markings remain visible until the notice expiration date. Underground facility owners must submit annual damage reports to the notification center. Design requests require submission at least five working days prior to the intended date. Inaccurate facility location information absolves excavators of liability, provided compliance with safety and notice requirements. Failure to mark facilities constitutes a rebuttable presumption of negligence on the locator or contractor engaged by the facility owner.

SB145 - Business License Preemption

This act provides that no city shall require a business license for any enterprise owned by a person aged 18 years or younger.

HB145 - Open Record Law Exemptions

This bill permits public governmental bodies to restrict access to records containing individually identifiable information of minors aged 17 or younger, unless requested by the Missouri Division of Labor Standards for enforcing child labor laws under Chapter 294 RSMo. Additionally, it allows the closure of utility customer billing and usage records held by political subdivisions, as well as reservation details of visitors to Missouri state parks, municipal parks, or historic sites, unless authorized or requested by the concerned individual.

HB199 - Contracts with Public Entities

Current law requires public entities, when contracting for certain public works, to require the contractor to furnish a bond. This Act allows the use of mechanic lines in certain specific situations. The bill also allows mayors in fourth-class cities with a population of less than 3,000 to appoint non-residents to non-elected boards and commissions.

HB 225 - Mutual Aid

Allows jurisdictions to request assistance from another jurisdiction, including a jurisdiction outside the state of Missouri.

HB 516 - Radioactive Waste Investigation

Currently, the Missouri Department of Natural Resources must use the Radioactive Waste Investigation Fund to investigate concerns of waste exposure submitted by a local governing body. Under this bill, requests for investigations can be submitted in writing by any local governing body, community group, or individual in the jurisdiction of an area of concern. The bill allows the Fund to accept gifts, bequests, and other devises of funds without limitation. This bill prevents the use of the Fund for any costs related to clean up efforts.

HB 594 - Hotel and Public Sales Taxes

The Act grants specific municipalities the authority to ask the voters to enact a public safety sales tax or a hotel tax. The Act also exempts diapers and feminine hygiene products from local and state sales taxes.

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